



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 Prange, Eliza, House
other names/site number

2. Location

street & number	605 Erie Avenue	N/A	not for publication
city or town	City of Sheboygan	N/A	vicinity
state Wisconsin	code WI	county Sheboygan	code 117
			zip code 53081

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.)

 _____
Signature of certifying official/Title
Date 3/12/15

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

Prange, Eliza, House
Name of Property

Sheboygan
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:)

Eileen H. Beall

4.28.15

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
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	0 buildings
0	0 sites
0	0 structures
0	0 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)
COMMERCE/professional

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH and 20TH CENTURY REVIVALS /
Mission/Spanish Colonial Revival

Materials
(Enter categories from instructions)

foundation OTHER/hollow structural clay tile

walls BRICK

TERRA COTTA

roof TERRA COTTA

other WOOD

Narrative Description

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

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)

Commerce (B)

Architecture (C)

Period of Significance

1923-1928 (B)

1923 (C)

Significant Dates

1923

Significant Person

(Complete if Criterion B is marked)

Prange, Eliza

Cultural Affiliation

N/A

Architect/Builder

Weeks, William C.

Narrative Statement of Significance

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

Prange, Eliza, House
Name of Property

Sheboygan
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:
Sheboygan County Historical Research Center

10. Geographical Data

Acreage of Property 0.28 acres

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

1 16 442852 4845037
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
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	Jennifer L. Lehrke, AIA, LEED AP, NCARB, Principal Architect & Historic Preservation Consultant	date	September 5, 2014
organization	Legacy Architecture, Inc.	telephone	(920) 783-6303
street & number	605 Erie Avenue, Suite 101	zip code	53081
city or town	Sheboygan	state	WI

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Section 7 Page 1

Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI

Narrative Description

This very fine and highly intact brick Mediterranean Revival style house was built in 1923 for Eliza Prange and is composed of a two-story rectangular block, measuring 40.75 feet wide by 37 feet deep. Architectural style guides approach classifying Period Revival styles somewhat differently. For example, McAlester's *A Field Guide to American Houses* organizes subtypes under the broad heading of "Mediterranean Period Houses" while *Cultural Resource Management in Wisconsin* groups the Mediterranean Revival under the broader heading "Period Revival Styles". The style is often conflated with other related styles such as the Spanish Colonial Revival due to similarities including flat wall surfaces, terra cotta, plaster or tile ornamentation, unplastered brick walls, classical motifs, and tile roofs. The Mediterranean Revival style is differentiated by its symmetrical façade, entrance accented by small classical columns or pilasters, heavy arches over first story windows, less elaborate upper story windows, and its low-pitched, hipped, tile roof. The Prange House exhibits these characteristic features of the Mediterranean Revival style. It is symmetrically designed with the main entrance at the center of the façade and having a classically inspired portico with terra cotta columns; flat brick wall surfaces broken with arched terra cotta and cement plaster trim surrounding the first floor windows; terra cotta ornament, and a low-sloped, clay tile hipped roof with broadly overhanging boxed eaves.

Eliza Prange, who never married or had children, lived in this house with her unmarried older sister, Anna Prange. Since Eliza's death in 1928 and the subsequent settling of her estate, the house has had two owners. The H.C. Prange Real Estate Co. owned the house from 1931 to 1947 and rented the property to three local businessmen and their wives: Margaret L. and Joseph M. Schilder who was vice president of Security National Bank; Irma S. and Frank E. Whitaker who was an assistant general sales agent at C. Reiss Coal Co.; and Joan A. and William F. McKee who was secretary-treasurer at the Sheboygan Chair Company. St. Mark Lutheran Church owned the house from 1947 to 2014. Between 1947 and 1998, the building was used as the church's parsonage and three pastors and their families lived there: Huldo and Reverend William M. Czamanske; Alice D. and Reverend Louis H. Huber; and Kay S. and Reverend Jerome H. Groth. Parsonages went out of favor for a variety of reasons; some pastors wanted to have their own homes, while others simply preferred the physical separation between their work and home environments. Regardless of the reasons, the home was no longer used as a parsonage as of 1998 and has been vacant since.¹ Even through the recent vacancy, the Eliza Prange House received excellent care from its owners, and its high degree of integrity is a tribute to this stewardship. In addition, as a rental property, funds were not spent making radical modernizations which were a regular occurrence in owner occupied historic houses. Consequently, the building has

¹*Abstract of Title*. Sheboygan, WI: Sheboygan County Register of Deeds, 1921-1947; City Directories, 1889-2000. On file at the Sheboygan County Historical Research Center, Sheboygan Falls, Wisconsin; and Gilbert, Laura. *Brief History of St. Mark Parsonage at 605 Erie Avenue*. Sheboygan, WI: St. Mark Parsonage Committee, c. 2000.

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Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI

high integrity, and it is one of the city of Sheboygan's most distinctive houses.

The Eliza Prange House is located in the residential neighborhood immediately northeast of Sheboygan's 8th Street downtown business district. Historically, many of the neighborhood's late nineteenth and early twentieth century residents were owners of businesses located in the adjacent downtown business district. The neighborhood's streets are laid out on a grid plan and have a tree lined grassy terrace separating the concrete curb and gutter from the concrete sidewalks. Houses in the neighborhood generally respect a uniform setback from the street. Typical of urban practice, blocks were platted as 60 foot by 150 foot lots. Typical to the neighborhood, there is an east-west running alley that bisects the block.

The Prange House parcel was reconfigured several times since the house's original construction. According to the 1923 Site Plan and deeds for the property, the lot was originally 105 feet east to west and 80 feet north to south, or 0.19 acres. In 1931, 70 feet was added to the south of the lot which then measured 105 feet east to west and 150 feet north to south. Around 1968, the property was enlarged to the west and joined with the remainder of Lot 2 and Lots 3 through 6 of Block 96. In 2008, the property was subdivided to 89.22 feet east to west on the north side, 41.33 feet east to west on the south side, and 148.56 feet north to south. In 2014, the property was again reconfigured to 89 feet east to west on the north side, 71 feet east to west on the south side, and 148.56 feet north to south, or 0.28 acres.

The site is relatively flat with not more than two feet of grade change across the entire site. The northern boundary of this parcel is the south edge of the right-of-way of the east-west running Erie Avenue. The eastern boundary is the west edge of the right-of-way of the north-south running North 6th Street. The southern boundary is the north edge of the right-of-way of the east-west running alley, and the western edge jogs around an existing garage on the neighbor's property to the west. The house, which sits at the northwest corner of the parcel, faces north onto Erie Avenue. There are no outbuildings on the parcel, nor is there any evidence that there ever was any. There are numerous mature trees on the parcel, mostly to the rear or south of the house.

Today, the Prange House is well preserved and has much the same appearance as it had during the historic period.

Building Description

The Eliza Prange House is free-standing; it is situated approximately 39 feet back (south) from Erie Avenue, and it is surrounded by mown lawn and groups of mature shrubs and shade trees. The main house is rectangular in plan, 40.75 feet wide by 37 feet deep. Supported on a rare, but popular during

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Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI

the period, hollow structural clay tile foundation, the two story building is sheltered by a shallow-pitched hip roof clad in terra cotta tiles with wide eaves and an encircling frieze board just below. The exterior walls are of buff colored brick.

The 40.75 foot wide north-facing façade is the principal facade of the house, and the main entrance is located in the center bay of this three-bay wide symmetrically designed composition. The main entrance is reached by ascending a short flight of two steps constructed of brick that match the walls of the house. The original paneled wood door with one-third leaded glass light is extant and is protected by a later aluminum storm door. Flanking both sides of the door are one-third leaded glass lights over one-panel sidelights. The entrance is sheltered by a shallow covered porch whose roof is supported by two octagonal terra cotta columns at the outer corners and two half-octagonal terra cotta pilasters at the exterior wall of the house.

Flanking either side of the central entrance are two large, original, eight-over-one, double hung, wooden sash windows that have a short engaged pilaster detail below each window and an arched hood with keystone in terra cotta with an inset panel of cement plaster. The three second-story window groupings are evenly spaced along the wall and sit atop a terra cotta belt course that wraps around the house and also serves as the window sill. The central grouping contains a pair of small, original six-over-one, double-hung, wooden sash windows with a short engaged balustrade detail below and a square terra cotta surround. Flanking both sides of the central grouping is a pair of original six-over-one, double-hung, wooden sash windows with a square terra cotta surround. All of the openings have been equipped with an aluminum exterior storm window. The façade is terminated by a frieze board sheltered by a deeply overhanging boxed eave, both of which have been wrapped in aluminum siding. An arched dormer with an original pair of twelve light, leaded glass, wooden sash windows is centered in the hipped roof.

The west-facing side of the house is 37 feet wide, two-stories in height, and is asymmetrical in design. This façade is three-bays wide. The northernmost or left bay contains a 12 foot wide bay which projects from the main block of the building by 2.75 feet. The sides of the bay contain an original six-light steel casement window while the front of the bay contains a grouping of three pairs of the same window. The bay is capped by a hipped tile roof. The second bay holds an original six-over-one, double-hung, wooden sash window with a square terra cotta surround, and the third bay has a pair of original six-over-one, double-hung, wooden sash windows with a similar terra cotta surround. The three second-story windows are positioned directly above the first story openings and sit atop a terra cotta belt course as previously described. All three windows are original, six-over-one, double hung, wooden sash with a square terra cotta surround. The windows in the first and third bay are similarly sized while the one in the second bay is a bit smaller. All of the openings have been equipped with an aluminum exterior storm window. The façade is terminated by a frieze board sheltered by a deeply

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overhanging boxed eave, both of which have been wrapped in aluminum siding.

The rear of the house faces south, is 40.75 feet wide and is asymmetrically designed in four bays. The westernmost or left bay contains an original six-over-one, double-hung, wooden sash window with a square terra cotta surround. Between the first bay and the second bay there is a tall brick chimney that originally served the kitchen stove. The third bay has a door and window opening. The original rear door features 2 recessed panels at the bottom with 9-lights above, which is protected by a later aluminum storm door. There is a three-light transom above the door, which is protected by a wood storm. Immediately to right of the door is an original six-over-one, double-hung, wooden sash window. The door and the window and joined by a square terra cotta surround. The fourth bay holds a grouping of three one-over-one, double-hung, clad wooden sash windows dating from 1979,² which replaced the original grouping of three pairs of ten-light, wooden sash, casement windows. The grouping is trimmed with a square terra cotta surround. At the second bay on the second floor is an original six-over-one, double-hung, wooden sash window with a square terra cotta surround, sitting atop a terra cotta belt course as previously described. In the third and fourth bays, the exterior wall is recessed from the main block by approximately 11 feet. In the third bay, this is revealed through a 7 foot wide brick arch that creates a covered sleeping porch. Centered in the bay is a grouping of three 20-light, leaded glass, wood casement windows with three, five-light transoms, completed with a square terra cotta surround. The fourth bay is expressed as an uncovered balcony. At the wall is the original grouping of a pair of eight-light, wooden sash, casement windows. The grouping is trimmed with a square terra cotta surround. The façade is terminated in a similar fashion to the previously described facades.

The east-facing side of the house is 37 feet wide and is asymmetrically designed in two bays. The southernmost or left bay contains a pair of full light wood patio doors which replaced the original pair of ten-light wood French doors. The doors are reached by ascending a short flight of two steps to a small patio constructed of brick that matches the walls of the house. The door is trimmed with a square terra cotta surround with keystone. The second bay holds a grouping of five original six-over-one, double-hung, wooden sash windows with a square terra cotta surround. At the second floor, the first bay is deeply recessed about 23.6 feet due to the open balcony and covered sleeping porch. However within the bay is an original wood door featuring a two-thirds single recessed panel at the bottom with a one-third six-light above, protected by a later aluminum storm door. In the second bay are two individual, original, six-over-one, double hung, wooden sash windows, each with a square terra cotta surround, sitting atop a terra cotta belt course as previously described. The façade is terminated in a similar fashion to the previously described facades.

² Building Permits. On file at the City of Sheboygan Building Inspection Department, Sheboygan, Wisconsin.

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Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI

Interior

The interior reflects the original center hall floor plan. On the first floor, one enters the hall through an 8 foot wide by 5 foot deep vestibule with leaded glass door and sidelights. On either side of the hall is a pair of leaded glass doors; the doors to the left lead to the living room while those to the right lead to the dining room. The living room has original built in cabinetry along the north wall and a fireplace along the west wall. Beyond the living room is the sun room. The dining room features a built in planter in the bay on the west wall. The dining room connects to the pantry with its original built in cabinetry, and to the rear stair, and kitchen. Beyond the stair hall is a passage way, basement stair, rear entry, and small toilet room. The stair hall, living room, and dining room are similarly finished with stained birch flooring, baseboards, casings, and crown molding. The pantry, kitchen, passage, and toilet room's original floors have been covered with carpet, but maintain their originally painted baseboards and casings. The vestibule and sun room are finished with tiled flooring, but the vestibule has stained birch baseboards, casings, and crown molding; while the sun room has painted wood trim. With the exception of the kitchen and toilet room, it appears that all other original light fixtures remain on the first floor.

Taking the main stair up to the second floor stair hall, on the left or east is bedroom #1 which has two small closets on the north side of the room. At the north end of the stair hall is a full bathroom which adjoins bedroom #1. On the right or west is bedroom #2 which has one small closet. Off of the stair hall and beyond bedroom #2 is a hall with original built in linen closet that leads to an attic stair and then on to bedroom #3 which has an adjoining lavatory, wardrobe, and access to the covered sleeping porch and balcony. With the exception of the stair hall and hall, it appears that most of the original light fixtures have been removed, but many of them are still in the attic for future reinstallation.

Both the exterior and the interior of the house retain a high degree of integrity. Modifications and modernization over the years have been limited. On the exterior, modifications include aluminum storm windows and doors over original windows and doors, removal of an ornamental iron rail above the front entry roof, replacement of the casement windows on the south side of the sun room in 1979,³ lowering of the parapet wall around the rear balcony and repairing the roof in 1997,⁴ and wrapping the frieze board, soffit, and fascia in aluminum siding. On the interior, modifications have been focused primarily on the kitchen and bathrooms; the pantry, kitchen, passage, and toilet room have carpet covering the original flooring. Other work includes kitchen cabinetry replacement, plumbing fixture replacement in the mid-1940s, shag carpeting covering the original flooring on the main stair and on the second floor. The boiler was replaced in 1992, the water heater was replaced in 1995, the electrical service was updated in 1997, and the water meter was replaced in 2007.⁵ These changes are minimal

³ Building Permits. On file at the City of Sheboygan Building Inspection Department, Sheboygan, Wisconsin.

⁴ Building Permits. On file at the City of Sheboygan Building Inspection Department, Sheboygan, Wisconsin.

⁵ Building Permits. On file at the City of Sheboygan Building Inspection Department, Sheboygan, Wisconsin.

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and the house retains very good integrity of materials and workmanship, including narrow hardwood board floors on the first floor and second floors; original, tall, three-part wooden baseboards; plaster walls and ceilings; original wood doors with their original molded wooden surrounds; and similar original molded wooden surrounds of the same pattern at all the original wood windows.

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Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI

Narrative Statement of Significance

The Eliza Prange House is nominated to the National Register of Historic Places having local significance under Criteria B and C. The house is significant under Criterion B for its association with Eliza Prange, a prominent citizen in the community, most notable in the area of Commerce for her role as one of the founders of a local store which grew into the largest department store in the state of Wisconsin outside of the city of Milwaukee. In addition, the house is nominated under Criterion C in the area of Architecture, as an excellent example of the Mediterranean Revival style having high integrity. Fine, intact examples of this style are rare in the vicinity. The period of significance under Criterion B begins in 1923 with the construction of the house and ends upon Eliza's death in 1928. The period of significance under Criterion C is 1923, the date of construction of the house.

Criterion B: Association with Eliza Prange in the area of Commerce

The City of Sheboygan is located in Sheboygan County and is situated along the western shores of Lake Michigan in northeastern Wisconsin. Commerce began in the area in 1834 when William Paine erected a saw mill on the Sheboygan River. Between 1835 and 1836, William Trowbridge platted the area north of the river. However, growth was slow, and Sheboygan was not organized as a village until 1846. By the time the village was incorporated as a city in 1853, the natural advantages of its location were beginning to be realized. Beginning after the Civil War, the rapid growth of Sheboygan's furniture making industry spurred the settlement of the area. In 1884, the City of Sheboygan had just 8,500 residents. Just six years later, the population boomed to 21,200. Sheboygan eventually became a major manufacturing center in Wisconsin, and grew to be the state's eighth largest city by 1929.⁶

Lured by the promise of the city's growing manufacturing base, an influx of German and Dutch immigrants came in the late-nineteenth and early twentieth centuries which led to an increased demand for goods and services and opportunities for an emerging merchant class. Prominent members of this group around and after the turn of the twentieth century were members of the Prange family.

Eliza Prange was the youngest of seven children of German immigrants, Eleanor and William Prange, Sr. She was born in the rural Town of Sheboygan Falls on September 17, 1862 and spent her youth on the family farm. Following the death of their mother on September 5, 1887, Eliza Prange and her older sister, Anna, moved to the City of Sheboygan where their brother, H.C. Prange, had been working as a general store clerk since 1878. On Tuesday, October 4, 1887, H.C., Eliza, and their brother-in-law, John H. Bitter, together opened the first H.C. Prange store in a 30 foot by 110 foot, two

⁶ Zillier, Carl, (ed.) *History of Sheboygan County Wisconsin: Past and Present*. Chicago: The S. J. Clarke Publishing Company, 1912, pg. 305-306.

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Prange, Eliza, House
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story building (non-extant) on the southeast corner of 8th Street and Wisconsin Avenue. They only had two employees for the first 18 months, until Otto J. Kohl joined the staff. H.C., Eliza, and Anna lived together above the store for the first few years. H.C. and Eliza were responsible for purchasing the dry goods, while John H. Bitter was responsible for groceries and Otto J. Kohl for men's and ladies' apparel. Eliza Prange rarely missed a day of work. She was an important contributor in the success of the business, and in addition to being one of the owners, held many roles within the company during her tenure including clerk, assistant manager, treasurer, and vice president.⁷

The H.C. Prange Co. was incorporated in January of 1898 in Sheboygan as a closely held family business. The original incorporation document lists the company as a general mercantile business with a capital stock of \$100,000 divided into 1,000 shares held mostly by the officers: H.C. Prange, president; John H. Bitter (H.C. and Eliza's brother-in-law), vice president; Otto J. Kohl (H.C. and Eliza's nephew), secretary; and Eliza Prange, treasurer. Eliza Prange is listed as a witness and treasurer in every single amended document for the corporation, dated 1911, 1915, and 1923, which bears a slight discrepancy to city directories, local newspaper accounts, and company publications which list her as vice president in the early 1920s.⁸

H.C. Prange Co. was continually expanding their facilities every two to three years. By 1923, the City of Sheboygan had grown to 32,000 and H.C. Prange Co. had just completed construction of a new, four story, 184,000 square foot store (non-extant) that was touted as the largest and most modern department store in Wisconsin outside of the City of Milwaukee. H.C. Prange Co. had over 400 employees to serve their many departments including rugs and draperies, wall paper, victrolas, furniture, clothing, furnishings, drug sundries and notions, laces and embroideries, jewelry and silver, underwear, hosiery, domestics and linens, footwear, groceries, crockery, furs, and art goods. In the 1923 corporate documents, just 25 years after H.C. Prange Co.'s incorporation, the capital stock had increased tenfold to \$1,000,000. Coincidentally, this is the same year that Eliza Prange built a new house at 605 Erie Avenue with the small fortune she had amassed from her business acumen. Eliza Prange cut back to part-time during the mid- to late 1920s, but still served as a member of the board of directors.⁹ By 1926, Sheboygan had a population of almost 40,000. H.C. Prange Co. started to

⁷ "Death Shocks Community: Miss Prange Fatally Hurt By Own Auto." *The Sheboygan Press*. October 13, 1928, page 1 and 3; and *It's Not Yours 'Till You Like It: H.C. Prange, A Sheboygan Institution*. Sheboygan Falls, WI: Sheboygan County Historical Research Center, 2011, page 9; and *William Prange, Sr.* Sheboygan, WI: Sheboygan County Historical Society, September 23, 1955.

⁸ Corporation Records, 1898, 1911, 1912, 1915, 1923, 1932. On file at the Wisconsin Historical Society Archives, Madison, Wisconsin; and "Death Shocks Community: Miss Prange Fatally Hurt By Own Auto." *The Sheboygan Press*. October 13, 1928, page 1 and 3; and City Directories, 1889-2000. On file at the Sheboygan County Historical Research Center, Sheboygan Falls, Wisconsin; and *The Making of A Big Store, 1887-1923*. Sheboygan, WI: H.C. Prange Co., 1923.

⁹ Corporation Records, 1898, 1911, 1912, 1915, 1923, 1932. On file at the Wisconsin Historical Society Archives,

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expand its territory and acquired C.W. Hall Dry Goods in Green Bay in 1927 and converted it into an H.C. Prange Co. store.¹⁰

Eliza Prange met a most unfortunate demise on August 12, 1928 at the age of 65. With her back to the road while placing flowers on the grave of her late brother and business partner, H.C. Prange, who had died on January 25th of that year, Eliza Prange's Buick somehow rolled off the road and struck her, pinning her underneath, and leading to her death from shock less than nine hours later. She was lauded for her quiet charity work for the poor families of Sheboygan where her beneficiaries frequently did not know to whom they were indebted. Not long before her death, Eliza Prange and H.C. Prange made possible an addition to the Trinity Lutheran School. However, "it was in the business world that she was widely known and her death comes as a severe shock to the many employees of H.C. Prange Co. for whom she has been a friend and guiding genius for many years. She was considered a most capable business woman, and her reputation in her field of the business extends over considerable territory."¹¹ In commemoration of her passing, the H.C. Prange Co. closed all day during the day of her funeral.

Her humanitarian deeds reached far beyond her lifetime. In her will, she created a 20 year, \$25,000 trust fund, during which time, one half of the interest was distributed to the H.C. Prange Company Mutual Aid Society to defray hospital costs for members, three-tenths of the interest was distributed to the Evangelical Lutheran Trinity Church in Sheboygan for use in aiding poor congregants, and two-tenths was distributed to the Associated Charities of Sheboygan. She set aside \$150,000 for the construction of a second hospital in the City of Sheboygan contingent upon the public raising an additional \$100,000, following the lead of her late brother who set aside \$50,000 for such purposes. Sheboygan Memorial Hospital was constructed shortly thereafter. She also created an additional 20 year, \$150,000 trust fund for the benefit of numerous Lutheran charities across the state and country including the Lutheran Altenheim Society of Wisconsin in Wauwatosa, the Evangelical Lutheran Kinderfreund Society of Wisconsin in Wauwatosa, the Evangelical Lutheran Home for Feeble Minded in Watertown, the Evangelical Lutheran Sanitarium Association in Denver, Colorado, the Evangelical Lutheran Synod of Missouri, Ohio, and other states. Upon expiration of the two trusts, the principal was distributed in the same proportion.¹² For reference purposes, \$150,000 is equivalent to

Madison, Wisconsin; and "Death Shocks Community: Miss Prange Fatally Hurt By Own Auto." *The Sheboygan Press*. October 13, 1928, page 1 and 3; and *The Making of A Big Store, 1887-1923*. Sheboygan, WI: H.C. Prange Co., 1923.

¹⁰ *It's Not Yours 'Till You Like It: H.C. Prange, A Sheboygan Institution*. Sheboygan Falls, WI: Sheboygan County Historical Research Center, 2011, page 9; and "Active Life Of A Real Builder Is Terminated." *The Sheboygan Press*. c. January 27, 1928.

¹¹ "Death Shocks Community: Miss Prange Fatally Hurt By Own Auto." *The Sheboygan Press*. October 13, 1928, page 1 and 3.

¹² "\$150,000: Bulk Of The Estate Of Miss Eliza Prange Is Given To Humanity." *The Sheboygan Press*. November 19, 1928; and "Deeds Live Beyond The Grave." *The Sheboygan Press*. November 19, 1928.

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just over \$2,000,000 in today's dollars.

With these foundations, the H.C. Prange Co. continued its success, acquiring The Washburn Company in Sturgeon Bay in 1930 and the Pettibone-Peabody Company in Appleton in 1945 and converting them into H.C. Prange Co. stores. In 1962, they opened their first budget store, Prange Way, in Green Bay. By 1984, they had 41 Prange and Prange Way stores across the Midwest, 34 specialty juniors and misses clothing stores called the Id, and two gift shops. Annual sales were in excess of \$340,000,000 with 13,000 employees on the payroll in 1987. Renowned for their customer services, "It's not yours until you like it" was the company motto. H.C. Prange Co. was the largest retailing concern in Wisconsin when they sold to Younkers in 1992.¹³

During Eliza Prange's life, she played multiple roles within the H.C. Prange Co. to assure its success. Of these roles, her primary significance is in the area of Commerce as co-owner and co-founder of one of the largest retail stores in Wisconsin and leading its operations for 41 years. All other buildings associated with Eliza have been demolished. She lived in an apartment above the first Prange Company store (demolished) and later lived in two houses on the same block of Erie Avenue, at 617 and 619 Erie Avenue (both demolished); the original Prange Company store and their 1923 four-story, 184,000 square foot flagship store have both been demolished. Few women in Sheboygan held the leadership role that Eliza did and her accomplishments, demonstrated in the success of the company she co-owned, allowed her to amass a fortune, and in turn to give generously to her church and community.¹⁴ As the only remaining intact historic resource associated with H.C. Prange Co.'s early history, and the only extant building associated with Eliza, the 1923 Eliza Prange House is eligible for listing in the National Register of Historic Places under Criterion B for its association with her. It is also one of the more distinct houses in this community, and it is fitting that this physical expression of her prominence should survive to give homage to the years she spent supporting this community.

¹³ Waller, Tom. "Henry C. Prange: Oversaw growth of department store chain." *The Sheboygan Press*. c. 1993; and Steeb, Keta. "Prange executive could have been Sheboygan farmer." *The Door County Advocate*. June 24, 1987; and "H. Carl Prange named to business hall." *The Sheboygan Press*. August 25, 1991, pages 11 and 15.

¹⁴ McBride, Genevieve G. Ed. *Women's Wisconsin: from Native Matriarchies to the New Millennium*. Madison, WI: Wisconsin Historical Society Press, 2005, pages 245-247; & Seiders, Katherine, *Women Business Owners of Wisconsin; a Retrospective*. McFarland, WI: 1999; & *Official Bulletin of the Wisconsin Federation of Business and Professional Women's Clubs, Inc.* Racine, WI: The Federation, 1928; *National Federation of Business and Professional Women's Clubs*. New York, NY: The Federation, 1920-1925; & *History, Wisconsin Federation of Business and Professional Women's Clubs*. Racine, WI: The Federation, 1941.

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Criterion C: area of Architecture

The Eliza Prange House is locally significant in the area of Architecture as an excellent example of the Mediterranean Revival style having a high level of integrity. The Period Revival style section of the Architecture Study Unit of Wisconsin's Cultural Resource Management Plan (CRMP) dates the occurrence and popularity of the style in Wisconsin from approximately 1900 to 1940. The CRMP notes that examples of the style are relatively rare in Wisconsin. Homes in this style are often architect designed and constructed of brick with stone trim. They may feature straight or arched openings, columns, stone balconies and porch railings, and low sloped, red clay tile, hipped roofs. The Mediterranean Revival style may be planned around a courtyard and exhibits flat wall surfaces, broken by arcading, terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. This style was used for both residential and commercial buildings.¹⁵ The Eliza Prange House, with its characteristic flat brick wall surfaces broken with arched terra cotta trim and porch columns and low sloped clay tile hipped roof, is a quintessential example of the style as described above.

It is instructive to compare this house with other Mediterranean Revival style houses in the city of Sheboygan. A study of the Wisconsin Historical Society's *Architecture and History Inventory* (AHI) was undertaken to establish a context for the Eliza Prange House and assess its NRHP potential. The results of this research show that the entire City of Sheboygan was thoroughly evaluated via reconnaissance and intensive surveys from 2002 to 2006. The Eliza Prange House is one of only fifteen Mediterranean Revival style houses identified through intensive surveys in the city of Sheboygan, all of which were built between 1923 and 1936.¹⁶ Of the fifteen, six are of a significantly smaller scale and are one- to one and one-half stories in height, and four have either had their original clay tile roof replaced with asphalt and/or have been adversely affected by exterior modifications to porches and windows. These results demonstrate that the Eliza Prange house is both unique and rare and, arguably, one of the most intact examples of a Mediterranean Revival style house in the city of Sheboygan.

The Eliza Prange House and the Charles Ebenreiter House at 520 Michigan Avenue were the earliest Mediterranean Revival style houses built in Sheboygan, both dating from 1923. Both have comparable scale and integrity; they were constructed for Sheboygan's elite and perhaps started the thirteen year trend for the style's popularity within in the community. They were also architect designed by esteemed local architects while other Mediterranean Revival style houses in the city have not been

¹⁵ Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin: Volume 2, A Manual For Historic Properties*. Madison, Wisconsin: Historic Preservation Division State Historical Society of Wisconsin, 1986, page Architecture 2-32.

¹⁶ *Architecture and History Inventory*. Madison: Wisconsin Historical Society, September 10, 2014. <http://www.wisconsinhistory.org/ahi>; and Assessment Data. On file at the City of Sheboygan Assessors Office, Sheboygan, Wisconsin. <http://www.ci.sheboygan.wi.us/departments/assessment/assessment-data/>

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attributed to any architect. While the Charles Ebenreiter House was designed by Edgar A. Stubenrauch, the Eliza Prange House was designed by his competitor, William C. Weeks.

The Weeks family is notable in Sheboygan for its architectural practice spanning four generations and nearly 140 years from 1848 to 1987. The most prolific of the four, William C. Weeks was born on February 16, 1856 in Sheboygan to Elizabeth C. and Arvin L. Weeks, a local architect, sawmill and lumberyard owner, and builder. Around 1879, William C. Weeks joined his father in business, and the name was appropriately changed to A. L. Weeks and Son. They designed and built residential and commercial buildings throughout the city. When Arvin died in 1888, William C. continued the family business. Around 1914, William C. changed the firm's name to W.C. Weeks, Inc. While he worked on hundreds of buildings during his 58 year career, 35 extant historic buildings were attributed to William C. in the reconnaissance and intensive surveys of the City of Sheboygan, including 26 houses, five commercial buildings, the county courthouse, the city hall, a church, and a convent. Of those 35 buildings, three are already listed in the National Register of Historic Places and an additional 13 were identified as eligible, including the Eliza Prange House. Not only the most prolific of the four generations of Weeks architects, William C. Weeks is undoubtedly one of the most prolific architects in the history of the city of Sheboygan. Upon William C.'s death in 1937, his nephew, William F. Weeks, Sr., took over the family-run architectural firm, who was followed by his son, William F. Weeks, Jr., until his retirement and closing of the practice in 1987.¹⁷

Regrettably, no information has been found on the builder of house.

Conclusion

The Eliza Prange House is nominated at the local level under National Register Criterion B in the area of Commerce for its association with Eliza Prange, a prominent local merchant, and under Criterion C in the area of Architecture as a fine example of Mediterranean Revival style design in the city of Sheboygan. Although relatively simple in its overall massing, the house is notable for the high quality of materials used. The exterior features buff colored brick walls with terra cotta and cement stucco accents, green terra cotta tile roof, and copper downspouts. The interior features birch hardwood floor and trim and leaded glass windows and doors. These features have been maintained and preserved during the years since its construction. The Eliza Prange House is now one of the city of Sheboygan's most architecturally intact historic residences.

¹⁷ *Four Weeks: A Century of Design: an Architecture Tour of Sheboygan, Wisconsin, Featuring the Work of the Week Architects, Saturday, October 17, 1992.* Sheboygan, WI: American Association of University Women, 1992.

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Prange, Eliza, House
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Preservation Activities

Thanks to its history of good maintenance, the Eliza Prange House continues to serve as a well preserved, distinctive home. In addition, the current and past homeowners have been proactive in protecting this historic resource, and this nomination is a continuation of their efforts. In listing this property, the current owners hope to utilize tax credits and/or other incentives to rehabilitate the property.

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Prange, Eliza, House
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Verbal Boundary Description

The property that is the subject of this nomination consists of 1 contributing resource sited on all of Lots 1 and part of Lot 2 of Block 96 of the Original Plat of City of Sheboygan located in the southeast quarter section of the northwest quarter section of Section 23, Town 15 North, Range 23 East in the City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the northwest corner of Tract 1 of a Certified Survey Map recorded in Volume 26, pages 81-82; Thence South 02°06'16" East, 89.25 feet; Thence continuing North 88°11'07" East, 18 feet; Thence South 02°06'16" East, 60 feet; Thence South 87°34'44" West, 71 feet; Thence South 02°06'16" East, 148.56 feet; Thence North 88°11'07" East, 89 feet to the point of beginning.

The boundary for the Eliza Prange House as described above is clearly delineated on the accompanying sketch map. This boundary encloses an area of approximately 0.28 acres. The parcel is configured slightly differently from when Eliza Prange owned it, currently being 15 feet narrower (east/west) and 70 feet deeper (north/south). The house in relationship to the corner has not changed.

Boundary Justification

The boundary encloses a 0.28 acre parcel that immediately surrounds the house and is the current legal parcel for the property. The northern boundary of this parcel is the south edge of the right-of-way of the east-west running Erie Avenue. The eastern boundary is the west edge of the right-of-way of the north-south running North 6th Street. The southern boundary is the north edge of the right-of-way of the east-west running alley, and the western edge is defined by the Certified Survey Map.

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Name of Property:	Eliza Prange House
City or Vicinity:	Sheboygan
County:	Sheboygan
State:	Wisconsin
Name of Photographer:	Robert Short (unless noted otherwise)
Date of Photographs:	September 2, 2014 (unless noted otherwise)
Location of Original Digital Files:	Wisconsin Historical Society, Division of Historic Preservation, Madison, WI

Photo #1 (WI_SheboyganCounty_Prange,Eliza,House_0001)
North & East Façades, camera facing southwest.

Photo #2 (WI_SheboyganCounty_Prange,Eliza,House_0002)
North Façade, camera facing south.

Photo #3 (WI_SheboyganCounty_Prange,Eliza,House_0003)
North & West Façades, camera facing southeast.

Photo #4 (WI_SheboyganCounty_Prange,Eliza,House_0004)
West & South, camera facing northeast.

Photo #5 (WI_SheboyganCounty_Prange,Eliza,House_0005)
South Façade, camera facing northeast.

Photo #6 (WI_SheboyganCounty_Prange,Eliza,House_0006)
South & East Façades, camera facing northwest.

Photo #7 (WI_SheboyganCounty_Prange,Eliza,House_0007)
East Façade, camera facing west.

Photo #8 (WI_SheboyganCounty_Prange,Eliza,House_0008)
Front Porch, camera facing southwest.

Photo #9 (WI_SheboyganCounty_Prange,Eliza,House_0009)
Living Room, camera facing northwest.
Name of Photographer: Rowan Davidson
Date of Photograph: January 13, 2014

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Photo #10 (WI_SheboyganCounty_Prange,Eliza,House_0010)
Living Room Fireplace, camera facing southwest.

Photo #11 (WI_SheboyganCounty_Prange,Eliza,House_0011)
Dining Room, camera facing southwest.

Photo #12 (WI_SheboyganCounty_Prange,Eliza,House_0012)
First Floor Stair Hall, camera facing south-southeast.

Photo #13 (WI_SheboyganCounty_Prange,Eliza,House_0013)
First Floor Stair, camera facing southeast.

Photo #14 (WI_SheboyganCounty_Prange,Eliza,House_0014)
Second Floor Stair, camera facing northeast.

Photo #15 (WI_SheboyganCounty_Prange,Eliza,House_0015)
Second Floor Stair Hall, camera facing south.

Photo #16 (WI_SheboyganCounty_Prange,Eliza,House_0016)
Bedroom #1, camera facing northwest.

Photo #17 (WI_SheboyganCounty_Prange,Eliza,House_0017)
Bedroom #3, camera facing northeast.

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List of Figures:

1. Photograph, date unknown.
2. Site Plan, 1923
3. Basement Plan, 1923
4. First Floor Plan, 1923
5. Second Floor Plan, 1923
6. Roof Plan, 1923
7. North Elevation, 1923
8. West Elevation, 1923
9. South Elevation, 1923
10. East Elevation, 1923
11. Section and Detail Drawing, 1923
12. Interior Elevations and Detail Drawing, 1923

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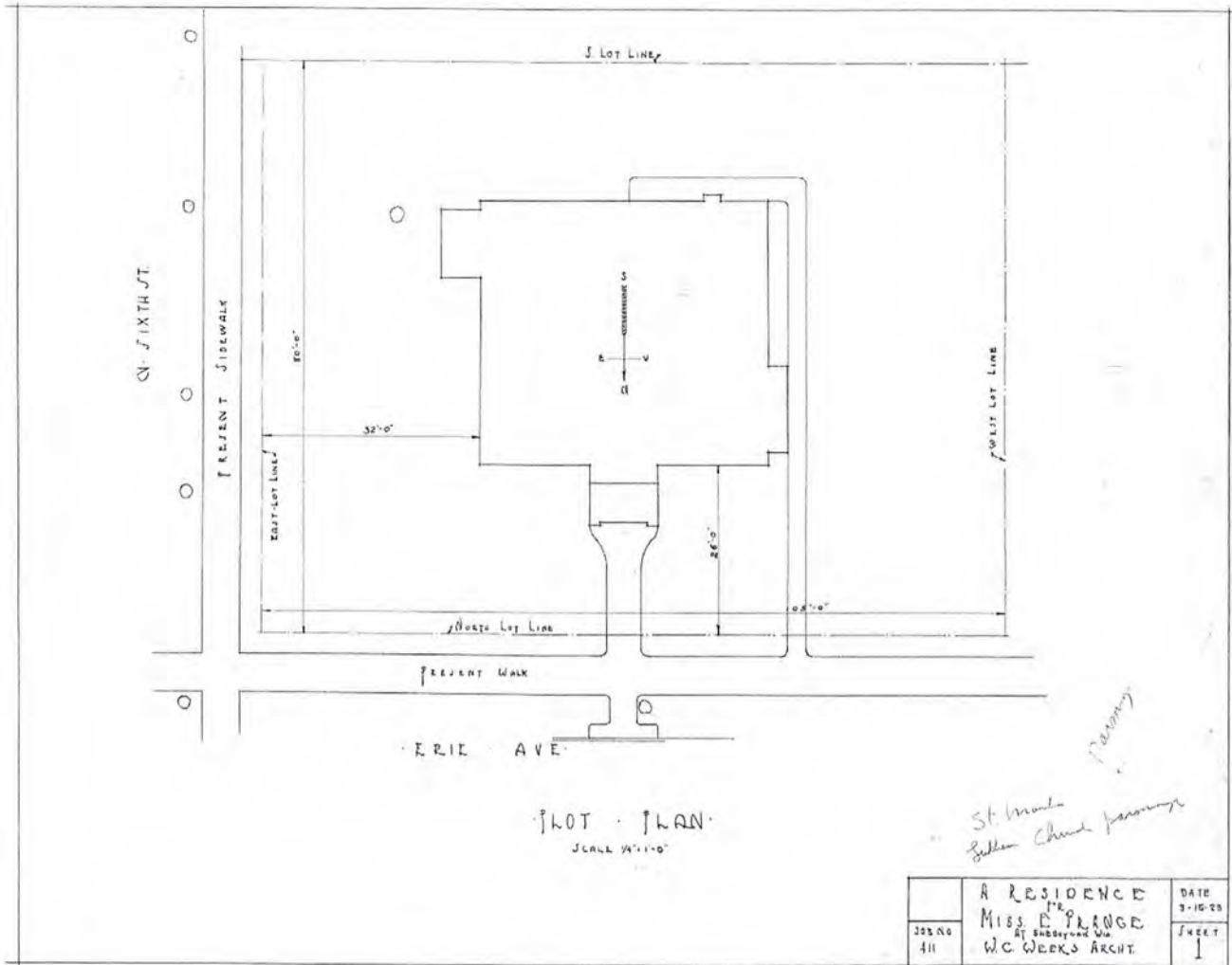
Historic Photograph Courtesy of the Sheboygan County Historical Research Center. Date unknown.

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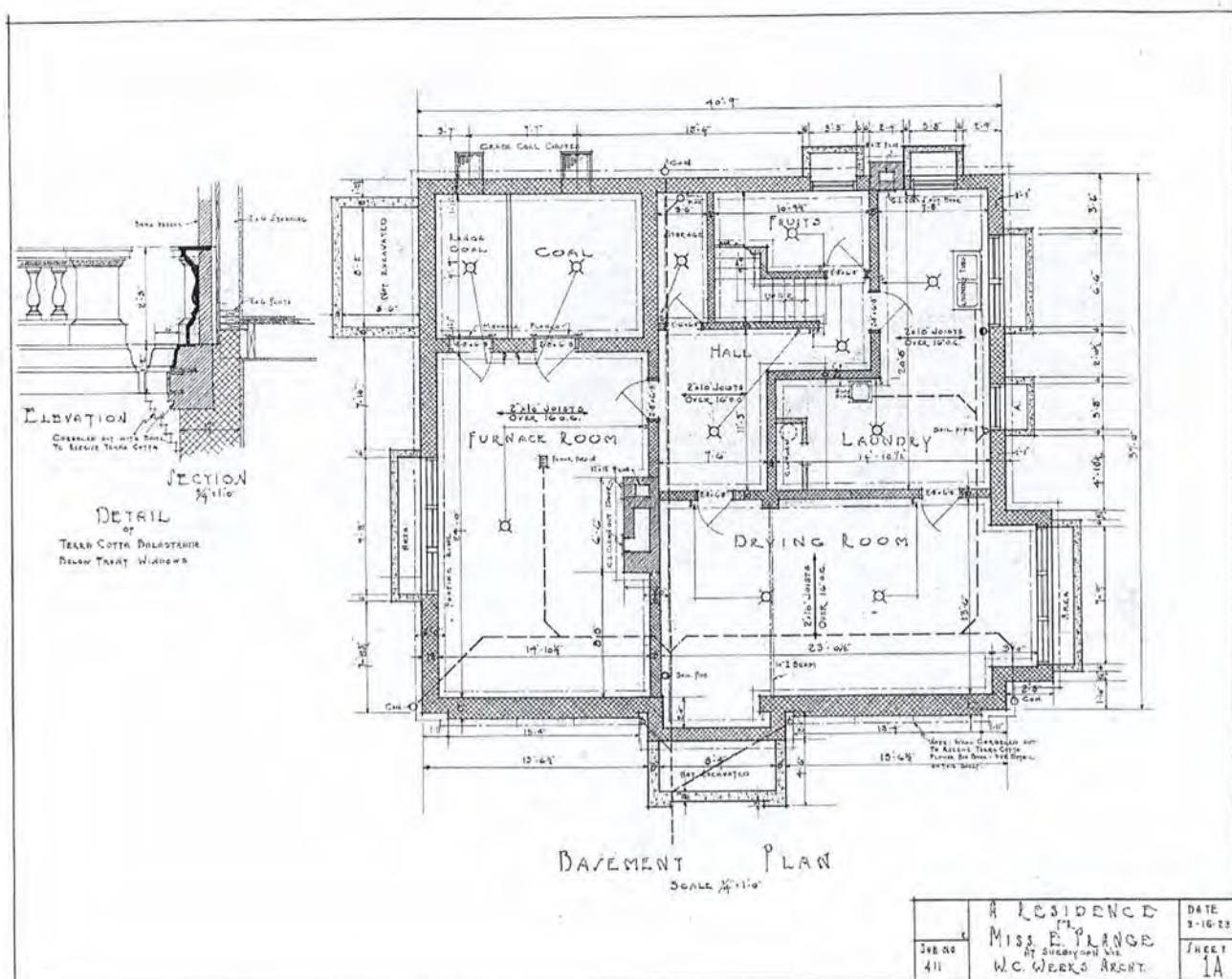
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
Sheet 1: Plot Plan

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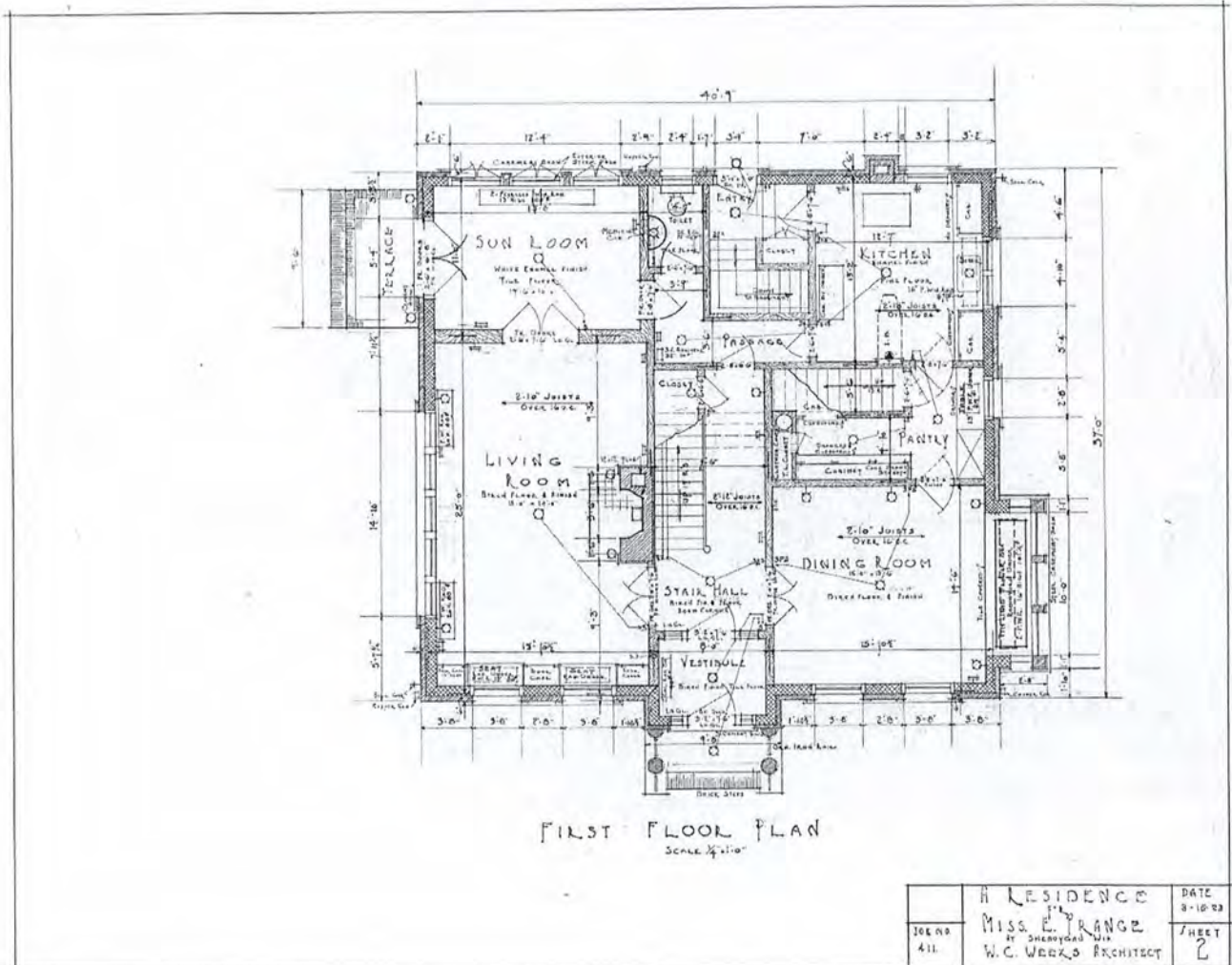
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
 Sheet 1A: Basement Plan

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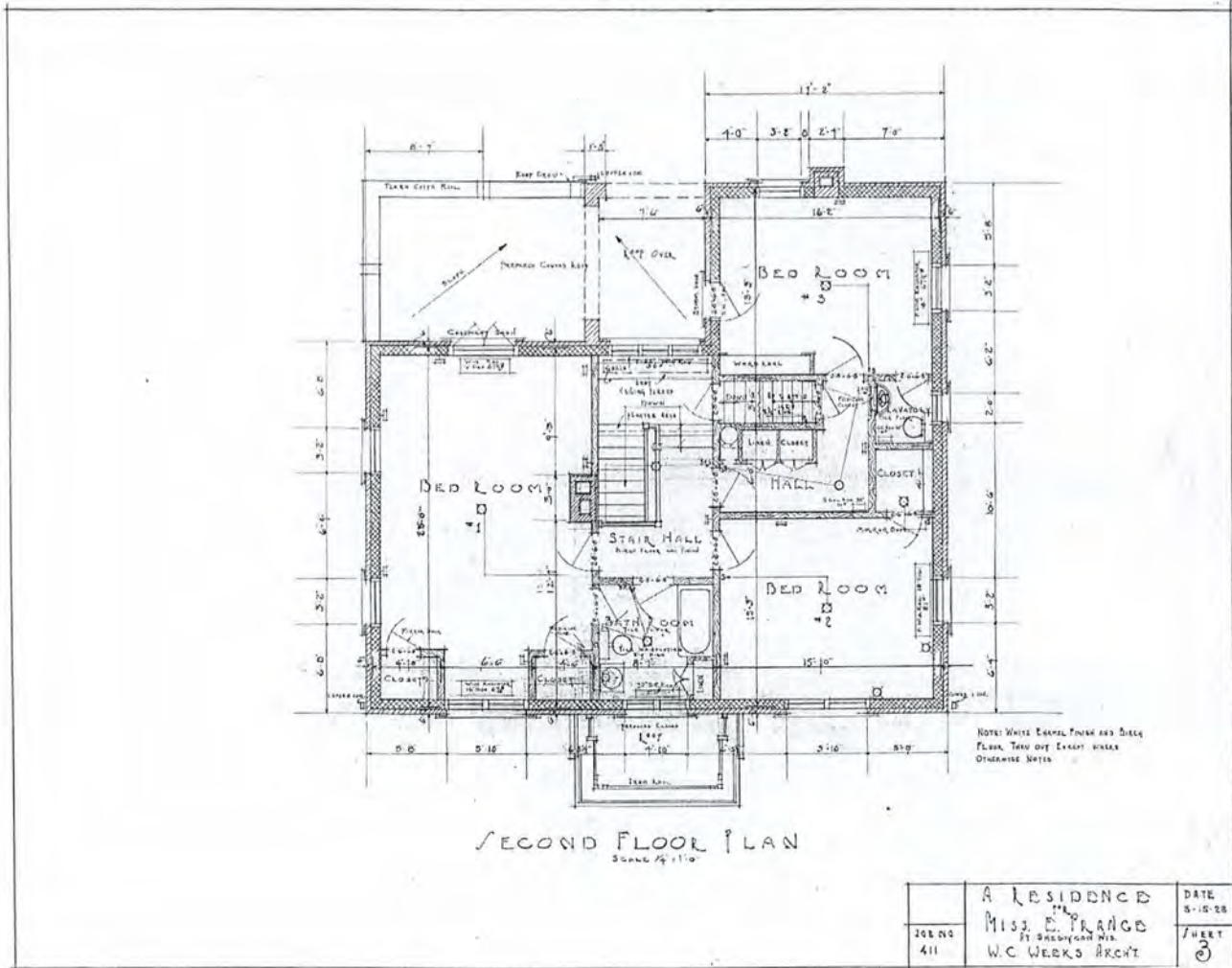
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
 Sheet 2: First Floor Plan

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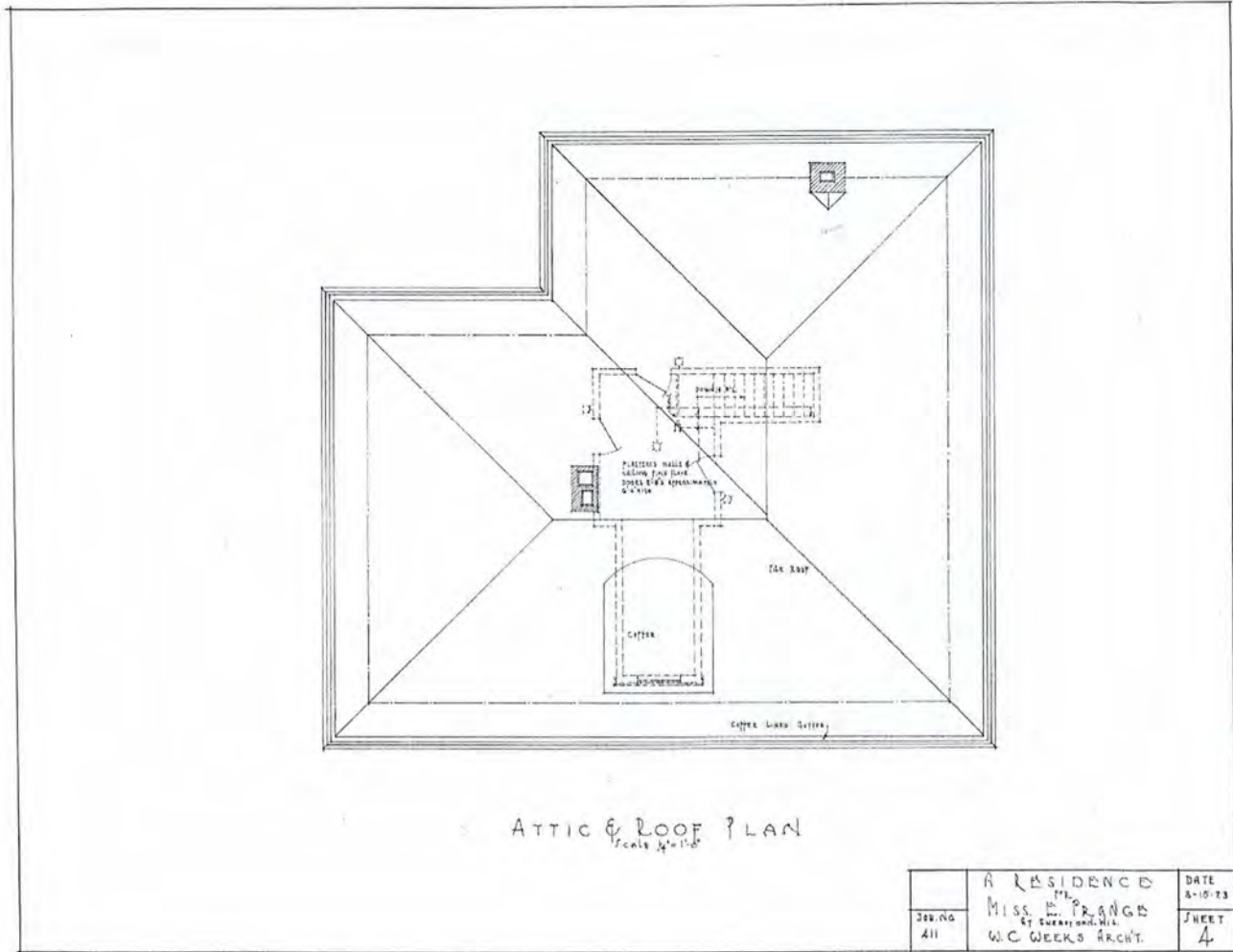
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
Sheet 3: Second Floor Plan

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Sheet 4: Attic & Roof Plan

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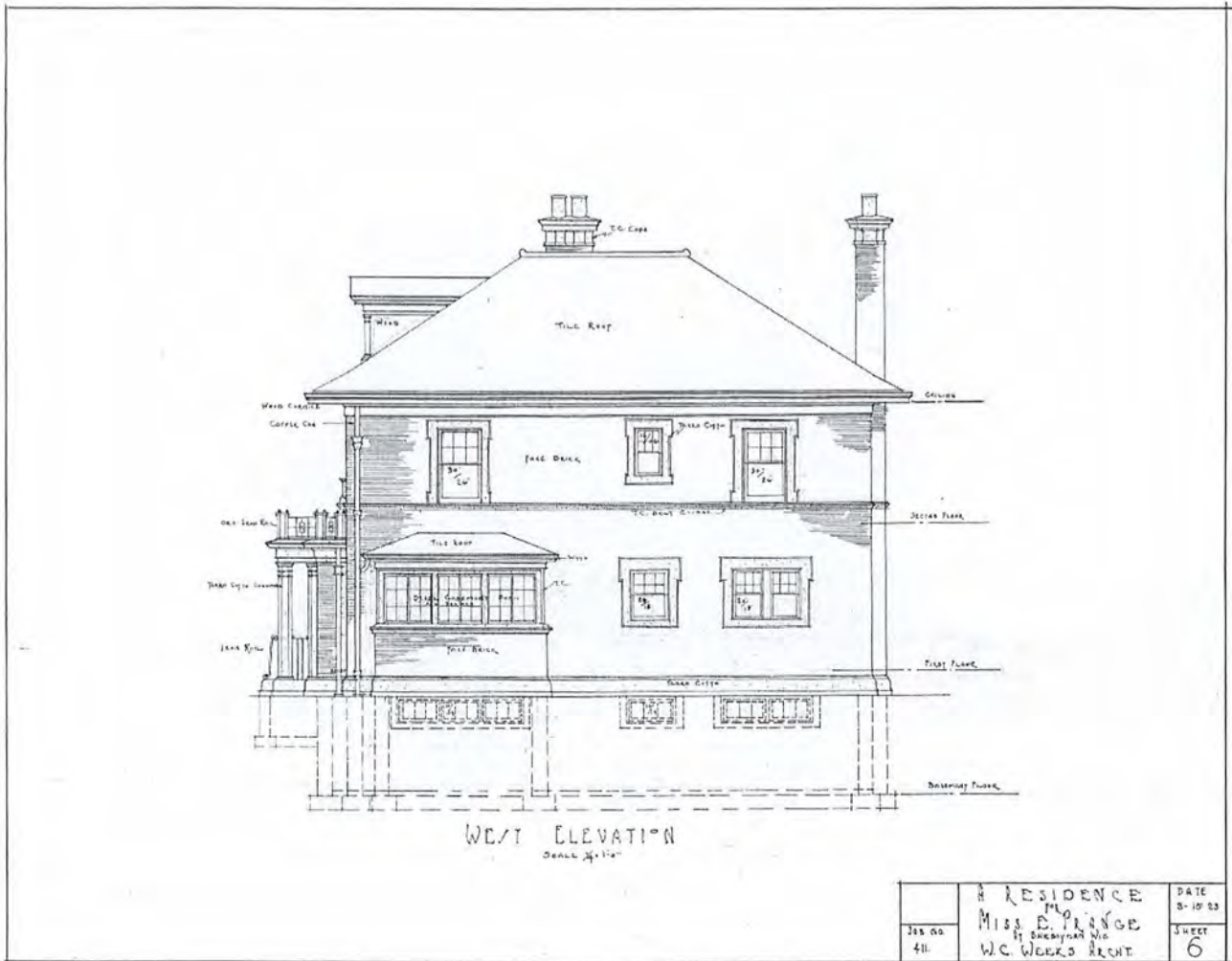
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
Sheet 5: North Elevation

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 Sheet 6: West Elevation

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Prange, Eliza, House
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	A RESIDENCE	DATE
	MISS. E. PRANGE	3-16-23
218 No.	By Sheboygan, Wis.	SHEET
41	W.C. WEEKS ARCHT.	7

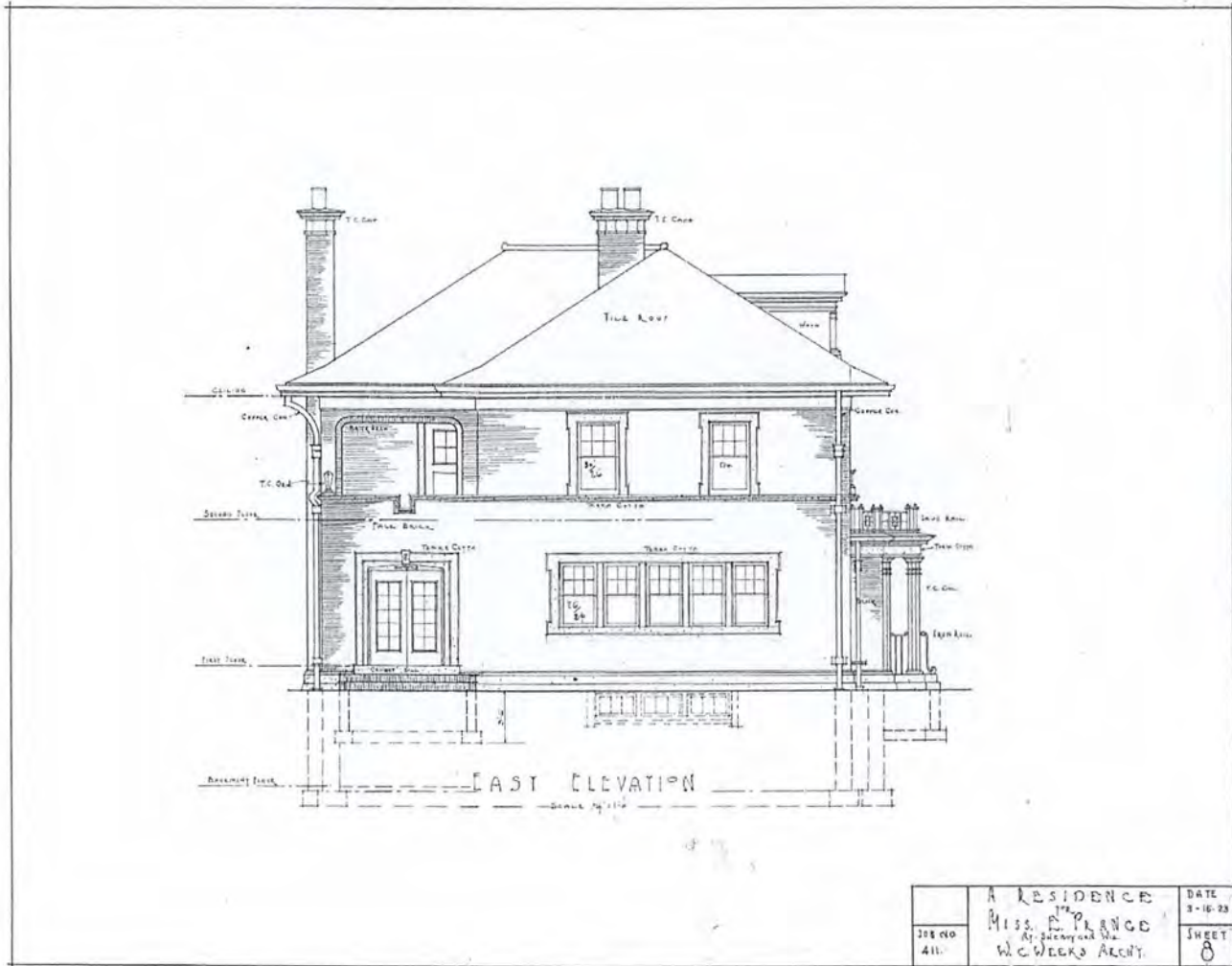
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
Sheet 7: South Elevation

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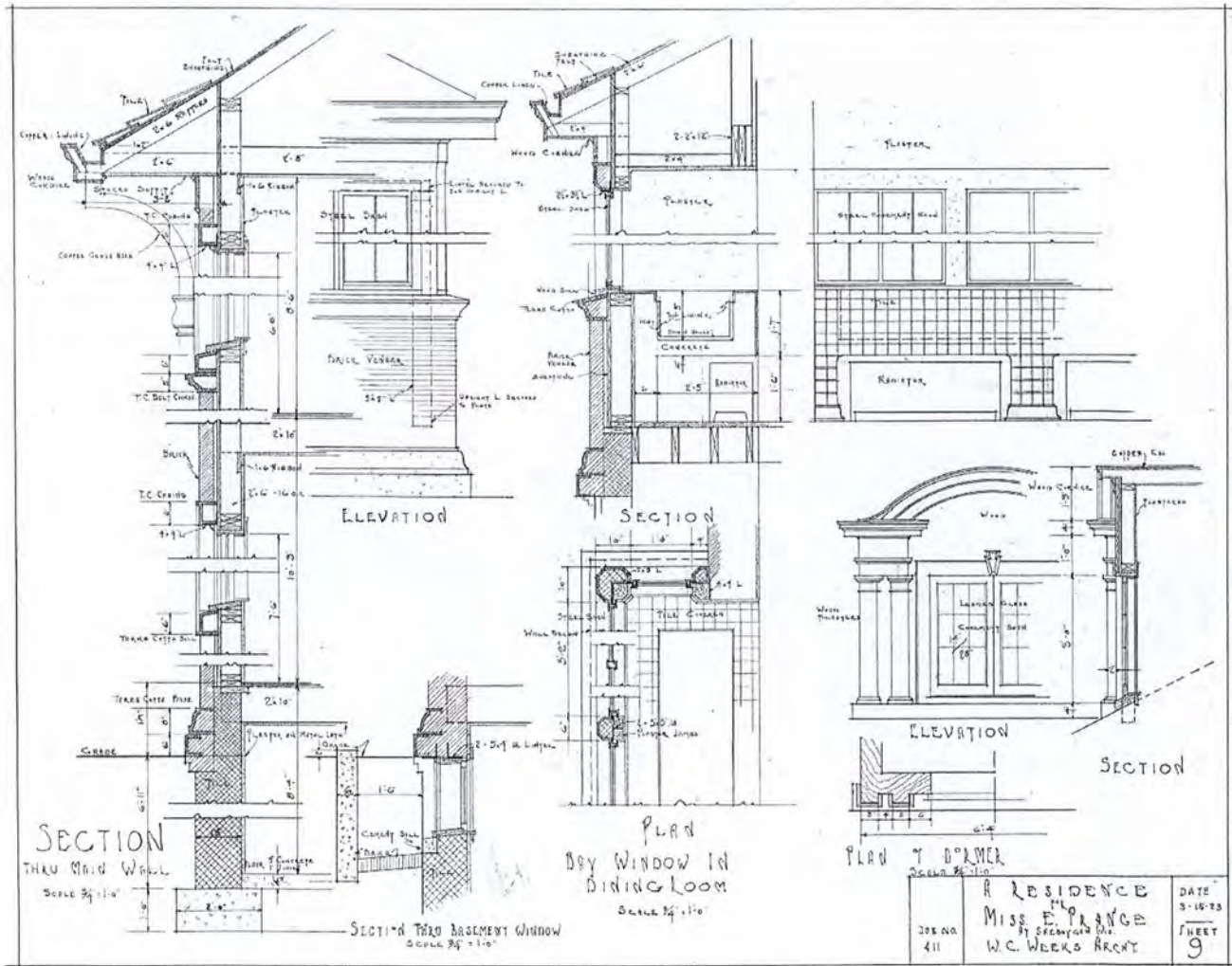
A Residence for Miss E. Prange, Sheboygan, WI – March 15, 1923 – W.C. Weeks, Architect
Sheet 8: East Elevation

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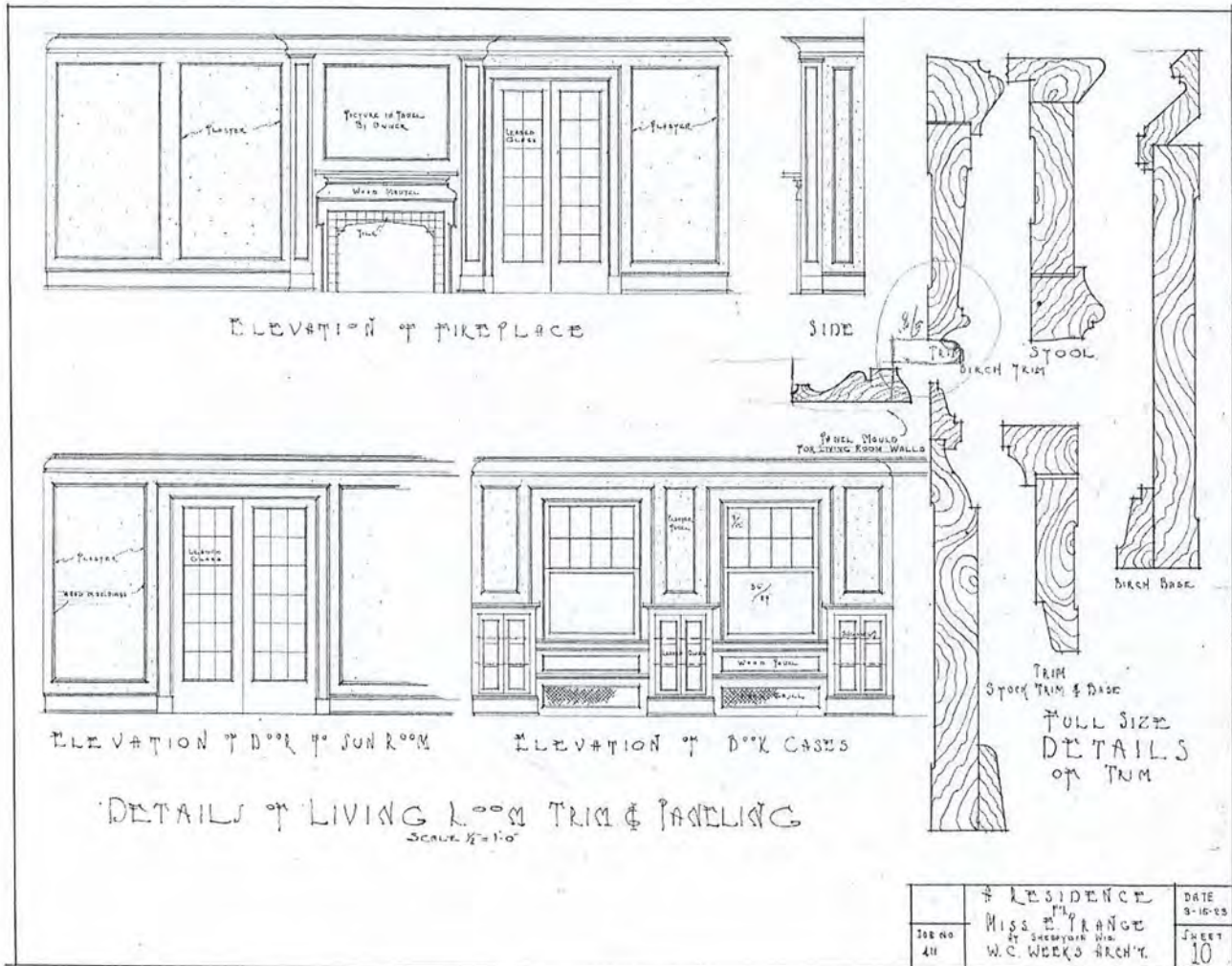
A Residence for Miss E. Prange, Sheboygan, WI - March 15, 1923 - W.C. Weeks, Architect
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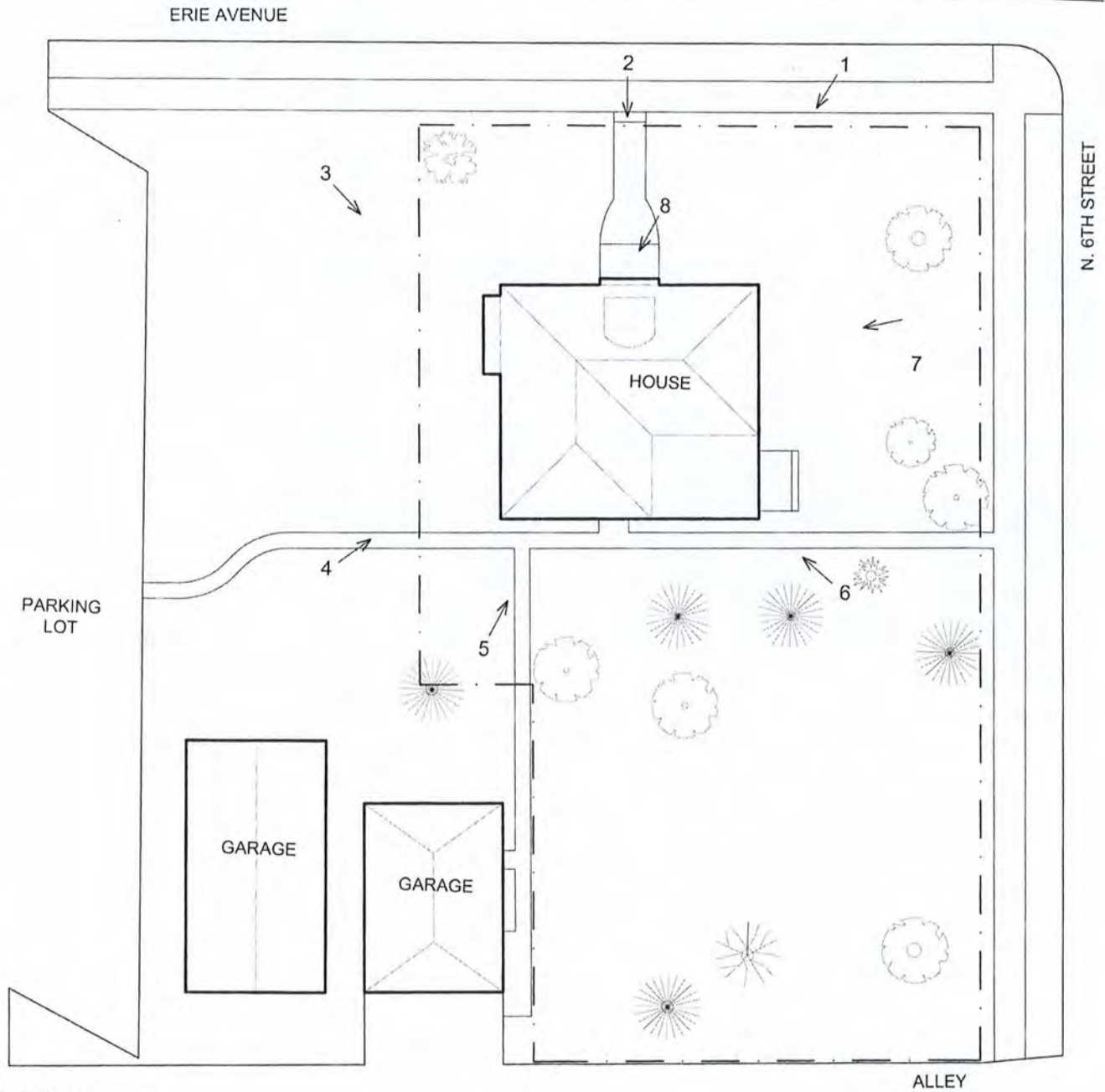
A Residence for Miss E. Prange, Sheboygan, WI - March 15, 1923 - W.C. Weeks, Architect
 Sheet 10: Interior Elevations & Details

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Continuation Sheet

Section sketch map and photo key Page 1

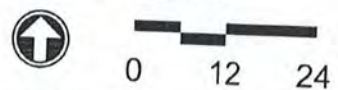
Prange, Eliza, House
City of Sheboygan, Sheboygan County, WI



LEGEND

- · - PROPERTY LINE & NRHP BOUNDARY
- 1 → PHOTO NUMBER & VANTAGE POINT

SKETCH MAP



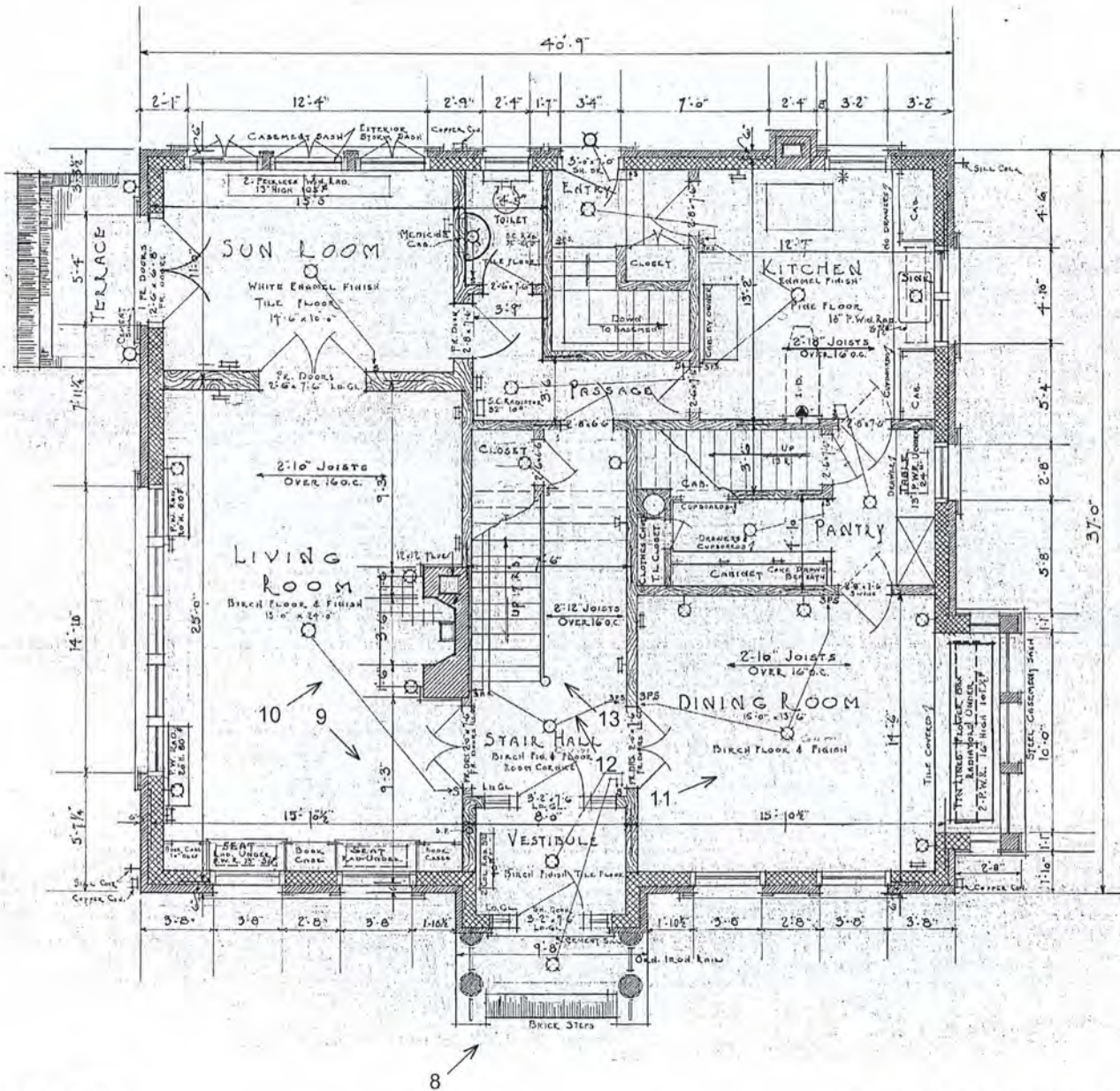
SEPTEMBER 5, 2014

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Continuation Sheet

Prange, Eliza, House
 City of Sheboygan, Sheboygan County, WI

Section photo key - interior Page 1



LEGEND

- — PROPERTY LINE & NRHP BOUNDARY
- 1 → PHOTO NUMBER & VANTAGE POINT

FIRST FLOOR PLAN



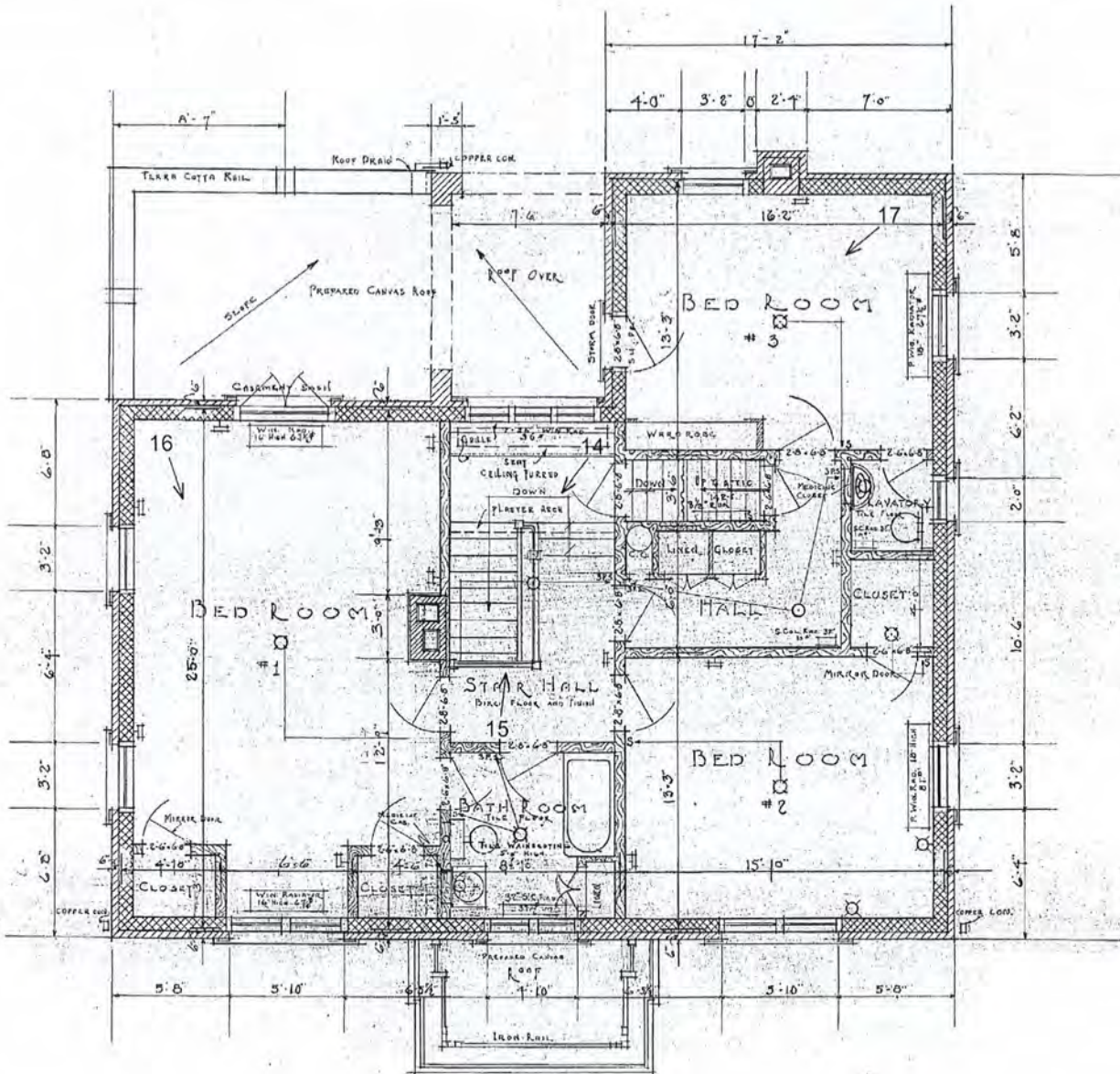
SEPTEMBER 5, 2014

United States Department of the Interior
 National Park Service

National Register of Historic Places
 Continuation Sheet

Prange, Eliza, House
 City of Sheboygan, Sheboygan County, WI

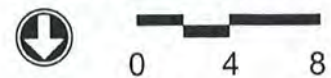
Section photo key - interior Page 2



LEGEND

- — PROPERTY LINE & NRHP BOUNDARY
- 1 → PHOTO NUMBER & VANTAGE POINT

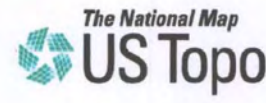
SECOND FLOOR PLAN



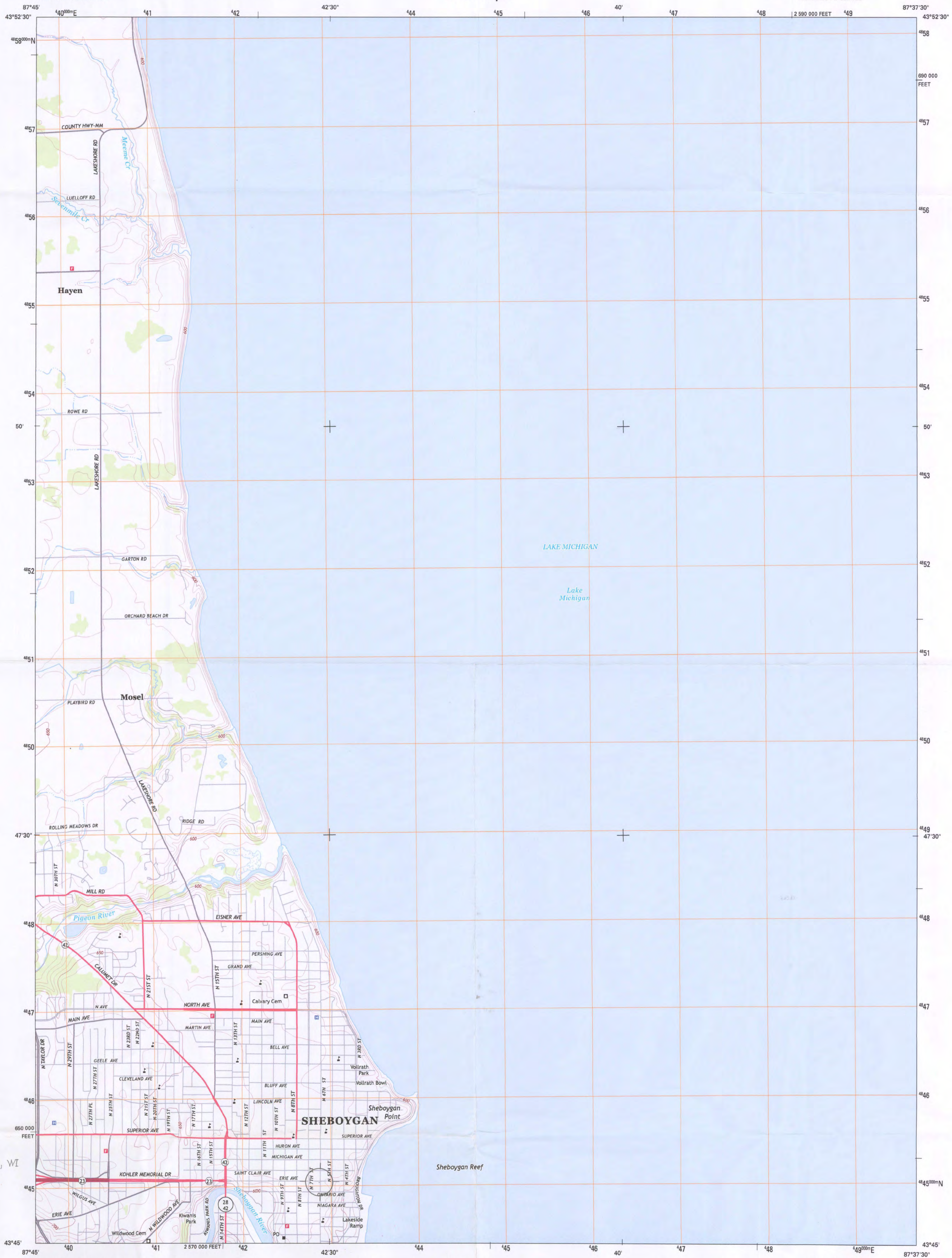
SEPTEMBER 5, 2014



U.S. DEPARTMENT OF THE INTERIOR
U. S. GEOLOGICAL SURVEY



SHEBOYGAN NORTH QUADRANGLE
WISCONSIN-SHEBOYGAN CO.
7.5-MINUTE SERIES



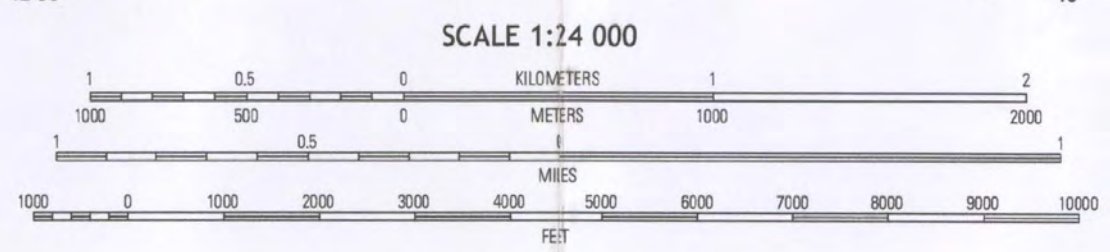
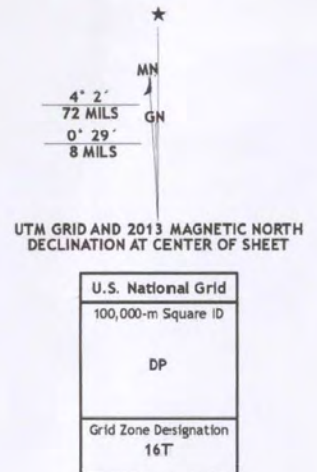
Prange, Eliza, House
City of Sheboygan, Sheboygan Co., WI
UTM Reference:

Zone Easting Northing
16 443502 4882475

Produced by the United States Geological Survey

North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid: Universal Transverse Mercator, Zone 16T
18 000-foot ticks: Wisconsin Coordinate System of 1983 (south
zone)

Imagery: NADP, July 2010
Roads: ©2006-2012 TomTom
Names: ©2013
Hydrography: National Hydrography Dataset, 2010
Contours: National Elevation Dataset, 1999
Boundaries: Census, IBWC, USGS, 1972 - 2012



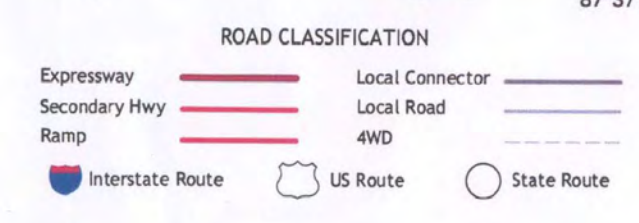
CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
A metadata file associated with this product is draft version 0.6.12



QUADRANGLE LOCATION

Cleveland West	Cleveland East
Howards Grove	Sheboygan South
Sheboygan Falls	Sheboygan South

ADJOINING 7.5 QUADRANGLES



SHEBOYGAN NORTH, WI
2013



































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Prange, Eliza, House

MULTIPLE _____
NAME:

STATE & COUNTY: WISCONSIN, Sheboygan

DATE RECEIVED: 3/13/15 DATE OF PENDING LIST: 4/08/15
DATE OF 16TH DAY: 4/23/15 DATE OF 45TH DAY: 4/28/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000189

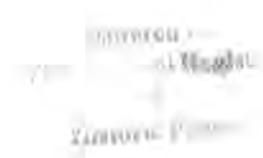
REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4-28-15 DATE

ABSTRACT/SUMMARY COMMENTS:



RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination

The following materials are submitted on this 12th day of March 2015,
for the nomination of the Eliza Prange House to the National Register of Historic
Places:

- 1 Original National Register of Historic Places Nomination Form
- 1 CD with NRHP Nomination Form Word Document
- Multiple Property Nomination form
- 17 Photograph(s)
- 1 CD with electronic images
- 1 USGS map(s)
- 15 Sketch map(s)/figure(s)/exhibit(s)
- Piece(s) of correspondence
- Other _____

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do _____ do not _____
- constitute a majority of property owners.
- Other: _____