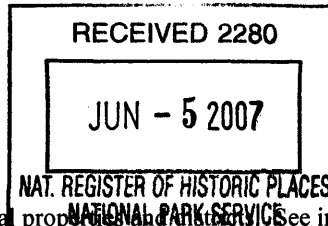


707

**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 North Michigan Street-North Superior Street Historic District
other names/site number N/A

2. Location

street & number Generally bounded by Ridgeview Boulevard and by North Wisconsin, North Huron and George streets N/A **not for publication**
city or town De Pere N/A **vicinity**
state Wisconsin **code** WI **county** Brown **code** 009 **zip code** 54115

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 5/30/07

State Historic Preservation Officer-WI

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

North Michigan Street-North Superior Street Historic District

Brown

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edouard H. Beall

7-19-07

bar

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
104	11 buildings
	sites
	structures
	objects
104	11 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

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/business

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Colonial Revival

Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation CONCRETE

walls Weatherboard

BRICK

roof ASPHALT

other Wood

Narrative Description

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

North Michigan Street-North Superior Street Historic District
Name of Property

Brown
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

1867-1954

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Juul, Smith & Reynolds

Narrative Statement of Significance

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

North Michigan Street-North Superior Street Historic District
Name of Property

Brown
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:

De Pere Historical Society

10. Geographical Data

Acreage of Property 31.5 acres

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

1	16	415925	4923040	3	16	416030	4922860
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	416040	4923000	4	16	416060	4922730
	Zone	Easting	Northing		Zone	Easting	Northing

X See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland/Consultant for the City of De Pere Historic Preservation Commission	date	September 8, 2006
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

North Michigan Street-North Superior Street Historic District

Brown

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Various, see separate listing.			date
organization				telephone
street & number				zip code
city or town	state	Wisconsin		

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.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 1

Description:

The N. Michigan Street-N. Superior Street Historic District on the east side of the city of De Pere is a large residential district that occupies an irregular area of platted land that is located east of N. Broadway, south of Ridgeview Blvd., west of N. Erie St., and north of George St. The single family residences that occupy all but one of the parcels of land in the District are almost all small to middle-size examples of the most common architectural styles and vernacular forms that were built in De Pere during the period of significance. These include Italianate, Queen Anne, American Foursquare, Bungalow, and Period Revival styles that date from the 1860s to the 1950s, as well as numerous examples of the Front Gable, Side Gable, and Gable Ell vernacular forms. There are also several examples of later Contemporary style design. In addition to its 114 residences, the boundaries of the District also include a single non residential building. This is the former Irwin School, a fine Collegiate Gothic style, two-story-tall, T-plan brick and stone elementary school that was built in 1924 at 428 N. Superior St. to a design by the Manitowoc, Wisconsin firm of Juul, Smith and Reynolds. The school grounds occupy an entire block in the heart of the District that is bounded by N. Superior, N. Huron, Franklin, and William streets. Both the school and its grounds are intact although the school has now been converted into corporate offices.

The District came into being because of its proximity to the nearby commercial area that extends along both sides of N. and S. Broadway and along both sides of George Street around the place where these two thoroughfares intersect. This place of intersection is where the east end of the first bridge that was built across the Fox River in De Pere in 1851 was located, and the commercial district that quickly established itself around this intersection was likewise soon bordered by new residential plats that contained houses occupied by those who worked in this area and wanted to live near their places of work. The residential neighborhood that established itself east of Broadway and north of George Street at this time was the earliest residential neighborhood on the east side of the river and since the commercial district adjacent to it continued to be the hub of economic activity on the east side of De Pere throughout the period of significance (1867-1954), houses in this neighborhood have long been valued by persons who worked nearby. As a result, new houses continued to be built in this neighborhood from the time of its founding in the 1850s up until 1940, by which time most of the lots in this area were occupied, although new houses continue to be built here even today, either on one of the few remaining empty lots or as replacements for older existing houses. The N. Michigan Street- N. Superior Street Historic District contains within its boundaries the most intact portion of this historic neighborhood.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 2

Because the pace of development in the District was gradual but continuous, new houses were built here throughout the period of significance, but the pace of this growth reflected that of the larger city surrounding it and was never so fast at any one point in time as to allow any one style to become a dominant one. This can be seen by looking at the examples of the District's most important architectural styles and vernacular forms. There are examples of the Italianate style, Queen Anne style, Bungalow style, American Foursquare style, Colonial Revival, Dutch Colonial Revival, and a single example of the Tudor Revival style in the district. In addition, there are multiple examples of vernacular form houses, including examples of the Front Gable form, Side Gable form, the Gable Ell form, as well as examples that are combinations of the above.¹ No one style or vernacular form predominates in the District. Also, no parts of the District display concentrations of any particular style or vernacular form, although the District's oldest houses tend to be grouped closer to N. Broadway and to George Street. Rather, it appears that larger multi-lot parcels in the District were gradually subdivided and the vacant lots thus created were then occupied by new houses of similar size that displayed whatever architectural fashion was then most in favor.

It is both their size and their overall level of integrity that sets houses in the District apart from the houses in the other historic residential neighborhoods that surround them. To the north and east of the District are neighborhoods of suburban residential developments that were developed either just before or after World War II and which contain houses that are generally different in both scale and in design from houses in the District. To the west are the much larger historic houses along the Fox River and N. Broadway that are part of the North Broadway Historic District (NRHP 9-8-83) and also the commercial buildings that are located in the commercial area along the lower part of N. Broadway between Cass and George streets.² Similar commercial buildings are also found along George St. to the south of the District. There are few non-contributing resources within the District boundaries. Integrity levels in the District are generally good and most of the resources in the District that are considered to be non-contributing are Contemporary Style ones that were constructed after 1956 and are thus too new to meet the NPS 50-year exclusion rule. Such buildings are scattered throughout the District and are noted in the inventory that follows.

¹ Most of the District's Gable Ell form houses and most of its Side Gable form examples were built in the nineteenth century and the Gable Ells in particular mostly date from the years before 1883. Front Gable form houses, however, were built from the 1860s until as late as 1924.

² The population of the City of De Pere in 2000 was 20,559 and the city is divided into eastern and western halves by the north-south-flowing Fox River.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 3

INVENTORY

The following inventory lists every building in the District along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- AF = American Foursquare
- BU = Bungalow
- CG = Collegiate Gothic
- CO = Colonial Revival
- CON = Contemporary
- CR = Craftsman
- CRO = Cross Gable
- DU = Dutch Colonial Revival
- ELL = Gable Ell
- FG = Front Gabled
- FP = French Provincial
- IT = Italianate
- QU = Queen Anne
- SG = Side Gabled
- TSC = Two Story Cube
- TU = Tudor Revival

C	503		Fulton St.	James Harbridge House	1867/1882	QU
C	525		Fulton St.	Lewis Allie House	1869	ELL
C	109	N.	Huron St.	F. Schnitzer House	1869	SG
C	114	N.	Huron St.	House	1951	CON
C	115	N.	Huron St.	Jon Gasheus House	1872/1913	SG
C	120	N.	Huron St.	John Smith House	1874	ELL
C	121	N.	Huron St.	Leo Lee House	1933	CO
C	126	N.	Huron St.	Mrs. John Hill Bailey House	1912	DU
C	127	N.	Huron St.	Henry & Neil Vanden Heiden House	1937	CO
C	131	N.	Huron St.	Honorina Coenen House	1928	DU
C	132	N.	Huron St.	John Ganerke House	1911	SG
C	202	N.	Huron St.	George Kerner House	1904	QU

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 4

C	208	N.	Huron St.	Fred Manders House	1905	FG
C	209	N.	Huron St.	Barney Van Vonderen House	1921	BU
C	215	N.	Huron St.	M. Schwartz House	pre-1884	QU
NC	214	N.	Huron St.	August Martens House	1906	AF
C	218	N.	Huron St.	F. Vantongerlin House	1872	ELL
C	221	N.	Huron St.	A. Jordan House	1874	ELL
C	227	N.	Huron St.	H. Ottoway House	ca.1871	SG
C	233	N.	Huron St.	Lessey/Michael Blair House	moved to site in 1903	FG
C	621		James St.	Peter Francken House	1881-1890	QU
C	721		James St.	House	1871-1895	ELL
C	202	N.	Michigan St.	George Fenstermacher House	1869	IT
C	208	N.	Michigan St.	George Fenstermacher House	1872	ELL
C	214	N.	Michigan St.	Herbert L. Francken House	1923	BU
C	220	N.	Michigan St.	Peter Francken House	1910	AF
C	222	N.	Michigan St.	Peter Francken House	1911	DU/CRO
C	232	N.	Michigan St.	John S. Monroe House	1869	FG
C	306	N.	Michigan St.	House	moved to site in 1971	TSC
C	312	N.	Michigan St.	W. R. Mathews House	1876	IT
C	321	N.	Michigan St.	William Weshner House	1924	FG
C	430	N.	Michigan St.	House	moved to site in 1970	AF
NC	431	N.	Michigan St.	Bridget Walsh House	1906	FG
C	436	N.	Michigan St.	J. C. Mularkey House	1926	DU
C	437	N.	Michigan St.	D. O. Sanborn House	1895	QU
C	442	N.	Michigan St.	H. A. Hammond House	pre-1867	ELL
C	443	N.	Michigan St.	James C. Miller House	1903	QU
C	448	N.	Michigan St.	G. G. Pratsch House	1891	QU
C	449	N.	Michigan St.	Andrew T. Kay House	1920	BU
C	500	N.	Michigan St.	Mrs. J. A. Annas House	1886	FG
C	503	N.	Michigan St.	Robert Jackson House	1895	QU
C	508	N.	Michigan St.	Anton C. Leininger House	1920	BU
C	511	N.	Michigan St.	Mrs. Ida Jackson House	1895-1900	QU
C	514	N.	Michigan St.	C. E. Wright House	ca.1883	ELL
C	520	N.	Michigan St.	Robert Gano House	1886	QU

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 5

C	521	N.	Michigan St.	Joseph Le Clair House	1887	QU
C	528	N.	Michigan St.	J. H. Scott House	1873	ELL
C	529	N.	Michigan St.	Robert Jackson House	1887	FG
C	600	N.	Michigan St.	C. Dannen House	1906	QU
NC	606	N.	Michigan St.	Alton E. Withbroe House	1980	CON
C	614	N.	Michigan St.	Charles H. Foster House	1950	CON
C	615	N.	Michigan St.	Mrs. J. A. Baker House	1893	QU
NC	619	N.	Michigan St.	Susan Allcox House	1994	CON
C	620	N.	Michigan St.	House	1895-1940	SG
C	621	N.	Michigan St.	F. C. Lawrence House	1902	QU
C	626	N.	Michigan St.	John J. Norton House	1937	CO
NC	632	N.	Michigan St.	Clarence Roffers House	1962	CON
C	633	N.	Michigan St.	Ed DeGroot House	1942	CO
NC	636	N.	Michigan St.	Williams, Builders House	1970	CON
NC	639	N.	Michigan St.	Douglas A. French House	2000	CON
C	705	N.	Michigan St.	Peter Haanen House	1919	BU
C	713	N.	Michigan St.	George W. Martin House	1913	BU
C	719	N.	Michigan St.	Mrs. Christina Regan House	1915	BU
C	725	N.	Michigan St.	Mrs. Sophia Lawton House	1912	BU
C	120	N.	Superior St.	Peter Francken/Emil M. Hahn House	1921	BU
C	126	N.	Superior St.	John Creviere House	1954	CON
C	132	N.	Superior St.	Martin Haanen House	1909	DU
C	133	N.	Superior St.	John Brockman House	1903	AF
C	202	N.	Superior St.	House	pre-1890	SG
NC	208	N.	Superior St.	House	pre-1890	ELL
C	209	N.	Superior St.	Peter Francken House	1893	QU
C	214	N.	Superior St.	House	pre-1890	ELL
C	215	N.	Superior St.	John Morrison, Sr. House	1871/1923	BU/FG
C	220	N.	Superior St.	House	pre-1890	ELL/QU
C	221	N.	Superior St.	House	pre-1890	ELL
C	226	N.	Superior St.	House	pre-1895	QU
C	227	N.	Superior St.	Henry Barlament House	1902	QU
C	232	N.	Superior St.	House	pre-1895	ELL
C	233	N.	Superior St.	House	pre-1895	QU
C	423	N.	Superior St.	House	Moved to site post-1953	CR/BU
C	428	N.	Superior St.	Irwin School	1924	CG
NC	429	N.	Superior St.	House	1965	CON
C	437	N.	Superior St.	John Hockers House	1907	AF

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 6

C	443	N.	Superior St.	Gerhard Jannsen House	1951	CO
C	449	N.	Superior St.	John Beemster House	1915	DU
NC	502	N.	Superior St.	Sean Smits Spec. House	1992	CON
C	503	N.	Superior St.	S. W. Lawton House	1905	QU
C	506	N.	Superior St.	Joseph E. Francken House	1938	CO
C	509	N.	Superior St.	Peter Francken House	1915-1916	BU
C	514	N.	Superior St.	Henry & Augusta Boehm House	1922	FG
C	515	N.	Superior St.	Joseph Minich House	1925-1926	AF
C	520	N.	Superior St.	A. B. McEacheron House	1938	CR/CO
C	521	N.	Superior St.	Roy H. Osen House	1922	FG
C	526	N.	Superior St.	Roy H. Osen House	1938	CO
C	527	N.	Superior St.	Charles Scott House	1904-05	FG
C	601	N.	Superior St.	John Dunn/Carl Wraac House	1900/1939	ELL/FP
C	602	N.	Superior St.	Alex Fleury House	1921	FG
C	605		William St.	W. W. Mathews House	1870	IT
C	432	N.	Wisconsin St.	G. H. Fleck House	1906	QU
C	444	N.	Wisconsin St.	John Devroy House	1869	FG
C	450	N.	Wisconsin St.	Mrs. Susan Morrison House	1867	FG
C	502	N.	Wisconsin St.	A. Putnam/L. P. Bickford House	1864-1867	ELL
C	508	N.	Wisconsin St.	Mrs. J. M. Fifield House	1891	QU
C	518	N.	Wisconsin St.	Fred Lawrence House	1887	QU
C	522	N.	Wisconsin St.	Otto Schreiber House	1938	TU
C	526	N.	Wisconsin St.	C. W. Cutting House	1887	QU
NC	616	N.	Wisconsin St.	Thomas Struthers House	1868	IT
C	622	N.	Wisconsin St.	Elmer Secor House	1913/19??	AF
C	628	N.	Wisconsin St.	P. R. Proctor House	1874	IT
C	632	N.	Wisconsin St.	Anne Klender House	1938	DU
C	638	N.	Wisconsin St.	J. B. Crandall House	pre-1867	ELL
C	702	N.	Wisconsin St.	William Hannmill House	1924	QU
C	712	N.	Wisconsin St.	Art McEachron House	1921	DU
C	718	N.	Wisconsin St.	Ivan Wright House	1911	BU
C	724	N.	Wisconsin St.	John McEachron House	1919	SG

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 8

600 N. Michigan St.

C. Dannen House

1906 (Photo No. 5)

The Dannen House occupies a large corner lot on the corner of Fulton and N. Michigan streets and it is one of the District's larger Queen Anne style houses as well as one of its last and most intact examples. Most of the District's examples of this style are rather small one-and-one-half-story, cruciform plan, clapboard-clad buildings that are sheltered by multi-gable roofs. The Dannen house is very similar in its design to the others, but a good deal larger. The Dannen house is also cruciform in plan but it is two-stories-tall and it sits on a tall cut stone foundation and has exterior walls that are clad in clapboard, save for the upper portions of its gable ends, which are clad in decorative wood shingles. The main facade of the house faces west onto N. Michigan St. and its dominant feature is a broad veranda that spans the width of the facade and then curves around to cover a portion of the south-facing side elevation of the house and the house's main entrance. Decorative scrollsawn bargeboards ornament the gable ends of the house, which is further distinguished by its excellent state of preservation.

Bungalow

449 N. Michigan St.

Andrew T. Kay House

1920 (Photo No. 2)

The Kay House was one of the last Bungalows to be built in the District and it is also one of the largest and most intact examples as well. The one-story Kay house is a side gable variant of the style and has a rectilinear plan and walls that are clad in stucco and are sheltered by a broad side gable roof whose overhanging eaves are visually supported by wooden brackets. The main facade of the house faces east onto N. Michigan St. and features a full-width open front porch that is sheltered by downward extension of the main roof slope, a characteristic feature of the style. Centered on the roof slope above this porch is a broad, shed-roofed dormer that contains three small three-light windows and the principal windows of the house are also grouped, for the most part, and feature four-over-one-light double hung wood sash windows.

214 N. Michigan St.

Herbert L. Francken House

1923

The Francken House *is* the last Bungalow built in the District. This T-plan example is one-story-tall, has a poured concrete foundation, exterior walls that are clad in brown brick, and its walls are sheltered by a multi-jerkinhead gable roof that has wide overhanging open eaves. The main facade faces west onto N. Michigan St. and its dominant feature is a centered, gable roofed pavilion that contains a sunporch and the main entrance to the house, which is sheltered by an open entrance porch that

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 9

occupies the right-hand third of the pavilion. Paired eight-over-one-light double hung windows are placed on the main wall surface of the facade on either side of this pavilion and the windows located on the side elevations are also typically grouped.

American Foursquare

437 N. Superior St.

Joseph Hockers House

1907 (Photo No. 9)

The Hockers House is one of the earlier examples of the American Foursquare in the District and it is also the largest and one of only two that is built of brick. The two-story Hockers House has a rectilinear plan, tall cut stone foundation walls that are surmounted by a concrete water table, and exterior walls that are clad in red brick and sheltered by a hipped roof that has overhanging boxed eaves. A large hip-roofed dormer is centered on each of the four slopes of this roof and all four feature a triple window group. The main facade of the house is symmetrical in design and faces east onto N. Superior St. and its first story is sheltered by a full-width open front porch. In addition, all the house's windows and doors have segmental arched openings.

In addition to the house there is also a large hip-roofed one-story rectilinear plan brick-clad garage/carriage house located behind the house that was built at the same time as the house.

515 N. Superior St.

Joseph Minich House

1925-26

The Minich House is one of the last examples of the American Foursquare to be built in the District. While it is simpler in design than the Hockers house, it shares many of the same design elements. The Minich House is also two-stories and it is also sheltered by a hip roof that has broad overhanging boxed eaves. Also similar is its main facade, which also faces east onto N. Superior St. and has a first story that is also sheltered by a full-width hip-roofed front porch. The Minich House, however, has a square plan, a stucco-clad foundation, and exterior walls that are clad in clapboards and that have a broad beltcourse that divides the first story from the second. The differences may not seem that great but the rectilinear window openings of the Minich House and its relative simplicity combine to give it a more modern appearance than its older neighbor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 10

Dutch Colonial Revival Style

449 N. Superior St.

John Beemster House

1915 (Photo No. 8)

The Beemster House is an unusual, almost flamboyant and atypical example of the front gable variant of the Dutch Colonial Revival style whose design owes something to the previous Queen Anne style and even to the Shingle Style. The house occupies a corner lot and it is essentially rectilinear in plan and has a rock-faced concrete block foundation and exterior walls that are clad for the most part in clapboards. The main facade of the house faces east onto N. Superior St. and its first story consists of an open full-width front porch that is completely sheltered by the extended main gambrel roof above. This roof not only shelters the first story porch below but its gable end is pierced by a broad, deeply inset arched opening that serves as the roof of a second story porch that is placed above the first story one. Almost equally large gambrel-roofed cross gable dormers are centered on the house's two side elevations and these both have much shallower arched elements that frame their inset gable ends. The resulting ensemble represents one of the more unusual De Pere examples of this style.

712 N. Wisconsin St.

Art McEachron House

1921

The McEachron house is a good example of the side gable variant of the Dutch Colonial Revival style. The house has a side-gabled, rectilinear plan main block that is clad in clapboards and is two-stories tall, and this block has an asymmetrical main facade that faces west onto N. Wisconsin St. The main entrance door is placed at the left end of the facade and it is sheltered by a gable roofed entrance porch that has minor classical detailing. To the right of the door is a four window group that contains four six-over-one-light windows. Placed on the slope of the roof in the second story above is a nearly full-width dormer that features two pairs of six-over-one-light double hung windows. In addition, there is a flat-roofed one-story sun porch ell attached to the south-facing side elevation of the house.

Colonial Revival Style

633 N. Michigan St.

Ed DeGroot House

1942

The N. Michigan St.-N. Superior St. Historic District is not rich in examples of the Colonial Revival style, unlike the Randall Avenue Historic District that lies immediately adjacent to the north across Ridgeview Blvd., which has De Pere's finest collection of examples of the style. Never-the-less, the District does have a few good examples of the style and the Ed DeGroot House is one. This small T-

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 7 Page 11

plan, one-story, multi-gable-roofed house has a poured concrete foundation and walls that are clad in wood clapboards. The main facade faces east onto N. Michigan St. and it is dominated by a centered, projecting, gable-roofed wing whose east end contains a very large triple window group modeled on classical precedent that consists of a pair of twelve light windows that are flanked by narrower, equally tall six-light side lights. The gable end above this window group is clad in vertical board and batten and it also features returned eaves. The main entrance to the house is placed on the main wall surface to the left of this wing and it is enframed with fluted pilaster strips, while a smaller six-over-six-light window is placed on the main wall surface to the right of the wing. The resulting composition is an atypical design but one that has been handled with considerable finesse and it was probably architect designed.

127 N. Huron St.

Henry & Neil Vanden Heiden House

1937

The Vanden Heiden House is a more typical example of an asymmetrically designed variant of the Colonial Revival style. This one-and-one-half-story house has a rectilinear plan, a poured concrete foundation, and walls that are clad in steel clapboards and are sheltered by a side-gable roof. The main facade faces east onto N. Huron St. and it is asymmetrical in design and three-bays-wide. The left-hand bay consists of a shallow, gable-roofed, one-and-one-half-story pavilion that has a pair of six-over-six-light windows in its first story and a much smaller six-light window in the gable end above. The middle bay consists of a second shorter and shallower gable-roofed pavilion that contains the main entrance to the house. The right-hand bay is the main wall surface of the house and contains a single six-over-six-light window. In addition, there is a gable-roofed one-story screen porch ell attached to the south-facing side elevation of the house.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 1

Significance:

The N. Michigan Street-N. Superior Street Historic District is a large, architecturally significant residential district that is located in the historic core of that portion of the city of De Pere that is situated on the east side of the Fox River. The District is located one-half block to the east of the North Broadway Street Historic District, which was listed in the National Register of Historic Places (NRHP) in 1983. The current district was first identified by the De Pere Intensive Architectural Survey, which was undertaken in 2000-2001, as a potential historic district having local significance under National Register (NR) Criterion C (Architecture).³ Research was undertaken to assess the potential for nominating the District to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Italianate, Queen Anne, Bungalow, American Foursquare, and Period Revival styles subsections of the Architectural Styles study unit of the CRMP, and the Front Gable, Side Gable, and Gabled Ell vernacular forms of the Vernacular Forms study unit of the CRMP.⁴ The results of this research are detailed below and shows that the N. Michigan Street-N. Superior Street Historic District is locally significant under NR Criterion C as an architecturally and historically significant collection of single family residences and a single school building that together constitute a well-defined and visually distinct geographic and historic entity within the city of De Pere.

The N. Michigan Street-N. Superior Street Historic District is comprised of 104 contributing resources and 11 non-contributing ones and it contains the largest intact historic collection of historic residential buildings to be found within the corporate boundaries of the city of De Pere. The earliest buildings in the District were built in the mid-1860s and are Italianate style and Vernacular Form buildings, while the latest contributing buildings are late examples of the Period Revival styles and early examples of the Contemporary styles. The great majority, however, were built in the years between 1890 and 1930 and are examples of the Queen Anne, Bungalow, American Foursquare, and the Colonial Revival styles and the various vernacular forms. Nearly all of these buildings are of small to medium size, but a number have fine designs that were probably supplied by those who built them. Collectively, the District's resources are of greater importance than its individual components because their large numbers and their

³ Heggland, Timothy F. *City of De Pere Intensive Survey*. De Pere: 2001. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

⁴ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-6, 2-15, 2-17, 2-25-2-33, and 3-1-3-6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 2

generally good degree of integrity makes it possible to study in depth the range of designs that were available to the working class and the middle class in De Pere during the period of significance, which period extends over most of the history of the city.⁵

Historic Context

A detailed history of the city of De Pere and its built resources is embodied in the *City of De Pere Intensive Survey Report*, printed in 2001. Consequently, the historic context that follows deals primarily with the history of the District itself and with the immediate surrounding area.

The city of De Pere has the distinction of being one of the oldest points of European-American settlement in Wisconsin. The first European to see it was, in all probability, Jean Nicolet in 1634, who claimed the surrounding territory for France. In time, Nicolet was followed by two Jesuit missionaries, Fathers Allouez and Andre, who established a mission at the first rapids of the Fox River in 1670. In 1671 the fathers erected a chapel and residence on the east shore of the river, which became their headquarters, and these were the first buildings that were constructed on the future site of today's city. In 1675 this chapel burned and several new, more substantial log structures, including a church, were built in its place. This mission, known as St. Francis Xavier Mission at Rapids des Peres, lasted for almost twelve years but was burned by the Indians in 1687 and the subsequent history of this place was then subsumed into the larger history of the French and English contests for supremacy in the region followed by the English and American ones.⁶

It was not until the creation of the Military road system in 1832 in what was soon to become the Territory of Wisconsin, that interest in the possibilities of utilizing the rapids at De Pere began to stir interest. The construction of the first of these roads from Fort Howard on the Fox River at Green Bay to Fort Crawford on the Mississippi River at Prairie Du Chien, established the first road across the territory and brought wagon and foot traffic up and down the river and past the future site of De Pere. But this opening up of the region was of only limited value to any economically significant movement of goods, and hopes fastened instead on improving the Fox River, which was navigable for much of its length but needed to be linked with the Wisconsin River in order to become a link between the Mississippi and the Great Lakes.

⁵ The period of significance begins in 1867, the year the area was platted. Several houses predate this year; however, their exact date of construction is unknown. The period of significance ends in 1954, the date of the last house built within the historic period.

⁶ Maes, Matthew J. *The History of Brown County and De Pere, Wisconsin*. *Brown County Democrat*: April 3, 1914, p. 9 and April 10, 1914, p. 9.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 3

Thus, like most other early Wisconsin communities, the city of De Pere owes its existence to its proximity to water, which provided the state's first settlers with transportation routes, a reliable and easily accessible source of water for drinking, and the only readily available means of generating power for industrial purposes before steam power became wide spread. De Pere is situated on both banks of the Fox River at a point located some five miles south of the mouth of the river, which empties into Green Bay and Lake Michigan. Because there was a considerable rapids at this location, further navigation upstream was impossible in the days before a lock system and canals were developed. While work was commencing elsewhere on this Fox-Wisconsin rivers waterway, others were laying claim to the heavily forested land that surrounded the site of what was to become De Pere.

In 1835, the De Pere Hydraulic Co. was formed and one of its first acts was to purchase a 100 acre plat of land on the east bank of the river abutting the rapids. A portion of this land was then platted into lots, which was called the Plat of the Town of De Pere, a contraction of the French "Des Peres." This plat, which is the original plat of that portion of today's city of De Pere that lies on the east side of the river, is bounded roughly by John Street to the North, Ontario Street to the east, Lewis Street to the south, and the Fox River to the west, and it includes within it the south half of what is now the N. Michigan Street-N. Superior Street Historic District.

The following year the company started construction of a dam above the rapids that could be used to tap the water power potential of the river, and when the dam was completed in 1837, the future growth of the city seemed assured. This growth did not materialize immediately, however, because the company lacked the resources to harness the water power potential and the situation was exacerbated when the dam washed out in 1847. It was only when a new dam was built in the following year that real efforts were made to harness the resulting water power for industrial purposes and it is from this date that the real growth of the future city begins.

By 1850 the population of the village had grown to 500 and another event of enormous importance for inhabitants on both sides of the river took place in the same year. This was the construction of the first bridge across the river just below the dam. This was a toll bridge and lightly constructed but it was still the first bridge and provided a vital transportation link whose importance would continue to grow in the years to come. Another event that occurred in 1850 was of future importance to De Pere as well. This was the platting by Dr. Louis Carabin of a block and a half wide strip of land on the west side of the river that extended west from the river to what would become the Chicago & NorthWestern Railroad right-of-way and which extended south from the center of what is now Main Avenue. This plat was recorded on October 2, 1850 as the Town of West De Pere and was the first plat on that side of the river. This action

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 4

was accompanied by the creation of two new plats on the east side of the river as well, on land that is now included with the boundaries of the N. Michigan Street-N. Superior Street Historic District. These plats are: Irwin's Addition, which is bounded by Broadway to the west, Fulton Street to the north, Franklin Street to the south and N. Michigan Street to the east; and Fitzgerald's Addition, which occupies a strip of land between Morris Street and N. Huron St. that consists of the south side of Morris Street.⁷

It is reasonable to suppose that this platting activity was spurred by the completion of the bridge and the previous completion of the new dam, and more changes were to come. In 1852, Chicagoan Robert Ritchie and his brother-in-law, Andrew Reid, built a saw mill (non-extant) at the west end of the bridge and three years later Capt. Elias Sorenson started a shipyard (non-extant) on the west bank of the river north of the bridge. The following year, a saw mill and agricultural implement factory (non-extant) was started by W. O. Kingsley just south of the bridge on the east bank of the river. The really big news in 1856, however, was the arrival of the first ship to make the voyage up the newly completed lock and canal system of the Fox/Wisconsin. This was the "Aquila," which had begun its journey in Pittsburgh and journeyed down the Ohio, then up the Mississippi to the Wisconsin and on up to Portage, Wisconsin, and then up the Upper and Lower Fox to De Pere and Green Bay.⁸

The following year, Mrs. A. B. Williams reported that De Pere had improved since she had left in 1850. "The population all told was about 400. Wilcox & Wager had a flouring mill. There were two saw mills, one owned by Ritchie and Reid and the other by Frank Thompson; four stores kept by Dominicus Jordan, C. R. Merrill, Mr. Kelsley and Mr. Wager, respectively."⁹ Also in 1857, De Pere (on the east bank) was incorporated as the Village of De Pere.

In 1861, a new bridge was built across the Fox by the Village of De Pere and by the Town of Lawrence (on the west side of the river) to replace the original one. In the following year an event of even greater importance occurred when the tracks of the Chicago & NorthWestern Railroad reached West De Pere on their way up the west bank of the river to Fort Howard. The importance of this event cannot be overestimated because by this time railroads were rapidly eroding the importance and advantages of river and lake transportation and a position on one was imperative for a community that hoped to grow and prosper. Happening as it did in the middle of the Civil War, the effect of this last event was not felt immediately in De Pere and especially in West De Pere, but as soon as the war ended, property owners in West De Pere responded with a flurry of platting activity.

⁷ Fitzgerald's Addition is more commonly known as Fitz's Addition. These two plats, coupled with that of the original plat, meant that almost all of the N. Michigan Street-N. Superior Street Historic District was in place as a platted entity by 1850.

⁸ Ibid, July 10, 1914, p. 10.

⁹ Ibid, February 12, 1915, p. 7.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 5

The period from the end of the Civil War in 1865 until the financial panic of 1873 was a boom period for the communities on both sides of the river, and among other things, saw the Irwin Estate platting Irwin's Second Addition in 1867 on land just to the east of Irwin's original addition. This new plat is bounded by N. Michigan, Fulton, N. Ontario, and Franklin streets and it too includes within it land that is now within the boundaries of the N. Michigan Street-N. Superior Street Historic District. This was also the period when the first extant houses begin to appear in the District. These are mostly Italianate Style and Gable Ell and Side Gable vernacular form houses and they are mostly located in the west portion of the District nearest to N. Broadway and in the south portion of the District between William and George streets, in other words, in those parts of the District that lie closest to the commercial establishments on George Street and on Broadway.

By 1870 the census of that year showed that the population of De Pere on the east side of the river had risen to 2800 and on the west side to 875. As a consequence, the community on the west side petitioned to be incorporated as the Village of West De Pere, which was approved in that same year. In 1871, the Village of De Pere on the east side received a railroad of its own when the tracks of the Milwaukee Northern Railroad (later the Milwaukee Road) reached the community on their way to Green Bay, and as had happened on the west side, property owners on the east side responded with a flurry of platting activity of their own. A Bird's Eye View of the two villages, published in 1871, shows that the settled part of the Village of De Pere on the east side of the river was then bounded by the river to the west, Fulton St. to the north, Huron Street to the east, and Chicago Street to the south, while the settled portion of West De Pere was bounded by the river on the east and north, the C. & NW RR tracks on the west, and Butler Street to the south. Both communities had public schools, there were six churches (Irish, French, and German Catholic, Methodist, Congregational, and Presbyterian), three hotels (California House, National House, and Village House), and three large industries (De Pere Iron Works, Fox River Iron Co., and First National Iron Co.).¹⁰

By 1875, the communities of De Pere and West De Pere had evolved into the principal trading center of the area around it and had two well-established business cores that were both surrounded by residential plats. The architectural styles found in De Pere in the mid-1870s were typical of other communities of the day. Older houses tended to be built in the Greek Revival style or were vernacular expressions of it and were mostly built of wood, as were the community's first commercial buildings. By the 1860s, however, some of the village's older commercial buildings began to be replaced by larger brick examples whose designs were influenced by the newly fashionable Italianate style, and

¹⁰ *Bird's Eye View of De Pere, Wisconsin*. Madison: J. J. Stoner, publisher, 1871.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 6

houses exhibiting the Italianate style also began to appear in De Pere at this time, including three in the District: the Thomas Struthers House at 616 N. Wisconsin St., built in 1868; the W. W. Mathews House at 605 William Street, built in 1870; and the George Fenstermacher House at 208 N. Michigan St., built in 1872.

In 1876, the following description of De Pere was contained in an advertisement for land owned by the De Pere Co.

The waterpower is made by the first dam on the Fox River of the Green Bay & Mississippi Canal Company. Depere [sic] and West Depere [sic] lie on opposite sides of the river, and are connected by a commodious bridge of fifteen hundred feet in length. Their population numbers over four thousand people. There are eight churches, three public and one private school; four furnaces for smelting iron ore; one extensive railroad car manufactory and iron works; one machine shop; three flour mills; two large wooden ware factories; three shingle mills; four saw mills; two sash and door factories; one stave factory; one hub and spoke factory; five wagon ships; seven smitheries; a steam forge and various other manufactories. The Milwaukee and Northern Railroad runs on the river bank through Depere, [sic] and the Chicago and Northwestern Depot is at West Depere [sic]. The Goodrich line of steamers make regular trips between Depere [sic] and Chicago, and the Buffalo line takes freight from our wharves to Buffalo and intermediate ports.¹¹

And yet, larger forces were then in operation that would have a substantial effect on the future of the two villages. By 1880, the combined populations of the nearby twin cities of Green Bay and Fort Howard (also located on the east and west sides of the Fox River) was 10,500, more than double the 3824 of the two De Peres, and this difference in relative size has continued until the present day. The reasons for this difference in size and rate of growth reflected many things, of course, and among them was the simple fact that the initial advantages that had led to the creation and subsequent growth of De Pere had slowly dwindled. By 1880, De Pere's water power advantage was gradually being offset by the construction of new coal-fired steam boilers. Green Bay also reaped the advantage of being the final destination point of all the land and water transportation routes that passed through De Pere. In addition, Green Bay's position at the mouth of the Fox River gave it advantages as a port that could not be matched by a site further upstream. As a consequence, De Pere's population growth gradually began to level off.

The village of De Pere also lost a large number of its older historic buildings from fires during the 1880s. For instance, there were originally many more houses in the southernmost part of the District that dated

¹¹ Maes. Op. Cit., march 5, 1915, p. 10.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 7

from the 1860s and 1870s than there are today, but nearly 30 of them were destroyed by a major fire on August 9, 1886. This fire began on the roof of a barn on George Street (located in the block bounded by N. Michigan, N. Superior, and James streets), and by the time it was finally extinguished, it had destroyed the Presbyterian Church in the same block and most of the other houses located on blocks as far east as N. Huron St., as far west as N. Michigan Street, and as far north as Fulton Street; six blocks in total.¹² This same period saw the Queen Anne style emerge as the style of choice for those building new houses in De Pere and a number of the houses that were built to replace those destroyed in the 1886 fire were built in this newly popular style.

Positive events that were of importance to the future of the two communities also happened in the 1880s. In 1883, the two villages were incorporated as the city of De Pere (east side) and the city of Nicolet (west side). Nicolet subsequently changed its name back to West De Pere in 1887 and the two cities finally agreed to merge on August 7, 1889, and became known as the City of De Pere. Also in 1886, C. A. Lawton built the first portion of the foundry on the east side of the river at 233 N. Broadway that was subsequently to become one of De Pere's larger and more sustained industries and whose factory buildings are now listed in the NRHP.

By 1893, the *Bird's Eye View of De Pere* published in that year showed that most of the lots in the District that were located south of William Street were occupied by houses and a good number of the lots that were located as far north as Morris St. were also occupied by houses as well.¹³ Partly this was due to an especially momentous event that occurred late in 1890, when the Kimberly & Clark Company of Neenah, Wisconsin announced that it had purchased the water power at De Pere and would build a huge new paper mill on the river in West De Pere that would employ from 300 to 400 hands.¹⁴ This announcement was truly a godsend for a community that was still reeling from the recent loss by fire of the E. E. Bolles Wooden Ware plant, which put 225 men out of work. To manage the new plant, a new corporate entity called the Shattuck & Babcock Company was formed, and by March of 1892 the new five-story-tall, 1000-foot-long, \$500,000 plant was a reality and it instantly became the largest employer in the city.¹⁵ The creation of the new mill also led to infrastructure improvements in its vicinity, including the demolition of the old wooden bridge across the river and the construction of a new iron replacement bridge between 1891 and 1893.

¹² *De Pere News*. August 14, 1886, pp. 1, 4.

¹³ *Bird's Eye View of De Pere*, Wisconsin, 1893. Milwaukee: C. J. Pauli, publisher.

¹⁴ *De Pere News*. November 15, 1890, p. 1; December 27, 1890, p. 1.

¹⁵ *Ibid*, March 12, 1892, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 8

The new mill gave the industrial base of De Pere a solidity and a depth that it had never had before and the effect that this was to have on the city soon became apparent. In June of 1893, for instance, W. J. W. Arndt and Alice Bolles platted a new two-block addition to the city that was bounded by Broadway to the west, N. Michigan Street to the east, Ridgeview Boulevard to the north, and Morris Street to the south (the easternmost of these two blocks is now part of the northernmost portion of the N. Michigan Street-N. Superior Street Historic District). Another sign of the new paper mill's influence on the city was its influence on the city's population, which grew from 3625 in 1890 to 4293 by 1895.

By 1900, though, De Pere's population had dropped slightly to 4038, and the city was entering a more mature phase of its history. Changes in the lumber industry that had been of such importance to De Pere were dictating that certain kinds of manufacturing that had once been done in factories like those in De Pere could now be done more efficiently in plants located nearer to the forests themselves, forests that had largely been depleted in surrounding Brown County. In addition, other types of manufacturing that had once been done in the city were now being done by much larger firms with regional and even national markets. As a result, industrial production was slowly beginning to lose its importance in the economic life of the city.

One positive sign of the increasing maturity of De Pere was the City's 1904 decision to purchase the two privately owned water companies in the city for the combined sum of \$27,300 and create a municipal water supply entity instead. Another positive development that occurred between 1900 and 1905 benefited the citizens of the city in general but had a less pleasant effect on the city's merchants. This was the granting of a streetcar franchise to the Knox Construction Co. on March 23, 1903, which resulted in two lines being constructed to the city, one of which ran through a loop on the east side and the other through the city on the west side.¹⁶ These lines connected De Pere with the city of Green Bay to the north and to the city of Kaukauna to the south and they gave the citizens of De Pere ready access to goods and services they had not had before and also made it possible for them to work in places that had hitherto been located too far away to be realistic options. This last fact was of enormous importance because it was one of the facts of life during the period before automobile ownership became common that most persons needed to live near their work place if some form of public transit was not available. Once streetcars became available, however, the possible range within which one could live and commute to work was expanded significantly, a factor that also tended to benefit the larger cities on the lines such as Green Bay, where more employment opportunities were available. The streetcar line also greatly expanded the number of places where one could shop too, a fact that tended to work to the disadvantage

¹⁶ McDonald, Forrest. *Let There be Light: The Electric Utility Industry in Wisconsin, 1881-1955*. Madison: The American History Research Center, 1957, pp. 72-73 and 150-152.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 9

of local merchants in smaller communities such as De Pere.

Another result of the coming of mass transit to the greater De Pere area was a gradual increase in the size of the residential neighborhoods that bordered the commercial districts in De Pere on both sides of the river. By 1910, new residential development on the east side of the river in particular was moving south, north, and eastward away from the city's historic residential core, much of which was located in what is now the N. Michigan Street-N. Superior Street Historic District. By this date, houses already occupied most of the parcels in the District, although a sizable number of these houses sat on parcels that were comprised of more than one lot. These multi-lot parcels were scattered at random throughout the District and the houses that were built in the District in the following decades would almost all be built on lots that were subdivided from these larger parcels. Between 1910 and 1925, most of these houses would be examples of either the Bungalow or American Foursquare styles, while houses built in the District between 1925 and 1940 are almost all examples of the Colonial Revival and Dutch Colonial Revival styles.

By 1940, the District was essentially complete. Only two houses were built there between 1941 and 1950 and just 11 more houses would be built there after 1950, and several of these, such as the houses located at 632 N. Michigan St. and 502 N. Superior St., replaced earlier houses on these same lots.

Architecture

The N. Michigan St.- N. Superior St. Historic District was identified by the De Pere Intensive Survey as one of the areas in De Pere that is most worthy of being listed in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because it is a well-defined residential neighborhood whose buildings are typically good, largely intact, representative examples of a number of the most important architectural styles and vernacular forms that were applied to residential buildings in De Pere between the years 1867 and 1954. The District includes within its boundaries most of the oldest residential neighborhood in De Pere and the oldest buildings in the District today are also among the oldest extant residential buildings in the city. The significance of the District is further enhanced by its generally high degree of integrity and its well maintained condition.

The buildings within the N. Michigan Street-N. Superior Street Historic District consist of a single Collegiate Gothic Style grade school building built in 1924, and 114 single family houses. Of these 114 houses, at least twelve were built before 1870, another twelve were built between 1871 and 1880, eight

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 10

more were built between 1881 and 1890, and another eight were built between 1891 and 1900.¹⁷ These forty houses consist almost entirely of small to middle size examples of the Italianate and Queen Anne styles and of the Side Gable and Gable Ell vernacular forms, and examples are distributed throughout the District but are most commonly found nearer to the commercial districts that developed on George St. to the south and Broadway to the west. Fifteen more houses were built in the District between 1901 and 1910 and another fourteen between 1911 and 1920, and these twenty-nine houses are mostly examples of the Bungalow and American Foursquare styles, with Front Gable and Side Gable vernacular form houses and a few early Colonial Revival and Dutch Colonial Revival style houses also being represented. Between 1921 and 1940, another twenty-one houses were built in the District and while the large majority of these were Colonial Revival and Dutch Colonial Revival style buildings, the early twenties still saw a few Bungalow and American Foursquare style examples being built there as well. After 1941, though, almost all of the thirteen houses that were built in the District thereafter are examples of various Contemporary Style designs that range from recent prefabricated houses to custom designs produced by area architects.

The earliest houses in the District whose designs can be said to show evidence of one of the architectural styles are its Italianate Style houses. Something of the age of the neighborhood that the District is part of can be gathered from the fact that the De Pere Intensive Survey found only eight Italianate style houses in the entire city of De Pere that met survey criteria, and five of these are located within the boundaries of the District. These five examples are all very simple vernacular examples that have two-story-tall square or rectilinear plan main blocks with exterior walls that are sheltered by simple, shallow-pitched hip roofs. Two of these houses are clad in brick: the W. R. Mathews House, located at 312 N. Michigan St. and built in 1876; and the P. R. Proctor house, located at 628 N. Wisconsin St., and built in 1874. The other three examples were all originally clad in clapboard and one of these, the now vinyl-clad Thomas Struthers house located at 616 N. Wisconsin St. and built in 1868, is also one of the two oldest houses in the District and one of the oldest houses in De Pere.

The most commonly encountered nineteenth and early twentieth century style in the District is the Queen Anne style, with twenty-four examples. Most of these houses are rather small one-and-one-half-story, cruciform plan, clapboard-clad buildings that are sheltered by multi-gable roofs, but their small size does not necessarily mean that they lack the ornamentation that is one of the style's characteristics. A case in point is the Mrs. J. A. Baker House located at 615 N. Michigan St. and built in 1893, which has an encircling veranda in front, decorative bargeboards, and a rear porch as well. Another similar, simpler

¹⁷ Not all of the dates of construction of the houses in the District have been found. The numbers given here represent those that have been so identified.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 11

example is the cruciform plan D. O. Sanborn House located at 437 N. Michigan St., which was built in 1895 and whose south-facing side elevation has a two-story bay whose first story has cut away corners that give it a polygonal plan. Still another good variant example of the cruciform plan is the M. Schwartz house located at 215 N. Huron St., built prior to 1884, which has a polygonal bay window attached to the first story of its south-facing side elevation's two-story bay as well as a small, ornamented front porch that shelters its entrance door.

Examples of the Queen Anne style continued to be built in the District until 1906, after which time it was succeeded by houses that were designed in the Bungalow and American Foursquare styles. Bungalows are typically of three main types: front gable variants, side gable variants, and hip-roofed variants, and the District contains examples of all three. Two of the most interesting of the District's hip-roofed variant examples are located next door to each other. These are the Mrs. Christina Regan House, located at 719 N. Michigan St. and built in 1915, and the Mrs. Sophia Lawton House at 725 N. Michigan St., built in 1912. Both of these one-story, rectilinear plan houses are clad in stucco and both have full-width open front porches that feature broad segmental-arched openings, which suggests that they were both built by the same builder.

American Foursquare examples were also built in the District at the same time as their Bungalow neighbors. Both are examples of the so-called Progressive Styles that appeared just after the turn of the century, the best known of these styles being the Prairie School style made popular by Frank Lloyd Wright. All three of these styles shared certain characteristics, most notably, an absence of historic references, and a straightforward, honest use of materials. Most of the District's examples of the Foursquare style are clearly recognizable as such and display the usual characteristics of the style. A notable exception, however, is the John Brockman House at 133 N. Superior St., which was built of brick in 1903 (Photo No. 1). The Brockman house shares a number of characteristics with the more typical Hockers House located at 437 N. Superior St., which was built three years later, including a tall cut stone foundation, walls that are clad in brick, and first story windows that have segmental-arched openings. The second story of the Brockman House, however, has a large wall dormer centered on each of its three principal facades and each of these dormers contains a pair of double hung windows that are enframed by pilaster strips. The resulting design, with its off-center front entrance, is a possibly unique early example of the style and it is also one of the most unusual designs to be found in the District.

Period Revival style designs did not start to appear in the District until 1909, when the Martin Haanen House was built at 132 N. Superior St. The Haanen House was the District's first example of the Dutch Colonial Revival style and few examples of this or any other Period revival style were built in the District until after the end of World War I. Dutch Colonial Revival Style houses tend to be of two principal types,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 12

either their gambrel ends face to the front of their lot or to the sides. Front-facing gambrel-roofed examples tend to be older and smaller than side gable examples and are more frequently found on older, narrower, urban lots, while side gambrel examples tend to be larger and are more typically found in neighborhoods developed after the end of World War I. The Haanen House was the first example of this style in the District while the John Beemster House located at 449 N. Superior St. and built in 1915 is the District's most unusual front gable example. A more typical example is the Ann Klender House located at 632 N. Wisconsin St. and built in 1938. The Klender House is an example of the side gable variant of the style and it is rectilinear in plan, has a symmetrical main facade, and it is still clad in its original steel clapboard siding.

After the end of World War I, it was Colonial Revival style designs that predominated in the District, just as they did elsewhere in the city. These designs came in many shapes and forms. Many are highly symmetrical in design but others are quite informal and rambling. It all depended on the particular historic precedent each was trying to emulate. Wall cladding also varied, but most examples in the District are clad entirely in wooden clapboards or steel that imitates wooden clapboards. Despite the variety of designs, however, the use of some elements such as double hung multi-light windows, simple main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent. The District has seven examples of the style and all of them were built after 1935.

Architects & Builders

Researching buildings constructed in Wisconsin's smaller cities seldom produces the identities of the designers and/or builders of these buildings, and unfortunately, this proved to be true for all but four of the buildings within the N. Michigan Street-N. Superior Street Historic District. Partly this is due to the fact that the newspapers in De Pere seldom included such information when noting that a house was under construction, regardless of the building's size or the importance of its owner. For instance, such information was seldom mentioned even when the building in question was one of the large, elaborate residences that line Broadway and the west side of N. Wisconsin St. just a block to the west of the District, so it is not surprising that such information was also not mentioned when the house in question was one of the more modest-sized ones found in the District. What follows is the information that was found about the one architect who is known to have produced a design for a building in the District, and about two of the builders who also built identified buildings in the District.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 13

Architects

Just a single building in the District is the known work of an architect. This is the Collegiate Gothic Style Irwin Grade School building located at 428 N. Superior St., which was completed in 1924 to a design supplied by the Manitowoc, Wisconsin firm of Juul, Smith, and Reynolds.¹⁸ The principals of this short-lived firm were Edward Juul, George L. Smith, and Charles C. Reynolds and it was Reynolds, who was described in the local newspapers as a "well known school building architect," who was the lead designer of the project.¹⁹ Charles Clark Reynolds' early history is not known but in 1919, when he applied for a license from the State to practice as an architect, he was living in Milwaukee and listed his previous experience at that time as having been with the Milwaukee architectural firms of Herbst & Hufschmidt for one year, Charleton & Kuenzli, for one year, Lockwood Green & Co. for one year, and three years working for The Milwaukee Electric Railway & Light Co. (T.M.E.R. & L.).²⁰ By 1924, Reynolds was practicing in Manitowoc with Juul and Smith and he had apparently already earned a reputation as a school specialist by this time. Reynolds was still listed as an architect in Manitowoc's city directory in 1927, in which year he completed plans for the High School in Menasha, WI, and the Second Ward School in the same city. By 1928, however, Reynolds had moved to Green Bay, Wisconsin, where he was practicing alone, and in that same year he completed the plans for the West Senior High School in Green Bay, which is located at 958-978 Shawano Ave., and the Jefferson Public School in Green Bay, which is located at 810 Phoebe St. Reynolds was still listed as residing in Green Bay in that city's 1929-1931 city directory, but information regarding the rest of his career has not yet been found.²¹

Builders

Most of the District's houses were probably designed by those who built them, using either published plans or designs based on their previous work. The names of two nineteenth century De Pere builders who constructed buildings in the District have been identified. Additional information about these men and their identified projects is contained in the *De Pere Intensive Survey Report*. What follows is information that is specifically related to their projects in the District.

¹⁸ *De Pere Journal-Democrat*. May 29, 1924, p. 1.

¹⁹ *Ibid.* June 26, 1924, p. 1.

²⁰ State of Wisconsin Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses. Wisconsin Historical Society Archives, Series 1591, Box 16.

²¹ Architect's Files. Division of Historic Preservation, Wisconsin Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 14

David LeClair

David LeClair was one of the most active contractors in De Pere in the 1880s and although nothing is known of his personal history, many of his projects are known and some have been identified as still being extant. The following two buildings in the District were identified by mentions in the De Pere newspapers that were cross-checked with historic De Pere Real Estate Tax Records.

500 N. Michigan St.	Mrs. J. A. Annas House	1886. ²²
518 N. Wisconsin St.	Fred Lawrence House	1887 ²³

Joseph LeClair

Joseph LeClair was also one of the more active contractors in De Pere in the 1880s and although nothing is known of his personal history, many of his projects are known and some have been identified as still being extant. The following building in the District was identified by a mention in the De Pere newspaper that was cross-checked with historic De Pere Real Estate Tax Records.

521 N. Michigan St.	Joseph LeClair Residence	1887 ²⁴
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Conclusion:

The N. Michigan Street-N. Superior Street Historic District is therefore being nominated to the NRHP for its architectural significance because it represents a coherent whole that is clearly visually distinct from surrounding neighborhoods and because it contains individual buildings of architectural merit that are representative of the architectural styles and vernacular forms that were prevalent elsewhere in De Pere and in the state during the period of significance. The District contains the largest concentration of intact historic single family residences of any neighborhood on either side of the Fox River in De Pere and its significance is further enhanced by its generally well maintained status.

Preservation Activity:

The N. Michigan Street-N. Superior Street Historic District is fortunate in that it has recently been able to attract new owners who increasingly take pride in their historic houses and have, in many cases,

²² *De Pere News*. August 21, 1886, p. 1.

²³ *Ibid*. March 12, 1887, p. 1.

²⁴ *Ibid*. September ?, 1887, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 8 Page 15

begun to restore them. In addition, the De Pere Historic Preservation Commission has been very active in educating property owners of historic resources in De Pere as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Archeological Potential

The extent of any archeological remains in the District is conjectural at this time. It is likely, given the considerable age of the first platted part of this half of the city, that earlier buildings may once have been located within the District. If so, their locations have not been discovered and it is believed that the vast majority of the extant buildings in the District are the first to be built on their respective lots. Never-the-less, it is possible that some archeological remains from as yet unknown earlier buildings may still be extant despite subsequent construction activity. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of pre-European cultures located within the District would have been greatly disturbed by the building activity associated with the subsequent development of the area.

Acknowledgment

This project has been funded with the assistance of a grant-in-aid from the Park Service, U.S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Historic Preservation of the Wisconsin Historical Society. However, the contents and opinions contained in this nomination do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Randall Avenue Historic District
De Pere, Brown County, Wisconsin

Section 9 Page 1

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 10 Page 1

UTM-COORDINATES, CONT.

5	16	416060	4922500
	Zone	Easting	Northing
6	16	416040	4922320
	Zone	Easting	Northing
7	16	415900	4922325
	Zone	Easting	Northing
8	16	415820	4922400
	Zone	Easting	Northing
9	16	415730	4922640
	Zone	Easting	Northing

VERBAL BOUNDARY DESCRIPTION:

The District boundary begins at a point on the NW corner of the lot associated with 724 N. Wisconsin St. The line then continues S along the E curbline of N. Wisconsin St. and continues across Fulton St. and across Franklin St. to a point on said E curbline that corresponds to the SW corner of the lot associated with 432 N. Wisconsin St. The line then turns 90° and continues E along the S lot line of said lot to the SE corner, then turns 90° and continues S along the rear (W) lot lines of the lots associated with 431 and 321 N. Michigan St. to the SW corner of the lot associated with 321 N. Michigan St. The line then turns 90° and continues NE along the S lot line of said lot to a point on the W curbline of N. Michigan St. that corresponds to the NE corner of said lot. The line then continues in a NE direction across N. Michigan St. to the E curbline of said street, then continues SE along said E curbline to a point that corresponds to the SW corner of the lot associated with 202 N. Michigan St. The line then turns 90° and continues NE along the S lot line of said 202 N. Michigan St. to its NE corner, then turns 90° and continues SE across James St. to a point on the S curbline of said street that corresponds to the NW corner of the lot associated with 133 N. Superior St. The line then continues SE along the rear lot line of said 133 N. Superior St. to the SW corner, then turns 90° and continues NE along the S lot line of said lot until reaching a point on the W curbline of N. Superior St. and the NE corner of said lot. The line then continues NE across N. Superior St. to a point on the E curbline that corresponds to the SW corner of the lot associated with 132 N. Superior St., then turns 90° and

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 10 Page 2

VERBAL BOUNDARY DESCRIPTION, CONTINUED:

continues SE along said E curbline to a point that corresponds to the SW corner of the lot associated with 120 N. Superior St. The line then turns 90° and continues NE across N. Superior St. to a point on the E curbline that corresponds to the SW corner of the lot associated with 114 N. Huron St. The line then continues NE along the S lot line of said 114 N. Huron St. to the NE corner, then turns 90° and continues NW along the rear lot lines of the lots associated with 114, 120, 126, 132, 202, 208, 214, and 218 N. Huron St. until reaching a point that corresponds to the NW corner of the lot associated with 218 N. Huron St. The line then turns 120° and continues W along the S lot line of the lot associated with 430 N. Huron St. to a point on the E curbline of N. Huron St. that corresponds to the SW corner of said lot, then continues W across said street to a point on the W curbline that corresponds to the NW corner of the lot associated with 233 N. Huron St. The line then turns 90° and continues N along the W curbline of N. Huron St. to a point that corresponds to the NE corner of the multi-lot parcel that is associated with 428 N. Superior St. The line then turns 90° and continues W along the S curbline of Franklin St. to a point on said curbline that is located directly S of a point on the N curbline that corresponds to the SE corner of the lot associated with 502 N. Superior St. The line then turns 90° and continues N across Franklin St. to said SW corner of 502 N. Superior St., then continues N along the rear lot lines of 502, 506, 514, 520, 526, and 602 N. Superior St. to a point that corresponds to the NE corner of the lot associated with 602 N. Superior St. The line then turns 90° and continues W along the N lot line of said 602 N. Superior St. to a point on the E curbline of N. Superior St. that corresponds to the NW corner of said lot. The line then continues W across N. Superior St. to the NW corner of the lot associated with 601 N. Superior St., then turns 90° and continues N along the rear lot lines of the lots associated with 606, 614, 620, 626, 632, and 636 N. Superior St. and a point that corresponds to the NE corner of the lot associated with 636 N. Superior St. The line then turns 90° and continues W along the N lot line of said 636 N. Superior St. to a point on the E curbline of N. Michigan St. that corresponds to the NW corner of said lot, then continues W across N. Michigan St. to a point on the W curbline that corresponds to the NE corner of the lot associated with 639 N. Michigan St. The line then turns 90° and continues N along said curbline until reaching a point that corresponds to the NE corner of the lot associated with 725 N. Michigan St. The line then turns 90° and continues W along the S curbline of Ridgeview Blvd. to the POB.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section 10 Page 3

BOUNDARY JUSTIFICATION:

The boundaries of the District enclose all the land that is historically associated with the District's resources. Adjacent residential neighborhoods located to the north and east contain buildings that are typically later in date than those within the District, while those to the south display less integrity. The residential neighborhood to the west of the District is the already NRHP-listed North Broadway Historic District, which contains houses that are, for the most part, considerably larger than those in the District. In addition, many of the newer residential buildings located immediately to the north of the District are included within the boundaries of the proposed Randall Avenue Historic District.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

North Michigan Street-North Superior Street
Historic District
De Pere, Brown County, Wisconsin

Section photos Page 1

Items a-d are the same for photos 1 - 10.

Photo 1

- a) N. Michigan St.-N. Superior St. Historic District
- b) De Pere, Brown County, WI
- c) Timothy F. Heggland, March 29, 2006
- d) Wisconsin Historical Society
- e) 133 N. Superior St., View looking SW
- f) Photo 1 of 10

Photo 2

- e) 449 N. Michigan St., View looking SW
- f) Photo 2 of 10

Photo 3

- e) N. Michigan St., General View Looking N from Franklin St.
- f) Photo 3 of 10

Photo 4

- e) N. Wisconsin St., General View looking S from Morris St.
- f) Photo 4 of 10

Photo 5

- e) 600 N. Michigan St., View looking N
- f) Photo 5 of 10

Photo 6

- e) 527 N. Superior St., View looking SW
- f) Photo 6 of 10

Photo 7

- e) N. Superior St., General View Looking S from Franklin St.
- f) Photo 7 of 10

Photo 8

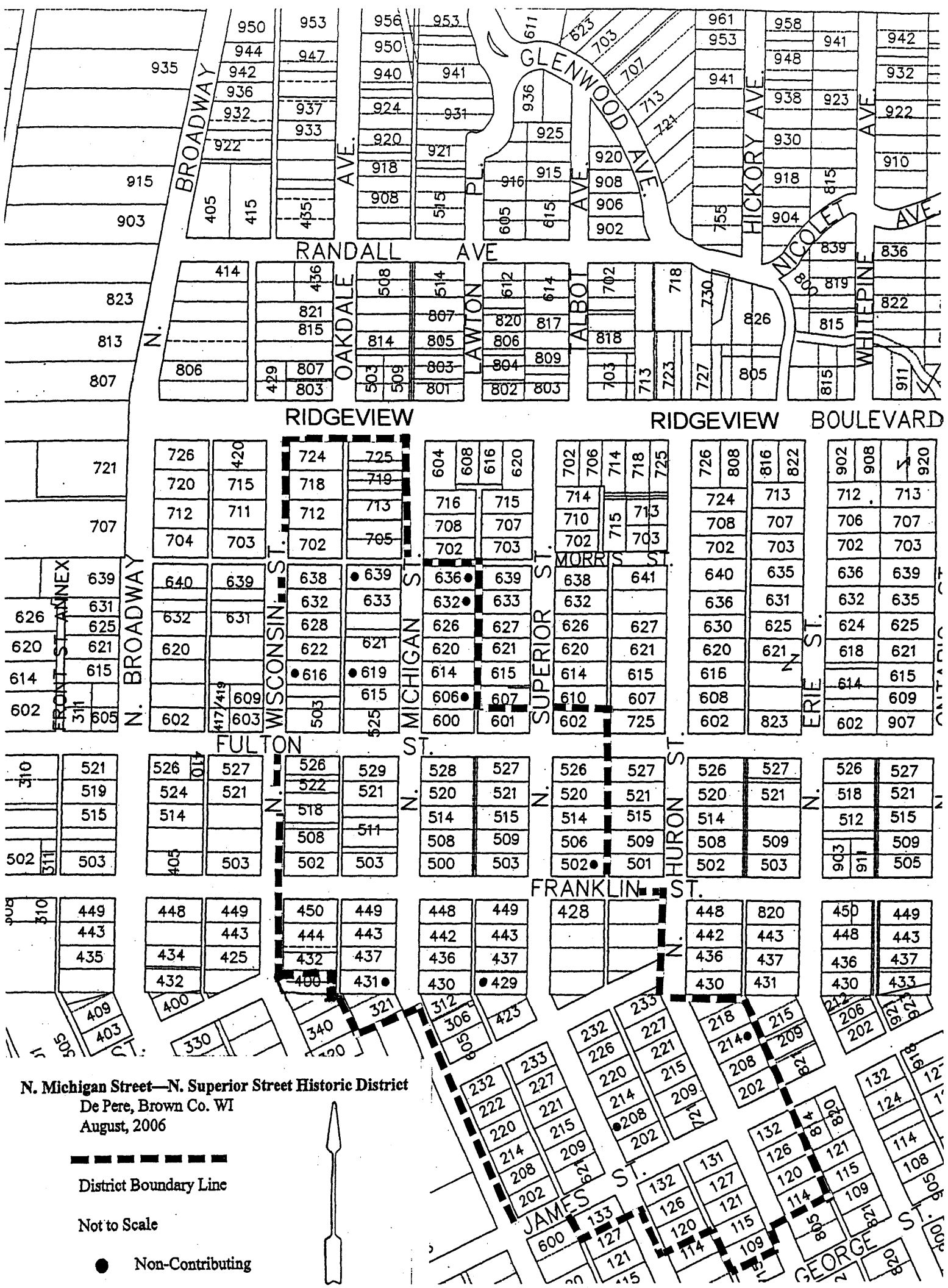
- e) 449 N. Superior St., View looking SW
- f) Photo 8 of 10

Photo 9

- e) 437 N. Superior St., View looking SW
- f) Photo 9 of 10

Photo 10

- e) 428 N. Superior St., View looking E.
- f) Photo 10 of 10



N. Michigan Street—N. Superior Street Historic District
De Pere, Brown Co. WI
August, 2006

District Boundary Line

Not to Scale

● Non-Contributing

