



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 Miramar Drive Residential Historic District
other names/site number N/A

2. Location

street & number Generally bounded by the north and south side of Miramar Drive N/A not for publication
between Riverside Drive to the west and Nelson Court to the east.
city or town Allouez N/A vicinity
state Wisconsin code WI county Brown code 009 zip code 54301

3. State/Federal Agency Certification

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

Sandra Steinhilber
Signature of certifying official/Title

2/28/2018
Date

State Historic Preservation Office - 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

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

___ See continuation sheet.

___ determined eligible for the

National Register.

___ See continuation sheet.

___ determined not eligible for the

National Register.

___ See continuation sheet.

___ removed from the National

Register.

___ other, (explain:)


Signature of the Keeper

4/16/18
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
27	3 buildings
0	0 sites
0	0 structures
0	0 objects
27	3 total

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

N/A

**Number of contributing resources
previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Tudor Revival;
Colonial Revival

LATE 19TH & Early 20TH CENTURY AMERICAN
MOVEMENTS/Bungalow/Craftsman

MODERN MOVEMENT

Materials

(Enter categories from instructions)

Foundation – Concrete

Walls – Brick

Roof – Asphalt

Other - Wood

Narrative Description

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

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

1920-1967

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Foeller, Schober, and Berners

Narrative Statement of Significance

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

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: Village of Allouez records, Wisconsin Historical Society archives, Cofrin Library
 UW Green Bay archives, Brown County Library

10. Geographical Data

Acreage of Property 11.14 acres

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

1	16N	418027	4925893		3	16N	418273	4925648
	Zone	Easting	Northing			Zone	Easting	Northing
2	16N	418320	4925748		4	16N	418273	4925748
	Zone	Easting	Northing			Zone	Easting	Northing

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	Rowan Davidson & Jennifer L. Lehrke, Historic Preservation Consultants			date	February 22, 2017
organization	Legacy Architecture, Inc.			telephone	(920) 783-6303
street & number	605 Erie Avenue, Suite 101			zip code	53081
city or town	Sheboygan	state	WI		

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 separate listing	date
organization		telephone
street & number		zip code
city or town	state	

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

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

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Miramar Drive Residential Historic District
Village of Allouez, Brown County, WI

Narrative Description

The Miramar Drive Residential District is located in the village of Allouez in northeastern Wisconsin. Allouez is located immediately adjacent to the city of Green Bay. Located in west-central Allouez near the Fox River, the district stretches east to west along one and one-half rectilinear blocks of Miramar Drive. The Miramar Drive Residential Historic District consists of 30 residential buildings. Its development began with the construction of the Charles Sumner and Amy Mae Larsen House in 1920, before the platting of Miramar in 1924, and ended with the construction of the Roland A. and Marie Borman House in 1967. Representative of prevailing residential architectural styles of the period, Tudor Revival, Colonial Revival, Ranch, and other styles are common and often demonstrate high levels of integrity and quality.

The majority of construction within the district took place during a historic period of rapid economic development and expansion in Allouez. The 1920s and 1930s, despite the economic depression, were decades of growth in Allouez. Miramar Drive is named for a Spanish word which translates to “view of the sea,” perhaps because of the proximity to the banks of the Fox River or the popularity of Mediterranean Revival fashion during the 1920s. The development of the Miramar Plat is marked by two small brick piers set off from the western entrance at the intersection of Miramar Drive and Riverside Drive. Among the upper middle-class commuting homeowners of the neighborhood, car ownership was common during the period of development. As such, almost all the houses in the district are accompanied by detached garages dating from the period of significance and matching the style of the associated home. These detached garages are not included in the resource count of the historic district as they are considered to be closely associated with the adjacent houses on the same properties and not individual architectural resources.

The Miramar Drive Residential Historic District’s resources consist of medium to large, single-family homes. The district’s 27 contributing and 3 non-contributing buildings were constructed between 1920 and 1967. Of the non-contributing resources, one has been excluded due to a loss of architectural integrity and two because their dates of construction fall well outside the period of significance, which ends in 1967. The two small brick piers are character defining features of the district, but are not included in the resource count because they are of insufficient size and scale.

The contributing buildings are well constructed and reflect aspects of life in Allouez during the period of significance and the variety of styles, closely aligned with periods of construction, reflect the architectural trends of the era in which they were built. While abiding by a uniform street setback on generally uniform sized lots that create consistent and unifying wide and deep front yards, the district’s homes display a large degree of variety in their facades, decoration, and scale. Exterior alterations to the original buildings have been minimal and have generally been limited to window and door

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replacements in their original openings, additions, and occasional siding replacement or covering. The buildings within the Miramar Drive Residential Historic District are well preserved and have much of the same appearance today as they did when they were originally constructed.

Building Descriptions

The following are brief descriptions of representative examples of the district's homes, in approximate chronological order by style.

Bungalow

Rhodes G. and Theresa Stathas House (See photograph number 3)	212 Miramar Drive	1929
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The Rhodes G. and Theresa Stathas House is a single-story, tan brick, Bungalow style house with a deep rectangular plan. The main entry is located at the front southwest corner of the first floor and opens with an angled, covered brick porch featuring full-height brick piers, and a low sloped roof. The front (south) façade has a band of three wood, double-hung windows with a brick sill and stone pediment unifying the window group and flanked by fixed shutters. Above the windows is a lunette window surrounded by a stone molding centered in the gable end with a slightly projecting cornice and gable end returns. The roof has a low slope. This roof line and half-circle window is repeated on the side facades in a cross gable. The secondary façade along the longer western side of the house features two pairs of wood double-hung windows, also with stone sills, but with a soldier course of brick above. There is also a bay of three, wood double-hung windows centered on the western façade. The roof has asphalt shingles. The fenestration, though it varies, is aligned horizontally around the house. There is a detached garage and three-season porch in the rear which match the materials and style of the Stathas House. The house also exhibits Colonial Revival style elements such as keystones over windows, brick dentils, and returned eaves with cornice trim at gable ends.

Rhodes Stathas was born in Greece in 1896 and immigrated to the United States as a young man, eventually settling in the Green Bay area. He later became a car salesman and eventually the president of the Green Bay Auto Exchange Inc., an automobile dealership in Green Bay. Rhodes G. and Theresa Stathas constructed this Bungalow style house at 212 Miramar Drive in 1929. Rhodes Stathas died in 1972.¹

¹ Green Bay (including Allouez) City Directories, 1924-1971. On File at the Wisconsin Historical Society Library, Madison.

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Tudor Revival

Charles Sumner and Amy Mae Larsen House 2375 Riverside Drive 1920
(See photograph number 15)

The Charles Sumner and Amy Mae Larsen House is a two-story brick and stucco Tudor Revival style house with a T-shaped plan. The primary façade has a prominent gabled end facing the street. The façade is of light colored brick with stucco and wood decorative half-timbering. The main entry is located in the center of the asymmetrically arranged main façade. The round-arched wood door is recessed in a covered entryway. The door has a small rectangular fixed window and a single exterior light to one side. The covered entryway is composed of a curved arched opening with stucco siding and a steeply pitched, slightly bowed roof with asphalt shingles sloping down to the south from the adjacent gable-end wing. To the south of the entry is a grouping of three tall windows, each with a fixed transom with six lights. Each of the three wood windows is a casement window divided into fifteen lights. The three windows are centered on this part of the wall. To the north of the entry, there is a pair of wood, six-over-nine, double-hung windows centered on the first floor. Above is a single, large, wood, eight-over-twelve, double-hung window with a brick sill and planting box below and a stucco half-circle arch above. Toward the top of the gable is a louvered opening centered under the gable. Over the main entry and shed roof is a small rectangular window in a stucco and faux-half timber exterior wall along the second floor. Further to the south along the façade is another pair of wood, six-over-nine, double-hung windows centered over the vertical casement windows below. The intersecting gable roof is a moderately pitched with asphalt shingles and shallow eaves. There is a large stone chimney centered on the gable end of the south façade. Besides this, the other facades of the house have the same brick and stucco materials and wood windows found on the main west façade. There is also an attached two-car garage in the rear with large wood hinged doors. The garage is attached to the rear of the house with a narrow one and one-half story back hall with a stucco and faux half-timber exterior. The first house constructed in the district, the Larsen House also has frontage along Miramar Drive lined with a prominent stone wall.

Amy Mae was born in 1882. Charles Sumner Larsen was born in Green Bay in 1885, the son of William Larsen, a prominent wholesale fruit and vegetable seller in the late-nineteenth century. Charles, and his brothers, worked for their father in the Larsen Canning Company, founded in 1890. The Larsen Canning Company is the second oldest pea cannery in Wisconsin. In 1908, Charles married Amy Mae Alpin and had this house constructed at 2375 Riverside Drive in Allouez in 1920. The couple had two children, Charles Jr. and Virginia Larsen. Charles Sr. and his brothers, Milton and Austin, eventually took over the operation of their father's company before his death in 1922, and Charles Sr. became Vice President of the large company, which in 1926 was reorganized as the Larsen Company. The Larsen House and estate was known locally as 'Bendemeer.' Charles Sumner Larsen

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died in 1950, and Amy Mae Larsen died in 1958.²

Smith-Hutson House
(See photograph number 6)

226 Miramar Drive

1927

The Smith-Hutson House is a large stucco Tudor Revival style house with a rectangular plan located at the northeast corner of DuCharme Lane and Miramar Drive. The house is of white stucco with extensive use of dark wood and half-timber details. The main facade of the house is asymmetrical and faces the street to the south. Most of the house, despite a number of shifts in the exterior wall, maintains a square shape in plan with the exception of a single story addition at the northwest corner of the house which includes an attached two car garage. This addition matches the material and style of the house. The main entry is approximately centered on the south facade and is recessed slightly with a wood framed overhang supported by posts and brackets. The eastern end of the south facade is recessed slightly and features a band of three windows centered on this section of the facade. The windows throughout the house are of wood and double-hung, usually grouped together with wood trim and fixed shutters. The second floor of the eastern end of the south facade has two pairs of double-hung windows grouped together and centered below a hipped roof and are surrounded by a decorative half-timbering. The western section of the south facade protrudes slightly from the central entry and has a group of three tall windows centered on the first floor. A pair of double-hung windows, grouped together, is centered on the second floor within a steep gable end. The half-timbering continues at the second floor only on the other facades and there are two large chimneys, one on the west, and another on the south facade. The house has a complex roof form: the main mass is hipped with cross gables, and the front gable is clipped in front with a small gable peak rising behind it. The roof is covered with wood shakes.

Ralph W. and Mildred Smith constructed this large Tudor Revival style house along Miramar Drive in 1927. At the time Ralph Smith was a cashier with the Wisconsin State Bank. They sold their house in 1935 and moved to Green Bay. Ralph Smith would later become the president of the Wisconsin State Bank in Green Bay in 1951.

Donald Hutson was born in Pine Bluff, Arkansas, in 1913. The Hutson family moved to the Green Bay area when he signed with the Green Bay Packers in 1935 to play football. He and his wife Julia soon purchased this house at 226 Miramar Drive. During Hutson's playing career with the Packers, he earned two Joe F. Carr Trophies for outstanding player and also was a consensus All-Pro five times.

² Judge, Arthur Ignatius. *A History of the Canning Industry by Its Most Prominent Men*. Baltimore: The Canning Trade, 1914; & Stare, Frederick Arthur. *The Story of Wisconsin's Great Canning Industry*. Baltimore, Maryland: The Canning Trade, 1949; & Green Bay (including Allouez) City Directories, 1924-1971.

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After retiring from playing in 1945, Hutson served as an assistant coach to Curly Lambeau and the Green Bay Packers until 1948. Donald Hutson held 18 National Football League records at the time of his death in 1997.³

Earl L. and Marguerite Lambeau House 330 Miramar Drive 1930
(See photograph number 12)

The Earl L. and Marguerite Lambeau House is a brick one-and-one-half story Tudor Revival style house with a T-shaped plan. The house is of brick with some stone and wood details. The main façade, facing the street to the south, is arranged with a projecting gable end at the east end of the house, flanked by the main entry, slightly recessed, approximately in the center of the façade. The main entry is marked by a large, wood, arched door surrounded by rough stone with a small concrete porch. The eaves over the entry extend a few feet as they curve down steeply from the adjacent high pitch to the east. There is a grouping of three casement wood windows centered on the first floor of the gable end on the east side of the façade. These windows have wood trim, a stone sill, and large stone lintel. Above them is a single double-hung wood window in the gable end of the half story. The first floor to the west along the south façade has a set of five narrow and tall double-hung wood windows, with a similar stone sill and lintel. There is an unusual triangular fixed window with wood trim in a dormer directly over the main entry. There is also a set of three double-hung wood windows directly over the western windows of the main south façade set in a steeply pitched shed dormer sided with wood shingles. The materials and fenestration on the other facades closely matches those found on the main south façade. There is a large brick and stone chimney centered at the western end of the house. The roof is a steeply pitched side gable with a tapered front gable crossing perpendicular to the main façade at the east end of the house and is asphalt shingles. With the exception of immediately over the front entrance, the eaves are shallow and flared slightly at the end. There is also a detached single-car garage on the site that closely matches the materials and style of the Lambeau House.

Earl "Curly" Louis Lambeau was born in Green Bay in 1898. Growing up on North Jackson Street in the city of Green Bay, Lambeau attended Green Bay East High School, where he was captain of the football team in 1917. The following year, he played football at Notre Dame University. In 1919, he married Marguerite Van Kessel. Later in 1919, while working for the Indian Packing Company, he co-founded the Green Bay Packers with George Calhoun of the Green Bay Press-Gazette. The Packers were established as a semi-professional organization, playing teams from Wisconsin and Michigan's Upper Peninsula. Lambeau played halfback and was the team's primary runner and passer. By 1921,

³ Whitley, David. "Hutson was first modern receiver." *ESPN.com*. June 13, 2013; & "Don Hutson- Class of 1963-End/Defensive Back (1935-1945)." *The Official Website of the 13-Time World Champion Packers: Hall of Famers.* June 13, 2013; & Litsky, Frank. "Don Hutson, a Star Receiver for the Packers, Is Dead at 84." *The New York Times: Obituaries*. June 28, 1997; & Green Bay (including Allouez) City Directories, 1924-1971.

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Lambeau served as the team's head coach concurrently while playing. In 1921, the Green Bay Packers joined American Professional Football Association, now known as the National Football League. After Andrew Turnbull convinced local professionals to purchase stock in the team, the Green Bay Packers were established as a non-profit organization in 1923. By this time, Curly also began working as a salesman at Stiefel's clothing store in the city of Green Bay. In 1925, a stadium named City Stadium was constructed for the Packers behind Green Bay East High School. Curly retired from playing in 1929, continuing solely as head coach.⁴

Lambeau's rigid coaching style led the team to six NFL championship victories in 1929, 1930, 1931, 1936, 1939, and 1944. From the beginning, Curly instituted significant developments in the game, including developing pass patterns and instituting daily practices in the 1920s. He was one of the first coaches in the league to require daily practice and summer training camps. He was also the first coach in the NFL to fly his team to out-of-town games. In 1946, his decision to spend \$50,000 on creating a separate training facility, Rockwood Lodge, was not perceived well by the Green Bay Packers organization, leading to his resignation in 1950. Curly coached for the Chicago Cardinals from 1950 to 1951 and the Washington Redskins from 1952 until retiring in 1953. He is one of only seven coaches in NFL history to win over 200 games. In 1961, Lambeau was elected to the Wisconsin Athletic Hall of Fame and was inducted into the Pro Football Hall of Fame's inaugural class in 1963. Shortly after his death in 1965, the new City Stadium, which was constructed in 1957, was renamed Lambeau Field.⁵

Earl and Marguerite Lambeau constructed this Tudor Revival style house at 330 Miramar Drive in 1930. By 1931, Curly became a district manager for the Mass Mutual Life Insurance Company. Curly and Marguerite divorced in 1934, after which time she continued to live in the house on Miramar Drive until 1997. Curly married his second wife, former Miss California Susan Johnson, in 1935. The couple lived in the Grace Manor apartments at 425 S. Monroe Avenue in the City of Green Bay; they divorced in 1940. He was married again, to Grace Garland, in 1945; they divorced in 1955.

Oswald A. and Esther Eckhardt House	238 Miramar Drive	1933
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(See photograph number 7)

The Oswald and Esther Eckhardt House is a one-and-one-half story stone Tudor Revival style house with an L-shaped plan at the northwest corner of Miramar Drive and DuCharme Lane. The house is of

⁴ "Curly Lambeau. Biography: Synopsis." Bio. True Story. A+E Television Networks, LLC. June 14, 2013; & Stone, Kevin. "Curly Lambeau: Packers founder." ESPN.com. June 18, 2013; & "About Curly Lambeau." Lambeau House. Lambeau House, 2009. June 5, 2013.

⁵ Green Bay (including Allouez) City Directories, 1924-1971; & "Lambeau Field: Other Homes of the Packers, 1919-94." The Official Website of the 13-Time World Champion Packers. June 18, 2013.

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rough cut stone with wood trim. Given its corner lot orientation the house has two primary façades, one facing south and the other facing east. The south façade has a gable end of the L-shaped plan at the western side of the façade and small courtyard at the eastern side of the façade. The main entry door is in the courtyard section and is a wood door recessed in a smooth stone entryway asymmetrically positioned near the corner of the L-shape, where a large two story stone chimney sits. The first floor of the gable end section has a large bay window consisting of two windows in the center, and one on each side at a 45 degree angle, all casements. The windows are tall and narrow and sit on a low wall finished with ceramic tiles in a heavy wood frame. The base of the bay is of red brick set in a checkerboard pattern, framed with wood. The bay roof is steeply pitched and of copper. Above the bay window in this section is a single casement window at the second floor and above that is a small, rectangular, wood louvered vent centered in the gable end. There is another single casement window above the entry in the eastern section set in a small wall dormer. Most of the windows are wood casement or double-hung windows with divided lights resting on a stone sill. The east façade is similar with a pair of double-hung windows centered next to the chimney in the courtyard at the south end of the façade. Above this is another pair of casement windows set in a steeply pitched dormer. The gable end along the eastern façade is at the north end maintaining the L-shaped plan of the house. There are three narrow casement windows spaced equally along the first floor of the gable end and a pair of casement windows centered in the gable end. The chimney is located at the angle of the L-shaped plan is a matching rough stone and tappers only slightly as it rises. The roof itself has shallow eaves and a steep pitch with asphalt shingles. The Eckhardt house has an attached two car garage connected to the main house to the north. This stucco and faux half-timber garage appears to be a later addition to the house.

Oswald Eckhardt was born in 1892 to an immigrant German bookseller's family in Green Bay. Oswald, along with his brother William, established the Eckhardt's Book Shop in Green Bay in 1926. Oswald and Esther Eckhardt constructed a Tudor Revival style house at 238 Miramar Drive in 1933. The bookstore business flourished, selling books and stationary until the 1960s. Oswald Eckhardt died in 1975.⁶

Horace W. and Ruth Tousley House
(See photograph number 2)

159 Miramar Drive

1940

The Horace and Ruth Tousley House is a single-story, wood sided Tudor Revival style house with an irregular plan. The asymmetrical main façade is composed of three bays; the first bay is the front gabled section, the second bay is the recessed entry, and the third bay is the hipped roofed section recessed from the second bay. The front of the house faces the street to the north. The front gabled

⁶ Green Bay (including Allouez) City Directories, 1924-1971.

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section has wood clapboard siding and a pair of wood, six-over-one, double-hung windows with fixed shutters. There is faux half-timber in a stucco exterior wall above in the steep gable. Around the corner from the gable end is the main entry, approximately centered on the façade. The entry, containing an arched wood door, is stucco with a single exterior light and gable sloping down sharply to west side of the entry, where it intersects with a large whitewashed brick chimney. The chimney is a prominent feature on the main façade and extends above the roof line of the house with a pair of smaller, unpainted, shafts at the top. Adjacent to the chimney, further to the west, is another pair of windows, similar to the first. These windows are a pair of wood, six-over-one, double-hung windows with fixed shutters and are directly below a deep overhanging eave of the primary hipped roof of the house. This hipped roof runs east-west. The other facades of the house are similar, but primarily feature the wood siding. The western façade has a secondary entrance and stoop and stairs leading to the adjacent driveway. The roof of the Tousley house is asphalt shingles on a series of steep gabled and hipped roof lines. There is a detached two car garage that does not match the house.

Horace Tousley was born in St. Paul, Minnesota in 1899 and graduated from the University of Minnesota School of Architecture in 1922. Horace and Ruth married shortly after moving to Green Bay, where Horace worked as a draftsman for Foeller, Schober, and Berners Architects. Horace and Ruth Tousley constructed this Tudor Revival style house at 159 Miramar Drive in 1940. Horace Tousley became a licensed architect and specification writer in the 1940s, continuing to work for the company, now Berners-Schober Associates.⁷

Colonial Revival

Emerson R. and Isabelle Grebel House
(see photograph number 5)

219 Miramar Drive

1924

The Emerson and Isabelle Grebel House is a two-story Colonial Revival style house. The rectangular plan and massing of the house is symmetrical with the exception of the single story wing on the west side. The house is clad with horizontal clapboard siding except for the upper four rows of the second floor which are clad in wood shingles. The low-sloped hipped roof is covered with asphalt shingles. The main façade, facing the street to the north, is symmetrically composed with a central door with a small concrete and brick stoop. The door and stoop are covered by a low-sloped hipped roof supported by a pair of decorative, curved wood brackets flanking the doorway. This overhang mimics the roof the house and is covered with asphalt shingles. There is a pair of large, wood double-hung, one-over-one windows on either side of the main door, each with fixed shutters and a planting box. The single

⁷ Green Bay (including Allouez) City Directories, 1924-1971; & "Berners-Schober Project List." On file at the office of Berners-Schober, Green Bay, Wisconsin.

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story sunroom at the side wing has a pair of double-hung windows on each of its three sides and a low pitched hipped roof. The second floor of the main north façade features three, identical wood, double-hung windows spaced equally across the second floor, and aligned above the windows and door below. These windows, like those below, have fixed shutters. The fenestration on the other three facades matches that found on the main façade. The simple eaves of the roof overhang approximately two feet on all sides just above the top of the second floor windows. There is a single detached garage in the rear with matching finishes to the Grebel House. The house was one of the first constructed in the neighborhood.

Emerson Grebel was born in rural Brown County in 1889, played football with some of the eventual members of the Green Bay Packers in the 1910s, and served as a medic during World War I. He became a practicing dentist in Green Bay during the 1920s. Emerson and Isabelle Grebel constructed this Colonial Revival style house at 219 Miramar Drive in 1924, one of the earliest homes constructed in the district.⁸

Mary E. Jonte House
(See photograph number 13)

333 Miramar Drive

1931

The Mary Jonte House is a two-story wood sided Colonial Revival style house of wood clapboard with a rectangular plan. The symmetrical main façade, facing the street to the north, is three bays wide. The middle bay has the main entry. The main entry is composed of a concrete stoop and a large, single wood door surround with shallow pilasters and entablature, and a fanlight window with a sunburst detail. On either side of the entry on the first floor is a single, wood, twelve-over-twelve, double-hung window with a wood sill and fixed shutters. These windows are centered in bays one and three. On either side, directly above the first floor large single windows, are two similar wood, eight-over-eight, double-hung, windows with shutters. Above the entry, centered in the second bay, is a smaller single window; this one also a wood, eight-over-eight, double-hung window with shutters and located directly underneath the eaves. The other facades have the same type of siding and fenestration as the main façade. The roof is a simple side gable with asphalt shingles, shallow eaves and cornice, and a large red brick chimney at the west end of the house. There is a detached, two-car garage on the site which does not match the house.

Mary Jonte was born in Wisconsin in 1871. She married Leonidas Q. Jonte in 1895, and the couple had two children. Leonidas Jonte worked as an engineer in Green Bay until his death in 1923. Mary

⁸ Green Bay (including Allouez) City Directories, 1924-1971; & "West Miramar Drive Subdivision Map." Town of Allouez Records. On file at the Wisconsin Historical Society Archives and Library, Madison, Wisconsin.

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three bays with the main entry and porch centered in the second bay. The porch has a small stoop and a pair of rectangular columns supporting a front gabled pediment, extending from the house. The main entry wood door is flanked by two side lights and a wood panel surround. The first floor is of red brick in a common bond. There are two windows balanced on either side of the main entry. These windows are each of wood, eight-over-one, double-hung windows with brick sills. There is a one foot overhang separating the second floor with four large wood pendants underneath, referencing the decorative pendants that were a feature of early Colonial homes. These pendants are spaced equally on either side of each window on the first floor. There are four windows on the second floor of the main façade. Unusually, pair of separate windows is located symmetrically over the central entry. These windows are separated by a couple of feet and are wood, six-over-six, double-hung windows with a single fixed shutter on the outside flank of each window. There are two more windows on the second floor of the main façade, balanced symmetrically at each end of the house. Aligned with the fenestration below, these are wood, eight-over-one, double-hung windows with fixed shutters. The second floor is vinyl sided, though was likely wood clapboard sided originally. The materials and fenestration on the other sides of the house approximately match those found on the main façade. The roof the house is a moderate pitch side gable with asphalt shingles, and the house has a detached garage that approximately matches the house in materials and design (See Photo #9).

Ralph Troup was born in Wisconsin in 1896 and became a doctor, working at the Green Bay Clinic by the 1920s. Ruth Troup was an active member in the League of Women Voters in Green Bay during the 1930s and 1940s. Ralph and Ruth Troup constructed this Colonial Revival style house at 306 Miramar Drive in 1936. The house was designed by the architectural firm of Foeller, Schober, and Berners. The couple both died in 1979.¹¹

Joseph P. and Gertrude Lally House
(See photograph number 11)

324 Miramar Drive

1941

The Joseph P. and Gertrude Lally House is a one-and-one-half story clapboard sided Colonial Revival style house with an L-shaped plan. The asymmetrical façade, facing the street to the south, features a gable end at the western side of the main façade, a corner angled entry, and a side gable façade along the eastern end. The entry on the first floor is located at the corner of the L-shaped plan on the main façade and is in the form of a small conical tower, similar to a few of the Tudor Style homes in the district. The door itself is of wood with a paneled surround and vertical board siding. The western end of the main façade is composed of a projecting gabled end. The first floor is of horizontal clapboard siding, while the second half-floor in the gable is vertical boards. There is a pair of tall, narrow wood windows, six-over-six, and double-hung windows joined together at the center of the gable end.

¹¹ Green Bay (including Allouez) City Directories, 1924-1971.

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Together, they have a wood sill and fixed shutters. The second level has a single wood, double-hung window with shutters centered in the gable. The western end of the main façade has a band of four large vertical windows centered on this section of the façade. Each window is a wood, six-over-six, double-hung type with fixed shutters at each end of the band. Most of the first floor of the house has the same horizontal clapboard siding. The other facades of the house are similar in their composition to the main façade and there is a single plain red brick chimney at the end of the east façade. The house has a pitched roof with asphalt shingles, and there is a detached, two-car garage with a similar style and materials to the house.

Joseph Lally was born in 1895 in Green Bay, and Gertrude was born in Iowa in 1896. The two were married, and Joseph worked at the family hardware business in Green Bay. The Johnson-Lally Hardware store operated on North Adams Street from the 1900s to the 1960s, and Joseph Lally became the proprietor of the business in the 1930s. The couple had three children. Joseph and Gertrude Lally constructed this Colonial Revival style house at 324 Miramar Drive in 1941. Joseph Lally died in 1953, and Gertrude died in 1989.¹²

Dutch Colonial Revival

M.W. and Eva Harrison House
(See photograph number 14)

2365 Riverside Drive

1929

The M.W. and Eva Harrison House is a two-story, clapboard sided, Dutch Colonial Revival style house with a rectangular plan. The symmetrical main façade, facing the street to the west, has a main entry portico centered on the first floor. The basement level wall and front porch steps and deck are of red brick. The entry porch has two slender rectangular columns, wood trim, and a gable end with a classical open pediment. The door is of wood with sidelights, a single exterior lamp, and a screen door. Balanced on either side of the main entry in the clapboard sided first floor is a pair wood, six-over-one, double-hung windows with wood trim on either side. All of the windows are flanked by fixed shutters. There is an overhanging eave dividing the first from second floor. The second floor is also symmetrical with a single, matching wood, six-over-one, double-hung window centered over the pairs below. Over the main entry is a small band of three wood casement windows with six lights each. The gambrel roof has a low slope and asphalt shingles. The eaves overhang approximately a foot and rise in a curved eyebrow roof line centered over the main entry. There is a single small brick chimney at the center of the south façade gable end. The other facades have the same materials and fenestration as the main façade. There is a large single-story addition to the house on the south façade

¹² Green Bay (including Allouez) City Directories, 1924-1971.

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that extends to the rear of the house and connects with a large, three-car, garage. This addition is not original to the house, though its clapboard siding and style of double-hung windows does match.

M.W. Harrison worked as an auditor for the American Express Company and as a district manager for Railway Express Company in Green Bay during the early-twentieth century. M.W. and Eva Harrison constructed this Dutch Colonial Revival House at 2365 Riverside Drive in the Miramar Subdivision in 1929. The house was designed by the architectural firm of Foeller, Schober, and Berners. M.W. Harrison died in 1932 while Eva Harrison, an avid gardener and active member of the Green Bay Garden Club for decades, continued to live in the house until her death in 1967.¹³

Ranch

Merlin G. and Ruth Bush House (See photograph number 1)	2335 DuCharme Lane	1939
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The Merlin and Ruth Bush House is a single-story Ranch style house at the southeast corner of DuCharme Lane and Miramar Drive. In plan, the house is a broad single story with a number of jogging angles to the north as the plan narrows. The main (western) façade is asymmetrical with the main entry at the southern end of the house. There is a narrow breezeway attaching a separate two-car garage to the south. The house is composed of irregular sized cut-stone, except for in the gable ends, which feature a decorative wood band and board and batten vertical siding. The windows are aluminum and grouped together in bands with wood trim and stone sills. The main door on the western façade is set off-center along a smaller gable end with a set of three windows to the south along the small gable end façade. Aluminum double-hung windows arranged in groups of two or three and wrap around at the northern, eastern and western façade's corners. As an early variation of a Ranch style home, there is no picture window in this home. The low pitched roof is gabled with asphalt shingles and terminates in very shallow eaves. There is also a single, short stone chimney approximately centered along the primary north-south gable. The Merlin G. and Ruth Bush House, like many other Ranch Houses, especially earlier designs, references the Colonial Revival style in its frequent symmetry, side gable entry, building materials, and fenestration.

Merlin G. Bush was born in New York in 1903. Merlin and Ruth Bush were married in Chicago, Illinois in the 1920s. Merlin and Ruth Bush constructed this Ranch style house at 2335 DuCharme Lane in 1939. In 1945, Merlin, Daniel David Nusbaum, and L.D. "Barney" Schreiber established the L.D. Schreiber Cheese Company in Green Bay. The company began production of processed cheese, supported by their first major customer, the U.S. Government. The company continued to grow

¹³ Green Bay (including Allouez) City Directories, 1924-1971.

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throughout the next two decades, increasing cheese shelf life with new engineering technologies. In 1962, Barney Schreiber sold the company to Merlin, Daniel Nusbaum, and Merlin's sons. One of Merlin's sons, Robert, became the company's president in 1978. Two years later, L.D. Schreiber Cheese Company became Schreiber Foods. In 1987, Merlin won the University of Wisconsin-Madison College of Agricultural and Life Science's Honorary Recognition Award for his innovations in the cheese industry and his continuous support of the University's research programs. Today, Schreiber Foods, Inc. is one of the leading cheese distributors in fast-food restaurant chains, making it the largest privately owned cheese company in the world.¹⁴

Roland A. and Marie Borman House
(See photograph number 4)

213 Miramar Drive

1967

The Roland and Marie Borman House is a single story Ranch style house along the south side of Miramar Drive. In plan, the house is a rectangular form with a rectangular two-car garage at the northeast corner with little other variation. The main, north facing façade is asymmetrical with the main entry located to the right of center. The house is constructed of light-colored brick, low-walls in a common bond and vinyl siding above. The door is of plain wood with a concrete stoop below and a single exterior light to one side. To the west of the door the brick façade is higher than at other points around the house and terminates approximately four feet up with a brick band. This brick band doubles as the sill line of a small, double-hung aluminum window centered on this section of the main façade. The window is flanked by fixed wood shutters. To the east of the entry a large picture window is centered on the wall. The picture window is a set of three large fixed aluminum windows with three matching awning windows below. The large band of windows also has fixed shutters on either side and extends up to the top of the wall just under the eaves. At the east end, the exterior wall projects slightly with an attached two-car garage. The garage lacks the brick veneer found elsewhere on the main façade. The door itself may be original with a set of four, wide, fixed windows and a rectilinear pattern. There are also two exterior lights balanced on the door. The other three facades of the house have the same vinyl siding and similar fenestration along plain exterior walls. The low pitched roof is hipped with asphalt shingles and terminates at deep overhanging eaves, even along the northeast attached garage. There is a short painted brick chimney at the eastern end of the house, centered along that façade.

Roland Borman was born in Marinette County, Wisconsin in 1905, and Marie Geisler was born in

¹⁴ "Merlin G Bush in the 1940 Census." <ancestry.com> June 6, 2013; & Green Bay (including Allouez) City Directories, 1924-1971; & "1987 Honorary Recognition Award." University of Wisconsin- Madison: College of Agricultural & Life Sciences website. <http://www.cals.wisc.edu/honorary/awards/1987BushM383.html> June 6, 2013; & "Schreiber Foods, Inc." Reference for Business website. <<http://www.referenceforbusiness.com/history/Ro-Sh/Schreiber-Foods-Inc.html#b>> June 6, 2013; & Green Bay (including Allouez) City Directories, 1924-1971.

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Antigo, Wisconsin in 1909. The couple were married in Manitowoc in 1928 and had three children, Rolanda, Richard, and James, over the following decade. The Borman family moved to Green Bay during the early 1940s when Roland Borman became the proprietor and manager of the Palace Meat Market at 335 North Ashland Avenue, renamed the Palace Food Market in 1946, and the family settled at 615 Dousman Street, around the corner. When Roland Borman retired in 1967, the family constructed this house at 213 Miramar Drive. The couple lived there until Roland's death in 1991; Marie continued to live in the house until her death in 1995.¹⁵

Split-Level

Raymond C. and Emily Hutson House 308 Miramar Drive 1955
(See photograph number 10)

The Raymond and Emily Hutson House is a two-story Split-Level style variant of a Ranch style home. The house, like other split levels, is divided into three distinct sections in plan. The first is a single-story wing with the main entry, living and public spaces, and the second is the first floor of the two-story wing with a two-car garage, and the third section, above the garage, contains the private living spaces such as bedrooms. The plan of the Hutson house is a T-shape facing the street to the south on one side. The single-story section is cream brick with a prominent brick chimney at one end. The first floor garage is a matching cream brick, and the second floor section is large shingles. The fenestration on the house is double-hung aluminum windows with false divided lights and large fixed shutters. The main entry is located at the corner where the two sections meet along the single story section at the top of a series of concrete stairs. The door, like the windows, is aluminum with false divided lights and fixed shutters on each side along with exterior lights. There is a band of full length windows, similar to a picture window, centered on the adjacent single story façade to the east of the door. The garage door on the first floor of the two-story section is metal and is likely not original. There are two sets of equally spaced windows in the second floor façade on the two story section of the house. These windows are similar to the fenestration on the other facades of the Hutson House. The roof has narrow and large overhanging eaves that extend approximately two feet just above the top of the windows on each section of the house. The roof itself has a shallow pitch and asphalt shingles and is hipped over the two story section and side-gabled over the one story section the building. Like many Split-Level style houses, this one has some stylistic references to the Colonial Revival style.

Raymond (Ray) Hutson was born in 1920 in Pine Bluff, Arkansas. In 1939, Ray and his twin brother Robert followed their older brother Don to the University of Alabama to play football. During their time in college, both joined the Air Corps during World War II. Robert Hutson was killed in action in

¹⁵ Green Bay (including Allouez) City Directories, 1924-1971.

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China, and Ray returned to Green Bay to join his brother in the car business following Don Hutson's career with the Green Bay Packers. Ray and Emily were married in 1948, and the couple had two sons. Raymond and Emily Hutson constructed this Split-Level style house at 308 Miramar Drive in 1950. The two brothers established the Don Hutson Chevrolet business and soon moved it to La Crosse, Wisconsin in 1953, where it was renamed Ray Hutson Chevrolet. The couple retired to Naples, Florida in 1967. Emily Hutson died in 2000, and Ray died in 2014.¹⁶

¹⁶ Green Bay (including Allouez) City Directories, 1924-1971.

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Building Inventory

The following inventory lists every building in the district and includes the address of the property; the historic name; the date or circa date of construction; the resource's contributing (C), or non-contributing (NC); and architectural style of the building.

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Class</u>	<u>Style</u>
2335 DuCharme Lane	Merlin G. and Ruth Bush House	1939	C	Ranch
158 Miramar Drive	Harrison A. and Ella Wilcox House	1939	C	Tudor Revival
159 Miramar Drive	Horace W. and Ruth Tousley House	1940	C	Tudor Revival
204 Miramar Drive	Merrill M. and Zelda Rogoff House	1935	C	Colonial Revival
205 Miramar Drive	Thornton O. and Edna Kerkelie House	1940	C	Colonial Revival
212 Miramar Drive	Rhodes G. and Theresa Stathas House	1929	C	Bungalow
213 Miramar Drive	Roland A. and Marie Borman House	1967	C	Ranch
218 Miramar Drive	Clarissa M. McFetridge House	1929	C	Colonial Revival
219 Miramar Drive	Emerson R. and Isabelle Grebel House	1924	C	Colonial Revival
226 Miramar Drive	Smith-Hutson House	1927	C	Tudor Revival
238 Miramar Drive	Oswald A. and Esther Eckhardt House	1933	C	Tudor Revival
246 Miramar Drive	Marshall H. and Charlotte Smith House	1936	C	Colonial Revival
247 Miramar Drive	Fred N. Trowbridge Sr. House	1933	C	Colonial Revival
253 Miramar Drive	Albert L. and Evangeline Obenberger House	1939	C	Tudor Revival
254 Miramar Drive	George W. and Wilma Doherty House	1939	C	Tudor Revival
301 Miramar Drive	Donald B. and Galdys Montgomery House	1935	NC	Tudor Revival
306 Miramar Drive	Ralph L. and Ruth Troup House	1936	C	Colonial Revival
308 Miramar Drive	Raymond C. and Emily Hutson House	1955	C	Split Level
309 Miramar Drive	Joseph B. and Marie Christensen House	1946	C	Colonial Revival
316 Miramar Drive	Clarence A. and Irene VanDeuren House	1940	C	Colonial Revival
317 Miramar Drive	Paul E. and Esther Kriedeman House	1928	C	Tudor Revival
324 Miramar Drive	Joseph P. and Gertrude Lally House	1941	C	Colonial Revival
325 Miramar Drive	Ronald C. Buttke House	1976	NC	New Trad. Colonial
330 Miramar Drive	Earl L. and Marguerite Lambeau House	1930	C	Tudor Revival
333 Miramar Drive	Mary E. Jonte House	1931	C	Colonial Revival
338 Miramar Drive	James N. and Ada Kavanaugh House	1925	C	Tudor Revival
344 Miramar Drive	Randall L. and Ione Glawe House	1973	NC	Ranch
2345 Riverside Drive	Angeline Kramer House	1958	C	Ranch
2365 Riverside Drive	M.W. and Eva Harrison House	1929	C	Dutch Colonial Rev.
2375 Riverside Drive	Charles Sumner and Amy Mae Larsen House	1920	C	Tudor Revival

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Statement of Significance

The Miramar Drive Residential Historic District is eligible for the National Register for its concentration of single family homes constructed between 1920 and 1967, having local significance under Criterion C in the area of Architecture. The district is identifiable by the prevalence of Period Revival style single-family homes and is one of Allouez's most architecturally intact historic residential areas with fine examples of the prevailing residential architectural styles of the period including Tudor Revival, Colonial Revival, and Ranch styles that together constitute a well-defined and visually distinct geographic and historic entity.

The Miramar Drive Residential Historic District was platted in 1924. The majority of construction within the district took place during a period of rapid economic development and expansion in Allouez during the 1920s, 1930s, and 1940s. The Miramar District was primarily occupied by a thriving young upper middle-class, including Green Bay Packer players, lawyers, doctors, and business-owners, moving from the nearby city of Green Bay. The district is also differentiated by the presence of several architect designed houses, individual historic garages associated with each house, and its entry piers demarcating the commuter neighborhood.

The Miramar Drive Residential Historic District has boundaries along both sides of one and one-half blocks of Miramar Drive roughly delineated by Riverside Drive to the west and a jog in Miramar Drive near Nelson Court to the east. The district is located near the west-central edge of the village of Allouez near the Fox River and is comprised of 27 contributing resources and three non-contributing resources. The boundaries of the district generally align with the original 1924 plat of the Miramar subdivision.

The boundaries of the district generally align with the original 1924 plat of the Miramar subdivision, excluding only the ten platted lots on the west side of Riverside Drive along the Fox River, which were bisected by the Chicago, Milwaukee, and St. Paul Railroad. On these lots, only two homes were constructed during the period of significance, and they do not conform to the same deep setbacks and character as the rest of the subdivision and have suffered substantial loss of architectural integrity.

Individually, the contributing resources include fine representative examples of several of the most popular styles applied to domestic architecture in Wisconsin during the period of significance. The period of significance from 1920 to 1967 reflects forty-seven years of domestic architecture and begins with the construction of the district's oldest home, the Charles Sumner and Amy Mae Larsen House, a Tudor Revival style home located at 2375 Riverside Drive. Since that date, homes constructed in the district conformed aesthetically to Period Revival styles. The period of significance ends in 1967 with the construction of the last contributing home in the district, the Roland A. and Marie Borman House, a

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Ranch style home located at 213 Miramar Drive. Additionally, three houses within the district are considered non-contributing as one has suffered substantial loss of architectural integrity and two were constructed after the period of significance.

The houses within the Miramar Drive Residential Historic District are well preserved and have much the same appearance today as they did when constructed. Exterior changes to the buildings have been minimal and have generally been limited to window replacements in their original openings and other minor alterations.

Historic Context

Half-French Ottawa chief, Charles de Langlade and his father Augustine de Langlade established a trading post in what is now the city of Green Bay on the Fox River in 1764. Soon thereafter, French fur traders began claiming plots of land along the Fox River south of the bay through the present-day Village of Allouez.¹⁷

Although the United States gained independence from Great Britain in 1776, the British remained in control of the Green Bay area until 1812. Four years later, the Americans constructed a fort, named Fort Howard, on the site of the former French and British forts in the present-day City of Green Bay. Brown and Crawford counties were established in 1818, each covering approximately half of the present-day State of Wisconsin. At that time, Brown County covered the entire territory north of the Illinois state line between Lake Michigan and the Wisconsin River.¹⁸

The villages of Navarino and Astor consolidated to form the borough of Green Bay in 1838, which by then became the county seat. The village of Fort Howard was platted by Joel S. Fisk and the Hon. Uriah H. Peak in 1850 on the west bank of the Fox River across from Green Bay and adjacent to the military fort of the same name, which was decommissioned two years later. The Borough of Green Bay incorporated as the City of Green Bay in 1854, with which the Village of Fort Howard merged two years later. In 1856, the Town of Bellevue was established comprising of the land east of the Fox River, including present-day Allouez, between Green Bay and De Pere, which would incorporate the following year.¹⁹

Allouez's governmental history was influenced by a series of choices made in an effort to avoid

¹⁷ "Green Bay History." City of Green Bay website. <<http://www.ci.green-bay.wi.us/history/index.html>> May 21, 2013.

¹⁸ "Brown County History-1700 to 1800: 1819- Brown County Census." Ancestry.com.
<http://www.rootsweb.ancestry.com/~wibrown/1800s.htm>. June 11, 2013.

¹⁹ Wittig, Dorothy Straubel. "In the Beginning..." Allouez Centennial Celebration, page 23.

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annexation from its large municipal neighbors, Green Bay and DePere. Decades before incorporation, Allouez sought to provide its citizens with services such as the Allouez Water Department in order to compete for development with neighboring municipalities. This pattern was not uncommon in communities neighboring large cities in Wisconsin during the twentieth century.²⁰

A petition to form a new town from the western portion of Bellevue, which was cut off from the larger eastern portion of the town by the East River, was accepted by the Brown County Board of Supervisors in 1874, creating the Town of Allouez. Spurred by the new town's first large-scale industrial activity later that decade, steady agricultural and residential development of the town continued. Due to the growing number of residents and the town's location between the cities of Green Bay and DePere, an electric suburban streetcar line connecting the two cities was extended through Allouez along Webster Avenue in 1896. Around the turn of the twentieth century, several institutions chose Allouez for a new location, including the St. Joseph Orphan Asylum in 1877, the new Wisconsin State Reformatory in 1898, and the Catholic Diocese of Green Bay in 1911. To aid in governing the growing town, a small wood frame building was constructed to serve as the town's first town hall in 1912.²¹

By the 1920s, residential subdivisions began to be platted in the town of Allouez on the outskirts of the cities of Green Bay and De Pere. In order to promote further residential development of the rural town and avoid annexation into these neighboring cities, Allouez consciously encouraged residential growth, and the town board established a series of utility services in 1924.²²

The land occupied by the Miramar Drive Residential Historic District was owned by J. Fox in the year 1900, and maps indicate a farmhouse on the property. In 1915, the same land was owned by the Phoenix Insurance Company of Green Bay. The surrounding area was occupied by individual estates with single-family homes, and a few plots were owned by institutions such as local churches.

The subdivision was owned and developed by W.C. Schilling and Frank R. Buchholz of the Buchholz-Schilling Realty Corporation of Green Bay, one of many residential developers in Brown County in the 1920s. The subdivision was laid out along the newly constructed Miramar Drive linking Monroe Avenue, presently known as Riverside Drive, or Highway 57, to the adjacent and smaller Saint John Plat to the east with a slight jog in Miramar Drive at the east end of the subdivision to connect with the misaligned St. John Street, which would eventually be renamed as a continuation of Miramar Drive to nearby Webster Avenue. Miramar was arranged with a primary 'entry' along Monroe Avenue marked by two brick piers on either side of Miramar Drive. Both Monroe Avenue and nearby Webster Avenue

²⁰ Wittig, Dorothy Straubel. "In the Beginning..." Allouez Centennial Celebration, page 35.

²¹ Wittig, Dorothy Straubel. "In the Beginning..." page 33.

²² Lester, Corinne A. Green Bay A Short History. 3rd Edition. John Grall Publishing. 1976.

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continued north along the east side of the river to downtown Green Bay. Each of the subdivision's forty-two lots was approximately 75 feet wide and 180 feet deep.²³

The first homeowners in the Miramar subdivision could be described as the upper middle-class of Green Bay. Doctors, dentists, salesman, managers, business and store owners, and Green Bay Packers players and staff were typical residents in the district, and every single one was employed in the city of Green Bay to the north. Most of them were young when they built their homes along Miramar Drive, though some were retirees later in the 1940s, 1950s, and 1960s. The commuting suburban nature of the district is further illustrated by the almost universal presence of matching single and two-car garages accompanying each house.

The Miramar plat was typical of suburban development in Allouez. The majority of the subdivided plats in the village from the 1910s through the 1950s were arranged as narrow east-west strips and were generally developed from the northern edge of the village, adjacent to Green Bay, working their way to the south over time. This 'strip' of land that made up the initial plat for the Miramar subdivision is similar in shape to many of the other developments in Allouez, arranged horizontally east-west from the Fox River. Essentially similar to the division of property dating back to the eighteenth century French settlement, this vestige of colonial settlement patterns is common in Allouez. The narrow east-west pattern of development, demonstrated by the Miramar Drive Historic District, is a characteristic of the district.

Suburban residential development continued steadily through the mid-twentieth century. By 1970, the town of Allouez had a population of 13,573. With limited available land left for development, a master plan for the town was completed that year, which recommended controlling the location of commercial development, promoting select multi-family residential development, and advising the development of more educational and recreational facilities.²⁴

As the second most populous municipality in Brown County in 1971, with a population of 15,000 residents, the Allouez Town Board began procedures to incorporate as a village. At four and one-half square miles, the town exceeded the State's minimum area requirement for incorporation as a village by half a square mile. By obtaining village status, the town hoped to avoid further annexation into the City of De Pere or Green Bay, have better access to state and federal funding, and gain increased zoning authority. A petition requiring 50 signatures was circulated and filed with the Brown County

²³ Brown County Plat Maps, 1900 to 1953. On file at the Wisconsin Historical Society Archives and Library, Madison, Wisconsin; & "West Miramar Drive Subdivision Map." Town of Allouez Records. On file at the Wisconsin Historical Society Archives and Library, Madison, Wisconsin.

²⁴ "Wise Commercial, Road Development Urged in Allouez Study: Allouez Master Plan...III."

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Circuit Court in early 1972; however, the bid to incorporate failed to pass at referendum.²⁵

To better provide municipal services and prevent annexation into the Cities of Green Bay and De Pere, the Town of Allouez again sought incorporation as a Village in 1985. This time, the referendum passed, officially incorporating the Village of Allouez. Since that time, the Village has fully developed and matured as one of Green Bay's upper-middle class residential suburbs.²⁶

Architecture

The Miramar Drive Residential Historic District is locally significant in the area of architecture as an excellent collection of single-family homes, and very good examples of popular residential architectural styles from the early- to mid-twentieth century. Three of the houses in the district were designed by the Green Bay architecture firm Foeller, Schober, and Berners, including the Fred N. Trowbridge House constructed at 247 Miramar Drive in 1933, the M.W. and Eva Harrison House constructed at 2365 Riverside Drive in 1929, and the Ralph L. and Ruth Troup House constructed at 306 Miramar Drive in 1936. As a whole, it is an area that maintains a high level of integrity that reflects the development of the district in Allouez during the period of significance. The following are brief descriptions of the architectural styles represented within the district, listed in the chronological order in which they were popular, as well as good examples of those styles.

Bungalow

Influenced by the small Craftsman style houses of California that were given extensive publicity in architectural plan books and lifestyle magazines, small Bungalow style houses became the most popular and fashionable modest houses in the United States during the early-twentieth century. From 1910 to 1940, the Bungalow was a very popular residential style in Wisconsin. The style is primarily identifiable by its plan and form. While there are many variants, Bungalows are typically one or one-and-one-half stories in height with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The upper level in two story examples is generally visually subdued to give the house a one-story look. Roofs can be gabled or hipped and commonly have decorative, exposed rafter tails. Other characteristic features include a dominant fireplace and chimney, exposed and exaggerated structural elements, and massive piers or porch supports. Buildings of this style are clad in natural materials such as wood clapboards or shingles, brick, stone, stucco, or a combination thereof. The exterior design is commonly adapted to many different stylistic interpretations and can be

²⁵ "Allouez Officials Seek Incorporation." *Green Bay Press-Gazette*. Dec. 6, 1971.

²⁶ "Full speed ahead: Allouez probably won't need EIS for incorporation." *Green Bay News Chronicle*. July, 12 1985; & "Allouez gets closer to becoming a village." *Green Bay News Chronicle*. September 18, 1984.

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seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences.²⁷ There is one Bungalow style building within the Miramar Drive Residential Historic District, the Rhodes G. and Theresa Stathas House at 212 Miramar Drive.

Tudor Revival

The turn of the twentieth century saw a rise in interest of Medieval and early-Renaissance English residential architecture which became known as the Tudor Revival style, representing a broad range of precedent building traditions from small folk cottages to grand manors. Popular in Wisconsin from 1900 to 1940, the style is typified by a steeply pitched roof dominated by one or more prominent cross gables, a feature atypical of many English prototypes yet the most universally present dominate feature of American examples. Irregular plan and asymmetrical massing are typical. Other characteristic elements include tall, narrow, and multi-paned windows in multiple groups; oriel windows; one- or two-story semi-hexagonal bay windows; round or flattened “Tudor” arches; overhanging gables and second stories; decorative strapwork; wide, ornamental verge boards; and massive chimneys commonly crowned by decorative chimney pots. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco, often with informal patterned stone or brickwork accents. The style exploded in popularity during the 1920s, when the development of masonry veneering methods allowed the style’s characteristic masonry exterior to become affordable on even the most modest of residences. A hallmark of the style is decorative half timbering, generally on the second floor or gable ends, infilled with stucco or brick. Porches under the main roof, often to the side, and arcaded wing walls are common. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building’s eaves and rakes.²⁸

The earliest examples of the style tended to be formal, architect-designed landmark houses that closely copied detailing from the Elizabethan and Jacobean periods. This variation is therefore often referred to by the contracted name Jacobethan. Examples are generally of stone masonry or brick with stone detailing. They characteristically feature raised parapet walls on the principal gables, often in shaped Flemish gables. Flat-roofed towers and bays with battlements or castellated parapets and Gothic or Renaissance-inspired elaborate detailing are common; half-timbering is rare on these Jacobethan

²⁷ Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Second Ed. New York: W. W. Norton & Company, 1981, page 71; & Savage McAlister, Virginia. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture*. New York: Alfred A. Knopf, 2013, page 578; & 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 2-26.

²⁸ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 448-466; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Volume 2*. Page Architecture 2-28 & 2-230.

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examples of the Tudor Revival style.²⁹ The most prolific style within the district, there are eleven Tudor Revival style buildings within the Miramar Drive Residential Historic District. Among the best examples of the style are the Charles Sumner and Amy Mae Larsen House at 2375 Riverside Drive, the Smith-Hutson House at 226 Miramar Drive, and the Earl L. and Marguerite Lambeau House at 330 Miramar Drive.

Colonial Revival

After the Philadelphia Centennial Exposition in 1876, the last two decades of the nineteenth century saw a resurgence of interest in the American colonial architecture of the Atlantic seaboard, generally the Georgian and Federal architectural styles as well as secondary influence of post-medieval English and Dutch Colonial traditions. The restoration and recreation of Colonial Williamsburg, Virginia during the early-twentieth century renewed interest in the style. While the earliest examples of the Colonial Revival style tended to be free interpretations with details inspired by colonial precedents, the turn of the twentieth century saw tastes shift towards carefully researched copies with more correct proportions and details. The Colonial Revival style was popular from 1880 through the 1960s, largely, but not exclusively as a residential style. Houses are generally rectangular in plan, typically two stories in height, and covered by a moderately pitched gabled roof. Examples characteristically feature a symmetrical façade with windows balanced on both sides of a central front door commonly with fanlight and sidelights and accentuated with either a decorative crown, pediment, or entry porch supported by simple pilasters or slender columns. Windows are generally double-hung sashes with multi-pane glazing in just the top or both sashes; windows are often in adjacent pairs. Other common elements include roof dormers, denticulated cornices, and shutters. Exterior cladding may include clapboards, brick, stone, or a combination of masonry on the first floor with clapboard siding above.³⁰

The inherent simplicity and regularity of the style lent itself well to standardization, which allowed for the style's continued popularity through the changing building practices brought on by the Great Depression and World War II as well through the postwar changes in taste and architectural fashion. Later examples are occasionally asymmetrical L-shaped forms, to accommodate a breezeway and semi-attached garage, or most often shallower pitched side-gabled forms with simplified door surrounds, cornices, and other details, if present, that merely suggest their Colonial precedents rather than closely mirroring them. There has hardly been a gap in time when Colonial inspired buildings were not being built somewhere in the country since the inception of the style in the 1880s. A

²⁹ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 448-466; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Volume 2*. Page Architecture 2-230.

³⁰ Savage McAlister, Virginia. *A Field Guide to American Houses*. Page 408-432; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Volume 2*. Page Architecture 2-17 & 2-29.

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dramatic drop in popularity during the late 1950s and 1960s marked the beginning of a transition from these simplified interpretations of the style to a renewed interest in architectural accuracy and Colonial-inspired buildings of the subsequent “New Traditional” era that continues to this day.³¹ One of the most prevalent styles in the district, there are 11 Colonial Revival style buildings within the Miramar Drive Residential Historic District. Among the best examples of the style are the Fred N. Trowbridge Sr. House at 247 Miramar Drive, the Ralph L. and Ruth Troup House at 306 Miramar Drive, and the Joseph P. and Gertrude Lally House at 324 Miramar Drive.

Dutch Colonial Revival

The Dutch Colonial Revival style is a somewhat less formal version of the Colonial Revival or Georgian Revival styles and was popular in Wisconsin from 1900 to 1940. Despite its name, very few examples of the style closely follow early-Dutch Colonial architecture as precedent. The style is characterized by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale suburban residences in the early-twentieth century.³² There is one Dutch Colonial Revival style building within the Miramar Drive Residential Historic District, the M.W. and Eva Harrison House at 2365 Riverside Drive.

Ranch

The Ranch style originated in California during the mid-1930s, very loosely based on early Spanish Colonial pitched roof courtyard houses of the American Southwest, and was spread across the country by California-based “Sunset Magazine” with its 1946 publication *Western Ranch Houses*. Other residential housing magazines soon joined the trend in promoting the style and the casual family-oriented lifestyle it suited. They often described the style as “middle of the road modern” and “modern inside, traditional outside.” As the automobile became the principal means of transportation in the country after World War II, the standard narrow urban lot style of development was replaced by a form with wider sprawling lots, and the Ranch style became the dominant architectural style for single-family residences throughout the United States, particularly in large suburban tract developments.³³

Ranches, popular from 1935 to 1975, are typically broad, single story houses with emphasized horizontality, built low to the ground, and generally rectangular, L-, or U-shaped in plan with

³¹ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 408-432.

³² Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 408-432.

³³ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 602-603.

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asymmetrical façades. Roofs are low-pitched and often hipped or gabled, commonly with moderate or wide overhanging eaves. A garage is attached to the main façade facing the street, side, or rear. Typically, the front entrance is located off center, almost always sheltered under the main roof of the house, and often recessed. Single or paired entry doors are common and may range from a simple, plain flush door to having heavily decorative, curvilinear, or square panels with a single or matching sidelights or side panels. Entry or partial width porches, are almost always contained under the main roof of the house. When present, porch supports are most often simple wood posts or patterned wrought iron.

As a remarkable range of pre-manufactured windows were available during the era, most Ranch houses feature a variety of different size and types of windows in either metal or wood with horizontal or multi-pane light patterns. One or more large picture windows are almost universally present, commonly with operable sections; however in later examples, groups of tall fixed vertical panes were often used instead of a large single picture window. Very short windows are often grouped into ribbons placed high in the wall, often in bedrooms to allow light and ventilation without loss of privacy and to accommodate flexibility in furniture arrangement. Corner windows with a corner support, sliding glass doors, and jalousie windows are common. Exterior elaborations are common, including built-in planters, emphasized heavy chimneys, masonry screen walls, rear covered verandas, and rear patios often with built-in or free-standing masonry grills. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination with the entry area differentiated from the main body of the house. Examples of the Ranch style may incorporate modest elements of other traditional styles. While commonly constructed throughout the Ranch era, more heavily styled Ranches are classified as “Styled Ranches” of the “New Traditional” era where built later.³⁴ There are four Ranch style buildings within the Miramar Drive Residential Historic District. Among the best examples of the style are the Merlin G. and Ruth Bush House at 2335 Ducharme Lane, the Roland A. and Marie Borman House at 213 Miramar Drive, and the Angeline Kramer House at 2345 Riverside Drive.

Split-Level

Split-Level houses originated during the 1930s, but were especially popular between 1950 and 1975, and are a multi-story variation of the one-story Ranch. As such, Split-Levels retain the horizontal lines, low-pitched roof, overhanging eaves, and other characteristic elements of the Ranch style in a multi-story form. Split-Levels are generally comprised of three or more separate floor levels that are staggered and separated from each other by partial flights of stairs. Typically each distinct level corresponds to one of three general functions: noisy living areas, quiet living areas, and sleeping areas.

³⁴ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 596-611.

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The lowest level generally houses the garage and a family room. The mid-level wing houses the quiet living areas, and the upper level contains the bedrooms. The middle level most often is the location for the main entry and may feature a one-and-one-half story foyer. The style can feature a wide variety of exterior wall materials, often multiple materials in combination. Examples of the style may incorporate modest elements of other traditional styles, particularly Colonial Revival. While commonly constructed throughout the Ranch and Split-Level era, more heavily styled later period Split-Levels are classified as “Styled Ranches” of the “New Traditional” era.³⁵ There is one Split-Level style building within the Miramar Drive Residential Historic District, the Raymond C. and Emily Hutson House at 308 Miramar Drive.

Architects and Builders

Foeller, Schober, and Berners

Henry A. Foeller was born in Alsace, France in 1871. He immigrated to the United States in 1885, settling in Oshkosh, Wisconsin. Foeller apprenticed with Oshkosh architect Williams Waters until 1895, when he established his own office in Green Bay. Foeller was joined by Max W. Schober in 1907, who began as draftsman and rose quickly to become Foeller’s life-long partner. Marvin Stephenson, another architect, joined them in 1917. Beginning with many residential projects, the office soon focused on larger commissions including community buildings such as churches, schools, libraries, and hospitals by the 1910s and 1920s. In 1925, Edgar Berners, an engineer, joined the firm. Four years later, he became a partner, and the office was renamed Foeller, Schober, and Berners in 1929, and Berners-Schober in 1941 when Max Schober’s son, Leonard Schober, took his place at the firm. The office has been responsible for a large volume of work over the last century, especially high profile designs in the region around Green Bay.³⁶

The firm was responsible for several Period Revival style houses in the Miramar Drive Residential Historic District, including the Fred N. Trowbridge House constructed at 247 Miramar Drive in 1933 and its 1948 addition, the M.W. and Eva Harrison House constructed at 2365 Riverside Drive in 1929, and the Ralph L. and Ruth Troup House constructed at 306 Miramar Drive in 1936. Horace Tousley, an architect with Foeller, Schober, and Berners, lived in the neighborhood at 159 Miramar Drive, and while it is not listed on the company’s project list, it is assumed to have been designed by a member of the firm.

³⁵ Savage McAlister, Virginia. *A Field Guide to American Houses*. Pages 612-614.

³⁶ “Our History.” Berners-Schober website. <<http://www.berners-schober.com/history.html>> Accessed September 16, 2014.

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Notable residences in Allouez designed by Berners-Schober outside of the Miramar Drive Residential Historic District include the Albert Neufeld House at 204 W. Whitney Street, the Frank E. Murphy House at 304 Braebourne Court, the George F. and Marguerite Kress House at 2376 DuCharme Lane, the Roger Minahan House at 3430 Langlade Road, the William and Mathilda Brenner House at 2539 Oakwood Avenue, the Herman A. and Lillian Greiling House at 2568 S. Webster Avenue, and the George A. Richardson House at 2610 S. Webster Avenue.³⁷

In addition to designing countless residences, the firm has completed many community-centered projects, including churches, schools, offices, libraries, and hospitals throughout northeastern Wisconsin. In 1979, the firm was commissioned to do site development for Heritage Hill State Historical Park in Allouez and designed the park's Bark Chapel in 1981. The company became Berners-Schober Associates in 1983. The company completed several additions to the Village of Allouez Municipal Pool beginning in 1985 through 2000.³⁸

The firm also worked on notable Green Bay projects, such as the Green Bay YMCA (NRIS #16000022), the Architects Building, the Columbus Club, the Northern Finance Company Building, the Green Bay Press-Gazette Building, and the company's office building. Berners-Schober Associates continues today as a leading architectural and engineering firm in Northeastern Wisconsin and is one of the state's oldest firms in practice today. Much of the firm's work, which spans many building types and architectural styles, has been recorded and preserved.³⁹

Conclusion

The Miramar Drive Residential Historic District is eligible for the National Register for its concentration of single family homes constructed between 1920 and 1967, having local significance under Criterion C in the area of Architecture. The district is identifiable by the prevalence of Period Revival style single-family homes and is one of Allouez's most architecturally intact historic residential areas with fine examples of the prevailing residential architectural styles of the period including Tudor Revival, Colonial Revival, and Ranch styles that together constitute a well-defined and visually distinct geographic and historic entity.

The district conveys a sense of historical and architectural cohesiveness through its architectural designs of thirty single-family homes arranged along one-and-one-half blocks of Miramar Drive in the

³⁷ "Berners-Schober Project List." On file at the office of Berners-Schober, Green Bay, Wisconsin.

³⁸ "Berners-Schober Project List."

³⁹ General Files and Drawings with Berners-Schober Associates, Inc., Green Bay, Wisconsin; & "Our History." Berners-Schober website.

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village of Allouez. Representative of residential development in Brown County and of the prevailing architectural styles of the time, Tudor Revival, Colonial Revival, Ranch, and other styles are prominent within the district. The district, marked by two brick piers at the western entry to Miramar Drive, was also a commuter neighborhood of a rising upper-middle class in the Green Bay area. Doctors, lawyers, businessmen, managers, and professional football players and coaches all owned houses in the district with detached garages and large lots. The plat of Miramar itself is stretched out, east-west, from the Fox River to Webster Avenue, a development pattern that helps define the character of the neighborhood. The buildings within the Miramar Drive Residential Historic District are well preserved, maintain architectural integrity, and have much the same appearance today as they did years ago. The result is now one of Allouez's most architecturally intact historic residential areas.

Preservation Activities

The Miramar Drive Residential Historic District has been fortunate in consistently attracting long-term home owners who have taken pride in their historic properties and have maintained them. In addition, the Village of Allouez is proactive in promoting, protecting, and preserving Allouez's historic resources, starting with a community-wide Intensive Survey in 2013 and following up with subsequent nominations as recommended within the survey report. In listing this district, Allouez hopes to provide the opportunity for home owners to obtain historic tax credits and/or other incentives to maintain and preserve their properties.

Statement of Archeological Potential

This area of Brown County near the mouth of the Fox River was home to considerable Native American and eighteenth century French fur trade activities. While it is almost certain that the construction of the extant resources would have disturbed archeological artifacts, it is possible that Native American or French Colonial resources may be extant within the boundaries of the district. Archaeological potential remains unassessed.

Acknowledgment

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849C Street NW, Washington, DC 20240.

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The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

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There are a wealth of resources available on the history of the Village of Allouez. The information and research already produced on these subjects far exceeds the purpose of this district nomination. The following bibliography contains works with considerably more breadth and information on individual historical subjects and buildings.

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Verbal Boundary Description

The district consists of the legal parcels associated with the thirty buildings within the district and may be defined by this general description:

Beginning on the east curb line of Riverside Drive at the northwest corner of the lot associated with 2345 Riverside Drive, continue east along the north property line of said lot, continuing along this line to the northeast corner of the lot associated with 158 Miramar Drive, turn 90 degrees and continue south along the east property line of said lot, cross Miramar Drive and continue along this line to the southeast corner of the lot associated with 159 Miramar Drive, turn 90 degrees and continue west along the south property line of said lot, continuing along this line to the southwest corner of the lot associated with 2375 Riverside Drive, turn 90 degrees and continue north along this line on the east curb of Riverside Drive to the beginning completing an approximate rectangle. The boundaries of the proposed Miramar Drive Residential Historic District are clearly delineated on the accompanying district map.

Boundary Justification

The boundaries of the proposed Miramar Drive Residential Historic District enclose all of the areas historically associated with the district's resources, enclosing 11.14 acres. The boundaries of the district generally align with the original 1924 plat of the Miramar subdivision, excluding only the 10 platted lots on the west side of Riverside Drive along the Fox River, which were bisected by the Chicago, Milwaukee, and St. Paul Railroad. On these lots, only two homes constructed during the period of significance remain, and they do not conform to the same deep setbacks and character of the rest of the subdivision and have suffered substantial loss of architectural integrity. While the adjacent areas are residential in nature, they were not constructed within the district's period of significance, were not included in the original plat, or do not maintain the historic integrity of the residences contained within the district boundaries. The result is a cohesive district with as few non-contributing properties as possible.

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Name of Property:	Miramar Drive Residential Historic District
City or Vicinity:	Village of Allouez
County:	Brown County
State:	Wisconsin
Name of Photographer:	Rowan Davidson
Date of Photographs:	November 16, 2016
Location of Original Digital Files:	Wisconsin Historical Society, Division of Historic Preservation, Madison, WI

- Photo 1 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0001)
2335 DuCharme Lane, facing southeast
- Photo 2 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0002)
159 Miramar Drive, facing south
- Photo 3 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0003)
212 Miramar Drive, facing north
- Photo 4 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0004)
213 Miramar Drive, facing south
- Photo 5 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0005)
219 Miramar Drive, facing south
- Photo 6 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0006)
226 Miramar Drive, facing north
- Photo 7 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0007)
238 Miramar Drive, facing north
- Photo 8 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0008)
247 Miramar Drive, facing south
- Photo 9 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0009)
306 Miramar Drive, facing north
- Photo 10 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0010)
308 Miramar Drive, facing north
- Photo 11 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0011)
324 Miramar Drive, facing north
- Photo 12 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0012)
330 Miramar Drive, facing north
- Photo 13 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0013)
333 Miramar Drive, facing south
- Photo 14 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0014)
2365 Riverside Drive, facing east

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

Miramar Drive Residential Historic District
Village of Allouez, Brown County, WI

Photo 15 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0015)
2375 Riverside Drive, facing east

Photo 16 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0016)
View up north side of Miramar Drive, facing east

Photo 17 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0017)
View up south side of Miramar Drive, facing east

Photo 18 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0018)
View up Miramar Drive, facing northeast

Photo 19 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0019)
View down Miramar Drive, facing northwest

Photo 20 of 20 (WI_BrownCounty_MiramarDriveResidentialHistoricDistrict_0020)
View down Miramar Drive, facing west

United States Department of the Interior
National Park Service

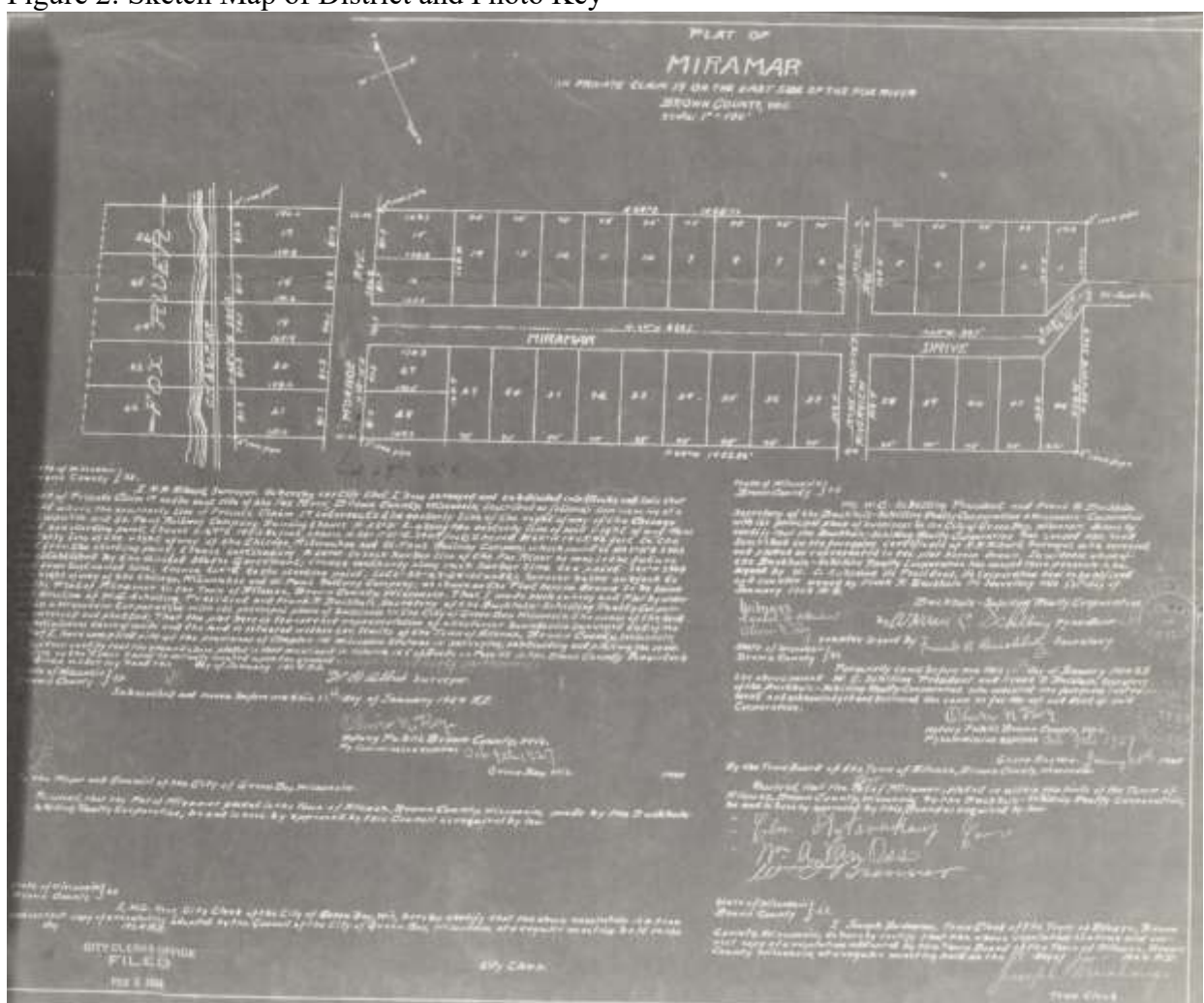
National Register of Historic Places
Continuation Sheet

Miramar Drive Residential Historic District
Village of Allouez, Brown County, WI

Section figures Page 1

List of Figures

Figure 1: *Plat of Miramar, 1924*. Courtesy of the Village of Allouez
Figure 2: Sketch Map of District and Photo Key



Plat of Miramar, 1924. Courtesy of the Village of Allouez.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Miramar Drive Residential Historic District
Village of Allouez, Brown County, WI

Section figures Page 2



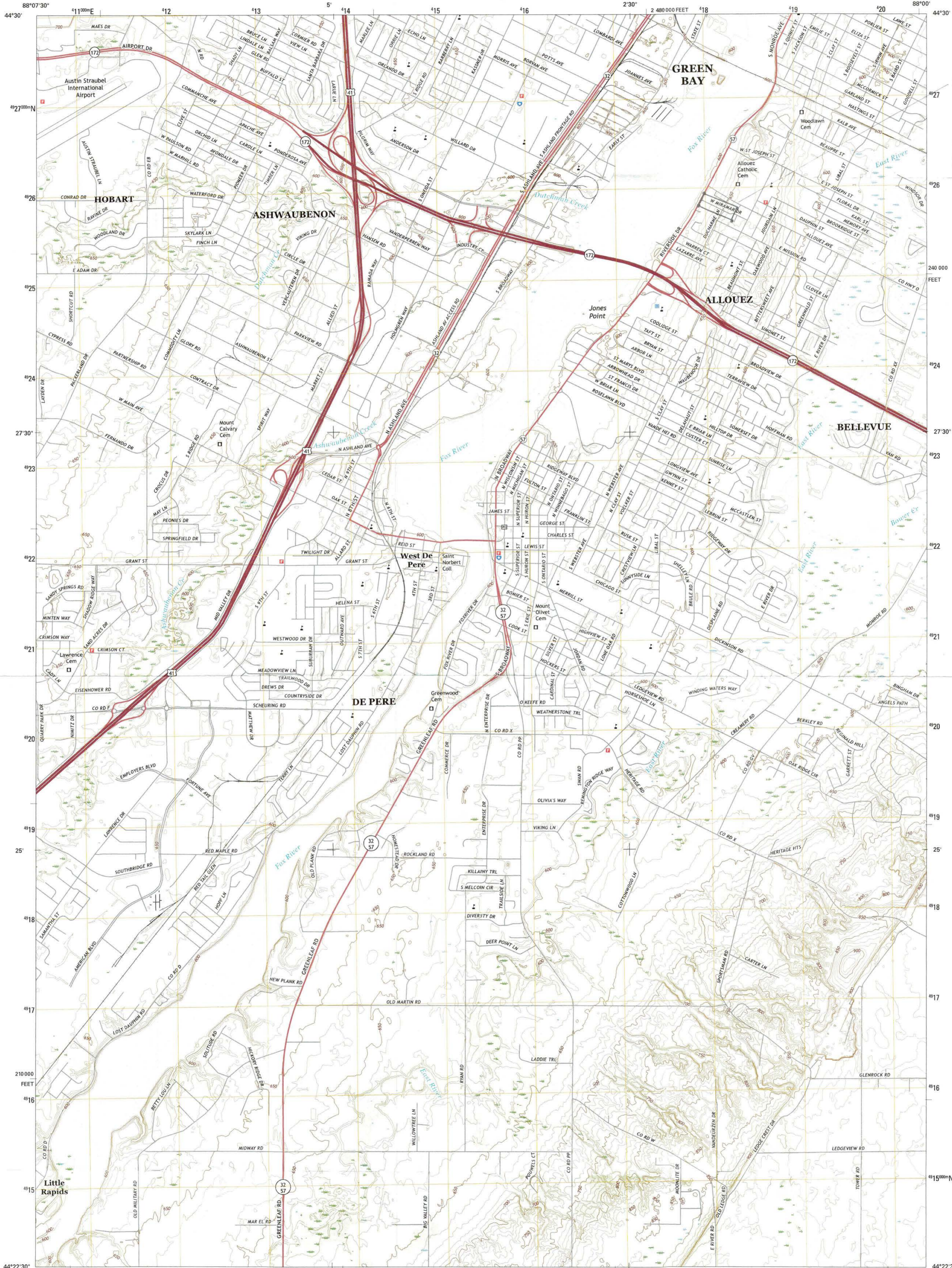
Figure 2: Sketch Map of District & Photo Key



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



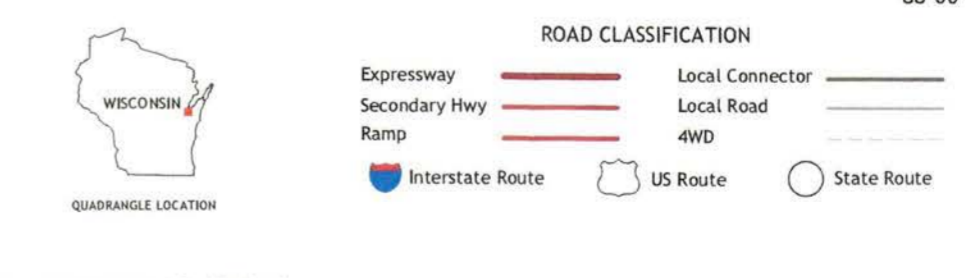
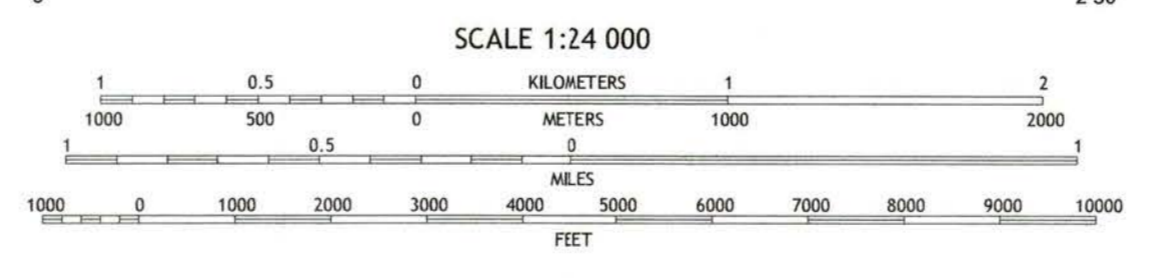
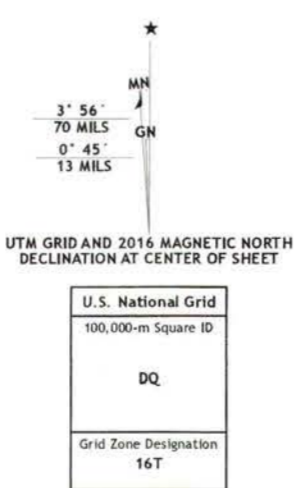
DE PERE QUADRANGLE
WISCONSIN-BROWN CO.
7.5-MINUTE SERIES



Miramar Drive Residential Historic District
Village of Alouez, Brown County, WI
UTM Reference:

Zone	Easting	Northing
1. 6N	418027	4925893
2. 6N	418320	4926744
3. 6N	418275	4926649
4. 6N	418273	4925949

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
1:250,000-meter grid; Universal Transverse Mercator, Zone 16T
10 000-foot ticks; Wisconsin Coordinate System of 1983 (central
zone)
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands with government
reservations may not be shown. Obtain permission before
entering private lands.
Image:.....NAIP, July 2013
Roads:.....U.S. Census Bureau, 2015 - 2016
Names:.....GNIS, 2016
Hydrography:.....National Hydrography Dataset, 2013
Contours:.....National Elevation Dataset, 2012
Boundaries:.....Multiple sources; see metadata file 1972 - 2016
Public Land Survey System:.....BLM, 2014
Wetlands:.....FWS National Wetlands Inventory 1977 - 2014



1	2	3	1 Oneida North
2	3	4	2 Green Bay West
3	4	5	3 Green Bay East
4	5	6	4 Oneida South
5	6	7	5 Bellevue
6	7	8	6 Wrightstown
7	8		7 Greenleaf
8			8 Morrison

DE PERE, WI
2016







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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/1/2018 Date of Pending List: Date of 16th Day: Date of 45th Day: 4/16/2018 Date of Weekly List: 4/20/2018

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 4/16/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline

Telephone Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

RECEIVED
NOV 27 2017

OBJECTION TO LISTING IN **BY:**
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Miramar Dr. Residential Historic District
Address of Property in District: 309 Miramar Dr.
City: Green Bay County: Brown

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, ^{we} hereby certify that ^{we} ~~am~~ ^{are} the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jan W. Duncan & Stephanie C. Duncan Date: NOV 20, 2017

Print or Type Name: JAN W. DUNCAN Stephanie C. Duncan

Mailing Address: 309 Miramar Dr.

City: Green Bay State: WI Zip: 54301

NOTARY

State of Wisconsin, County of Brown

The above statement was subscribed and sworn before me this 20TH day of
NOVEMBER, 20 17

[Signature]
Notary Public Signature

My commission Expires: IS PERMANENT.

RECEIVED
NOV 13 2017

BY:



Allouez Village Hall • 1900 Libal Street • Green Bay, WI 54301-2453 • (920) 448-2800 • Fax (920) 448-2850
www.villageofallouez.com

November 8, 2017

Ms. Peggy Veregin
National Register Coordinator
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Dear Ms. Veregin,

This letter is to acknowledge the received documentation by the Wisconsin Historical Society nominating the *Miramar Drive Residential Historic District* located in the Village of Allouez to the State and National Register of Historic Places.

It is also the intent of this letter, on behalf of the Allouez Historic Preservation Committee and the Village Board, to recommend the nomination of the properties referenced above to the State and National Register of Historic Places. It is the pleasure of the committee, the Village Board, and the rest of the community to have a historic district located in the village that represents and preserves both state and national heritage and history.

Thank you for your time and consideration in reviewing this district.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brad Lange', written over a horizontal line.

Brad Lange
Village Administrator



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Twenty-eight day of February 2018, for the nomination of the Miramar Drive Residential Historic District to the National Register of Historic Places:

- 1 Original National Register of Historic Places Nomination Form
- 1 CD with NRHP Nomination form PDF
- Multiple Property Nomination form
- 20 Photograph(s)
- 1 CD with image files
- 1 Map(s)
- 2 Sketch map(s)/figures(s)/exhibit(s)
- 2 Piece(s) of correspondence
- Other:

COMMENTS:

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