

RECEIVED 413

JAN 23 1995

INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICEUnited States Department of the Interior
National Park ServiceNATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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

1. Name of Property

historic name Barrett, Everett P., Houseother names/site number N/A

2. Location

street & number 120 South Porter Avenue N/A not for publicationcity, town Waukesha N/A vicinitystate Wisconsin code WI county Waukesha code 133 zip code 53186

3. Classification

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

Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.



1/17/95

Signature of certifying official
State Historic Preservation Officer-WI
State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet



2/24/95

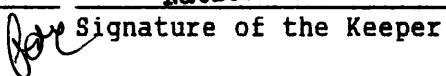
determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Entered in the
National Register



Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

DOMESTIC/ single dwelling

Current Functions
(enter categories from instructions)

DOMESTIC/ single dwelling

I. DescriptionArchitectural Classification
(enter categories from instructions)Late 19th and 20th Century RevivalsMaterials
(enter categories from instructions)

foundation	Concrete
walls	Concrete
roof	Ceramic Tile
other	Wood
	Cast Iron

Describe present and historic physical appearance.

The Barrett house is an excellent French Normandy style single-family residence that was constructed almost entirely out of reinforced concrete for Everett P. Barrett, an engineer and prominent Waukesha cement contractor whose firm - Cayll and Barrett - built the house in 1940. This irregular plan house was designed by R. O. Steffen and it also incorporates a large turreted garage that is attached to it by an enclosed breezeway. A turret tower is also prominently featured on the main east-facing facade of the "T"-plan main block of the house, which is one-and-a-half stories in height and measures approximately 42-feet-wide by 50-feet-deep. The house is located on a prominent, gently sloping corner lot (actually a double lot) that is bounded by South Porter Avenue and Grant Street, and this lot is located in the eastern Waukesha suburb of Missionary Ridge. Barrett occupied his house until 1944. Since then it has been owned by a succession of prominent Waukesha families, one of whom constructed a flat-roofed addition across the south ends of the original garage and breezeway in 1965. Fortunately, this addition is not visible from the street. Otherwise, all of the house's significant exterior and interior features are still intact and are in very good, original condition.

In 1937, when the relatively small 46-lot Missionary Ridge subdivision was platted, the land that comprised it was located within the Town of Waukesha approximately one mile southeast of the historic center of the city of Waukesha and just to the east of the existing city boundaries. By this date, Waukesha had successfully transformed itself from one of the Midwest's best known resort communities into a modern industrial center and the resulting increase in the city's population created a demand for housing that the new suburb was intended to meet. Even as late as 1937, though, this land and most of the land surrounding it was still semi-rural, the only significant concentration of buildings in the area being the collection of fine Early Twentieth Century Revival and American Movement style houses located on both sides of East Broadway, an important thoroughfare that forms the northern boundary of the subdivision.¹ Property owners living in existing houses along the south side of East Broadway were responsible for creating the new subdivision.

The 88.5-foot-wide by 153-foot-deep trapezoidal shape lot that the Barrett house occupies is located in the center of the subdivision. The principal facade of the house faces east onto the serpentine north-south running S. Porter Avenue and its south-facing side elevation faces onto the east-west running Grant Street. The Barrett house, like most of its neighbors, is set well back on its lot and it is surrounded by concrete sidewalks, expanses of lawn (especially on its north and east sides), and by trees and shrubs. A concrete driveway runs a short distance along the west edge of the lot from Grant Street up to the attached one-car garage.

¹ These houses are grouped together within the proposed East Broadway Historic District. Waukesha is now Wisconsin's eighth largest city, with a 1980 population of 53,941.

8. Statement of Significance

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

Applicable National Register Criteria A B C D

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

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1940

Significant Dates

1940⁷

Significant Person

N/A

Architect/Builder

Steffen, R. O.⁸

Cayll & Barrett/builder⁹

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

Significance

Everett

The Edward P. Barrett house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the house is being nominated because of its associations with the NR significance area of Architecture, a theme that is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research centered on the draft French Normandy style subsection of the Architectural Styles study unit of the CRMP and the Architecture section of the final report of the Waukesha Intensive Survey. The results of this research is detailed below and confirms that the Barrett house is locally significant under criterion C as a fine, highly intact example of French Normandy design. The house is also locally significant for its method of construction under criterion C as a possibly unique Waukesha example of a period revival style house constructed out of reinforced concrete.

everett

The Edward P. Barrett house was built by and for Barrett in 1940. Barrett was an engineer and a partner in the Waukesha ready-mix concrete firm of Cayll and Barrett and it is believed that the construction of his house out of the reinforced concrete that he manufactured and sold was both an experiment and a demonstration of the possibilities of the material. Barrett and his family lived in the house until 1944, after which time the house was sold to others. Since then the house has been owned by several other prominent Waukesha residents and their families and it continues to serve this purpose today.

⁷ Building Permit File, 120 S. Porter Ave. City of Waukesha Inspection Unit, City Hall, Waukesha. Initial permit dated December 26, 1939. Subsequent permits for utilities and HVAC all date from 1940.

⁸ Ibid.

⁹ Ibid.

9. Major Bibliographical References

Building Permit. City of Waukesha inspection Unit, City Hall, Waukesha. Dated August 16, 1965.

Draft subsection of the French Normandy style. Available at the State Historic Preservation Office, State Historical Society of Wisconsin, Madison, Wisconsin.

Previous documentation on file (NPS):

See continuation sheet

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

Primary location of additional data:

- State Historic preservation office
 Other State agency
 Federal agency
 Local government
 University
 Other

Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

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

See continuation sheet

Verbal Boundary Description

The south half of Lot 18 (being the south 28.45 feet) and all of Lot 19, excepting the west 15 feet of both of the above tracts, both of Missionary Ridge, a subdivision of a part of the SE⁴ of Sec. 11, T6N, R19E, in the City of Waukesha.

See continuation sheet

Boundary Justification

The above boundaries enclose all that land historically associated with the Barrett House.

See continuation sheet

11. Form Prepared By

name/title Timothy F. Heggland/Consultant

for: City Plan Commission, City of Waukesha

organization 201 Delafield St., Waukesha, WI date September 21, 1992

street & number 1311 Morrison Street telephone (608) 251-9450

city or town Madison state WI zip code 53703

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The Barrett house is a free-standing building that consists of a one-and-a-half story "T"-plan house, to which a one-story garage is attached by a one-story hyphen. A basement story underlies the main block of the house. It has a concrete floor and is enclosed by reinforced concrete walls. The exterior walls of the house are also constructed out of reinforced concrete that has been left exposed, and most of the house's interior partition walls are concrete as well. The walls of the breezeway and the garage are also constructed from exposed reinforced concrete as are the slab floors of these two elements. All three elements are surmounted by rather steeply pitched gable roofs that are covered with reddish brown clay tiles.

The main facade of the house faces east and it is comprised of the two-bay-wide east-facing elevation of the south wing (the tail of the "T") and the projecting one-bay-wide east-facing elevation of the north wing (the crossbar). The dominant feature of this facade is a two-story circular plan tower that is placed in the juncture of the two wings. Such towers are typical features of this style and - like this one - usually contain the main entrance of the house in the first story. The Barrett house tower is 12-feet in diameter and its flat-arched main entrance door opening is reached by ascending a concrete step. Deep V-shaped grooves scored at regular intervals into the concrete wall surface around this opening imitate dressed ashlar stone blocks and the opening is also flanked by two small metal electric wall sconces. The otherwise solid oak 18-panel (six-panels-tall by three-wide) entrance door that fills this opening has a single stained glass panel centered at eye level. This panel is decorated with an armorial shield and is protected by a wrought iron grill. The second story of the tower slightly overhangs the first story and it is surfaced with stucco and with boards that imitate half-timbering - another typical feature of the style. A single flat-arched rectilinear window opening that is filled with an eight-light metal sash casement window is centered in this story above the entrance door opening. This window opening admits light to a second story bathroom and it is flanked by decorative wrought iron shutters and has a very fine wrought iron balconet placed just below it. The tower is surmounted by a tall conical roof that is covered in clay tiles and topped by a beautifully crafted wrought iron weather vane shaped like a bird in flight.

The 28-foot-wide left-hand portion of the main facade is comprised of the two-bay-wide east-facing elevation of the south wing. Each of the first story bays contains a flat-arched window opening that is filled with a pair of eight-light metal sash outward-swinging casement windows that provide light to the living room.² These clear lights are held in place by a grid of thin metal cames that form small

² Almost all of the house's other window openings are also flat-arched and they all lack articulated sills and heads. Identical eight-light window units are used singly and in groups of two, three, and five to fill most of the other window openings as well. Smaller window units of the same design are also used, particularly on the original part of the garage.

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diamond shapes where they intersect, shapes that are filled with pale amber-colored glass. Both of these openings (and nearly all the house's other original window openings) are flanked by wrought iron shutters.³ A large stepped and buttressed chimney mass is centered between these two openings. This three-stack two-story chimney is surfaced in stucco over reinforced concrete, the top of its lowest segment is skirted with clay tiles, and it is crowned by a simple concrete cap and two simple square clay chimney pots that flank a taller, more decorative round one.

The second story of this elevation is a half-story and features two reinforced concrete gable-roofed wall dormers that flank the stack of the chimney mass. Each of these dormers is placed directly above one of the first story window openings and they also contain pairs of eight-light casement windows. The elevation is surmounted by the tile-covered gable roof of the wing, which has slightly projecting eaves and a ridgeline that runs north-south. A thin V-shaped groove is also incised into the wall surface midway between the first and second stories of this elevation. This groove encircles the entire main block of the house and acts as a beltcourse.

The gable-roofed north wing of the main block is placed perpendicular to the equally tall south wing and the right-hand portion of the main facade consists of the east-facing gable end elevation of this wing. This 15.5-foot-wide elevation is one-bay-wide and its first story contains a single large flat-arched window opening that admits light to the dining room. This opening is flanked by shutters and it is filled with five of the eight-light casement window units described previously. The second story above consists of the east-facing gable end of the wing. This story also contains a single window opening (which lights the master bedroom) and it is filled with three of the eight-light casement window units and has a fine wrought iron balconet placed just below it.*

The wall surface of the east-facing elevation of the north wing is further extended into the downward sloping yard to the north of the house by a low 10-foot-long wing wall that is attached to the house. This straight wall is constructed of reinforced concrete and it is literally a continuation of the east wall of the north wing, being placed in the same plane with it. The wall is treated like a solid balustrade that has a tall buttressed south terminus (the portion placed against the house), a downward curving main section, and a northern terminus that consists of a large, slightly taller square plan concrete pedestal that is topped by a pyramidal cap covered in clay tiles. A second pedestal of identical design flanks the first one, the pair being used to provide a gateless entrance to the area beside the house.

³ These shutters are purely decorative, consisting as they do of rectilinear wrought iron frames filled with curvilinear wrought iron tracery.

* The east end of the north wing projects eight-feet beyond the east wall surface of the south wing described above, but its eight-foot-wide south-facing elevation is almost completely covered by the entrance tower.

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The south-facing side elevation of the house consists of the south-facing end elevations of the south wing, of the breezeway, and of the garage wing. The 17.5-foot-wide end elevation of the south wing is one-bay-wide and its first story contains a single large flat-arched window opening that admits light to the living room. This opening is flanked by shutters and it is filled with five of the eight-light casement window units described previously. The second story consists of the south-facing gable end of the wing. This story contains a single window opening that lights another bedroom and it too is flanked by shutters, is filled with three eight-light casement window units, and has a fine wrought iron balconet placed just below it.⁵

The main block of the house is connected to the garage wing by a rectilinear plan breezeway that measures approximately 11-feet-wide by 24-feet-deep. The south-facing elevation of the breezeway is 18.5-feet-wide, but the right-hand seven feet of this wall is actually part of the south elevation of the north wing. Like the breezeway, this shorter section of wall is one-story in height and it is sheltered by a downward continuation of the south-facing slope of the main roof of the north wing. The remaining portion of the wall surface belongs to the breezeway itself, and it is also one-story in height, but is three-bays-wide. Each of these bays contains an identical tall semi-circular-arched opening, the three forming a small arcade. The center opening contains a wooden entrance door that has two rectilinear-shape panels below the lock rail, two equal-sized rectilinear lights above, and two much smaller lights above whose shape follows the curve of the arch. The two flanking openings are filled in an identical manner, but the elements in these openings are fixed and cannot be opened. The breezeway is topped by what appears to be an extension of the south-facing slope of the north wing roof, which slope has an overhanging eave supported by exposed rafter ends. In actuality, most of the breezeway is covered by a deck roof and it is only the south-facing street elevation that is surmounted by a sloping portion. The entire east elevation of the breezeway is covered by the garage wing.

The south end of the attached rectilinear plan one-story multi-gable-roofed garage wing extends 7.5-feet further to the south than the elevation of the breezeway. The garage wing is rectilinear in plan and it measures 14.5-feet in width and was originally 20.5-feet-long. The wing is partially covered by a gable roof with overhanging eaves and exposed rafter ends and its ridgeline runs north-south and its main gable end faces south. A one-and-a-half story circular plan tower is attached to the southwest corner of the garage and it contains a tool room. The 14.5-foot-wide right-hand portion of the 22.5-foot-wide south-facing elevation of this wing has a flat-arched garage door opening centered on it that is wide enough for a

⁵ The two-bay-wide 25-foot-long west-facing side elevation of the south wing is identical with the east elevation described earlier except it does not have a chimney mass placed between its two bays. Its two first story window openings light the living room and the two second story wall dormers light two bedrooms.

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single car. This opening is filled with an eighteen-panel overhead folding door and it is surmounted by the main gable end of the wing. The wall surface of this elevation is then extended to the left where it blends into the curved wall surface of the tower. The base of the tower is semi-circular in plan and it is attached to the west-facing elevation of the garage. The tower's upper story rises above the main roof level, however, and this story is circular in plan, measures 8-feet in diameter, and is crowned with a conical roof covered in clay tiles.

The west-facing rear elevation of the house consists of the west elevation of the south wing described in Footnote No. 5 and the west elevation of the garage wing. The west elevation of the garage wing was originally 20.5-feet-long and it has a single flat-arched window opening centered on it that is filled with double hung multi-light wooden sash. In 1965, however, the north (rear) end of the garage was lengthened by a 14.5-foot-wide by 25.75-foot-long rectilinear plan one-story flat-roofed addition.⁶ This addition has concrete block walls that are coated with stucco. The two-bay-wide west elevation of this addition is constructed as a continuation of the west wall of the original garage and features a flat-arched side entrance door opening in its right-hand bay and a flat-arched window opening in its left-hand bay. This wall is crowned by a simple fascia board and crown molding. A simple wrought iron balustrade edges the addition's roof.

The north-facing side elevation of the house consists of the north-facing side elevations of the garage wing, the breezeway, and the north wing. The 14.5-foot-wide north elevation of the garage wing is the north elevation of the 1965 addition and it is flat-roofed, one-story in height and has a single flat-arched double hung window centered on it. The north elevation of the breezeway is two-bays-wide and it contains a single flat-arched window opening in the left-hand bay and a rear door opening in the right-hand one. This door opening now opens onto a concrete patio that was also built in 1965. This nearly square plan patio is as wide as the breezeway and is as deep as the 14.5-foot-long flanking wall of the garage addition. It is covered by a flat roof that is a continuation of the roof of the garage addition.

The north elevation of the main block of the house is approximately 33-feet-wide and one-and-a-half stories in height. The slope of the site partially reveals the basement story and the first story is three-bays-wide. The left-hand bay contains a flat-arched window opening that admits light to the dining room and it is filled with four of the eight-light window units. The right-hand bay contains a smaller flat-arched window opening that admits light to the kitchen and it contains a pair of six-light casement window units that do not have the diamond decorations found in the larger units. The center bay consists of a projecting polygonal hip-roofed bay window element whose windows light a breakfast nook at one end of the kitchen.

⁶ Building Permit. City of Waukesha Inspection Unit, City Hall, Waukesha. Dated August 16, 1965.

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Single eight-light casement window units are placed in the canted sides of this bay and a large 16-light fixed window unit (also without the diamond-shaped elements) is placed on its north-facing main side. The half story above is dominated by a very large gable-roofed wall dormer that is centered on it. This dormer contains two flat-arched window openings, each of which contains a pair of eight-light casement window units.

The interior of the house is in accord with the period revival design of the exterior. The base of the tower on the main facade contains an entrance vestibule that is floored in terrazzo squares and has stuccoed walls. A segmental arched opening leads from the vestibule into the roughly square plan entrance hall and identically arched openings lead to the living room to the left and the dining room to the right. Directly opposite the entrance opening on the west wall of the hall is the main staircase that ascends to the second story and a segmental arched opening to the right of the stair on this wall opens into a corridor that leads to the kitchen and to the breezeway beyond. The hall is now carpeted but the floor underneath is reinforced concrete. The crown molding in the hall is made of plaster ornamented with a running vine motif and there is a simple molded wooden baseboard.

Paired inward-swinging three-panel solid wood doors fill the arched openings that lead into the living room and dining room. These doors each have a large solid vertical bottom panel, a smaller solid horizontal middle panel, and an open arched top panel that is filled with turned wooden spindles. The living room occupies the entire first story of the south wing and it is rectilinear in plan and measures approximately 24-feet-long by 18-feet-wide. A wooden Georgian Revival style mantelpiece ornamented with fluted pilasters, swags, and denticulation (under the mantle shelf) enframes the terrazzo-covered fireplace surround of the fireplace opening that is centered on the east wall. Windows on the east, west and south walls admit light to the interior and the plastered walls (3/4"-thick plaster over reinforced concrete) are ornamented with the same crown molding that is found in the entrance hall.

The dining room occupies the east end of the north wing and it is rectilinear in plan and measures approximately 15-feet by 13-feet. Windows on the east and north walls supply light and the room has the same ornamented crown molding as the hall and the living room. The floor of this room (and also in the living room) is constructed of reinforced concrete that is covered in what appears to be planks of tongue-and-groove wood that is (or that resembles) pecan. A single segmental arched three-panel door (without the open top panel) is placed in the west wall of the room and it leads into the kitchen.

The large "L"-plan kitchen occupies most of the remainder of the first story of the north wing. The smaller east end of the kitchen (the portion closest to the dining room) consists of a breakfast nook that is lit by the bay window on the north elevation. The remainder of the kitchen is lit by windows located on the north and west walls and it is roughly rectilinear in shape and is rimmed by the simple original painted wood built-in kitchen cabinetry of the house.

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A corridor leads from the entrance hall past the kitchen and down a step into the original breezeway space. This space was originally an enclosed porch, but later owners remodelled it into a den. A door in the south side of this same corridor also opens onto a staircase that descends to the basement story. The basement story underlies the main block of the house and it has a concrete floor and is divided into a series of rooms, several of which have walls that are still covered with the original knotty pine boards.

The mostly closed quarter-turn main staircase of the house ascends from the entrance hall to the second story. The starting stair has a circle end, a painted riser, and a varnished tread, and winders are used instead of a landing to make the quarter turn. The open lower steps feature a short stretch of wrought iron balustrade that has a twisted pattern newel post and spindles that consist of alternating plain and twisted iron balusters. An identical balustrade edges the second story landing in the upstairs hall, which has the same ornamented crown molding that is found in the first story hall. A segmental arched door opens from this hall into a bathroom that is located in the second story of the entrance tower. Two corridors radiate from this hall, one along the east side of the south wing and one along the south side of the north wing. These corridors (like all the second story spaces) have ceilings that have a single surface that is partially canted in response to the slopes of the roofs.

The south wing corridor terminates in a three-panel door that opens into a space that occupies all the rest of the second story of this wing; a space that is now divided into two bedrooms. The corridor of the north wing, however, terminates in a semi-circular-arched wooden door that opens onto the flat deck roof of the breezeway. This door contains 20 lights held in place with lead cames and the light that is placed at eye level is also covered by a beautifully wrought metal grill in the form of a cardinal resting on vine tendrils. The tiled master bedroom of the house occupies the west end of the north wing and the east end consists of the master bedroom and its adjacent closet spaces.

Both the interior and the exterior of the Barrett house are still in a highly intact state of preservation, and the significance of the house is materially strengthened by the very good, largely original condition of its most significant features, which have been preserved by the care exercised by a succession of owners. The only significant alteration to the house occurred in 1965, and the addition that was added to the rear of the garage in that year affected only the rear elevation of the garage and does not otherwise materially affect the original design of the house.

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History

A general history of the city of Waukesha and its architecture is contained in both the final report of the Waukesha Intensive Survey¹⁰ and in the text of the Historic Resources of Waukesha Multiple Resources Nomination form.¹¹ Consequently, the following history deals primarily with Barrett, his house, and with subsequent owners.

Unfortunately, very little information has surfaced regarding the owner-builder of this house. Everett P. Barrett's name and that of his wife, Mary C. Barrett, first appear in the 1931 Waukesha city directory, but no occupation is given.¹² The same is true in 1934, but in 1936, the firm of Cayll and Barrett, with Judy Cayll and Everett P. Barrett as partners in the cement products and ready-mix concrete business, is listed as having an office and plant at the foot of Jefferson Avenue and the Soo Line tracks. This firm continued in operation at this location until sometime between 1953 and 1955, after which time the firm was known as Cayll's; Barrett's name no longer appearing in the directory.

To start a construction-related firm in the depth of the Great Depression must have seemed like a courageous act at the time, but with the advantage of hindsight it is now possible to view this decision as a far-sighted one. Certainly, one advantage the new firm had was its readiness and ability to implement recent advances in the ready-mix concrete business. In an article on the company that appeared in the local newspaper several months after his new house was completed, Barrett was quoted as follows:

The ready-mix concrete industry has made greater advances in the past 15 years than any other industry, Everett P. Barrett of the Cayll and Barrett company in Waukesha said recently.

It was only a decade and a half ago, the local engineer recalled, that we were using faulty, outmoded equipment for the manufacture of ready-mix and cumbersome and unwieldy trucks and carriers for transportation. "But all that is changed now," Barrett declared.

¹⁰ Howard, Needles, Tammen, and Bergendoff. Spring City's Past: A Thematic History of Waukesha and the Final Report of Waukesha's Intensive Resources Survey. Howard, Needles, Tammen, and Bergendoff, Milwaukee, Wisconsin, 1982.

¹¹ Ibid. Historic Resources of Waukesha Multiple Resource Nomination form. September, 1982. On file at the State Historical Society of Wisconsin, Historic Preservation Division, Madison, Wisconsin.

¹² Waukesha City Directory. Wright's City Directory Co.: 1929, 1931, 1934, 1936, 1938.

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Where just a few years ago it was considered quite a feat to transport ready-mix concrete for one mile, these days it is not at all uncommon for a truck to haul a load of ready-mix for 20 miles, and bring in the concrete in perfect condition. The Cayll and Barrett firm, for example, is continually sending loaded trucks and carriers to Big Bend, Oconomowoc, north of Menominee Falls and the Milwaukee county line.

In 15 years the industry has gone from big, heavy trucks and boiler plate mixers to streamlined transports and lightweight alloy equipment which makes handling and transportation much more efficient and highly satisfactory to both producer and consumer.

The tremendous advances in the ready-mix concrete industry have been synonymous with the tremendous increase of consumption of the product. More than ever before it is being used for schools, hospitals, buildings, houses and various other types of construction. Never before in its history has ready-mix concrete been so popular.¹³

A policy of doing jobs of all sizes probably allowed Barrett's new company to implement these industry-wide advances within the constraints imposed by the prevailing economic depression, and the firm was aided in this by advances in the handling of concrete that made it possible to supply small amounts of concrete profitably and that extended the building season.

Everett P. Barrett, one of the owners of the company [Cayll & Barrett], stated recently that the construction being done now is largely indoor work, although by the use of large quantities of marsh grass which keeps the frost out of the ground actual construction work can be accomplished with full efficiency right now. An example of this is the work being done on the Wisconsin Telephone company's new office building being built on Wisconsin ave. Cayll and Barrett are furnishing the concrete for this job.

Many people have the idea that during these winter months no construction work can be done. This idea is false. There is a surprising amount of work being done by the Cayll and Barrett employees in house and office building construction. The company contracts to provide the concrete to the regular constructor ready mixed and ready to pour.

By buying their cement in large lots, by specializing in the concrete mixing itself, by studying the latest production methods, the Cayll and Barrett company has been able to effect a large saving for the contractor and the home owner.¹⁴

¹³ Waukesha Freeman. "Cayll and Barrett Firm is Part of Concrete Progress." May 26, 1941.

¹⁴ Ibid. "Cayll and Barrett Can Do Winter Concrete Work." February 24, 1941, pg. 10.

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Cayll and Barrett then applied these savings to jobs that ranged in size from office buildings to driveway patching.

There is a trend among the owners of old styled homes with low ceilinged basements to have their basements deepened and partitioned into pantries, wash rooms, recreation rooms, or children's play rooms. The firm of Cayll and Barrett, Jefferson Ave., producers of ready-mixed concrete, have made a specialty of this modernization work.¹⁵

Providing a demonstration of this specialty may have been one factor in Barrett's decision to build a house of his own out of reinforced concrete. In June of 1939, Barrett and his wife purchased a double lot in the Missionary Ridge subdivision southeast of Waukesha. These lots were located on a prominent corner in this subdivision, which had just recently been annexed by the city, and the plans of the house were ready by December. The firm of Cayll and Barrett acted as both the general contractor and the concrete contractor for the project, and by September of 1940, the house was essentially completed.¹⁶

A note written on a floor plan of the house that accompanies an early tax assessment form for the house states that this was "an experimental house at the time built."¹⁷ If so, the results of this experiment are unknown insofar as the Barretts are concerned. The house, which was assessed at \$9000 in 1941, was sold by the Barretts to Ruth E. Petaja in 1944, for \$19,000 and they afterwards resided in another newer house a block away on Lookout Drive until 1953. Petaja, meanwhile, sold the house in 1949, to Richard N. Hunter, a prominent Waukesha attorney, and his wife, Elizabeth. The Hunters lived in the house until 1963, when they sold it to Francis B. Dunn, the chairman of the board of the Aeroshade Manufacturing Co., a major manufacturing concern in Waukesha. The Dunns added the addition to the rear of the garage in 1965, but the house was otherwise unaltered during their tenure. The Dunns then sold the house to Gregory Burton, the president of ATB Leisure Products in Waukesha, and his wife, Katherine, in 1986.

Clearly, then, the once experimental nature of the house's concrete construction did not prove a barrier to its acceptance by the kind of owners the house was originally intended to appeal to. Today, the Barrett house continues to be recognized as one of the most architecturally notable homes in an area that contains many of the city's best residential designs dating from the first half of the twentieth century.

¹⁵ Waukesha Freeman. Op. Cit., February 24, 1941, pg. 10.

¹⁶ Building Permit File for 120 S. Porter Avenue. Building Inspection Unit, City Hall, Waukesha, Wisconsin.

¹⁷ Tax Assessment Form No. 6765, for 120 S. Porter Avenue. Historic record in the collection of the Waukesha County Historical Museum in Waukesha.

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Architecture

The architectural significance of the Barrett house lies in its being a fine, highly intact example of the French Normandy style, a period revival style that has few examples in Waukesha. The house possesses such distinctive characteristics of the style as an irregular plan, a round entrance tower, wall dormers, tile roof cladding, and massive chimneys, all of which are skillfully blended into an esthetically pleasing whole. In addition, the Barrett house is also notable for being constructed entirely out of reinforced concrete. The large scale use of this material in the construction of a private home represented an experiment on the part of Everett P. Barrett, who was the owner of a large local cement works, and it is the only period revival house built in Waukesha before World War II that is known to have been built out of this material.

The CRMP's draft French Normandy style subsection describes the style as follows:

The French Normandy style was a period revival style drawn from the rural medieval farmhouses in the Normandy region of France. It has a rambling asymmetrical massing and rustic, informal appearance, as opposed to the more formal French Provincial style, but shares elements such as through-the-cornice dormers, french windows, and slate roofs. The most distinctive characteristic of the style is the round turret towers set in angles and corners which are usually quite tall in proportion to the walls. The turret ordinarily houses the staircase.

Unlike the English Tudor, which is a similar medieval-derived form based on British precedents, the French Normandy features high pitch roofs which exhibit a variety of roof shapes and roof heights on a single house. Common features of both styles include leaded windows, large chimneys (often with chimney pots), half-timbering, (and) split fieldstone or molded stone.¹⁸

Similar details are noted as characteristics of the Towered Subtype of the French Eclectic style as described by Virginia and Lee McAlester in their recent book; A Field Guide to American Houses. The McAlestes note that the Towered Subtype has certain salient characteristics such as a "window top breaking roof-line," a "massive chimney," "casement windows," and varied roof-line heights" and states that "This common subtype is immediately identifiable by the presence of a prominent round tower with a high, conical roof. The tower generally houses the principal doorway."¹⁹

¹⁸ Draft subsection of the French Normandy style. Available at the State Historic Preservation Office, State Historical Society of Wisconsin, Madison, Wisconsin.

¹⁹ McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Knopf, 1984, pgs. 387 & 389.

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Nearly all of the features noted above are present in the design of the Barrett house. The original building permit for the house lists R. O. Steffen as its architect. No other information about Steffens has yet been found and other works by him were not identified by the Waukesha intensive Survey. Never-the-less, Steffen's evident familiarity with the French Normandy style and his ability to give the Barretts a design that is still pleasing today suggests that he was a skilled practitioner. His handling of the various elements of the garage wing is particularly skillful. There are several other French Normandy style houses in Waukesha, most notably in and near to the Caples Park Historic District (NRHP - 3/17/88), but none of these houses are as truly representative of the style as is the Barrett House.

The success of Steffens' design is especially notable when one considers that all the exposed exterior wall surfaces of the house consist entirely of finely finished reinforced concrete, a very unusual choice for a single family residence in the days before the end of World War II. As noted previously, no other reinforced concrete period revival houses that date from the years before World War II have been found in Waukesha, which makes the Barrett house a possibly unique residential example of this type of construction in this city.

Consequently, it is believed that the Barrett house meets the test of Criterion C, which asks that a nominated property exhibit "Distinctive design or physical characteristics." The house exhibits nearly all of the design elements that are typically associated with the French Normandy style and these elements have been skillfully blended by the architect, who created an excellent representative example of the style. The Barrett house is also notable for being constructed out of reinforced concrete, a highly unusual but totally satisfactory material that was almost certainly used at the request of the owner. The significance of the house is further enhanced by its very intact original interior and by the very fine physical condition of the building.

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