

NATIONAL REGISTER OF HISTORIC PLACES NOMINATION COMPLETION FOR FOUR CITY OF WAUKESHA PROPERTIES

A PROPOSAL PREPARED FOR THE
CITY OF WAUKESHA'S LANDMARKS COMMISSION
BY:

tes | Historical Consulting, LLC

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PROJECT OBJECTIVE:

To prepare a National Register nomination for each of the following four properties in the City of Waukesha:

- 1) St. Mary's Catholic Church Complex - 225 S. Hartwell Avenue
- 2) St. Luke's Lutheran Church - 300 Carroll Street
- 3) Ted and Margaret Morey House – 1516 Pleasant View Avenue
- 4) Paul and Thelma Strong House – 617 Downing Drive

PROJECT UNDERSTANDING:

The four properties listed above were identified as potentially eligible for the National Register of Historic Places as a result of a 2013-2014 architectural and historical resurvey of the City of Waukesha that was completed/authored by me (Traci E. Schnell), while an employee of Heritage Research, Ltd. The results of that survey effort were confirmed at that time by Ms. Diana Penkiunas of the Wisconsin Historical Society's Division of Historic Preservation. Summaries of each property are included below, all of which were derived from the 2013-2014 report that I authored (photos are those which were taken by me and used in the 2013-2014 report).



St. Mary's Catholic Church Complex

(Eligible under Criterion C: Architecture)

Consisting of three buildings, the St. Mary's Catholic Church complex includes a striking 1960s Contemporary-style church (1965; and which is considered individually eligible), a rectory (1960), as well as a school that originally included convent quarters above (1953; 1960; ca. 1966). All combined, the religious property presents itself as a very good example of a 1950s to 1960s-era church complex. The architectural

firm responsible for the church was Wenzel, Zoller & Gunn (Elm Grove), while John J. Flad and Associates (Madison), designed the school/convent, rectory, as well as the school additions.



St. Luke's Lutheran Church

(Eligible under Criterion C: Architecture)

Designed by the firm of Cooley & Borre & Associates (Park Ridge, Illinois), St. Luke's Lutheran Church (1966) is a very good and highly intact example of a 1960s Contemporary style church that includes thirty-six bas relief carvings along its entrance elevation, as well as a large expanse of multi-faceted glass designed by Bernard O. Gruenke of Conrad Schmitt Studios.



Ted and Margaret Morey House

(Eligible under Criterion B: Significant Persons)

Wisconsin-born Theodore "Ted" Morey entered into the field of real estate at the age of nineteen and, six years later, moved to Waukesha. His real estate interests evolved into becoming a land developer. "Westowne," the first of the over thirty subdivisions that he developed during his lifetime, is the subdivision in which he resided from 1927 until 1949. In circa 1940, Morey remodeled his original 1927 home into the

Colonial Revival-style residence seen today. Although Morey resided in a number of different homes during his real estate career, it is this house on Pleasant View Avenue that best reflects his real estate accomplishments.



Paul and Thelma Strong House

(Eligible under Criterion C: Architecture)

Designed by Milwaukee designer Roy Jacobs, this tri-level, 1950s Contemporary-style house was completed in 1956. While perhaps not considered particularly modern for today, the home was considered rather modern for its time. Featuring strong horizontal lines and overhanging eaves, it stands largely intact, featuring such original materials as stone veneer, as well as cedar and vertical board and batten siding.

All aspects of the project will be completed by me, Traci E. Schnell. Know that of the over thirty National Register nominations that I have completed (and that have been officially National Register-listed) to date, I do have previous experience completing multiple nominations for a single municipality, also a result of an award of grant funding from the National Park Service. In 2009-2010, the City of West Allis was awarded funding to cover a total of four nominations—three individual and one historic district nomination. All four were completed (solely by me and while an employee at Heritage Research, Ltd.) on time (within the grant funding cycle) and were successfully listed in the National Register of Historic Places between 2010 and 2011.

Traci E. Schnell, M.A.

BACKGROUND/WORK EXPERIENCE/RELATED EXPERIENCE

- B.A. and M.A. in Art History & Criticism (Architectural History emphasis) from the University of Wisconsin-Milwaukee
- Over twenty-four years of full-time experience in Cultural Resource Management, over twenty-three of which were spent at Heritage Research, Ltd.
- Principal Investigator and author of the 2013-2014 Architectural and Historical Survey of Waukesha
- Former Frank Lloyd Wright Wisconsin (now Wright in Wisconsin) board member; current member and continues to serve on the committee in charge of Wright & Like, an annual home tour held in different locations in Wisconsin where FLW sites are located
- Brown Deer Historical Society member and former president (2014-2018)
- Instructor for the biennial (and later annual) House History program held at the Milwaukee Public (Central) Library from 2003 until 2017
- Architectural/research advisor and/or researcher (volunteer) for the Wauwatosa Historical Society's annual Tour of Homes from 2000 to 2015; former Wauwatosa Historical Society president
- Past Board member and former president of Historic Milwaukee, Inc.; led its research committee for over twelve years
- In 2008, I was asked by WHS staff to make a presentation at Consultant Training in Madison (to my peers) on the church architecture executed by the Wisconsin firm of Steffen & Kemp (1950-1969), a firm prolific in Modern/Contemporary church architecture

NATIONAL REGISTER NOMINATION DELIVERABLES/ TASK ELEMENTS

Products generated by this project will include those deliverables cited in both the Work Program and the Request for Proposals, and will consist of the following:

- A. Accomplish and complete all research (above and beyond that gathered at the survey level) to thoroughly understand the historical or architectural importance and relevance of each property.
- B. Thoroughly tour and inspect each property and prepare appropriate architectural descriptions. Although no physical changes are understood to have occurred to any of the four properties since the 2013-2014 survey, digital photos of all properties will be taken in order to update the existing survey photos in the Wisconsin Historic Preservation Database (WHPD). Any new information found will be added to the WHPD records.
- C. Prepare a complete draft of each nomination.
- D. Send a draft of each nomination to the City of Waukesha's Landmarks Commission, if requested.
- E. Address any review comments offered by the City and/or the Commission.
- F. Submit all four individual nominations (an electronic and a paper copy) to the Historic Preservation Division of the WHS for review and scheduling. Each submittal shall include all the necessary materials including a USGS map, 4' x 6' digital photographs, floor plans, digital images, PowerPoint presentation for the Preservation Review Board (PRB), a 200-300 word web summary for posting on the WHS website, along with a completed nomination submission checklist--all as described in the Work Program. *An additional digital copy of all materials will also be submitted to the City of Waukesha, as requested.*
- G. Complete any final nomination revisions required by the WHS.
- H. Present nominations to the Preservation Review Board (PRB); the timing of which is subject to the PRB's schedule/calendar (See additional information provided in "Project Scheduling."
- I. Make any final revisions required by the PRB, after which the nomination will be returned to the WHS for transmission to the U.S. Department of the Interior.
- J. Attendance (if requested) at a Landmarks Commission meeting (following the completion of the nominations) to present findings.

PROJECT SCHEDULING:

The project award and completion dates noted in the Request for Proposals provide for an approximate 12-month work period. Accordingly, work will commence shortly after receiving the Notice to Proceed (it is assumed that a contract can be in place by no later than 15 September 2019). Although the project MUST conclude by no later than 15 August 2020, it would be my intent to submit all four nominations by or before early (February) 2020.

Because the presentation of the nominations to the PRB (the group of which meets four times a year; in February, May, August and November) may not occur for up to six to nine months after submission of the nominations to the WHS, presentation dates to the PRB are unknown at this time (and could possibly occur after the grant cycle has concluded). Presentation, however, is included in the project deliverables. Also, due to the unknown timing regarding the presentation of the nominations to the PRB, I would like to submit all materials by no later than early 2020 to be able to more likely secure a PRB date in 2020. Unless the Commission or the property owners are opposed, it would also be my preference to submit the two church properties together and the two residential properties together, rather than submitting all four nominations at one time. Presentation of all four nominations at a single review board is highly unlikely; therefore the paired approach is suggested. Although the likelihood of two nominations being scheduled for the same PRB date is possible, it's not entirely out of the question that only one may make the agenda for any given PRB meeting.

Please also be aware that while PRB meetings are most often held at the Wisconsin Historical Society in Madison, there is an attempt to hold at least one of the four meetings at another location in the state. Known past locations include La Crosse, Milwaukee and Oshkosh; however, they are not limited to those locations.

OTHER COMMITMENTS -- tes | Historical Consulting, LLC

At this time, I have few professional commitments after August 15th (the current grant cycle). I will be finishing up two other National Register nominations, completing a tax credit rehabilitation application, as well as working on a few small WisDOT survey projects, so I do not foresee any significant workload issues.

PRIOR NATIONAL REGISTER NOMINATION EXPERIENCE

TRACI E. SCHNELL

WISCONSIN NATIONAL REGISTER NOMINATION EXPERIENCE

(completed either as the sole author or as a contributing author)

Many of the following nominations have been scanned and are available on the NPS website.

Completed while employed at Heritage Research, Ltd.

Wauwatosa Arcade Building, Wauwatosa (1997)
Reformed Presbyterian Church of Vernon, Town of Vernon, Waukesha County (1999)
Bailey's Harbor Town Hall/McArdle Library, Bailey's Harbor (2000)
Albert Zahn House/Bird's Park, Bailey's Harbor (2000)
August Zahn Blacksmith Shop and Residence, Bailey's Harbor (2000)
McIntosh-Goodrich Mansion/Wisconsin Conservatory of Music, Milwaukee (2000)
Green Bay Road Commercial Historic District, Thiensville (2004)
Main Street Commercial Historic District, Thiensville (2004)
Pearl & Grand Avenue Residential Historic District, Mukwonago (2004)
East Forest Avenue Residential Historic District, Neenah (2005)
Racine Rubber Company Homes Historic District, Racine (2006)
Kegel's Inn, West Allis (2010)
Koelsch Funeral Home, West Allis (2010)
Alexander H. & Pauline McMicken House, West Allis (2010)
Owen & Margaret Oliver House, Town of Genesee (2010)
Juneau Highlands Residential Historic District, West Allis (2011)
Visitation Convent Complex, aka St. Mary's Home; School Sisters of Notre Dame Convent Complex, Elm Grove (2011)
Wauwatosa Avenue Residential Historic District, Wauwatosa (2012)
Carl and Therese Schauwitzer House, Muskego (2013)
Chapple-MacArthur Avenue Residential Historic District, Ashland (2014)
Independent Order of Odd Fellows Lodge No. 89, Rosendale (2015)
Nashotah House Theological Seminary, Delafield (2017)
North 47th Street Bungalow Historic District, Milwaukee (2017)
Genesee Woolen Mill Site, Genesee Depot (2017)
Kopperud Park Residential Historic District, West Allis (2017)
Farnsworth Public Library, Oconto (2017)
Schwartz Family House, Hartford (2018)
Luther Memorial Church, Madison (2018)
Glen Park Suspension Footbridge, River Falls (2018)
Mitchell Street Commercial Historic District, Milwaukee (2018)
Klueter Grocery Warehouse Building, Madison (2018)

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Bernard & Fern Schwartz House, Two Rivers (2019)
Jones-Hill House, Milwaukee (state-listed May 2019; NR listing pending)

REFERENCES:

To substantiate the quality of my National Register nomination work and my ability to complete quality WHS subgrant work and within the grant budget, I am pleased to offer the following references:

Name: Mr. Shaun Mueller
Title/Position: Community & Economic Development Coordinator,
Community Development
Municipality: City of West Allis
Phone #: 414.302.8470
Email: smueller@westalliswi.gov

Name: Ms. Carlen Hatala
Title/Position: Senior Planner, Historic Preservation
Municipality: City of Milwaukee
Phone #: 414.286.5722
Email: chatal@milwaukee.gov

Name: Ms. Tamara Szudy
Title/Position: Principal Planner, Development Department
Municipality: City of Wauwatosa
Phone #: 414.479.3521
Email: tszudy@wauwatosa.net

As the WHS staff reviews all National Register submissions (and cannot recommend a consultant), you are also welcome to contact any one of them directly to inquire the quality of my work. That includes: Mr. Joseph DeRose, National Register Coordinator Ms. Peggy Veregin and Wisconsin State Historic Preservation Officer Ms. Daina Penkiunas, all of the Division of Historic Preservation.

BUDGET

NATIONAL REGISTER NOMINATION COMPLETION FOR ST. MARY'S CATHOLIC CHURCH COMPLEX City of Waukesha, Waukesha County

1. **Labor Cost**
Hours include field time (for photos) and research and writing, as well as preparation and attendance at the PRB meeting in Madison (or other location).

85 hours x \$47.00/hr \$3,995.00

2. **Direct Charges**

Mileage (estimate 600 miles @ .58/mile) 348.00
(Includes two trips to Waukesha for site visit & research,
as well as one trip to Madison for PRB presentation)
USGS Quad 9.00
Photograph processing (approx. 30 photos, 2 sets of 15) 9.00

3. **Compensation for St. Mary's Church Complex Nomination** **\$4,361.00**

BUDGET

NATIONAL REGISTER NOMINATION COMPLETION FOR AN INDIVIDUAL NATIONAL REGISTER NOMINATION City of Waukesha, Waukesha County

This budget reflects the cost of a single National Register nomination, covering the following properties:

Ted & Margaret Morey House
Paul & Thelma Strong House
St. Luke's Lutheran Church

1. **Labor Cost**

Hours include field time (for photos) and research and writing, as well as preparation and attendance at the PRB meeting in Madison (or other location).

76 hours x \$47.00/hr \$3,572.00

2. **Direct Charges**

Mileage (estimate 600 miles @ .58/mile) 348.00

(Includes two trips to Waukesha for site visit & research, as well as one trip to Madison for PRB presentation)

USGS Quad 9.00

Photograph processing (approx. 20 photos, 2 sets of 10) 5.00

3. **Compensation per nomination** **\$3,934.00**

4. **Compensation for three nominations (as listed above)** **\$11,802.00**

Please note that because funding for multiple nominations was, in fact, awarded, an economy of scale was applied to the total number of hours. Because I can't assume that multiple site visits can be scheduled for a single day or perhaps two days, the mileage remains the same as initially proposed when a quote was provided in 2018.

BUDGET FOR ALL FOUR NOMINATIONS

St. Mary's Catholic Church Complex	\$4,361.00
St. Luke's Lutheran, Morey House and Strong House	<u>\$11,802.00</u>
	<u>\$16,163.00</u>