

HISTORIC PRESERVATION COMMISSION AGENDA

October 16, 2013
7:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

II. APPROVAL OF MINUTES

- A. June 19, 2013

III. NEW MEMBER INTRODUCTION

- A. New Member Introduction
Initiator: Dyann Benson, Redevelopment Planner

IV. DISCUSSION

- A. Action on National Register Nomination Submittal for 109 South Park Avenue Funded by a Historic Preservation Subgrant

Initiator: Dyann Benson, Redevelopment Planner

- B. Discussion on Education and Outreach Efforts

Initiator: Dyann Benson, Redevelopment Planner

- C. Appointment of Plan Review Committee Member

Initiator: Dyann Benson, Redevelopment Planner

V. REPORT OF OFFICERS

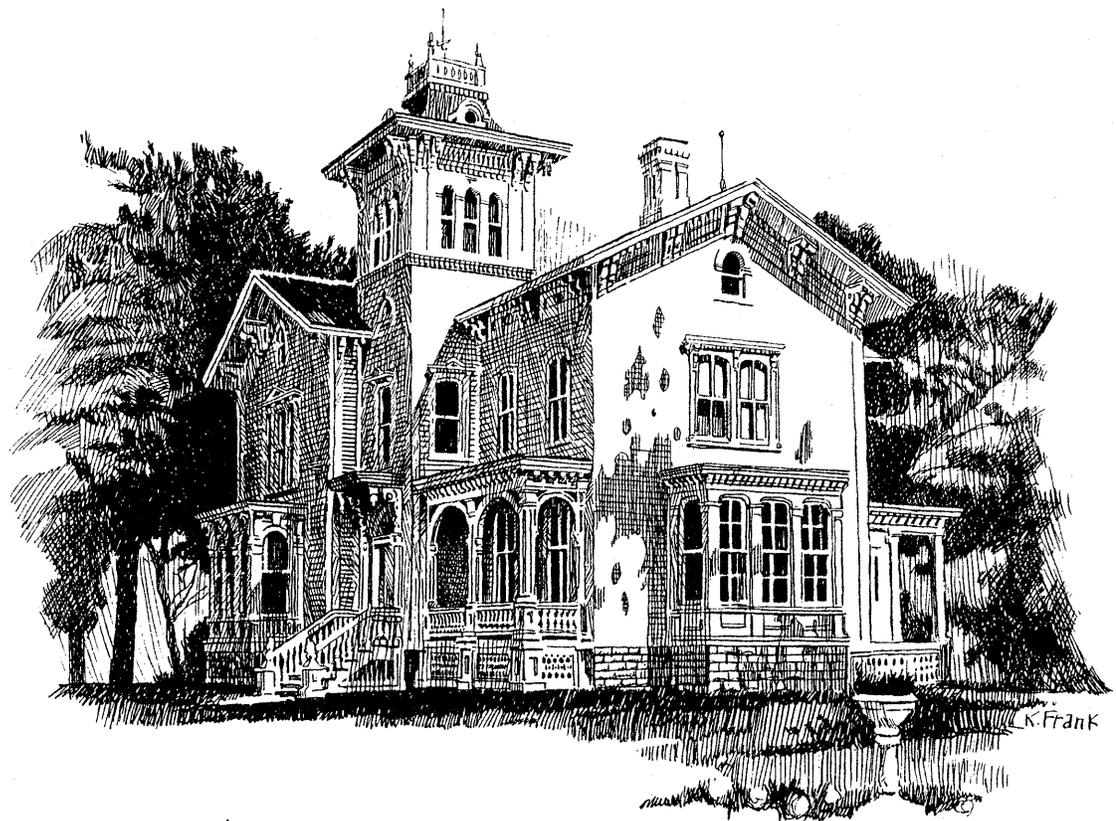
- A. Possible Designations

VI. COMMISSIONER COMMENTS

VII. CORRESPONDENCE

VIII. ADJOURN

Historic Preservation Commission



Oct. 16, 2013

7:00 p.m.

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

HISTORIC PRESERVATION COMMISSION MINUTES

June 19, 2013
7:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present - Teresa Keenan
Randall Martin
Lisa Pauly
Tony Roden
Rob Vande Zande

Absent - Peter Sorensen (excused)

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

March 20, 2013

Motion made by Commissioner Roden to approve the minutes of the Historic Preservation Commission of the March 20, 2013 meeting as presented.

Seconded by Vande Zande.

ROLL CALL VOTE: Aye - Keenan, Martin, Pauly,
Roden,
Nay - None

Carried.

NEW MEMBER INTRODUCTION

New Member Introduction

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson introduced Rob Vande Zande as City Council Representative and Teresa Keenan as new Commissioner to the existing members of the Historic Preservation Commission and in exchange they introduced themselves.

HISTORIC PRESERVATION COMMISSION MINUTES

June 19, 2013

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ELECTION OF OFFICERS

CHAIRPERSON

Lisa Pauly was nominated for the office of Chairperson of the Historic Preservation Commission.

Motion made by Commissioner Roden to elect Lisa Pauly as Chairperson.

Seconded by Commissioner Martin.

By consensus vote **Lisa Pauly** was elected as **Chairperson** of the Historic Preservation Commission.

VICE-CHAIRPERSON

Tony Roden was nominated for the office of Vice-Chairperson of the Historic Preservation Commission.

Motion made by Commissioner Vande Zande to elect Tony Roden as Vice-Chairperson.

Seconded by Commissioner Martin.

By consensus vote **Tony Roden** was elected as **Vice-Chairperson** of the Historic Preservation Commission.

SECRETARY

Teresa Keenan was nominated for the office of Secretary of the Historic Preservation Commission.

Motion made by Commissioner Martin to elect Teresa Keenan as Secretary of the Historic Preservation Commission.

Seconded by Commissioner Roden.

By consensus vote **Teresa Keenan** was elected as **Secretary** of the Historic Preservation Commission.

DISCUSSION

Update on WI Association of Historic Preservation Commissions Conference (April 2013)

Initiator: Dyann Benson, Redevelopment Planner

HISTORIC PRESERVATION COMMISSION MINUTES

June 19, 2013

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Commissioner Sorensen was unable to attend this meeting so the update will be deferred to the next Historic Preservation Commission meeting.

Update on State and Federal Historic Tax Credits

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson and Commissioner Vande Zande gave an update regarding the status of the state and federal historic tax credits.

Update on Historic Preservation Fund Sub-grant - National Register Nomination

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson reported that a grant was received from the Historical Society in the amount of \$2,500 to assist with the preparation of a National Register nomination for the property located at 109 South Park Avenue, also known as the Dobranoc Inn. Consultant Gail Klein has been selected to work with the property owners in preparing for the nomination. The time frame for the National Register nomination is October, 2013. Nomination preparation will then go to the Historical Society for their due process which can take three to six months.

Appointment of Plan Review Committee Membership

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson described the role of Plan Review Committee for the members. Commissioner's Roden, Keenan, and Vande Zande agreed to be on the Plan Review Committee.

Discussion on Education and Outreach Efforts

Initiator: Dyann Benson, Redevelopment Planner

Brief overview on the Historic Preservation education and outreach efforts was presented by Dyann Benson, Redevelopment Planner.

REPORT OF OFFICERS

Possible Designations

The Commissioners have no recommendations for properties as possible designations at this time.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 2, 2013

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner 

Re: Action on National Register Nomination Submittal for 109 S. Park Avenue Funded Through a Historic Preservation Subgrant

Attached please find the National Register Nomination submittal for the property at 109 S. Park Avenue. This project was funded through a \$2500 Historic Preservation Subgrant from the Wisconsin Historical Society.

The Wisconsin Historical Society requested that the nomination be submitted to them by the end of August for their November meeting.

The nomination submittal requires Historic Preservation Commission review and comment for any changes or acceptance of the nomination as presented.

William and Annie McDermott House
109 South Park Avenue
Fond du Lac, Fond du Lac County, WI

Summary Statement:

Constructed in 1899, the William and Annie McDermott House is one of the largest and finest examples of Queen Anne architecture in the City of Fond du Lac. This 3,500 square foot house features a large, irregular plan and a raised, coursed stone foundation, wood clapboard and shingle siding, a corner tower with a conical roof, a 2-story wrap-around porch with porte-cochere, leaded glass windows, modillions below the eaves, and a variety of projecting bays and dormers; this combination of original architectural features makes the William and Annie McDermott House an excellent representative of the Queen Anne style. The property's period of significance is 1899, the year of construction. Because of its local significance in the area of *Architecture*, it is eligible for listing in the National Register of Historic Places under *Criterion C*. The house is also locally significant as the home of prominent Fond du Lac real estate developer and philanthropist William McDermott who was instrumental in the creation of the city's Lakeside Park and the platting of Cynthia's Addition on Fond du Lac's east side. McDermott also donated funds for the construction of the Lakeside Park Bandstand which quickly became a local landmark and community focal point and donated over 14 acres of land for use as a public park on Fond du Lac's east side (today's McDermott Park). Because of McDermott's local significance in the area of *Community Planning and Development*, the house is also eligible for listing in the National Register under *Criterion B: Significant Person*.

**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 McDermott, William and Annie, House
other names/site number

2. Location

street & number	109 South Park Avenue	N/A	not for publication
city or town	City of Fond du Lac	N/A	vicinity
state Wisconsin	code WI	county Fond du Lac County	code 039
			zip code 54935

3. State/Federal Agency Certification

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

Signature of certifying official/Title _____ Date _____

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

Date of Action

5. Classification

Ownership of Property
(check as many boxes as as apply)

private
 public-local
 public-State
 public-Federal

Category of Property
(Check only one box)

building(s)
 district
 structure
 site
 object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing
1	2 buildings
0	0 sites
0	0 structures
0	0 objects
1	2 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 = house

Current Functions
(Enter categories from instructions)

DOMESTIC / Hotel = inn

7. Description

Architectural Classification
(Enter categories from instructions)

Queen Anne

Materials
(Enter categories from instructions)

foundation: stone

walls: wood clapboard, wood shingle

roof: asphalt shingle

other: N/A

Narrative Description

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

Name of Property

County and State

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, Community Planning and Development

Period of Significance

1899

Significant Dates

1899

Significant Person

(Complete if Criterion B is marked)

McDermott, William

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

Name of Property

County and State

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:

10. Geographical Data

Acreeage of Property 0.397 acre

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

1	16	384208	4847990	3	16	384251	4847995
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	384207	4847995	4	16	384252	4847998
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Gail Klein	date	August 16, 2013
organization		telephone	541-285-0352
street & number	607 East Street	zip code	53589
city or town	Stoughton	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	date
organization	telephone
street & number	zip code
city or town	state WI

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

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

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

**National Register of Historic Places
Continuation Sheet**

McDermott, William and Annie, House
Fond du Lac, Fond du Lac County, WI

Section 7 Page 1

Introduction

The William and Annie McDermott House was constructed in 1899 in the City of Fond du Lac, Fond du Lac County, Wisconsin. The house is an excellent representative of the Queen Anne style of architecture that was popular in Wisconsin in the late nineteenth and early twentieth centuries. The property consists of the house itself and two noncontributing outbuildings (garage and shed).

Located at the southeast corner of South Park Avenue and East First Street, the William and Annie McDermott House is located in Lynch's Addition of the City of Fond du Lac. Public sidewalks with grass terraces are located along both streets; concrete walks provide access from the sidewalks to the porches on the north and west sides of the building. An open lawn is located between the east side of the house and the tree line at the eastern edge of the property (see Figure 1).

The 3,500 square foot house rises 2 ½ stories and is irregular in plan with a raised, coursed stone foundation and an asphalt-shingled gable roof. Wood clapboard siding covers the first and second stories, and wood shingle siding covers the attic level. In addition to its varied wall materials and its large, irregular plan and massing, primary character-defining features include a round tower with conical cap at the northwest corner of the building, leaded-glass windows, rectangular modillions under the eaves, a porte-cochere projecting from the east elevation, slightly flared eaves on each gable, and a 2-story wrap-around porch at the northeast corner. The front elevation of the house faces north towards East First Street.

North Elevation

The north (front) elevation is characterized by a 2-story porch that wraps around the building's northeast corner, a Palladian-inspired window under the gable at the attic level, and a rounded tower at the building's northwest corner. A three-sided bay is located at the northeast corner and contains three picture windows with leaded glass transoms at the first story. East of this is the front door and another picture window with a leaded glass transom. The front door is located within the porch and is accessed by a set of wooden steps with metal handrails. Porch supports at the first story are Tuscan columns that rest on cast stone foundation piers; closely-spaced decorative wood spindles fill the space between each pier. The second story contains three 1-over-1 windows in the three-sided bay at the northeast corner and a large 1-over-1 window in the north side of the tower at the northwest corner. Porch supports at the second story are narrow turned wood posts. Metal railings are located around the outer edges of the first and second story porches; these railings are c.1980 replacements of the original wood railings seen in historic photographs (see Figure 2). The attic level contains a Palladian-inspired window bank with three 1-over-1 windows and a decorative wood "fanlight" motif; the upper pane of the 1-over-1 windows have muntins arranged in a diamond pattern.

East Elevation

The east elevation is dominated by a flat-roofed porte-cochere, a central projecting bay with a pointed roof, and a 2-story porch that spans much of the elevation and wraps around the northeast corner. First-story porch supports are Tuscan columns that rest on cast stone foundation piers; spaces between piers are enclosed by closely-set decorative wood spindles. A set of wooden steps provides access to the porch on the east elevation. The first story contains a 3-pane picture window, an at-grade doorway, a projecting bay encompassing both a single doorway and two 2-pane windows with leaded-glass upper panes, and a 3-sided bay at the northeast corner containing three picture windows with leaded glass transoms. The second story contains two 1-over-1 double-hung windows, a polygonal center bay encompassing a single doorway and two 1-over-1 double-hung windows, a pair of 1-over-1 windows with leaded-glass upper panes, and three 1-over-1 windows in the northeast corner bay. The second-story balcony has metal railings (c.1980 replacements for the original wood railings) and is covered by a flat roof with turned wood supports. The attic level contains a pair of 1-over-1 windows in a hipped-roof dormer and a leaded-glass, fixed-sash window in the center bay. Rectangular modillions run the

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**National Register of Historic Places
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McDermott, William and Annie, House
Fond du Lac, Fond du Lac County, WI

Section 7 Page 2

length of the projecting eave between the second story and attic level, and are also located below the roofline of the center bay. A porte-cochere projects from the center of the elevation and has columnar supports resting on coursed stone foundation piers; the roof of the porte-cochere serves as a second-story balcony.

South Elevation

The south (rear) elevation contains a 2-pane window with a leaded-glass upper pane at the first story and a 1-over-1 double-hung window at the second story. Just east of this is a small, flat-roofed, 1-story mass. A small 1-over-1 window is located below the roofline on each side of this. Above it, at the second story, is a single 1-over-1 window. Under the gable at the attic level is a bank of three 1-over-1 windows with leaded glass upper panes. Rectangular modillions are located below the flared eave of the attic level.

West Elevation

The west elevation is dominated by a round tower at the northwest corner and an attic level that projects slightly past the wall of the second story. Rectangular modillions run the length of the overhang between the attic and second story. The northwest tower contains three windows at the first story, each of which is a large picture window with leaded glass upper pane. South of this is a slightly projecting, 3-sided bay containing two large picture windows with leaded glass upper panes. Near the southern end of the elevation is a flat-roofed porch with columnar supports; this is accessed by a set of wooden steps with metal handrails on each side. Inside the porch is a single doorway and two 1-over-1 double-hung windows. South of the porch is a smaller 1-over-1 window. The second story contains three 1-over-1 double-hung windows in the corner tower, two 1-over-1 windows in the projecting bay, a single door providing access to the roof of the front porch, and two 1-over-1 windows. The second-story porch is surrounded by a metal railing (a c.1980 replacement of the original wood railing). The attic level contains three fixed-sash windows in the northwest tower, each of which features muntins arranged in a diamond pattern. South of the tower is a hipped-roof dormer containing a pair of 1-over-1 double-hung windows with diamond-patterned muntins in the upper panes and a massive, front-gabled dormer containing a pair of 1-over-1 double-hung windows with diamond-patterned muntins in the upper panes. This large dormer has flared eaves with slight eave returns and features curved, elongated brackets below. A red brick chimney projects from the western roof slope, near the peak; this appears to be a later replacement of the corbelled brick chimney seen in historic photographs (see Figure 2).

Interior

The interior of the building contains an unfinished basement, five rooms at the first story, five bedrooms and four bathrooms at the second story, and a finished attic level.

Basement

The basement is accessed via the servants' staircase from the back hall. This staircase is much narrower than the main staircase and has simple wood railings where necessary. The landing between the basement and first story contains a paneled door with glazing in the upper half; this door opens onto the eastern driveway near the porte-cochere. The basement has a poured concrete floor, painted stone walls, and an open ceiling exposing the underside of the first-story floorboards. The basement contains three distinct spaces: a large open space, a workshop, and a laundry room. The large open space contains a modern furnace with brick support piers located at various intervals. The workshop contains a built-in work bench with cabinet space below and tall wooden storage cabinets. Located on the opposite side of the staircase from the larger open space, the laundry room also contains a small storage area sectioned off by wood partition walls.

First Story

An entry hall is located just inside the north entrance; beyond this is a raised seating area around the base of the main staircase. This seating area is located inside the three-sided bay at the northeast corner of the house. Both the entry hall

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National Park Service

National Register of Historic Places
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McDermott, William and Annic, House
Fond du Lac, Fond du Lac County, WI

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and the raised seating area have wood floors with paneled wood wainscoting and simple wood trim around the doors and windows. The floor of the entry hall also features a decorative parquet border along its perimeter. The main staircase is of wood construction with decoratively carved newel posts and turned wood railings. Opposite the raised seating area is a wide doorway that leads into the living room; this doorway retains its original pocket door and hardware.

The living room is also accessed from outside via the house's west entrance; this paneled wood door features a distinctive art glass window in its upper portion and retains its original hardware. This large room has wood flooring and plaster walls and ceiling. The room is characterized by a simple white cornice, built-in bookcases, a modest brick fireplace with unpainted wood mantel and surround, wide wood baseboards, and simple wood trim around the doors and windows. The room also features its original cast iron radiators. The living room leads through a wide doorway into a formal dining room; this doorway retains its original pocket door and hardware.

The dining room has wood flooring, wallpapered plaster walls, a plaster ceiling with a simple white cornice, and the same wide wood baseboards and wooden door and window trim that are found throughout much of the first story. A single paneled door leads from the dining room to the kitchen.

The kitchen is located at the southern end of the first story and features painted wood wainscoting, new vinyl flooring over the original wood floor, and updated wood cabinetry. The flooring and cabinetry were added c. 2000, although the basic plan and function of the room has not changed over time. At the back of the kitchen is a small doorway that opens into a narrow pantry; this small space contains two small windows at either end with shelving running along the walls. Another doorway leads from the kitchen to a back hallway that is connected to the library and servants' staircase.

The library is also accessed from the living room via a paneled door. The library is located inside a three-sided bay on the east side of the house. This room currently functions as the office of the Dobranoc Inn. The library has carpeted flooring, plaster walls and ceiling, and features wide wooden baseboards and wooden trim around the doors and windows. A paneled door leads outside to the east porch; another leads to a small bathroom.

Second Story

The second story is accessed by the main staircase from the first story entry hall and by the servants' staircase from the back hall. A pair of fixed-sash windows with leaded-glass panes is located at the top of the main staircase. The second story contains five bedrooms located off of a long hallway that runs the length of the floor. The hallway has a wood floor with contrasting floor boards at the edges and wide wood baseboards along its length. A pair of multi-pane double-doors is located near the end of the hallway on the east side; these open onto the servants' stair. Adjacent to these doors is a shallow storage cabinet. Each bedroom is accessed by a paneled wood door with simple wood surround. The large master bedroom is located in the northwest corner of the building; one bedroom is located in the northeast corner, one on the east side of the building, and two on the west side.

A large master bedroom is located opposite the second-story landing. This room has wood flooring, plaster walls, wide wooden baseboards, and simple wood trim around the doors and windows and running the perimeter of the room between the wall and ceiling. A projecting fireplace features a wooden mantle, fluted wooden columns, and a rectangular mirror above the mantle; the fireplace has a newer ceramic tile surround, and the firebox itself has been recently replaced with a gas-fueled fixture. A wide arch supported by fluted wooden columns with Ionic capitals divides the room. The columns rest on half-walls with built-in wood bookcases. A bathroom with modern fixtures is located through a doorway at the southern end of the room.

All four additional bedrooms have drywall and plaster walls and ceilings, wood floors, painted wood window trim and

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**National Register of Historic Places
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McDermott, William and Annie, House
Fond du Lac, Fond du Lac County, WI

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baseboards, and original radiators. The east bedroom also contains a paneled door leading outside to the second-story porch. A bathroom is located at the end of the hallway and features its original radiator and modern bathroom fixtures throughout. In 2011, additional bathrooms were added inside the northeast and east bedrooms; each of these bathrooms was constructed in place of previously existing closets and corner niches so as to alter the general design and room arrangement of the second story as little as possible.

Attic

The attic level is accessed only via the servants' staircase. Originally used as an open ballroom, the attic level was converted for use as a private apartment in 2000. Much of the space retains its open floor plan with two smaller areas closed off as a separate bedroom and bathroom. The attic level contains carpeted flooring with plaster and drywall walls and ceilings. Original radiators remain, although a modern gas fireplace was added in 2000.

Noncontributing Garage and Shed

The property contains two noncontributing resources: a garage and a shed. These are considered to be noncontributing because each was constructed in 2002, far outside of the property's period of significance. The 1 ½ story garage is located southeast of the house. It is rectangular in plan with a concrete slab foundation, vinyl siding, and an asphalt-shingled side-gable roof. The north elevation contains two overhead garage doors and a single pedestrian door with multi-pane glazed upper. A five-sided dormer with a small 2-pane sliding window is located in the northern roof slope. The dormer is clad in wood shingles; the same shingles cover the walls under each gable on the east and west sides of the building. The east elevation contains a 2-pane sliding window centered in the first story and a bank of three 1-over-1 windows under the gable. The west elevation contains two 2-pane sliding windows at the first story and a bank of three 1-over-1 windows under the gable. The shed is located immediately north of the garage. It is clad in vinyl siding and has an asphalt-shingled side-gabled roof. A small pair of metal doors is located in the center of its north elevation.

Conclusion

The William and Annie McDermott House is in excellent condition and retains a relatively high degree of integrity. Aside from chimney alterations and the replacement of the porch railings, the house has undergone no visible exterior alterations since its construction in 1899. Although some alterations have been made to the building's interior, the overall spatial organization of the house and the function of most individual rooms remains largely unchanged. The house retains all of its original character-defining features including its large form and massing, wrap-around porch, round corner tower, porte-cochere, irregular plan, varied exterior wall materials, projecting bays, leaded-glass windows, flared eaves, and rectangular eave modillions. Each of these features is characteristic of Queen Anne architecture, and when taken in total, these elements make the William and Annie McDermott House an excellent representative of the style.

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Continuation Sheet

Section 8 Page 1

Introduction

Constructed in 1899, the William and Annie McDermott House is one of the largest and finest examples of Queen Anne architecture in the City of Fond du Lac. The house is in excellent condition and retains a relatively high degree of integrity. The property's period of significance is 1899, the year of construction. Because of its local significance in the area of *Architecture*, it is eligible for listing in the National Register of Historic Places under *Criterion C*. The house is also locally significant as the home of prominent Fond du Lac real estate developer and philanthropist William McDermott. Because of McDermott's significance in the area of *Community Planning and Development* in the City of Fond du Lac, the house is also eligible for listing in the National Register under *Criterion B: Significant Person*.

William McDermott

William McDermott was born in Ireland on March 29, 1846. The same year, he and his father, James McDermott, immigrated to Washington County, Wisconsin where they lived for the next nine years. In 1855, father and son moved to the Town of Byron in Fond du Lac County. In 1867, William McDermott moved to the City of Fond du Lac where he began work as an insurance agent for L.M. Wyatt.¹ One year later, William McDermott married Annie C. Duffie with whom he would have six children, two of whom died in infancy. In 1872, McDermott opened his own insurance, loan, and real-estate office in Fond du Lac. According to contemporary accounts, McDermott "progressed rapidly in his chosen field" and quickly established "the largest business of its kind in the community."² By the turn of the century, McDermott's sons, Jay and George, had joined the business.³ In 1917, Annie McDermott died, and McDermott married Nancy Cahill the following year. William McDermott died of a stroke in his home at 109 South Park Avenue on April 12, 1922.⁴

Much of William McDermott's success was due to his ability to foresee the increasing development that would come to Fond du Lac in the first decades of the twentieth century; as the city began to grow and prosper, McDermott focused much of his energy and business resources on improving local properties and developing new sections of the city.⁵ In 1889, with the goal of creating a park with lake/beach access, the Lakeside Park committee was formed with McDermott serving as Chair.⁶ Under McDermott's leadership, the creation of four-hundred-acre Lakeside Park was one of the city's largest civic developments in the late nineteenth and early twentieth centuries. In 1900, McDermott donated his own money for the construction of the Lakeside Park Bandstand; designed by Hiram P. Thompson and standing 30 ft. in height, this octagonal bandstand was an important civic project and community focal point in its time and is today considered a local landmark as well as a lasting symbol of the Fond du Lac community.⁷ In the 1920s, McDermott led the platting of Cynthia's Addition on the city's east side. The development of this area included a fourteen-acre park donated to the city by McDermott shortly before his death.⁸ Located along E. Merrill Avenue and adjacent to the east bank of Lake DeNeveu Creek,

¹ *History of Fond du Lac County, Wisconsin* (Chicago: Western Historical Company, 1880), 832.

² "William McDermott, Leader in Business, Dies of Stroke," *Fond du Lac Daily Reporter*, April 13, 1922.

³ A.T. Glaze, *Incidents and Anecdotes of Early Days and History of Business in the City and County of Fond du Lac* (Fond du Lac, WI: P.B. Haber Printing Co., 1905), 357.

⁴ "William McDermott, Leader in Business, Dies of Stroke," *Fond du Lac Daily Reporter*, April 13, 1922.

⁵ "Wm. M'Dermott Is Dead; End Comes As Great Shock" in *The Daily Commonwealth*, April 13, 1922.

⁶ Heritage Research, Ltd., *Historical and Architectural Resources Survey: City of Fond du Lac, Fond du Lac County, WI* (Fond du Lac, WI: Fond du Lac Historic Preservation Commission, 2011), 78.

⁷ Carol Lohry Cartwright, *City of Fond du Lac Intensive Survey Report: Architectural and Historical Resources Survey* (Fond du Lac, WI: City of Fond du Lac, 1992).

⁸ "Wm. M'Dermott Is Dead; End Comes As Great Shock" in *The Daily Commonwealth*, April 13, 1922.

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McDermott Park was the first public park to be located on Fond du Lac's east side.⁹

During his lifetime, William McDermott was known throughout the city as one of Fond du Lac's "most influential businessmen" who "always took a keen interest in city affairs and through generosity and kindness did much for the welfare of the community."¹⁰ By the time of his death in 1922, William McDermott had purchased and platted more land than any other real estate developer in Fond du Lac, and was not only "the largest real estate operator in the city," but was also believed to be one of the leading real estate and insurance dealers in the state.¹¹

History of the William and Annie McDermott House

William McDermott purchased Lot 4 and the northern part of Lot 9 of Lynch's Addition in 1878 from Lemuel and Harriet Hill; at that time and until the renumbering of city streets in 1905, the address of this property was 214 East First Street.¹² Between 1891 and 1899, the McDermott family resided in an older house on the east lot of the property. In 1899, the existing house was constructed and the family relocated to this address; by 1900, the older house had been razed.¹³ At about the same time, a 2-story carriage house was constructed just southeast of the house where the existing garage now stands; historic Sanborn Fire Insurance maps also show the existence of small outbuildings near the carriage house, none of which are extant today.¹⁴

After McDermott's death in 1922, the property remained in the McDermott family until 1926 when it was sold to Edwin and Genevieve Galloway.¹⁵ In 1926, the Galloways added additional electrical outlets throughout the house and installed electric wiring in the basement.¹⁶ In 1964, the house was purchased by Raymond and Jeanne Colwin who resided there until 1986 when it was sold to Dennis and Linda Helvey. In 1988, the Helveys sold the house to Joseph and Maureen Broman who sold it to Stephen and Sue Hubbard in 1999.¹⁷ The following year, the Hubbards refinished the attic level, converting it from a ballroom to a private apartment. At the same time, the bathroom in the master bedroom was updated with modern fixtures and an original chimney on the building's eastern roof slope was removed. In 2002, the old carriage house/garage (which had been constructed at about the same time as the house) was razed and the existing garage was constructed in its place.¹⁸ Although no building permits were issued for kitchen alterations, new cabinets and flooring were installed during the Hubbards ownership of the property (between 1999 and 2011).¹⁹

In May of 2011, the Hubbards sold the property to its current owner Jamie Drohman who opened the house as the Dobranoc Inn bed and breakfast the same year.²⁰ As part of its conversion to a bed and breakfast, two additional bathrooms were added off of the northeast and east bedrooms.²¹

⁹ Fond du Lac County aerial photo collection: 1937-1993, University of Wisconsin Robinson Map Library, Madison, WI (Accessed August 15, 2013).

¹⁰ "William McDermott, Leader in Business, Dies of Stroke," *Fond du Lac Daily Reporter*, April 13, 1922.

¹¹ *Ibid.*

¹² Fond du Lac County Deeds and Records Office, Vol.8, P.94 (Accessed August 8, 2013).

¹³ Fond du Lac County Tax Rolls, 1850-1955, Oshkosh Area Research Center, Oshkosh, WI (Accessed August 8, 2013).

¹⁴ Sanborn Map Company. City of Fond du Lac, WI: 1884-1951. Milwaukee Public Library Map Collection, Milwaukee, WI.

¹⁵ "5 Galloway children made this stately Queen Anne home a very lively place," *Fond du Lac Reporter*, date unknown, from collection at Dobranoc Inn.

¹⁶ Building permits: 1926 – 2011, City of Fond du Lac Building Inspection Office (Accessed August 8, 2013).

¹⁷ Fond du Lac County Deeds and Records Office, digitized land records (Accessed August 8, 2013).

¹⁸ Building permits: 1926 – 2011, City of Fond du Lac Building Inspection Office (Accessed August 8, 2013).

¹⁹ Jamie Drohman, interview with author, June 24, 2013.

²⁰ Fond du Lac County Deeds and Records Office, digitized land records (Accessed August 8, 2013).

²¹ Building permits: 1926 – 2011, City of Fond du Lac Building Inspection Office (Accessed August 8, 2013).

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Section 8 Page 3

Queen Anne Architecture

The Queen Anne style began in England in the 1870s and arrived in Wisconsin in the 1880s where it was the dominant architectural style until about 1900. The style initially developed as a response to the popular architectural thinking that the Gothic Revival was the only proper architectural style. In contrast, a group of English architects led by Richard Norman Shaw believed that traditional English domestic architecture, though vernacular in style, was better suited to modern needs. This thinking can be seen in the revival of the half-timbering and weatherboarding that became common in Queen Anne buildings. The style was eventually expanded to include classical detailing as well as influences from other architectural traditions of the seventeenth and eighteenth centuries.²² The earliest American examples of the style were constructed in the northeast beginning in the mid 1870s; the style's popularity spread throughout the country due to the prevalence of pattern books and architectural journals, and due to the availability of pre-cut architectural details resulting from an expanding railroad network.²³

The Queen Anne style is characterized by irregular plans and massing, asymmetrical façades, a variety of exterior wall textures, and steeply-pitched and irregularly-shaped roofs with dominant front-facing gables. The Queen Anne style uses wall surfaces as its primary decorative feature, so a variety of wall materials is typical. These can include any combination of patterned shingles, wood clapboard, patterned masonry, and decorative half-timbering.²⁴ To further avoid the appearance of plain, flat walls, Queen Anne buildings also commonly employ cutaway bay windows, wrap-around porches, irregular wall projections, and round or polygonal towers for an overall effect of complexity and irregularity.²⁵

The simpler front-gabled roof of the William and Annie McDermott House is somewhat less common than the irregular-hipped-and-gable roof variety. The round tower at the building's northwest corner is characteristic of front-gabled Queen Anne houses. The house is somewhat unique in its combination of decorative spindlework (as in the second-story porch supports and the infill between foundation piers) and classical columns and Palladian inspired windows. These features are typical of both the more common "gingerbread" variety of Queen Anne houses and the slightly less common Free Classic variety that is distinguished by its use of classical detailing.²⁶ The William and Annie McDermott House is also representative of the subtype of Queen Anne architecture in which the style is expressed primarily through large form and massing and irregular plan. It is considered to be the best example of this type of Queen Anne architecture in the City of Fond du Lac.²⁷

Comparative Analysis

The parameters of this analysis consist of previously surveyed Queen Anne houses in the City of Fond du Lac as recorded in the Wisconsin Historic Preservation Database (WHPD). Although 191 Queen Anne houses have been recorded in WHPD in the City of Fond du Lac, only 34 of these are listed in the National Register of Historic Places (NRHP). Thirty-two of these NRHP-listed Queen Anne houses are elements of the East Division Street – Sheboygan Street Historic District; the other two are elements of the Linden Street Historic District. No Queen Anne houses have been individually listed in the City of Fond du Lac.

²² Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison, WI: State Historical Society of Wisconsin, 1986), 2-15.

²³ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 268.

²⁴ *Ibid*, 263.

²⁵ Wyatt, *Cultural Resource Management*, 2-15.

²⁶ McAlester, *A Field Guide*, 263.

²⁷ Cartwright, *City of Fond du Lac Intensive Survey Report*, 33.

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Although William McDermott had lived in Fond du Lac for 32 years before building the house at 109 South Park Avenue, the majority of his most significant contributions to the development of the city occurred during his residence at this home. In addition, McDermott's previous residence at 71 East First Street and the building that housed his office at 24 South Main Street are both no longer extant.²⁸

Conclusion

With its massive form, irregular massing, and characteristic exterior detailing, the William and Annie McDermott House is one of the finest examples of Queen Anne architecture in the City of Fond du Lac as determined in both the 1992 and 2011 intensive surveys of the city's architectural and historic resources.²⁹ For this reason, it is eligible for National Register listing under *Criterion C: Architecture*. In addition, the house is significant as the home of William McDermott, Fond du Lac's most prominent real estate developer of the late nineteenth and early twentieth centuries. For this reason, the William and Annie McDermott House is also eligible for National Register listing under *Criterion B: Significant Person*.

²⁸ *Centennial 1876 directory of Fond du Lac County, Wisconsin* (Fond du Lac, WI: M.G. Tousley & Co., 1876), 69.

²⁹ See bibliography.

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Verbal Boundary Description

The boundary of the William and Annie McDermott House is a rectangle encompassing the house itself as well as a noncontributing garage and a noncontributing shed. Beginning at the inside edge of the sidewalk at the corner of South Park Avenue and East First Street, the boundary runs east for 144 ft. along the inside edge of the East First Street sidewalk. From there, the boundary runs south for 120 ft. following the existing tree line. At that point, the boundary runs west for 144 ft. along the southern tax parcel line. From there, the boundary runs north for 120 ft. along the inside edge of the South Park Avenue sidewalk to the point of beginning. The historic boundary coincides with the existing tax parcel.

Boundary Justification

The boundaries of the nominated area are the legal bounds of the tax parcel on which the house is located. The western and northern historic boundary lines are visually defined by the inside edges of the sidewalks along S Park Avenue and E First Street, respectively. The eastern historic boundary line is visually defined by the existing tree line. No visual marker exists along the length of the southern historic boundary line, however the southwest corner of the historic boundary coincides with the junction of the inside edge of the S Park Avenue sidewalk and the southern edge of the driveway. The boundary includes the house and two noncontributing outbuildings as well as the domestic yard space historically associated with the house.

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Name of Property: William and Annie McDermott House
City or Vicinity: City of Fond du Lac
County: Fond du Lac County
State: WI
Name of Photographer: Gail R. Klein and Paramount Pixels
Date of Photographs: June 24, 2013 and January 28, 2013
Location of Original Digital Files: 607 East St., Stoughton, WI 53589

Photo 1 of 20

North elevation, camera facing south

Photo 2 of 20

East elevation, camera facing west

Photo 3 of 20

South elevation, camera facing northeast

Photo 4 of 20

West elevation, camera facing northeast

Photo 5 of 20

West elevation, camera facing southeast

Photo 6 of 20

Noncontributing garage and noncontributing shed, camera facing south

Photo 7 of 20

Basement, camera facing northwest

Photo 8 of 20

First floor, entry hall, camera facing south

Photo 9 of 20

First floor, living room, camera facing southeast

Photo 10 of 20

First floor, living room, camera facing southwest

Photo 11 of 20

First floor, living room, camera facing north

Photo 12 of 20

First floor, dining room, camera facing north

Photo 13 of 20

First floor, kitchen, camera facing southwest

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First floor, library, camera facing east

Photo 15 of 20

Second story landing, camera facing northeast

Photo 16 of 20

Second story, master bedroom, camera facing northwest

Photo 17 of 20

Second story, northeast bedroom, camera facing northwest

Photo 18 of 20

Second story, east bedroom, camera facing northeast

Photo 19 of 20

Second story, south bedroom, camera facing southwest

Photo 20 of 20

Attic level, camera facing north

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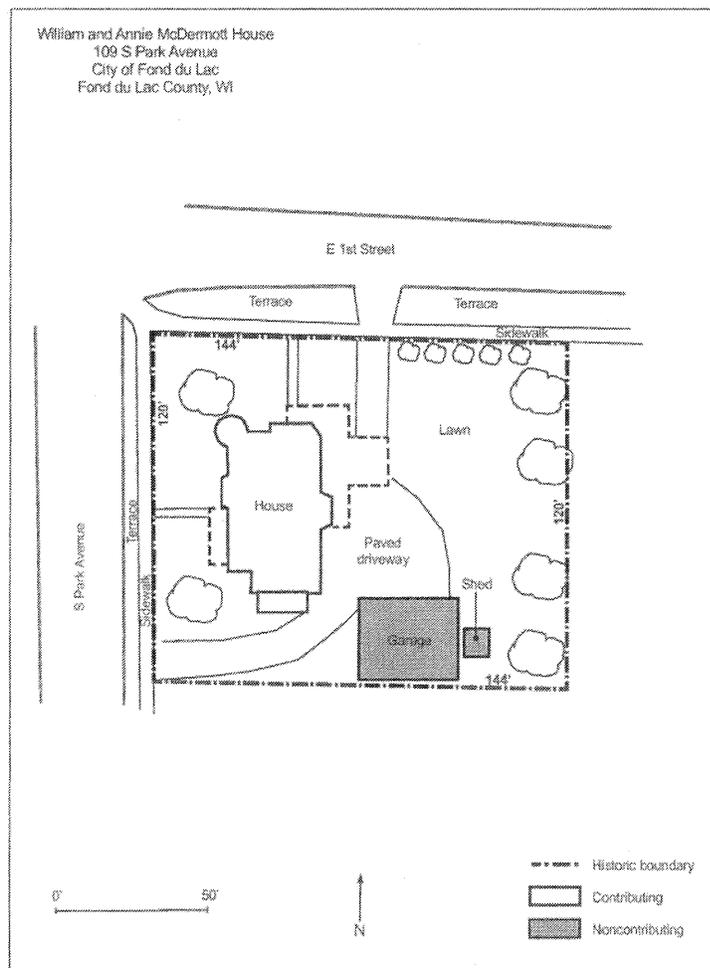
Figure Index

Figure 1: Sketch map of William and Annie McDermott House nominated area, August 2013.

Figure 2: William and Annie McDermott House, c.1904. Photographer unknown.

Figure 1 of 2

Sketch map of William and Annie McDermott House nominated area, August 2013.

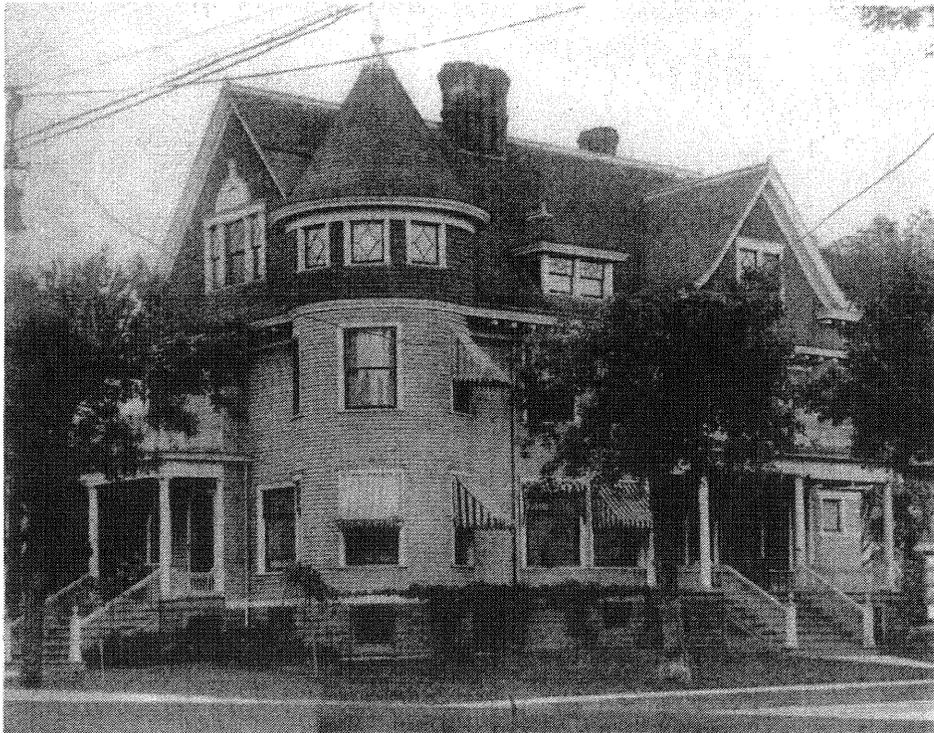


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William and Annie McDermott House, c.1904. Photographer unknown.



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 2, 2013

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner 

Re: Education and Outreach – Locally Designated and Nationally Designated Historic Properties and Districts

The Historic Preservation Commission has discussed ways of promoting and educating the public regarding National Register properties and districts.

Commissioner Keenan was provided with a copy of a revised walking tour brochure for comment and feedback.

The HPC will discuss next steps going forward to continue the education and outreach efforts.

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 2, 2013

To: Historic Preservation Commission

From: Dyann Benson, Redevelopment Planner 

Re: Plan Review Committee

The Bylaws of the Historic Preservation Commission accommodate the formation of a Plan Review Committee which shall review and approve plans on behalf of the entire Commission. Where any party may disagree with a decision of the Plan Review Committee, they may request review by the entire Commission.

The Plan Review Committee provides an expeditious review of minor changes to City-designated historic properties, with the electronic distribution of project information submitted by the owner or contractor. Projects appropriate for review and approval by the Plan Review Committee include roof repairs, window replacements, signage, etc. There were four such reviews in the past year.

The Chairman appoints members of the Plan Review Committee. The Committee membership currently includes Vice-Chair Tony Roden and Commissioner Teresa Keenan. The third member of the Committee was the Council Representative Rob Vande Zande. Mr. Vande Zande has since resigned his position with the Council and the Plan Review Committee needs a third member.

Chair Pauly will appoint the replacement member to the Plan Review Committee for the remainder of the year.