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**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 Richards Hill Residential Historic District
other names/site number N/A

2. Location

street & number	Generally bounded by Western Avenue, Richards Avenue, Thomas Avenue, and Livsey Place along with portions of Harvey Avenue and Charles Street	N/A	not for publication
city or town	Watertown	N/A	vicinity
state Wisconsin	code WI	county Jefferson	code 055
			zip code 53094

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

April 23, 2013
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:)

Joe E. S. Beal
Signature of the Keeper

6-14-13
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
49	11 buildings sites structures objects
49	11 total

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

N/A

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

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/school

AGRICULTURE/SUBSISTENCE/animal facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RECREATION & CULTURE/museum

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE 19TH & 20TH CENTURY REVIVALS/Tudor Revival

LATE 19TH & 20TH CENTURY AMERICAN/ Bungalow

LATE 19TH & 20TH CENTURY REVIVALS/Colonial Revival

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

Foundation BRICK

Walls BRICK

Roof ASPHALT

Other STONE

WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

ARCHITECTURE

Period of Significance

c.1854-1950

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Keck, George Fred

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**Acreage of Property** 20.37 acres**UTM References** (Place additional UTM references on a continuation sheet.)

1	<u>16</u>	<u>360819</u>	<u>4783038</u>	3	<u>16</u>	<u>361351</u>	<u>4782634</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>360836</u>	<u>4782814</u>	4	<u>16</u>	<u>361360</u>	<u>4783046</u>
	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	Robert M. Short, Intern Architect & Historic Preservation Assistant Jennifer L. Lehrke, AIA, LEED AP, Principal Architect & Historic Preservation Consultant	date	August 8, 2012
organization	Legacy Architecture, Inc.	telephone	(920) 783-6303
street & number	529 Ontario Avenue, Suite FN1	zip code	53081
city or town	Sheboygan	state	WI

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

Narrative Description

The City of Watertown is located along the Rock River in southeastern Wisconsin. Situated in the southeast corner of the city in a small residential area, the Richards Hill Residential Historic District is a well-defined cluster of 62 buildings. The development of the area of small to large homes began in the 1850s and continued over the next century. Representative of the prevailing architectural styles of the time; Federal, Gothic Revival, Queen Anne, Bungalow, Tudor Revival, Dutch Colonial Revival, French Renaissance, and Mediterranean Revival style residences are prominent within the district. The result is now one of Watertown's most architecturally intact historic residential areas.

This historic residential neighborhood is located southeast of Watertown's core and has a boundary roughly delineated along Richards Avenue, Harvey Avenue, and Livsey Place from Western Avenue on the north to Thomas Avenue on the south and along Charles Street from Thomas Avenue on the north to Sunset Avenue on the south. The topography within the district slopes down from the J. Heber Smith House at 1325 Western Avenue, which is located on the highest geographic point in the City of Watertown¹, steeply to South Concord Avenue and the Rock River towards the east and to Washington Park towards the southwest. Because of the topography and proximity to the Rock River, the city's regular street grid is highly irregular in this neighborhood. It has wide streets with parallel parking on both sides and concrete curbs and gutters. The sidewalks are set apart from the streets' curbs by a grass terrace with large mature trees lining the streets. The residences in the district generally respect a uniform setback from the street. The neighborhood consists of small lots typical of urban practice, which conform to the standard conventions of the plats' block and lot configurations. They are generally narrow, deep, and rectilinear in shape. Exceptions to this lot pattern are the two oldest houses in the district which are situated on large lots with generous setbacks, as their construction likely predates the street grid, as well as larger houses on spacious lots nearest the Rock River. There are alleys in the district, and, as such, most garages are detached and at the rear of the lot. The garages are not included in the resource count.

The Richards Hill Residential Historic District's resources consist primarily of privately owned single-family residences. The district's 49 contributing, two previously listed and 11 non-contributing resources were built between approximately 1854 and 1950. Many were the homes of businessmen, professionals, and college professors of the adjacent Northwestern College. As such, they are well constructed homes, reflecting the socio-economic status of their original owners. Each distinguished in their own way, the residences reflect the architectural trends of the era in which they were constructed. The homes display a range of scale and massing, are one and one-half to three-stories in height, and are primarily clad in wood or brick. Exterior alterations to the original residences have

¹ "J. H. Smith." Watertown Historical Society website. <http://www.watertownhistory.org>. Accessed July 25, 2012.

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been minimal and have generally been limited to window replacements in their original openings and siding replacement. The residences within the Richards Hill Residential Historic District are well preserved and have much of the same appearance today as they would have when they were constructed.

Building Descriptions

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

Gothic Revival

J. Heber Smith House

1325 Western Avenue

c.1856

The large one-and-one-half-story home of J. Heber Smith was built around 1856 on the south side of Western Avenue on the southwest corner at Harvey Avenue.² The building is T-shaped in plan, boxy in massing, and constructed entirely of cream brick.

The home's front façade is organized in two bays. At the first floor level, two full-height windows with shutters and stone label molds are situated in the left bay. The right bay historically featured a narrow porch, which has been replaced by a one-story, cream brick entry vestibule and wide, modern porch supported by metal columns covered by a flat roof. Above the entry and centered on both of the buildings sides is a pair of casement windows at the second floor level with stone sills and a large pointed arch transom featuring Gothic arch tracery and stone hood mold. The home is sheltered by a steeply pitched cross-gabled roof with moderately wide eaves that feature wide, decorative fascias and bargeboards. The front gable is asymmetrically situated over the building's right bay. (See Photo #14)

Federal

Frederick Wilhelm & Frances Amelia Winkenwerder House

1215 Western Avenue

1870

The small, two-story home of Frederick Wilhelm and Frances Amelia Winkenwerder was built in 1870 on the south side of Western Avenue on the southwest corner at Richards Avenue.³ The building is generally rectangular in plan, boxy in massing, and is constructed of brick.

² City of Watertown Directories, various years 1907-1927. On file at the Watertown Public Library, Watertown, Wisconsin; and City of Watertown Tax Rolls, various years 1867-1955. On file at the Andersen Library, UW-Whitewater, Whitewater, Wisconsin.

³ City of Watertown tax rolls.

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The front façade is organized in three bays. Each bay contains a single 16-over-1-light double hung window at the first and second floor levels, with the exception of the left bay at the first floor level which contains the entry door with full-height sidelights on each side. All windows on the front façade feature sills and shutters; those on the first floor also feature lintels. The home is sheltered by a moderately sloped gabled roof with narrowly overhanging eaves. Both of its side-facing end gables feature stepped, tile-capped parapets and double chimneys with a small, 6-light window centered near its peak. Small, one-story porches were added at the front entrance and on the building's east side. These porches feature heavy cobblestone columns and half-walls capped with concrete caps, molded wooden support beams, and a hipped roof. Stone piers which match the porch columns are located at the northeast and northwest corners of the property. (See Photo #12.)

Queen Anne

Frederick Michaelis House

813 Richards Avenue

c.1911

Frederick Michaelis co-founded the Michaelis Fischer Co., a harness manufacturing company located on North Third Street in Watertown, with Louis C. Fischer.⁴ His modestly sized two-story home was built around 1911 on the west side of Richards Avenue.⁵ The home is generally rectangular in plan, with the exception of wraparound porch and rear wing, and is entirely clad in wooden clapboards.

All windows are framed with wide wooden trim and hood moldings; windows on the front façade also feature wooden shutters. The front porch features round, classical columns and pilasters, a simple wooden balustrade, and wooden lattice foundation. The entry door, with wooden surround and scrolled wooden ornament, is situated at the far left corner of the first floor and a large double hung window to its right. A shallow pitched hipped roof covers the porch which wraps around the northwest corner of the house with a clipped corner. A two-story projecting bay is located to the right of the porch; centered in it is a large double hung window at the first floor level and a large, round-headed window at the second floor level. A wooden panel between these two windows features a large wooden wreath and swag detail. The projecting bay is topped with a prominent front-facing gable featuring a recessed arch. A steeply pitched gable covers the house returning to form a pent roof through the middle of the second floor on both gabled ends. Frieze boards beneath the flared second floor, pent roofline, and the slightly overhanging attic floor level higher up in the main roof's gable ends create a highly articulated surface quintessential to the Queen Anne style. A small gabled dormer with single, square window is centered on the front rake left of the front cross gable. (See Photo #8.)

⁴ "Frederick Michaelis." Watertown Historical Society website. <<http://www.watertownhistory.org>> Accessed July 25, 2012.

⁵ City of Watertown Tax Rolls.

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Bungalow

Joseph J. Goethe House

823 Richards Avenue

c.1927

The small one-and-one-half-story home of Joseph J. Goethe was constructed around 1927 on the east side of Richards Avenue.⁶ The building is rectangular in plan with the exception of a projecting front bay. The exterior of the building is covered with wooden clapboards on the first floor with staggered wooden shingles in the dormers and gable ends. The house's horizontality is accentuated by a wide wooden skirt board above the brick foundation and a wooden frieze board under the house's moderately wide eaves which wraps around the entire house separating the two wooden wall materials.

The one-and-one-half-story main block features a round-headed entry door which is slightly left of center. A pair of two, 3-over-1-light, wooden double hung windows are centered on the front façade at the second floor level. The main block is covered with a clipped gable roof. The one-story projecting front bay is to the right of the entry and contains a grouping of three, 3-over-1-light, wooden double hung windows. It is covered with a clipped gable roof which ties into the roof that covers the rest of the house. The roof is punctuated on each side by a clipped gabled dormer containing a pair of windows. All roof edges are framed with wide wooden bargeboards. (See Photo #9.)

Tudor Revival

Dr. Theodore C. Abelmann House

1333 Livsey Place

1922

Dr. Theodore C. Abelmann was a physician and surgeon in Watertown during the early- and mid-twentieth century.⁷ His modestly sized one-and-one-half-story home was built in 1922 and sits on the south side of Livsey Place on the west side of the intersection with Thomas Place.⁸ With the exception of a small wing on each of the building's two sides, it is rectangular in plan and regular in massing. Its entire exterior is finished with stucco.

Symmetrically placed immediately to the left and right of the central entry door is a grouping of four relatively tall and narrow 8-light wooden casement windows followed by another pair of the same windows. The central entry door and its accompanying half-circle transom are sheltered by a small porch featuring a square, classical column or pilaster at each of its four corners. The porch is covered by a barrel vault and rounded roof with short, flared eaves. Above the entry is a group of three

⁶ City of Watertown tax rolls.

⁷ City of Watertown Directory.

⁸ City of Watertown Tax Rolls.

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windows at the second floor level centered in a large, clipped gable dormer. The house is sheltered by a steeply pitched hipped roof clad in coursed wooden shingles. The home's most distinctive feature is its roof edges wrapped by wood shingles rolling over the building's rakes and eaves that mimics the thatched roofs of rural England. A small, curved eyebrow dormer completely filled by a half-circle window is centered near the roof's peak on both of the building's sides. Two small brick chimneys extend from the building's roof, one on the rear and the other on the left side. (See Photo #7.)

Hans David & Helen Gaebler House

1326 Thomas Avenue

1926

Hans David Gaebler was a graduate of the University of Chicago and served as a law librarian there before marrying Helen Beebe of Kankakee, Illinois, and returning to Watertown in 1920. He worked in the law office of his uncle C. R. Blumenfeld in 1926 when the couple's large one-and-one-half-story home was designed by Chicago architect George F. Keck and built on the north side of Thomas Avenue.⁹ It is irregular in plan, yet generally T-shaped, consisting of a central one-and-one-half-story main block, a one-and-one-half-story western wing, vaulted one-story southern wing, and one-story eastern porch wing. The southwest corner of the main block features a flared extension of the main gable at its juncture with the south wing which houses the front entrance. Due to these multiple wings and their differing roof heights, the house is also irregular in massing.

The main block of the house and south wing are almost entirely clad in brick with the exception of the entry corner, which features half-timbering infilled with brick on the first floor and wooden clapboards above in its gable end. The lower portion of the home's west wing is clad with brick and the upper portion and gable ends feature half-timbering infilled with brick. The small east wing is largely glazing separated by timber posts over a low brick wall. All brickwork on the house is in an English bond pattern with Dutch corner detailing. The two corners of the south wing feature slight brick corbels to meet the roof's edge. The south façade of the main block features a single wooden door to a small patio and a grouping of three tall and narrow wooden casement windows. A small square window is centered on the south façade of the main block's entrance extension. A grouping of five tall and narrow casement windows each with a square, 4-light transom window above is centered on each side of south wing, whose vaulted gable end features a centered grouping of three tall and narrow wooden casement windows with tall and narrow transom windows above. Similarly, the first floor of the west wing features two groupings of two 8-light wooden casement windows on each of its two sides and a centered grouping of three of the same windows on its gable end; a single tall and narrow wooden casement window is centered in the west wing's end gable at the second floor level. Each wing is sheltered by a steeply pitched, slate-clad gabled roof with minimal overhangs. The sides of the

⁹ Beebe-Gaebler Wedding Announcement. *Watertown Gazette*. June 4, 1920; "Gaebler, Hans David." *Watertown Daily Times*. May 4, 1951; and City of Watertown Tax Rolls.

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main block and west wing each feature two fully inset dormers. A prominent brick chimney is centered on the ridge of the south wing near its juncture with the house's main block. (See Photo #10.)

Franz William & Edna Keppler House

908 Charles Street

1930

Franz William Keppler was an insurance agent with an office located on East Main Street in downtown Watertown by 1909. He married Edna Behnke in 1926; four years later the couple constructed a modestly sized two-story home on the west side of Charles Avenue.¹⁰ With the exception of the projecting entry, south wing, and arcaded wing wall, the building is rectangular in plan and massing. With the exception of the primarily uncut and non-coursed stone chimney and projected entry, the house's exterior is primarily polychromatic, yet predominately cream, brick in a running bond pattern randomly interspersed with stone accents on the front façade. Inset panels are found in the brick upper portion of the chimney and peak of the entry gable. The gable ends are clad with wooden clapboards.

The projected entry is situated near the north end of the front façade, dividing it into two unequally sized portions, the larger of which is further bisected by the chimney. The projected entry features a wooden, round-headed door and, to its right, a recessed, pointed stone niche on the first floor. On the second level of the projected entry is a wooden door with stone lintel which accesses a small, stone balcony supported by two stone brackets featuring a wrought iron balustrade. The projected entry is covered by a very steeply pitched, asymmetrical, and slightly flared gable which begins at the second floor level on the south side and extends within several feet of the ground on the north.

At both the first and second floor levels, situated on both sides of the chimney, are 6-light wooden casement windows flanked by 3-light sidelights. The first floor windows are topped with a 4-light transom and stone lintels with keystone. A small, half-round window with brick arch and stone keystone is located to the right of the projected entry at the first floor level, above which is a tall and narrow, 6-light wooden casement window at the second floor level. All windows on the house feature red brick sills. The main block of the house is sheltered by a steeply pitched side gabled roof with clipped gabled ends and minimal overhangs. A curved, brick arcaded wing wall on the north end of the front façade features a round, stone arched opening. A small wing on the south side of the house features a 15-light wooden casement window with wooden lintel and a curved parapet wall which mimics the curve of the arcaded wing wall. (See Photo #4.)

¹⁰ "Franz William Keppler." Dodge/Jefferson Counties Genealogical Society website. <<http://www.dodgejeffgen.com>> Accessed July 25, 2012; "Franz William Keppler." Watertown Historical Society website; and City of Watertown Tax Rolls.

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Israel Waldemar & Luella Olson House	904 Charles Street	1941
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The modestly sized one-and-one-half-story home of Israel Waldemar and Luella Olson was built in 1941 on the west side of Charles Avenue.¹¹ The building is irregular in massing and plan, yet generally L-shaped with a main block with projecting front bay and large side wing. The exterior of the house is entirely clad in roughly-cut, regularly coursed stone, except for wooden clapboards in a dormer.

At the first floor level is the round-headed, wooden entrance door in a round-arched recess on the front façade of the main block; just around the corner from which is a small, square window on its south side. A single leaded-glass window at the second floor level is centered on its front façade, and is accompanied by an extremely narrow window situated at the peak of its gable. A pair of 6-over-6-light, leaded glass double hung windows at first floor level is centered in the projecting front bay; Another single leaded-glass window is located in the gable of the projecting front bay; a single similar window is centered at its second floor level. All of the second floor level windows in the main block and projecting front wing feature a stone sill. A grouping of three double hung windows is centered in the side wing at the first floor level. A steeply pitched gable covers each of the main block, projecting front bay, and intersecting side wing. Two wooden double-hung windows are located in a long shed dormer at the side wing's juncture with the main block. A prominent chimney projects from the side wing's south gable end. (See Photo #3.)

Dutch Colonial Revival

Arthur E. & Helen Jaeger House	1307 Western Avenue	1927
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Arthur E. Jaeger worked as a post office clerk and served as treasurer for his father's August Jaeger Milling Company during the early twentieth century. He constructed his first house in the Richards Hill neighborhood in 1908. In 1927, he constructed a second home on the south side of Western Avenue, next door to his first.¹² This modestly sized two-story home is rectangular in plan, boxy in massing, and symmetrical in design. Its exterior is clad entirely with wooden clapboards.

The central entry door is flanked on both sides by a pair of 6-over-1-light, wooden double hung windows. The entry is sheltered by a barrel vault and rounded roof supported by a pair of wooden brackets on each side of the door. At the second floor level, a small double hung window is centered

¹¹ City of Watertown Tax Rolls.

¹² City of Watertown Tax Rolls and "Arthur E. Jaeger." Watertown Historical Society website.
<<http://www.watertownhistory.org>> Accessed July 25, 2012.

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above the door and is flanked on both sides by a single 6-over-1-light, wooden double hung window. The entire house is covered by the style's characteristic gambrel roof with wide, returned eaves. A wide dormer, nearly the entire length of the house and comprised of an extension of the upper slope of the main roof, shelters the second floor. A half-elliptical window is located in the attic at both sides of the gambrel roof. (See Photo #13.)

Mediterranean Revival

Max Kusel House

1211 Western Avenue

c.1927

The modestly sized two-story home of Max Kusel was built by H. F. Mallow around 1927 on the south side of Western Avenue.¹³ With the exception of a projected entry arcade, the building is rectangular in plan and boxy in massing. The home is constructed of dark brown brick and is sheltered by a moderately sloped hipped roof with wide, flared eaves supported by pairs of decorative brackets at the corners of the house.

At the center of the symmetrically designed front façade is the round-headed, recessed, wooden entry door located under a small, projecting brick arcade. The arcade's single round arch features a stone keystone and is supported by classical columns. The arcade is topped with a flat roof with sloped, red clay tile-capped brick side parapets, and wrought iron balustrade. Centered above the entry is a single, square, 8-over-8-light double hung window at the second floor level with stone surround. On the first floor to each side of the entry are two single, 8-over-1-light double hung windows with basketweave patterned brick blind arch transoms and stone sills, keystones, and corner medallions. On the second level on each side of the entry centered above these windows is a grouping of three 6-over-1-light double hung windows with wrought iron balconettes. Their brick sill is extended as a soldier course around the entire perimeter of the house. A prominent brick chimney with clay chimney pots is located at the center of the west side wall. (See Photo #11)

French Renaissance

Dr. Felix H. Zimmerman House

1003 Charles Street

1934

Dr. Felix H. Zimmerman was a physician in Watertown during the early- and mid-twentieth century.¹⁴ His large two-story home was built in 1934 and sits on the east side of Charles Avenue at the southeast

¹³ City of Watertown Tax Rolls.

¹⁴ "Dr. Felix H. Zimmerman." Watertown Historical Society website. <<http://www.watertownhistory.org>> Accessed July 25, 2012.

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corner at Sunset Avenue.¹⁵ With the exception of a tower and projecting chimney, the building is generally rectangular in plan, boxy in massing, and asymmetrical in design. The house is primarily clad with light-colored, square-cut stone in irregular courses.

The front façade is organized in four bays. The left bay is one-story in height, and contains the segmentally arched, wooden front entry door. The left-middle bay features two small, tall and narrow, 6-light windows at the first floor level with a small, single 6-over-6-light double hung window at the second floor level. The right-middle bay features a stone bay window at the first floor level and a pair of 9-over-9-light double hung windows centered above it at the second floor level. The right bay, a one-and-one-half-story garage wing, features two single overhead doors. The home is sheltered by a steeply pitched gabled roof with narrow overhanging eaves that are supported at its corners with small stone corbels. A long, moderately pitched shed dormer spanning the two central bays of the house shelter the building's second story. An octagonal tower is located on the north side of the house immediately around the corner from the front entry. Beyond the tower on the north side is a projecting stone chimney. (See Photo #6)

¹⁵ City of Watertown Tax Rolls.

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Building Inventory

The following inventory lists every building in the district and includes the address of the property; the historic name; the date or circa date of construction or substantial remodeling; the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class; and architectural style of the building.

<u>Address</u>	<u>Historic Name</u> ¹⁶	<u>Date</u> ¹⁷	<u>Class</u>	<u>Style</u>
900 Charles Street	John H. Bublitz House	1929	C	Dutch Colonial Revival
904 Charles Street	Israel Waldemar & Luella Olson House	1941	C	Tudor Revival
908 Charles Street	Franz William & Edna Keppler House	1930	C	Tudor Revival
910 Charles Street	Emil Doerr House	1938	C	Tudor Revival
916 Charles Street	Otto C. Schonath House	1939	C	Colonial Revival
919 Charles Street	John & Eliza Richards House	c.1854	NRHP	Octagon
919 Charles Street	Plank Road Toll House Barn	1853	C	Side Gabled
919 Charles Street	Schurz Kindergarten School	1856	NRHP	Front Gabled
919 Charles Street	Gladys Mollart Tour Center	1969	NC	Contemporary
1003 Charles Street	Dr. Felix H. Zimmerman House	1934	C	French Renaissance
804 Harvey Avenue	J. W. Dauffenbach House	1908	C	Bungalow
806 Harvey Avenue	Harry J. Stube House	c.1911	C	Dutch Colonial Revival
808 Harvey Avenue	Anton Lemke House	c.1915	C	Front Gabled
810 Harvey Avenue	Benjamin V. Krueger House	c.1917	C	Bungalow
811 Harvey Avenue	Walter O. & Laura Wickler House	c.1917	C	Bungalow
812 Harvey Avenue	Irvin A. Hooker House	1928	C	Dutch Colonial Revival
813 Harvey Avenue	Lester F. Thomas House	c.1917	C	Front Gabled
814 Harvey Avenue	George E. Hardiman House	c.1924	C	Bungalow
815 Harvey Avenue	William F. Richards House	c.1915	C	Cross Gabled
816 Harvey Avenue	John W. Wiley House	c.1924	C	Bungalow
818 Harvey Avenue	Fred J. & Gertrude Loeffler House	1948	NC	Ranch
819 Harvey Avenue	William & Minnie Ziegelmann House	c.1911	C	Queen Anne
820 Harvey Avenue	William G. Miller House	1934	C	Tudor Revival
900 Harvey Avenue	Reinhold C. & Clara K. Budewitz House	1932	C	Tudor Revival
1323 Livsey Place	Samuel Day House	c.1919	C	Front Gabled
1327 Livsey Place	George A. Richards House	c.1915	C	Bungalow
1329 Livsey Place	Ada B. Burns House	1946	NC	Ranch
1332 Livsey Place	George W. Jansky House	c.1927	C	Tudor Revival
1333 Livsey Place	Dr. Theodore C. Abelmann House	1922	C	Tudor Revival
801 Richards Avenue	Arthur E. Jaeger House	1908	C	Queen Anne
803 Richards Avenue	Theodore Binhammer House	1927	C	Bungalow
804 Richards Avenue	Matthew Rimmel House	c.1927	C	Bungalow

¹⁶ City of Watertown Directories; City of Watertown Tax Rolls; and "Interurban line booming real estate." *Watertown Gazette*. August 14, 1908.

¹⁷ City of Watertown Property Assessment Department, Associated Appraisal Consultants, Inc. website, <<http://www.apraz.com>> Accessed April 30, 2012; City of Watertown Tax Rolls; and "Interurban line booming real estate."

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<u>Address</u>	<u>Historic Name</u> ¹⁸	<u>Date</u> ¹⁹	<u>Class</u>	<u>Style</u>
805 Richards Avenue	Josephine Koch House	c.1911	C	Cross Gabled
806 Richards Avenue	Theophil J. Kopitzke House	1927	C	Bungalow
807 Richards Avenue	Henry C. Wendt House	c.1915	NC	Cross Gabled
809 Richards Avenue	Arthur Behling House	c.1921	C	Dutch Colonial Revival
810 Richards Avenue	Northwestern College Faculty House	c.1919	C	Cross Gabled
811 Richards Avenue	Hugo Benzel House	c.1917	NC	Cross Gabled
812 Richards Avenue	Northwestern College Faculty House	c.1919	C	Cross Gabled
813 Richards Avenue	Frederick Michaelis House	c.1911	C	Queen Anne
814 Richards Avenue	Northwestern College Faculty House	c.1915	C	Queen Anne
816 Richards Avenue	William & Hilda Koepsel House	c.1911	C	Dutch Colonial Revival
817 Richards Avenue	Roy J. Buchta House	c.1927	C	Bungalow
818 Richards Avenue	Henry Emil King House	c.1911	C	American Foursquare
819 Richards Avenue	Ferdinand Ruehlow House	c.1913	C	Queen Anne
821 Richards Avenue	Emil Tessman House	1926	NC	Gabled Ell
822 Richards Avenue	House	1975	NC	Ranch
823 Richards Avenue	Joseph J. Goethe House	c.1927	C	Bungalow
824 Richards Avenue	Louis A. Becker Jr. House	1950	C	Colonial Revival
825 Richards Avenue	Carl F. Neitzel Jr. House	1927	NC	Front Gabled
827 Richards Avenue	Raymond F. Volkmann House	1938	C	Tudor Revival
829 Richards Avenue	Fred W. Kehl House	c.1927	C	Tudor Revival
1310 Thomas Avenue	Harold W. Hartwig House	1956	NC	Ranch
1314 Thomas Avenue	Reinhold A. Felton House	1934	C	Tudor Revival
1316 Thomas Avenue	Ewald G. Hubb House	1931	C	Tudor Revival
1326 Thomas Avenue	Hans David & Helen Gaebler House	1926	C	Tudor Revival
1211 Western Avenue	Max Kusel House	c.1927	C	Mediterranean Revival
1215 Western Avenue	Frederick Wilhelm & Frances Amelia Winkenwerder House	1870	C	Federal
1307 Western Avenue	Arthur E. & Helen Jaeger House	1927	C	Dutch Colonial Revival
1315 Western Avenue	Everett R. Pearsall House	c.1909	NC	Dutch Colonial Revival
1317 Western Avenue	House	1974	NC	Contemporary
1325 Western Avenue	J. Heber Smith House	c.1856	C	Gothic Revival

¹⁸ City of Watertown Directories.

¹⁹ City of Watertown Property Assessment Department; and City of Watertown Tax Rolls.

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Narrative Statement of Significance

The Richards Hill Residential Historic District was first identified as potentially eligible for nomination to the National Register of Historic Places in the *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey* which was completed in 1986. It was identified for its concentration of single-family dwellings constructed between approximately 1854 and 1950, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the district utilizing the Federal, Gothic Revival, Queen Anne, Bungalow, and Period Revival styles subsections of the Architecture study unit and other sources. The results of this research are detailed below and show that the Richards Hill Residential Historic District is locally significant under National Register Criterion C as an architecturally and historically important collection of residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

The proposed Richards Hill Residential Historic District is roughly contained along Richards Avenue, Harvey Avenue, and Livsey Place from Western Avenue on the north to Thomas Avenue on the south and along Charles Street from Thomas Avenue on the north to Sunset Avenue on the south. The district is located on the southeastern edge of the City of Watertown and is comprised of 49 contributing resources, 11 non-contributing resources, and 2 resources previously listed in the National Register. Individually, the contributing resources include very fine representative examples of several of the most popular styles applied to residential architecture in Wisconsin during the period of significance. Also, they represent several of Watertown's finest residences identified in the *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*.

The period of significance reflects nearly a century of residential architecture and begins in 1854 with the construction of the neighborhood's oldest extant residence, the John and Eliza Richards House at 919 Charles Street. For the subsequent nine decades, residences constructed in the neighborhood conformed aesthetically to Mid-Nineteenth Century, Late Victorian, Late-Nineteenth and Early-Twentieth Century American, and Period Revival styles. The period of significance ends in 1950 with the construction of the Louis A. Becker Jr. House at 824 Richards Avenue, the last Period Revival style residence to be built in the neighborhood representing the last major stylistic expression in the neighborhood as a whole. Seven houses within the district built during the period of significance are considered non-contributing to the district as they have suffered sufficient loss of integrity through insensitive additions, porch enclosures and replacement, and alterations to the original window and door openings, or represent contemporary architectural styles that do not conform to the predominate architectural styles and character of the district, as do four non-contributing buildings built within the district after the district's period of significance.

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The residences within the Richards Hill Residential Historic District are well preserved and have much the same appearance today as they would have years ago. Exterior alterations to the original residences have been minimal and have generally been limited to window replacements in their original openings, and siding replacement. The result is now one of Watertown's most architecturally intact historic residential areas.

Historic Context

Watertown was first settled in 1836; within a year, the Rock River was dammed to power a sawmill erected on its banks. As more settlers arrived, many small log buildings were constructed, leading to the platting and incorporation of the Village of Watertown in 1842. During the 1840s, Watertown developed into a thriving industrial and commercial center with several saw mills, grist mills, a woolen mill, and an iron foundry. A commercial district on Main Street at the Rock River grew and prospered with an abundance of stores, saloons, and other businesses. Growth continued through the 1850s, especially after 1853 when Watertown was officially incorporated as a city and the Watertown Plank Road was constructed connecting the area to Milwaukee. By 1855, with a population of 8,512, Watertown was the second largest city in Wisconsin. The arrival of the Milwaukee and Watertown Railroad in 1855 and Chicago and NorthWestern Railroad in 1860 encouraged further commercial and industrial development. With several brickyards established in the community, larger masonry structures soon replaced the early log buildings, especially along the prospering commercial strips on Main and Water streets. As the early industries of saw milling, flour milling, and iron working declined during the late-nineteenth century, new industries developed and prospered. These industries included cigar making; the manufacture of wooden products; food production; and the making of shoes, boots, and other leather goods. By the twentieth century, Watertown had matured as a small city with a strong economy.²⁰

Residential development in Watertown began immediately adjacent to the commercial district along the Rock River and radiated outwards relatively evenly. As multiple ethnic groups settled in Watertown, they tended to congregate in separate sections of the city. However, unlike other communities in the state, this regard and clustering by ethnicity, social and economic status, and industry eventually weakened, and the development of a single prestigious residential neighborhood in Watertown did not occur. Rather, prominent citizens in commerce, professions, and industry constructed homes, still generally in small clusters, throughout the city. The city's residential

²⁰ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*. La Crosse, Wisconsin: Architectural Researches, Inc., 1987; Ott, John Henry, ed. "Jefferson County, Wisconsin and Its People." Chicago: S. J. Clarke Publishing Co., 1917, pages 145-150; and Watertown Centennial Homecoming, Inc. *Watertown, Wisconsin Centennial, 1854-1954*. Watertown, Wisconsin: Jansky Printing, 1954.

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neighborhoods, especially those on the south and west banks of the Rock River, exhibit a wide variation of size and style, a result of the mixing of working and upper class residency.²¹ A majority of the homes in the Richards Hill neighborhood are of small to moderate size and reflect the architectural styles popular from the late-nineteenth and early-twentieth centuries, the height of development in Watertown.

During the mid- and late-twentieth century, several large houses were constructed on the southeast outskirts of the city, in what would become the Richards Hill neighborhood. For several decades, this portion of Watertown remained the rural fringe of the city comprised of large estates, the largest of which was owned by John Richards surrounding his famed octagonal house.²²

On Western Avenue, immediately north of the neighborhood, the German Lutheran Wisconsin Synod established and began constructing a campus for Northwestern College, a preparatory school and seminary, in 1864. Most likely in response to the school's development, John Richards sold a strip of his property on Western Avenue across from its campus as small residential lots in 1870. The urbanization of the district began that year with the construction of the Frederick Wilhelm Winkenwerder House on one of these lots.²³

By 1910, the Richards family platted and sold the remainder of its outlying property as small residential lots. With an attractive location near the college and scenic Rock River, lots were quickly sold and development was at its highest rate during the 1910s. During that decade, homes were primarily constructed along the north half of Richards and Harvey avenues, closer to Northwestern College. Several houses in the neighborhood were constructed at this time to house the college's faculty. Homes from this period were primarily in Queen Anne, Dutch Colonial Revival, Bungalow, and vernacular variants of these styles.²⁴

The neighborhood was heavily infilled during the 1920s, especially the western portion along Richards and Harvey avenues, primarily with Bungalow and Period Revival style residences. During this period of time, land on the eastern portion of the neighborhood with steeper terrain closer to the Rock River began attracting the development of larger homes on more spacious lots than the traditional urban and compact style of development to that point.²⁵

²¹ Kiessling, Elmer C. *Watertown Remembered*. Milwaukee, Wisconsin: Franklin Publishers, 1976.

²² Rausch, Joan M. and Carol Lohry Cartwright, page 314.

²³ Rausch, Joan M. and Carol Lohry Cartwright; "1215 Western Avenue." Watertown Historical Society website. <<http://www.watertownhistory.org>> Accessed July 31, 2012; and City of Watertown Tax Rolls.

²⁴ City of Watertown Tax Rolls and City of Watertown Plat & Insurance Maps, various years. On file at the Andersen Library, UW-Whitewater, Whitewater, Wisconsin.

²⁵ Ibid.

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While growth of the city was nearly nonexistent during the decade of the Depression, the district's development was already well established and merely slowed during this time. During the 1930s, the neighborhood grew southward with the focus of development along Thomas Avenue and Charles Street. The shift to larger lots and homes became the standard for the neighborhood, as the wealthiest residents were the only ones with the means to build new homes during and immediately following the Depression. This is represented by the district's homes from the 1930s being almost exclusively modestly-sized to large Tudor Revivals. By that end of the decade, the neighborhood was almost completely developed.²⁶

In 1938, the octagonal Richards House was donated to the Watertown Historical Society, then only five years old, with the condition that the house be opened to the public. Soon thereafter, the house opened as a local history museum.²⁷

Infill houses built through the end of the district's period of significance in 1950 tended to be smaller, less-detailed Period Revivals and contemporary style buildings. Since that time, only four additional buildings have been constructed in the neighborhood.²⁸

The grounds of the Watertown Historical Society were further developed during the mid-twentieth century with the relocation of two historic buildings and construction of a visitor's center on the museum grounds. First, in 1957, was the relocation of the schoolhouse of the first Kindergarten in the United States, constructed in downtown Watertown in 1865; it is individually listed in the National Register. A barn constructed on the far east side of Watertown around 1853 which was used as a toll house for the Milwaukee to Watertown Plank Road was moved to the grounds sometime during the 1960s. The visitor's center was constructed in 1969 and named after former Watertown Historical Society director Gladys Mollart.²⁹

Today the City of Watertown, with a population of 23,861, is the thirty-second largest municipality in Wisconsin and remains a regional center of employment, commerce, and professional services.³⁰ While other older neighborhoods in the city have seen more intrusive elements introduced and more

²⁶ Ibid.

²⁷ "Octagon House." Watertown Historical Society website. <<http://www.watertownhistory.org>> Accessed July 31, 2012.

²⁸ City of Watertown Tax Rolls and City of Watertown Plat & Insurance Maps, various years. On file at the Andersen Library, UW-Whitewater, Whitewater, Wisconsin.

²⁹ "Octagon House;" Anderson, Donald N. "First Kindergarten in America." *National Register of Historic Places-Nomination Form*. Washington, D.C.: National Park Service, United States Department of the Interior, October 1971; and "Plank Road Toll House Barn." Wisconsin Historical Society Architecture and History Inventory website. <<http://www.wisconsinhistory.org/ahi/>> Accessed April 30, 2012.

³⁰ United States 2010 Census website. <<http://2010.census.gov/2010census/>> Accessed July 31, 2012.

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unsympathetic remodeling, the Richards Hill neighborhood has been relatively stable and has remained largely intact.

Architecture

The Richards Hill Residential Historic District is locally significant in the area of architecture because many of its buildings are good examples of popular residential architectural styles from the mid-nineteenth to mid-twentieth centuries. As a whole, the area maintains a high level of integrity that reflects the development of the district during its period of significance. The following are brief descriptions of the architectural styles represented within the district.

Federal

Two decades passed between the end of the popularity of the Federal style in the Eastern United States and the settlement of Wisconsin; however, the Federal style was popularly referenced in Wisconsin architecture from 1830 to 1860. The style is most commonly found in the south-central and southeastern portions of the state and there are several contemporary examples of the style in Watertown. A characteristic element found in Wisconsin examples of the style is the Federal double chimney and parapet at each gable end of the typically side-gabled form. Buildings of this style are most commonly constructed of brick and feature simple stone lintels or sills. Openings are rectangular and sometimes grouped in apparent bays.³¹

The Frederick Wilhelm and Frances Amelia Winkenwerder House at 1215 Western Avenue is the district's only example of the Federal style with double chimney and parapet at each end of its brick, side-gabled form.

Gothic Revival

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. In its masonry form, it is primarily of religious use and in its wood form is primarily of residential use. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge-boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings of this style may have buttresses, battlements, and towers.³²

³¹ Wyatt, Barbara, *Cultural Resource Management in Wisconsin, Vol. 2*. Madison: State Historical Society of Wisconsin, 1986, page Architecture 2-2.

³² Blumenson, John J. G., *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Second

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The J. Heber Smith House at 1325 Western Avenue is the district's only example of the Gothic Revival style with its steeply pitched crossed gable roof, pointed arch windows, decorative bargeboards, and stone window hood and label molds. It is a rare example of the masonry form in a residential use.

Queen Anne

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is highlighted by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are evident in this style. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration on these types of buildings is often irregular and may include a border of colored glazing in the upper sash of a double hung window.³³

There are five buildings in the district that exhibit the Queen Anne style. Among them, the Frederick Michaelis House at 813 Richards Avenue stands out with its high level of integrity as a fine example of the style's free-classic subtype identified by Virginia and Lee McAlester. It features classical columns, a cross-gabled roof, wrap-around porch, projecting side bay, slightly flared second story, and recessed arch under the front gable.

Bungalow

From 1910 to 1940, the Bungalow was popular in Wisconsin. Houses are classified in this type because of their plan, not because of their aesthetics. These buildings can appear in several variants. It can be one story or two stories. The roofs can be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply pitched to allow for the second floor. Features of Bungalow buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Bungalows typically are clad in natural materials such as wood clapboards or shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.³⁴

Ed. New York: W. W. Norton & Company, 198, page 31.

³³ Blumenson, John J. G., page 63.

³⁴ Blumenson, John J. G., page 71.

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There are eleven buildings in the district that exhibit the Bungalow form. Among them, the Joseph J. Goethe House at 823 Richards Avenue is fine example due to its one and one-half story height, bungalow plan, and combination of wood clapboard and shingle cladding.

Tudor Revival

Period Revival Styles were popular in Wisconsin from 1900 to 1940 and, as their name suggests, are reminiscent of earlier styles. The Tudor Revival style is the most prevalent style within the district and drew primarily upon English precedents of the sixteenth century. The style is typified by a steeply pitched roof dominated by one or more prominent cross gables, an irregular plan, and the style's hallmark decorative half timbering, generally on the second floor or gable ends, infilled with stucco or brick. Other characteristic elements also include tall, narrow, and multi-paned windows in multiple groups, oriel windows, one- or two-story semi-hexagonal bay windows, massive chimneys commonly crowned by decorative chimney pots, and decorative strapwork. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building's eaves and rakes.³⁵

There are twelve Tudor Revival style residences in the district. Among the best Tudor Revival style residences in the district are the Israel Waldemar & Luella Olson House at 904 Charles Street, the Franz William and Edna Keppler House at 908 Charles Street, the Dr. Theodore C. Abelmann House at 1333 Livsey Place, and the Hans David & Helen Gaebler House at 1326 Thomas Avenue. All four stand out due to their high level of integrity. The Olson and Keppler House is a fine example of the style's stone wall cladding subtype identified by Virginia and Lee McAlester with dominant front gables, the use of multiple materials, and modestly irregular plans. The Gaebler House, of the brick wall cladding subtype, is a rare example without a front gable that also features half-timbering and a slate roof. The Abelmann House is a fine example of a false thatched roof and the least common, stucco wall cladding subtype of the style used for modest houses built before the 1920s and the widespread adoption of brick and stone veneering techniques.

³⁵ McAlester, Virginia and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, Inc., 1989, pages 355-356.

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Dutch Colonial Revival

Another example of the Period Revival Styles of the 1900s through the 1940s, the Dutch Colonial Revival style is a less formal subtype of the Colonial Revival style, characterized by its symmetry; two-story height; dormers; and classically inspired detailing, especially focused at the entrance, which can include columns, pilasters, shutters, and denticulated cornices. Examples of the Dutch Colonial Revival style are most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.³⁶

There are seven buildings in the district that exhibit the Dutch Colonial Revival style. Among them, the Arthur E. and Helen Jaeger House at 1307 Western Avenue stands out with its high level of integrity and stylistic symmetrical design, gambrel roof, and clapboard siding. The Jaeger House also features flared and returned eaves and a curved hood above the front entry door.

Mediterranean Revival

Another Period Revival Style of the 1900s through the 1940s, the Mediterranean Revival style is relatively rare in Wisconsin. Homes in this style are often architect designed and constructed of brick with stone trim. They may feature straight or arched openings, columns, stone balconies and porch railings, and low sloped, red clay tile, hipped roofs. The Mediterranean Revival style is often planned around a courtyard and exhibits flat wall surfaces, broken by arcading, terra cotta, plaster, or tile ornamentation, sometimes drawing on classical motifs. This style is used for both residential and commercial buildings.³⁷

The Max Kusel House at 1211 Western Avenue maintains a high level of integrity and is the district's only example of the Mediterranean Revival style with its low pitch hipped roof, wide eaves supported by decorative brackets, arched entry arcade accentuated by small classical columns, recessed arched entry door, windows in blind arches, and wrought iron balconettes.

French Renaissance

Another Period Revival Style of the 1900s through the 1940s, many suburban American houses were influenced by medieval French country houses in the French Renaissance style. While great variety in form and detailing can be found, the style is typified by tall, steeply pitched hipped roofs which

³⁶ Wyatt, Barbara, pages Architecture 2-28 – 2-29.

³⁷ Wyatt, Barbara, page Architecture 2-32.

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commonly feature an upward flare at the roof's juncture with the walls. Homes of this style are often large and are often composed of a central hall and two identical, or at least compositionally balanced, wings. Common are circular towers, shuttered windows, second story windows that interrupt the cornice and rise above the eaves, and rectangular doors in arched openings. The style shares several common elements with the contemporaneous Tudor Revival style, most notably the use of a variety of different wall materials, including brick, stone, stucco, and half-timbering, and roof materials, such as tile, slate, stone, or thatch. As a result, many French Renaissance style houses resemble this other style; however, they are most often distinguishable by the style's lack of dominant front-facing gables characteristic of the Tudor Revival style.³⁸

The Dr. Felix H. Zimmerman House at 1003 Charles Street maintains a high level of integrity and is the district's only example of the French Renaissance style with its large scale, steep gabled roof interrupted by a long shed dormer, and octagonal tower.

Architects

Watertown attracted professional architects nearly since its founding as a city with several architects operating at any one time. Many of these were one man firms who practiced for decades until their retirement, many gaining local and regional favor within the state. One home within the district is known to have been designed by an architect who achieved a national reputation.

George Fred Keck

George Fred Keck, born in Watertown in 1895, studied architectural engineering at the University of Wisconsin before graduating from the University of Illinois in Champaign, Illinois, in 1917. After working in the firms of D. H. Burnham & Company and Schmidt, Garden and Martin, he established an architecture firm in Chicago in 1926, and was later joined in practice by his younger brother, William Keck. One of the George Fred Keck's first commissions was for a single-family residence on Thomas Avenue in the Richards Hill neighborhood, which he designed in the Tudor Revival style, rather than the modern style for which he became known. The firm of Keck & Keck later became pioneers in passive solar design, designing a key structure called the "House of Tomorrow" for Chicago's 1933 Century of Progress Exhibition. George Fred Keck was an architecture professor at the New Bauhaus School, now the IIT Institute of Design, eventually serving as the architecture department head. George Fred Keck died in 1980.³⁹

³⁸ McAlester, Virginia and Lee McAlester, pages 387-388.

³⁹ Blum, Betty J. *Oral History of William Keck*. Chicago: The Art Institute of Chicago, 1991; Cohen, Stuart and Susan Benjamin. *North Shore Chicago; Houses of the Lakefront Suburbs 1890-1940*. Chicago: Acanthus Press, 2004; and

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The design of the following building has been attributed to George Fred Keck:⁴⁰

1326 Thomas Avenue Hans David & Helen Gaebler House 1926

Builders

Watertown had numerous carpenters and builders operating at any one time since its founding. Of the builders known to have constructed homes within the district, none of them achieved national reputations, although many gained local and regional favor within southeastern Wisconsin. The following builders are known to have been active in the Richards Hill Residential Historic District.

H. F. Mallow

H. F. Mallow was a building contractor in Watertown during the early- and mid-twentieth century. By 1957, he was joined in business by a son to form the H. F. Mallow & Son Company, which maintained a lumber yard on West Madison Street at that time.⁴¹

The construction of the following building has been attributed to H. F. Mallow:⁴²

Max Kusel House 1211 Western Avenue c.1927

George Schleicher

George Schleicher was born in Watertown in 1889. He is believed to have started working as a contractor in Watertown by the late 1910s. At the beginning of his career, he purchased three lots in the Richards Hill Residential Historic District on which he constructed and subsequently sold houses. During his career, he maintained a workshop and lumber storage unit near downtown. George died in Watertown in 1969 at the age of 81.⁴³

Rausch, Joan M. and Carol Lohry Cartwright.

⁴⁰ Rausch, Joan M and Carol Lohry Cartwright.

⁴¹ "H. F. Mallow." Watertown Historical Society website. <<http://www.watertownhistory.org>> Accessed July 30, 2012.

⁴² Ibid.

⁴³ City of Watertown Tax Rolls and "George Schleicher." Death-Record website. <<http://www.death-record.com/l/141796092/George-Schleicher>> Accessed July 24, 2012.

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The construction of the following buildings has been attributed to George Schleicher:⁴⁴

811 Harvey Avenue	Walter O. & Laura Wickler House	c.1917
813 Harvey Avenue	Lester F. Thomas House	c.1917
1323 Livsey Place	Samuel Day House	c.1919

Conclusion

The Richards Hill Residential Historic District is nominated under National Register Criterion C in the area of Architecture as a fine local example demonstrating the range of residential architectural styles during its peak period of development between c.1854 and 1950. The district conveys a sense of historical and architectural cohesiveness through its high style architectural designs of 62 small to large sized homes, which distinguish it from other residential areas within the city. Representative of the prevailing architectural styles of the times, Period Revival styles, such as Tudor Revival, Dutch Colonial Revival, French Renaissance, and Mediterranean Revival and Bungalow, Queen Anne, Federal, and Gothic Revival styles are prominent within the district. The residences within the Richards Hill Residential Historic District are well preserved and have much the same appearance today as they would have years ago. The result is now one of Watertown's most architecturally intact historic residential areas.

Statement of Archeological Potential

This area of the state, along the Rock River, was likely home to considerable Native American activities. A single cataloged archaeological site (JE-1185), a maple sugaring site, is located within the boundaries of the district. It is possible that other Native American resources may still be extant within the boundaries of the district. However, it is almost certain that the construction of the current residences would have greatly disturbed or completely obliterated any remaining archeological artifacts.

Preservation Activities

The Richards Hill Residential Historic District has been fortunate in consistently attracting long-term homeowners who have taken pride in their historic homes and have maintained them. In addition, the City of Watertown's Historic Preservation Commission is proactive in promoting, protecting, and preserving Watertown's historic resources. This nomination is a continuation of their efforts to carry out the recommendations contained in a previous intensive survey report. In listing this district, the

⁴⁴ City of Watertown Tax Rolls.

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

City of Watertown Historic Preservation Commission hopes to provide the opportunity for homeowners to obtain tax credits and/or other incentives to maintain and restore their properties.

Acknowledgment

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

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

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

Verbal Boundary Description

The district consists of the legal parcels associated with the 49 contributing, 11 non-contributing, and 2 previously listed resources within the district and may be defined by the general description:

Beginning on the south curb line of Western Avenue that corresponds to the northwest corner of the lot associated with 1211 Western Avenue, continue east along the south curb line of Western Avenue to the northeast corner of the lot associated with 1325 Western Avenue, turn 90 degrees and continue south-southeast along the east property line of said lot to the northwest corner of the lot associated with 1332 Livsey Place, turn 90 degrees and continue east-northeast along the north property line of said lot to the northeast corner of said lot, turn 90 degrees and continue southeast along the east property line of said lot to the southeast corner of said lot, cross Livsey Place to the northeast corner of the lot associated with 1333 Livsey Place and continue southeast along the northeast property line of said lot to the east corner of said lot, turn approximately 135 degrees and continue southwest along the north curb line of Thomas Avenue to a point corresponding to the northeast corner of the lot associated with 900 Charles Street, turn 90 degrees and continue southeast along the west curb line of Charles Street to a point corresponding to the west corner of the lot associated with 919 Charles Street, turn 90 degrees and continue northeast along the northwest property line of said lot to the north corner of said lot, turn 90 degrees and continue southeast along the east property line to a jog in the north property line of said lot, turn 90 degrees and continue northeast along the northeast property line of said lot to the northeast corner of said lot, turn approximately 135 degrees and continue southwest along the southeast property line of said lot to a corresponding point on the northeast property line of the lot associated with 1003 Charles Street, turn approximately 90 degrees and continue south along the northeast property line of said lot to the east corner of said lot, turn approximately 90 degrees and continue southwest along the southeast property line of said lot to the south corner of said lot, turn approximately 90 degrees and continue northeast along the east curb line of Charles Street to a point corresponding to the southeast corner of the lot associated with 916 Charles Street, turn 90 degrees and continue southwest along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north-northeast along the west property line of said lot to a point on the north curb line of Thomas Avenue corresponding to the northwest corner of the lot associated with 900 Charles Street, turn 90 degrees and continue southwest along the north curb line of Thomas Avenue to a point corresponding to the north corner of the lot associated with 900 Harvey Avenue, turn 90 degrees and continue southeast along the west curb line of Harvey Avenue to the east corner of said lot, turn 90 degrees and continue southwest along the south property line of said lot to the south corner of said lot, turn 90 degrees and continue northwest along the west property line of said lot to a point on the north curb line of Thomas Avenue corresponding to the west corner of said lot, turn 90 degrees and continue southwest along the north curb line of Thomas Avenue to the southwest corner of the lot associated with 829 Richards Street, turn approximately 130 degrees and continue northwest along the

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east curb line of Richards Street to a point corresponding to the southeast corner of the lot associated with 824 Richards Street, turn approximately 90 degrees and continue west along the south property line of said lot to the southwest corner of said lot, turn 90 degrees and continue north-northwest along the west property line of said lot to the northeast corner of the curb of the lot associated with 1211 Western Avenue.

The boundary for the Richards Hill Residential Historic District is clearly delineated on the accompanying sketch map. The boundary encloses an area of 20.37 acres.

Boundary Justification

The boundaries of the Richards Hill Residential Historic District enclose all the areas historically associated with the district's resources. While adjacent areas are residential in nature, they do not maintain the historic integrity of the residences contained within the district boundaries, are of newer construction, and do not reflect the architectural character of the district. The resulting boundaries contain a cohesive district with as few non-contributing properties as possible.

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Richards Hill Residential Historic District
 City of Watertown, Jefferson County, WI

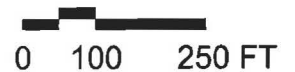
Section sketch map Page 1



LEGEND

- District Boundary
- 800 Address
- ▨ Non-Contributing Resource
- 1 → Photo Number & Vantage Point

SKETCH MAP



August 8, 2012

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National Park Service

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

Name of Property:	Richards Hill Residential Historic District
City or Vicinity:	City of Watertown
County:	Jefferson County
State:	Wisconsin
Name of Photographer:	Robert Short
Date of Photographs:	May 10, 2012
Location of Original Digital Files:	Wisconsin Historical Society 816 State Street, Madison, Wisconsin 53706

Photo #1 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0001)
809, 811 & 813 Richards Street, west facades, camera facing southeast.

Photo #2 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0002)
818, 816 & 814 Richards Street, east facades, camera facing northwest.

Photo #3 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0003)
904 Charles Street, east facade, camera facing northwest.

Photo #4 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0004)
908 Charles Street, east facade, camera facing southwest.

Photo #5 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0005)
919 Charles Street, west facade, camera facing east-northeast.

Photo #6 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0006)
1003 Charles Street, west facade, camera facing east-southeast.

Photo #7 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0007)
1333 Livsey Place, north facade, camera facing southeast.

Photo #8 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0008)
813 Richards Street, west facade, camera facing southeast.

Photo #9 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0009)
823 Richards Street, west facade, camera facing southeast.

Photo #10 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0010)
1326 Thomas Street, south facade, camera facing northeast.

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Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI

Photo #11 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0011)
1211 Western Avenue, north facade, camera facing southwest.

Photo #12 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0012)
1215 Western Avenue, north facade, camera facing southwest.

Photo #13 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0013)
1307 Western Avenue, north facade, camera facing southwest.

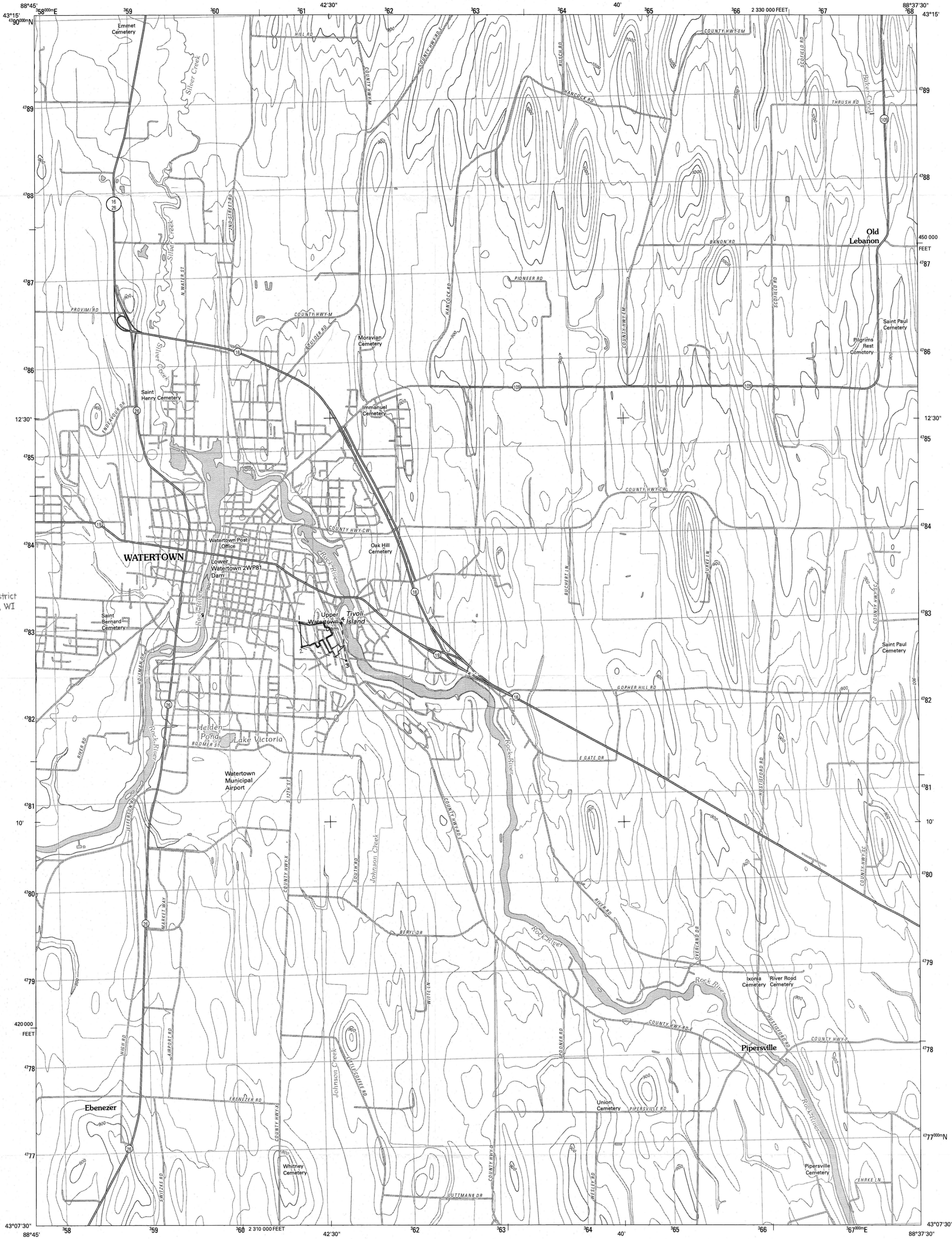
Photo #14 (WI_JeffersonCounty_RichardsHillHistoricDistrict_0014)
1325 Western Avenue, west facade, camera facing southeast.



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



WATERTOWN QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES



Richards Hill Residential Historic District
City of Watertown, Jefferson County, WI
UTM Reference:

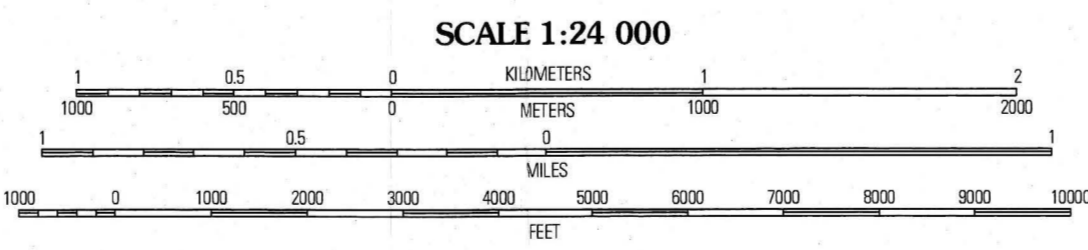
Zone	Eastings	Northing
1	16 360819	4783038
2	16 360836	4782814
3	16 361351	4782634
4	16 361360	4783046

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid Universal Transverse Mercator, Zone 16T
10 000-foot scale Wisconsin Coordinate System of 1983
(south zone)

Imagery: NAD July 2008
Roads: ©2006-2010 Tele Atlas
Names: ©2006-2010 Tele Atlas
Hydrography: National Hydrography Dataset, 2008
Contours: National Elevation Dataset, 1999

UTM GRID AND 2010 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

U.S. National Grid	100,000 = Square ID
DN	
Grid Zone Designation	18T



SCALE 1:24 000

CONTOUR INTERVAL 20 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with version 0.5.10 of the
draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is draft version 0.5.11



Beleville	Clyman	Hustisford
Richwood	Watertown	Jonas
Jefferson	Helmville	Douglasville

ADJOINING 7.5 QUADRANGLES

ROAD CLASSIFICATION

Interstate Route	State Route
US Route	Local Road
Ramp	4WD

WATERTOWN, WI
2010





























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Richards Hill Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Jefferson

DATE RECEIVED: 5/03/13 DATE OF PENDING LIST: 5/30/13
DATE OF 16TH DAY: 6/14/13 DATE OF 45TH DAY: 6/19/13
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 13000403

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6.14.13 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

