

56-863

NPS Form 10-900  
(Expires 5/31/2012)  
Wisconsin Word Processing Format (Approved 1/92)

OMB No. 10024-0018



**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 Washington Avenue Neoclassical District  
other names/site number

**2. Location**

street & number	Generally bounded by the 100 and 200 blocks of Washington Avenue	N/A	not for publication
city or town	Oshkosh	N/A	vicinity
state Wisconsin	code WI county Winnebago	code 139	zip code 54901

**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.)

2/21/2017

Signature of certifying official/Title

Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

In my opinion, the property \_ meets \_ does not meet the National Register criteria.  
( See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is entered in the National Register.
  - See continuation sheet.
  - determined eligible for the National Register.
    - See continuation sheet.
    - determined not eligible for the National Register.
      - See continuation sheet.
      - removed from the National Register.
      - other, (explain:)

*Edson H. Beall*

*4.10.17*

*Beall*

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	4	0 buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	0	0 sites
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	0	0 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	0	0 objects
	<input type="checkbox"/> object	4	0 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)

GOVERNMENT/post office

SOCIAL/meeting hall

EDUCATION/library

Current Functions

(Enter categories from instructions)

COMMERCE/business

SOCIAL/meeting hall

EDUCATION/library

GOVERNMENT/government office

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival

Materials

(Enter categories from instructions)

Foundation - Stone

Walls - Stone

Roof - Asphalt

Other - Iron

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**

1900 to 1929

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Auler, Henry

Waters, William

**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:  
Oshkosh Public Library  
Wisconsin Historical Society  
Winnebago County Historical & Archaeological Society

## 10. Geographical Data

Acreage of Property 6.4 acres

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

1	<u>16N</u>	<u>376860</u>	<u>4875066</u>	3	<u>16N</u>	<u>377057</u>	<u>4874924</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16N</u>	<u>377074</u>	<u>4875062</u>	4	<u>16N</u>	<u>376880</u>	<u>4874933</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

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

## 11. Form Prepared By

<b>name/title</b>	Rowan Davidson & Jennifer L. Lehrke, Historic Preservation Consultants	<b>date</b>	January 31, 2016
<b>organization</b>	Legacy Architecture, Inc.	<b>telephone</b>	(920) 783-6303
<b>street &amp; number</b>	605 Erie Avenue, Suite 101	<b>zip code</b>	53081
<b>city or town</b>	Sheboygan	<b>state</b>	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.)

<b>name/title</b>	Various separate listing	<b>date</b>
<b>organization</b>		<b>telephone</b>
<b>street &amp; number</b>		<b>zip code</b>
<b>city or town</b>	<b>state</b>	

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

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

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Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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**Narrative Description**

The city of Oshkosh is located in Winnebago County in the Fox River Valley of eastern Wisconsin. Downtown Oshkosh is located on the north side of the Fox River and flanked to the east by a number of large civic and commercial buildings. Located in this area, the Washington Avenue Neoclassical District is focused on two blocks of Washington Avenue occupied primarily by large civic and institutional buildings designed in the Neoclassical style and consists of 6 contributing resources.

The district's development began in 1900 and continued for three decades. Representative of the Neoclassical style, the prevailing civic architectural style of its time, the entire district demonstrates a high level of integrity and quality. The construction of the district, and the ubiquitous use of the Neoclassical style, took place after Oshkosh rose in prominence as an influential economic center in the region. The city's wealth and cultural importance is reflected in the stature of the city's institutions, specifically in the Public Library, Post Office, the Masonic Temple, Fraternal Reserve Association, and the Wisconsin National Life Insurance Company building. The city's pride in these institutions has resulted in one of Oshkosh's most architecturally intact historic civic and institutional areas.

The Washington Avenue Neoclassical District's resources consist primarily of two- to four-story civic and institutional stone and brick masonry buildings. There is also a business presence in the district with a small printing office and a number of general office spaces. The district's 6 contributing resources, including 2 National Register of Historic Places-listed resources, were constructed between 1900 and 1929. The contributing buildings are well constructed and reflect aspects of public, commercial, and civic life during the period of significance. The singularity of the style, closely aligned with the period of construction, reflects the dominant architectural trend of the era in which the district was built.

Most of the buildings, with the exception of the Goettmann Printing Company, occupy large rectilinear lots significantly larger than the nearby commercial and residential lots in the city. Each one is centered on its lot as an edifice and a singular architectural object in keeping with the Neoclassical style of the buildings. Exterior alterations to the buildings have been minimal and have generally been limited to window and door replacements in their original openings. Both the Public Library and the Wisconsin National Life Insurance Company building have large contemporary additions which, while clearly recognizable from the exterior, are secondary in scale and location. The resources within the Washington Avenue Neoclassical District are well preserved and have much the same appearance today as they did when originally constructed.

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**Building Descriptions**

The following are brief descriptions of the district's resources, in approximate chronological order.

Oshkosh Public Library                      106 Washington Avenue                      1900/1995  
(refer to Photo # 1, Photo #2 and Photo #3)

The Oshkosh Public Library sits alone on a lot the size of a city block at the northeast corner of Washington Avenue and Jefferson Street. The building is comprised of the original 1900 main block and a 1995 addition surrounding the main block on three sides. The two portions of the building are visibly distinct with different materials, fenestration, and scale. Most of the original library building is visible at the main, south facing, façade and is constructed with a smooth cut-stone façade, copper fascia and details, and a clay tile roof. This façade consists of a large colonnade of six, two-story Ionic columns along the main entrance portico. Above the columns is a pediment with the name 'Public Library' inscribed on it. Above this is a classical low-pitched gable end with copper fascia and dentils and carved stone classical relief. Behind the colonnade is the main entrance, symmetrically composed, with a pair of historic metal doors with large glass lights. The main entry doors are capped with a stone transom and flanked by narrow pilasters. This arrangement is capped with a carved stone relief set in a low-pitched gable end. On each side of the main entry is a pair of large rectangular fixed windows with a stone surround of shallow pilasters and stone transom with the names 'Sawyer' and 'Harris' prominently carved over each window on the first floor. Directly above each window is a second-floor window roughly equal in size, but lacking the stone details surrounding them. At each end of the portico is a full two-story pilaster with a Corinthian capital. On each side of the colonnade and portico is a small symmetrical wing also finished in cut-stone veneer on the main south façade. The first floor of each of the wings has two identical large fixed windows with smooth stone horizontal banding between. Above these two windows are smaller square fixed windows divided by a small Corinthian pilaster and stone details. The wings are capped with a shallow copper fascia. The first floor of the original building section is raised approximately eight feet above grade with a basement level below. In front of the portico is a set of stone stairs running straight toward the street and terminating in a metal railing and curving symmetrically on either side toward the sidewalk. The stairway is flanked by large stone cheek walls topped with two large bronze lions. Overall, the roof of the building has three components: the entrance pavilion's low-pitched gable, the central dome, and the side wings and rear of the building having a hipped roof. The roof of the original building is a low-pitched clay tile roof running to a central dome resting on a square, stone base centered on the main façade. The dome is ringed with a copper fascia with clay tiles ascending to a false flat oculus. The roof of the original building rises approximately six feet above the roof of the surrounding addition on the west, north and east sides of the building and is visible from most vantage points. The interior of the original library features painted plaster archways, hardwood doors and frames, original metal light



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fixtures, ceramic tiles, and intricate iron railings.

The large addition, abutting the original building on three sides was constructed in 1995, well outside the period of significance and was consciously designed to complement and remain distinct from the original library design. On the main south façade the two wing extensions are symmetrical stone veneer masses with a flat roof and large fixed windows with patterned glass transoms. Unlike the original building, the addition's first floor is located at grade, setting the entire addition lower than the original building and dividing the floor plates from one another. There is a narrow porch on either side of the south facing façade. The eastern and western façades are similar to one another with rows of large fixed windows, stone banding, a small side entrance, and a flat roof. The eastern façade also has a row of recessed loading docks. The rear of the building facing north is the new main entry for the Public Library and is centered on a symmetrical façade facing a large surface parking lot. Like elsewhere, the windows are large and fixed with transoms at the second floor, a smooth stone veneer with banding, a shallow roof line, and a flat roof.

Fraternal Reserve Association  
(refer to Photo # 4 and Photo #5)

105 Washington Avenue

1914

The Fraternal Reserve Association building, individually listed in the National Register of Historic Places (NR #15001048), is located at the southeast corner of Washington Avenue and State Street. The building, constructed in 1914, is a large rectangular, three stories on a raised basement, brick and limestone office building in the Neoclassical style with Georgian and Colonial Revival influences. The primary façade and entrance faces Washington Avenue to the north with symmetrical tripartite massing. The raised foundation is of smooth Bedford limestone with single and paired double-hung wood windows spaced symmetrically along all four façades. The walls of the upper floors are of brick. The main entry door is located at the center of the north facing façade and has non-historic metal double-door and glass transom surrounded by limestone pilasters and a stone pediment with curved stone brackets. Two historic metal lamps flank the front entry. The second floor features the dominant red brick walls with paired and tripartite wood double-hung windows spaced equally on each façade. The groups of three windows are located toward the center of each façade and the pairs toward the corners. Each window opening is arched slightly with fixed transom windows and a stone keystone in a curved brick lintel. The third floor sits along a stone band continuing around the entire building. The pattern of tripartite windows continues along the third floor, however, these windows lack the arched cap and the corner windows change to single, large double-hung windows with stone surrounds and lintels. The fourth floor continues the brick façade with tripartite double-hung wood windows spaced symmetrically on each façade. Over each band of windows is a larger true brick arch with fixed glass and mullions capped with a stone keystone. At the corners of the third and fourth floors are individual double-hung windows with stone lintels offset from the rest of the wall by shallow brick



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pilasters terminating in simple stone caps below a stone band. These pilasters are larger at each corner of the building. Above the stone band is a continuation of the brick veneer and a shallow cornice below a large brick parapet wall. The rear south facing façade is slightly different than others in that the tripartite arched fenestration openings do continue all the way around the building are instead replaced with simpler double-hung windows. There is also a large brick chimney centered on the south facing façade. The interior of the double-loaded corridor office building maintains its historic layout and many of its materials including plaster walls, marble wainscoting, the main stairwell, and historic wood and glass doors and trim.

Goettmann Printing Company  
(refer to Photo # 12 and Photo #13)

115 Washington Avenue

1924

The Goettman Printing Company building is a single story with brick and limestone walls, built in 1924 in the Neoclassical style. The footprint of the building is unusual as it is long and narrow. The main symmetrical façade faces Washington Avenue to the north and consists of a central limestone arched opening leading to a recessed vestibule and the main door. The limestone façade at this location is organized as a narrow colonnade with two small stone Doric columns flanking the entry and two stone engaged columns at either end. The columns support a stone wall above with an inserted true arch. The recessed vestibule has a door in the center, red brick walls on either side, and a small fixed window centered to the east of the door. The door is at grade and is a non-historic metal and glass door. Stone keystones sit in brick headers over the door and window and the façade transitions to stone above the door. Above the stone entryway to the vestibule is a classical wood entablature with dentils and a cornice. This entablature continues around the front portion of the building. On either side of the stone entryway is a red brick wall with stone banding and a large, double-hung window centered in each wall. These windows are slightly recessed in the arched brick with stone keystone accents.

Around each corner of the main façade, the pattern continues with a red brick wall with stone banding on the east and west façades, each one featuring an identical, large, double-hung window set in a recessed and arched brick opening. The front portion of the building is distinct from the rear and is relatively small. The wood cornice above wraps around this section of the building with an asphalt low-sloped hipped roof. The rear portion of the building is a long, flat-roof masonry building extending to the south, presumably the production portion of the printing company. This section is a single-story building that angle in plan slightly away from the classical main entry building along Washington Avenue. The entablature is composed of a simplified cornice with dentils and terminates in a brick parapet and clay tile cap. There is some fenestration and doors, though none are historic and much of the façades have been refinished with contemporary stone veneer with brick pilasters.



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Wisconsin National Life Insurance Company  
(refer to Photo # 9, Photo #10 and Photo #11)

220 Washington Avenue

1925/1985

The Wisconsin National Life Insurance Company, individually listed in the National Register of Historic Places (NR #82000737), is located on the north side of Washington Avenue opposite the U.S. Post Office. The building, constructed in 1925, is a large, three-story rectangular stone masonry building in the Neoclassical style featuring a variety of classical motifs, with a large, contemporary rear addition from 1985. The first floor is approximately five feet above grade with a set of steps leading from the street to the main, south facing, façade along Washington Avenue. Urns are located on the cheek walls at each side of the steps. The symmetrical main façade has one double-door centered on the first floor. The metal doors are surrounded by detailed carved stone; a stone hood with brackets sits above the door. The doorway is centered within a colonnade of four, three-story stone, fluted, Corinthian columns. On either side of the door recessed within the portico is a large fixed-metal window. The second floor of the portico has a set of three, fixed-metal windows spaced equally between the columns and the third floor has a set of three, double-hung metal windows between each column resting on a dentiled stone sill. A series of small sculptural bird figures are perched in front of each window along the third floor. All of the windows or doors are contemporary aluminum systems and are not historic. On either side of the colonnade is a large stone wall at each corner without fenestration with the name 'Wisconsin National Life Insurance Co.' carved in the stone. Each end of these symmetrical sections has a Corinthian pilaster. The entablature above the columns and pilasters is composed of a narrow stone band topped with a large Sumerian frieze, dentils, and a terra cotta cornice featuring anthemion decoration and a flat roof. The western façade consists of similar elements to the main façade and uses a set of six pilasters along the middle of the façade. In between each pilaster is an identical set of windows, large at the bottom, medium-sized, fixed window at the second floor, and a set of three, double-hung windows slightly recessed at the third floor. Each section is identical. The end corners are also identical to the main south facing façade with the exception of added windows. There is one fixed metal window at the first floor at each end centered on the stone wall and a similar one with a false balustrade at the second floor. Above the Corinthian pilasters is the same entablature having a band, frieze, and terra cotta cornice. The east and west façade are nearly identical with the exception of a secondary entrance along the western façade that sits in the second bay to the south. This entrance features a metal door and an unusual fenestration pattern above it that indicates alternating windows due to an interior stairwell. This bay lacks the tripartite, double-hung windows at the third floor. The north façade of the original building is completely obscured by a large, non-historic contemporary addition. The addition, constructed in 1985, is larger than the original Wisconsin National Life Insurance Company building, but maintains the same scale and continues some elements of the banding and floor levels (refer to Photo # 9, Photo #10 and Photo #11).



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**Building Inventory**

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

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Class</u>	<u>Style</u>
105 Washington Avenue	Fraternal Reserve Association	1914	NRHP	Neoclassical
106 Washington Avenue	Oshkosh Public Library	1900/1995	C	Neoclassical
115 Washington Avenue	Goettmann Printing Company	1924	C	Neoclassical
204 Washington Avenue	Masonic Temple	1925	C	Neoclassical
219 Washington Avenue	U.S. Post Office	1929	C	Neoclassical
220 Washington Avenue	Wisconsin National Life Insurance Co.	1925/1985	NRHP	Neoclassical

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**Narrative Statement of Significance**

The Washington Avenue Neoclassical District is eligible for the National Register of Historic Places, locally significant under National Register Criterion C as an architecturally important collection of commercial and civic buildings that together constitute a well-defined and visually distinct geographic and historic entity united by a shared monumental scale and Neoclassical architectural style.

The district includes both sides of the 100 and 200 blocks of Washington Avenue. The district is located near the center of the city of Oshkosh immediately to the east of downtown and west of a prominent residential neighborhood that is listed in the National Register of Historic Places as the Washington Avenue Historic District. The subject district is comprised of 6 contributing resources, including 2 resources already listed in the National Register of Historic Places. All of the buildings in the district are excellent examples of the Neoclassical style applied to commercial and civic architecture. (refer to Photo #16 and Photo #17).

The period of significance reflects a period of growth and consolidation in the city of Oshkosh that is evident by the construction of large civic and fraternal buildings, beginning in 1900 with the construction of the district's oldest extant building, the Oshkosh Public Library at 106 Washington Avenue. The period of significance ends in 1929 with the construction of the last building constructed in the district, the U.S. Post Office building at 219 Washington Avenue.

The commercial and civic buildings within the Washington Avenue Neoclassical District are well preserved and have much the same appearance today as they did when they were constructed. Exterior alterations to the original buildings have been minimal and additions have been of sensitive design and placement to not overwhelm the historic buildings. This small district is significant as a unique collection of outstanding examples of Neoclassical architecture in Oshkosh.

**Methodology**

The Washington Avenue Neoclassical District was identified as potentially eligible for nomination to the National Register of Historic Places in the *Historic Resources Survey of the City of Oshkosh* which was completed in 2006. It was identified for its concentration of Neoclassical institutional and civic buildings arranged along two blocks and constructed between 1900 and 1929, having local significance under National Register Criterion C in the area of Architecture. The district's architectural resources were evaluated utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*; research centered on evaluating the resources within the district utilizing the Neoclassical style subsections of the Architecture study unit and other sources.

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**Historic Context**

The region of Oshkosh and Winnebago County was settled in the mid-1830s immediately after the Menominee tribe ceded the territory to the United States in 1836. The area remained a small settlement until 1846, when a ferry was introduced at the present site of the Main Street Bridge in Oshkosh. That same year, Oshkosh incorporated as a village and began to grow rapidly, taking advantage of the river crossing and proximity to the large pine forests to the north and west as a source of lumber. In 1847, two lumber mills were constructed and the economic focus of Oshkosh during the rest of the nineteenth century was established. By 1850, the Village of Oshkosh was the official county seat with a population of 1,392 people. Oshkosh was incorporated as a City in 1853 with a population of 2,787 people.<sup>1</sup>

The first settlers of Oshkosh were primarily Yankees from the eastern United States followed by Welsh and Irish farmers. However, when the city began to grow rapidly it was a popular destination for German, Polish and Scandinavian immigrants, who were drawn to the plentiful jobs in the lumber industry. By the turn of the twentieth century, nearly a third of Oshkosh residents spoke German.<sup>2</sup>

The lumber industry drove the growth of the community in the 1850s and 1860s. The Chicago and NorthWestern Railway introduced service to Oshkosh in 1859 and opened up new markets encouraging the city to grow further. By 1860 there were 11 lumber mills in Oshkosh; by 1866 the number had increased to 30 operating lumber mills. In 1874 the lumber industry peaked with 47 mills operating along the Fox River.<sup>3</sup>

A series of devastating fires swept through Oshkosh during 1874 and 1875. Five fires in all destroyed much of the downtown, the industrial lumber mills, and a significant amount of the housing in the city. The last one, in 1875, often referred to as the 'great fire' in Oshkosh history, made the destruction complete and encouraged the city to rebuild in brick and stone. The result was an opportunity to rebuild the city and encouraged architectural opportunities.<sup>4</sup>

By 1890, Oshkosh was the second largest city in the state of Wisconsin with a population of 22,836 people and the most influential economic center in the Fox River Valley. Four different railroads served the city by this time and the local economy diversified away from lumber toward other

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<sup>1</sup> Karstaedt, Clinton F. ed. *Oshkosh: One Hundred Years a City, 1853-1953*. Oshkosh, WI: Castle-Pierce Printing Company, 1953, pages 24-166.

<sup>2</sup> *Final Report Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*. Milwaukee, WI: Howard Needles Tammen & Bergendoff, 1981.

<sup>3</sup> Karstaedt, Clinton F. ed. *Oshkosh: One Hundred Years a City, 1853-1953*, pages 171-255.

<sup>4</sup> Ibid.



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industries and manufacturing. Though the lumber trade declined after 1890, due to the clearing of nearby land, the influence of the trade lingered on in other industries such as wood processing, and furniture, door, and paper manufacturers.<sup>5</sup>

A number of the buildings in the Washington Avenue Neoclassical District indirectly relate to this industrial and lumber heritage in Oshkosh. The combination of a wealthy business elite and a well-off working class encouraged the establishment and funding of fraternal organizations such as the Masonic Temple, Fraternal Reserve Association, and Wisconsin National Life Insurance Company and civic structures like the Public Library. The onset of the great Depression in 1929 affected Oshkosh severely and halted most construction projects.<sup>6</sup>

At the turn of the twentieth century Washington Avenue was largely residential; however, the location between the historic commercial downtown of Oshkosh along Main Street near the Fox River to the west, and the City's railway station along Broad Street to the west made a stretch of Washington Avenue prime real estate for development. As the functional gateway to the city the stretch of Washington Avenue where the district is located became the site of institutional, civic, and monumental architecture. During the first few decades of the twentieth century this invariably meant large, Neoclassical style buildings.

By the 1980s Oshkosh had a population of 50,000 people and had developed an industrial base in its local economy which it still maintains to the present day.<sup>7</sup>

**Building Histories**

The following are brief histories of the district's resources, in approximate chronological order.

Oshkosh Public Library	106 Washington Avenue	1900/1995
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The first lending library in Oshkosh, the Young Men's Literary Association, was established in 1857 with 245 volumes and disbanded within a few years. Subsequently, the Oshkosh Library Association was organized in 1868 as a stock company with George Paine serving as President. The Library Association operated until 1891, when its 1,500 volumes were packed and stored. In 1895, an Oshkosh city ordinance was passed to provide the service of a public library. A librarian, Miss Mary Olcott, and a board of directors were appointed and the library was opened in City Hall in the

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<sup>5</sup> Ibid.

<sup>6</sup> *Final Report Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin.*

<sup>7</sup> Ibid.

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following year. The library moved to the Barber House in 1899 when the city needed the space in City Hall for the Fire Department. Marshall Harris, a local lumberman, deeded the land of his home for the use of a public library in his will and when his wife died in 1895 it was found in her will that \$75,000 was given to the City of Oshkosh to build a library on the site of the Harris home. Within three more years an equal sum had been raised by the city including a \$25,000 donation from Senator Philetus Sawyer. The neighboring Barber House, including the existing library, was purchased and demolished to make room for the new Public Library. Both the Harris and Sawyer names feature prominently on the main façade of the library. A competition for the design of the library was introduced and William Waters, a notable architect, won with a Neoclassical design. Ground was broken in 1898 and the cornerstone dedicated in 1899 with 5,971 volumes. That same year the first librarians, Emily Turner and Mary Olcott were appointed. The Oshkosh Public Library was constructed for \$78,213 and opened to the public in 1900 with the original address of 37 Washington Boulevard.<sup>8</sup>

In 1905, the Oshkosh Public Museum was founded and located on the second floor of the Public Library, where it would remain until 1924 when it was moved to the historic Sawyer Mansion. During its history the Public Library has received plenty of support in Oshkosh. In 1911, Colonel John Hicks donated a large sum of money to the City of Oshkosh for use in constructing public sculptures to beautify the city. This money was used to commission a pair of bronze lions by the notable sculptor Gaetano Trentanova, which were installed in front of the library in 1912. In 1912, a south-side Oshkosh branch of the library was organized, and subsequently moved a number of times. Eventually a building was constructed at 914 S. Oregon Street for use as the branch library. In 1951, when the main library (the subject building) had over 103,000 volumes, Washington Avenue was widened and the front stairs rebuilt in an oval in place of the original straight run. By the 1950s the library had grown to need additional space and a contemporary wing addition was constructed in 1966. This wing was eventually replaced when a larger expansion of the library was undertaken in 1993, and completed in 1995, filling in most of the city block with a two-story building surrounding the original Public Library building on three sides. This expansion, designed by the firm of Frye Molinaro Architects, was intended to complement and appear secondary to the original building.<sup>9</sup> The Oshkosh Public Library is still in operation.

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<sup>8</sup> Becher, Mary Jo. *History of the Oshkosh Public Library, Oshkosh, Wisconsin, 1849-1900*, Seminar Paper, MA Library Science. Oshkosh, WI: University of Wisconsin – Oshkosh, 1978, pages 4-78; & Mueller, Joan. *Oshkosh Public Library: A Centennial History, 1895-1995*. Oshkosh, WI: Oshkosh Public Library, 1995; & Mueller, Joan. *Architecture and Art of the Oshkosh Public Library: A History and Guide. Prepared for the Centennial of the Library Building Designed by William Waters, 1900-2000*. Oshkosh, WI: Oshkosh Public Library, 2000, pages 262-289.

<sup>9</sup> *Oshkosh Public Library Dedication*. Oshkosh, WI: Oshkosh Public Library, 1994; & Mueller, Joan. *Oshkosh Public Library: A Centennial History, 1895-1995*. Oshkosh, WI: Oshkosh Public Library, 1995; & Frye, Gillan, Molinaro Architects, Ltd., & HNTB Architects, Engineers, Planners. *Oshkosh Public Library Expansion and Renovation*, Architectural Drawings. Oshkosh, WI: 1995.

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Fraternal Reserve Association                      105 Washington Avenue                      1914

Associated with one of Wisconsin's largest fraternal benefit societies, the Fraternal Reserve Association of Oshkosh was founded in 1902. The life insurance society was organized by eleven local leaders including George Buckstaff, Dan Witzel, A.H. Goss, Emmet Hicks, Clarence Robinson, John Evans, and E.R. Williams; all of whom were notable businessmen, politicians, judges, and bankers. The association had a membership of 2,226 men and women after two years of operation. The Fraternal Reserve Association was essentially an assessment society whose primary function was to disburse benefits to the families of deceased members of the organization as an early form of life insurance. In 1912, the association introduced a stable premium reserve, an actuarial basis for insurance accounts, that allowed the association to accumulate large reserves and grow rapidly and the Fraternal Reserve Association had as many as 15,000 members by 1912. This rapid growth inspired the construction of a new large headquarters in 1913. Designed by architect Henry Auler and constructed by builders C.R. Meyer and Sons, the Fraternal Reserve Association is a large, four-story building at the southeast corner of Washington Avenue and State Street. While the upper two floors were dedicated to the Fraternal Reserve Association, the first two floors were leased as general office space. To celebrate the completion of the building the Wisconsin State Fraternal Association Convention of 1914 was held at the building. The Fraternal Reserve Association's net worth peaked at 17.5 million dollars in 1930 immediately before the association merged with the Equitable Fraternal Union of Neenah, Wisconsin. After the merger the Fraternal Reserve Association left its building at 105 Washington Avenue to consolidate the merged association and the building was put up for sale.<sup>10</sup> The building has subsequently been used as an office building and is listed in the National Register of Historic Places.

Goettmann Printing Company                      115 Washington Avenue                      1924

Earl C. Goettmann was born in 1890 in Oshkosh to a family of printers, was married to Ruth Bowman in 1911, and founded the Goettman Printing Company in 1915. The first location of the business was at the corner of Main and Ceape streets. The Goettmann Printing Company building was constructed

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<sup>10</sup> 'Talks of Insurance,' *Oshkosh Daily Northwestern*. March 9, 1906; & 'F.R.A. Workers Gather,' *Oshkosh Daily Northwestern*. December 31, 1912; & 'Fine Site Bought for F.R.A. Offices – Modern Building Planned,' *Oshkosh Daily Northwestern*. February 8, 1913; & 'Front Elevation of New Fraternal Reserve Association Home, Facing Washington Street,' *Oshkosh Daily Northwestern*. August 16, 1913; & 'An Oshkosh Office Building,' *Oshkosh Daily Northwestern*. May 23, 1914; & 'Fraternal Reserve Association of Oshkosh, Wisconsin.' Pamphlet, Date Unknown; & 'Merger of F.R.A. & E.F.U. is fully approved,' *Oshkosh Daily Northwestern*. December 7, 1929; & Euer, Danielle. *Fraternal Reserve Association National Register of Historic Places Nomination Form*. MacRostie Historic Advisors, 2015.

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in 1924 with the original address of 55 Washington Boulevard adjacent to the existing Fraternal Reserve Association building. The Goettman Printing Company specialized in leaflets, large orders, and ballot printing. Earl Goettman died in 1977; however, the printing company continued to operate in the same location into the 1980s. The building was purchased by Paul Redemann in 1986 and renovated with the historic features preserved.<sup>11</sup> The building is presently occupied by the World Relief Fox Valley organization.

Masonic Temple                      204 Washington Avenue                      1925

The Fox River Lodge of the Free and Accepted Masons was founded in 1849 and the first meetings were held over A.B. Cooley's Blacksmith Shop at the corner of Ferry Street and High Street in Oshkosh. The building burned and the Masons moved to a building owned by S.M. Hay on the corner of Pearl Street and Main Street while changing the name of the organization to the Oshkosh Lodge. In 1875 the Masonic Temple burned and was moved to a meeting hall over the R.F. Paige and Company Wholesale Grocery store located at the extant 163 Main Street. The same year, a new building was built for the Masons at the corner of Bond Street and Algoma Boulevard. In 1892, the Masonic Orders joined together and moved to a theater building at 132-134 Main Street. The Oshkosh Masonic Temple, designed by noted architect Henry Auler, was constructed in 1925 with the original address of 65 Washington Boulevard. The Masonic Temple was officially dedicated in 1927 and includes a number of chapters and orders including the Tyrian Chapter, the Oshkosh Commandry No. 11, the Centennial Lodge No. 205, the Ladies of the Centennial Auxiliary, the Oshkosh Council No. 8, Oriental Chapter – Order of the Eastern Star, Bethel Shrine No. 2, the Order of DeMoley, the Bethel No. 36, and Zia Grotto.<sup>12</sup> The building is occupied and still in use as a Masonic Temple.

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<sup>11</sup> 'Good Weather Aids in Building Work,' *Oshkosh Daily Northwestern*. May 22, 1924; & 'Goettmann Printing Company – Invitation,' *Oshkosh Daily Northwestern*. October 30, 1924; & 'Award Contract for Printing of Ballots,' *Oshkosh Daily Northwestern*. October 20, 1932; & City of Oshkosh Fire Insurance Map. Sanborn Map & Publishing Company, 1903, including updates thru 1953; & 'Goettmann Printing Company – Progress,' *Neenah-Menasha Northwestern*. February 23, 1974; & 'Three Receive Acanthus Award for Restoring Historic Buildings,' *Oshkosh Northwestern*. November 9, 1987.

<sup>12</sup> 'Cornerstone of the New Masonic Temple is laid with Ceremonies,' *Oshkosh Daily Northwestern*. August 16, 1924; & Masonic Temple – Oshkosh, Wisconsin. Architectural Plans. 1924; & *Oshkosh Lodge No. 27 By-Laws and Roster*. Oshkosh, WI: 1925; & 'New Masonic Temple will be Dedicated in January Description of Magnificent Building and Furnishings,' *Oshkosh Daily Northwestern*. December 19, 1925; & *Masonic History of the City of Oshkosh, Wisconsin*. Oshkosh, WI: Golden Jubilee of Centennial Lodge No. 205, F. & A.M., June 12, 1926; & 'Masons of State are coming here to dedicate the fine new Temple,' *Oshkosh Daily Northwestern*. May 19, 1926; & 'First Century of Masonry in Oshkosh Reviewed by Members,' *Oshkosh Daily Northwestern*. April 25, 1949; & 'Oshkosh Masonic Order is Older than City Itself,' *Oshkosh Daily Northwestern*. June 26, 1953; & *Oshkosh Masonic Temple Thirtieth Anniversary, 1924-1954*. Oshkosh, WI: 1954; & Burton, Leland L. *Masonry and its Men in Oshkosh*. Manuscript of Presentation, November 16, 2005, pages 1-12.

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Wisconsin National Life Insurance Company                      220 Washington Avenue                      1925/1985

The Wisconsin National Life Insurance Company was formed in 1908 by pooling the resources of George M. Paine of the Paine Lumber Company and Charles R. Boardman of the Northwestern Newspaper and Globe Printing Company. The resulting life insurance company was the first legal reserve stock life insurance company, owned by and for the benefit of a group rather than individuals, to be incorporated in the state of Wisconsin. The business started in a building at 83 Monument square (non-extant) and subsequently moved to 14-20 Washington Boulevard in 1911. The Wisconsin National Life Insurance Company building was constructed in 1925 with the original address of 79 Washington Boulevard. Officially completed and opened in 1927, the building was designed by the architecture firm of Auler, Jensen & Brown and constructed by the Fluor Brothers Construction Company for \$265,000. By 1952, the Wisconsin National Life Insurance Company had over 40,000 life insurance holders and 500 employees in five states: Illinois, Indiana, Michigan, Minnesota and the headquarters in Oshkosh, Wisconsin.<sup>13</sup> The Wisconsin National Life Insurance Company building and a large rear addition constructed in 1985 is presently occupied by the Winnebago County Human Services department and is listed in the National Register of Historic Places.

U.S. Post Office    219 Washington Avenue    1929

The first post office in Oshkosh was established as early as 1840 and was approximately located at the corner of Bowen Street and Bay Shore Drive (non-extant). The location moved numerous times to leased locations in the following decades. In 1890 a large federal post office was constructed at the northwest corner of Washington Avenue and Jefferson Street (non-extant). Ernest P.G. Schlerf was appointed as head of the Oshkosh Department for the post office in 1923 and he proceeded to spend the next five years working and lobbying for a new post office building. After a number of failed attempts to pass legislation and raise funding, the post office was slated for construction and a site was identified along Washington Avenue in 1927. The U.S. Post Office building, designed by the office of architect James A. Wetmore, was constructed in 1929 with the original address of 80-84 Washington Boulevard. The building was constructed by O.P. Kean of the Magee and Ganley Brothers

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<sup>13</sup> 'National Life Co. Buys Site for New Building to Meets Its Rapid Growth,' *Oshkosh Daily Northwestern*. April 28, 1925; & 'Proposed New Home of the Wisconsin National Life Insurance Company,' *Oshkosh Daily Northwestern*. October 24, 1925; & 'New Building is Near Completion,' *Oshkosh Daily Northwestern*. September 9, 1926; & 'Company Shows Marked Growth during History,' *Oshkosh Daily Northwestern*. April 16, 1927; & 'Stateliness and Sturdy Beauty Mark Appearance of New Edifice,' *Oshkosh Daily Northwestern*. March 16, 1927; & *Trip through Wisconsin National Life Insurance Company, Annual Report*. Oshkosh, WI: 1950, pages 1-5; & *Story in Bronze: Bronze Grille Life*. Oshkosh, WI: Wisconsin National Life Insurance Company, Date Unknown; & 'WNL hoping to move into addition in March,' *Oshkosh Northwestern*. February 16, 1986; & Steele, Dorothy. *Wisconsin National Life Insurance Building National Register of Historic Places Nomination Form*. Howard, Needles, Tammen & Bergendoff, 1981.

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Construction Company of St. Paul, Minnesota for less than \$300,000. The new two-story post office was opened to the public in 1931 when it was completed and was designed to meet the growing needs of Oshkosh and the wider region with extensive offices, workrooms, civil service examination rooms, and a large elaborate public lobby. The post office was a busy center for fifty years with over 200 employees serving as a sectional headquarters with 55 smaller associated offices and over 125,000 mail delivery points. A new 110,000 square foot Oshkosh post office was constructed in 1976 on 20<sup>th</sup> Avenue along with an additional downtown postal station while the U.S. Post Office on Washington Avenue was closed and sold the same year.<sup>14</sup> The building is now occupied by an assortment of offices as well as the local Workforce Development Center.

### **Architecture**

The Washington Avenue Neoclassical District in the city of Oshkosh is locally significant in the area of architecture for its concentration of high style Neoclassical buildings in a relatively small, two-block area of the city. The district is composed of good examples of institutional and civic buildings that present a cohesive presence along the street. That the buildings are all of the Neoclassical style reflects its popularity during the early twentieth century. As a whole, it is an area that maintains a high level of integrity and reflects the development of the district during the period of significance. The following is a brief description of the architectural style.

#### Neoclassical

The Neoclassical Revival style, popular between 1893 and the 1940s, was inspired in the United States by the 1893 World's Columbian Exposition in Chicago, where historical interpretations of classical European styles were encouraged. Directly inspired by the Beaux-Arts style, the Neoclassical style also borrows from ancient Greek and Roman forms. The style features symmetrical, classical design with pediments, pilasters, and columns clearly defining the building's entry. Often constructed of stone, the buildings feature a defined base, middle, and top, large window openings, and simple detailing. The style became known as the architecture of monuments, public, and institutional buildings.<sup>15</sup>

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<sup>14</sup> 'First Concrete for Post Office is poured today,' *Oshkosh Daily Northwestern*. December 7, 1929; & 'New Post Office Result of Many Years of Effort' *Oshkosh Daily Northwestern*. February 14, 1931; & 'Postal Service in Oshkosh has grown with City,' *Oshkosh Daily Northwestern*. June 19, 1953; & 'Old Post Office is for Sale,' *Oshkosh Daily Northwestern*. April 8, 1976; & 'Badger Postmarks – Winnebago County,' *PMCC Bulletin*. April, 1988.

<sup>15</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. Second Ed.* New York: W.W. Norton & Company, 1981; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III, A Manual for Historic Properties*. Madison, WI: Historic Preservation Division State Historical Society of

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While there is variety in design amongst the contributing buildings in the district along Washington Avenue all of them arguably reference Neoclassical precedents. All six buildings exhibit strong traits of the Neoclassical style that includes: symmetrical façades, a stylized portico, a clear hierarchy of entrances and interior spaces, a colonnade or pilasters along the main façade, large vertically oriented windows, and constructed of masonry materials, especially limestone and brick. The relatively consistent scale, and the continuity of the style along the two blocks, are key features tying the resources together. The use of the Neoclassical style in Oshkosh was a conscious effort to create a monumental and formal architecture reflecting the stature of the institutions, public and private, that occupied the buildings.

**Architects**

*Henry Auler*

Henry Auler was born in Oshkosh in 1884 and later attended the University of Wisconsin at Madison. Upon returning to Oshkosh to practice architecture independently in 1907, he quickly became associated with the architect William Waters. The two collaborated until Waters' death in 1917, when Auler joined James P. Jensen to start another office that eventually became known as Auler, Jensen and Brown. Auler was responsible for a large body of work in Oshkosh and the surrounding region and his successive partnerships with Waters and Jensen were successful, and Auler practiced until his death in 1951.<sup>16</sup>

The designs of the Fraternal Reserve Association building at 105 Washington Avenue constructed in 1914 and of the Wisconsin National Life Insurance Company building at 220 Washington Avenue constructed in 1925 are attributed to Henry Auler and the Oshkosh Masonic Temple at 204 Washington Avenue constructed in 1925 during his partnership at Auler, Jensen and Brown.<sup>17</sup>

*William Waters*

William Waters was born in Delaware County, New York, in 1843. After attending the Polytechnic Institute at Troy, New York, he worked as an architect, engineer, and surveyor for a number of

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Wisconsin, 1986; & Middleton, Robin and David Watkin, *Neoclassical and 19th Century Architecture, First Edition*. Chicago, IL: Harry N. Abrams, 1980.

<sup>16</sup> Euer, Danielle. *Fraternal Reserve Association National Register of Historic Places Nomination Form*. MacRostie Historic Advisors, 2015; & Steele, Dorothy. *Wisconsin National Life Insurance Building National Register of Historic Places Nomination Form*. Howard, Needles, Tammen & Bergendoff, 1981.

<sup>17</sup> *Final Report Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*.



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railroads before settling in Oshkosh in 1867. Major fires in Oshkosh during 1874 and 1875 aided Waters' career as they resulted in a large demand for commercial, civic, and residential buildings needed to rebuild the city. Working successfully in a number of styles including Italianate, Beaux Arts, and Neoclassical Revival, Waters became very successful, arguably the most popular architect in the region during the late-nineteenth century. His work included many notable civic and institutional buildings in Oshkosh and the surrounding area. William Waters died in 1917.<sup>18</sup>

The design of the Oshkosh Public Library at 106 Washington Avenue constructed in 1900 is attributed to William Waters.<sup>19</sup>

### **Conclusion**

The Washington Avenue Neoclassical District is nominated under National Register Criterion C in the area of Architecture as a concentrated group of fine local institutional, civic, and commercial examples of the Neoclassical style, all constructed between 1900 and 1929. The district conveys a sense of historical and architectural cohesiveness through its architectural designs of 6 grand buildings arranged along two blocks of Washington Avenue in the city of Oshkosh. All of the buildings within the Washington Avenue Neoclassical District are well preserved, maintain architectural and historical integrity, and have much the same appearance today as they did when constructed. The result is a small but exceptionally intact and unique collection of outstanding examples of Neoclassical style buildings in Oshkosh. These buildings reflect the importance and influence of the Neoclassical style in the early-twentieth Century.

### **Preservation Activities**

The Washington Avenue Neoclassical District has been fortunate in consistently attracting long-term building owners who have taken pride in their historic properties and have maintained them. In addition, the City of Oshkosh is proactive in promoting, protecting, and preserving the City's historic resources. In listing this district, the City of Oshkosh hopes to provide the opportunity for owners and institutions to obtain tax credits and/or other incentives to maintain and restore their properties.

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<sup>18</sup> Mueller, Joan. *Architecture and Art of the Oshkosh Public Library: A History and Guide*; & Groth, David and Patti Pata. *A Compilation of Articles Pertaining to the Work of Architect William Waters*, pages 262-289.

<sup>19</sup> Mueller, Joan. *Architecture and Art of the Oshkosh Public Library*.

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**Archaeological Potential**

This area was originally settled by numerous First Nation tribes and was likely home to considerable Native American activity. While it is likely that the construction of the extant resources in the district would have greatly disturbed Native American-related archeological artifacts, archaeological potential remains unassessed.

**Acknowledgments**

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.

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There is a wealth of resources available on the history of the City of Oshkosh and Winnebago County. The information and research already produced on these subjects far exceeds the scope of this nomination. The following bibliography contains works with considerably more breadth and information on individual historical subjects and buildings; in particular, the work of local historians whose research can be accessed through the Archives at the Oshkosh Public Library and the Winnebago County Historical & Archaeological Society.

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Section 9 Page 3

Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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- “Proposed New Home of the Wisconsin National Life Insurance Company.” *Oshkosh Daily Northwestern*. October 24, 1925.
- “Stateliness and Sturdy Beauty Mark Appearance of New Edifice.” *Oshkosh Daily Northwestern*. March 16, 1927.
- Steele, Dorothy. “*Wisconsin National Life Insurance Building*.” *National Register of Historic Places Inventory / Nomination Form*. Howard, Needles, Tammen & Bergendoff, 1981.
- Story in Bronze: Bronze Grille Life*. Oshkosh, WI: Wisconsin National Life Insurance Company, n.d.
- “Talks of Insurance.” *Oshkosh Daily Northwestern*. March 9, 1906.
- “Three Receive Acanthus Award for Restoring Historic Buildings.” *Oshkosh Northwestern*. November 9, 1987.
- Trip through Wisconsin National Life Insurance Company, Annual Report*. Oshkosh, WI: 1950.
- “Wisconsin National Life to double its offices.” *Oshkosh Northwestern*. March 12, 1985.
- “WNL hoping to move into addition in March.” *Oshkosh Northwestern*. February 16, 1986.
- Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III, A Manual for Historic Properties*. Madison, WI: Historic Preservation Division State Historical Society of Wisconsin, 1986.

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

**National Register of Historic Places**  
**Continuation Sheet**

Section 10 Page 1

Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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**Verbal Boundary Description**

The district consists of the legal parcels associated with all of the resources within the district and may be defined by the general description:

Beginning at northwest corner of the lot associated with 106 Washington Avenue at Jefferson Street excluding the large surface parking lot to the north, continue east along the north edge of the lot excluding the parking lot across Mount Vernon Street to the west edge of the property associated with 204 Washington Avenue, turn 90 degrees to the south and continue to the northwest corner of the lot associated with 204 Washington Avenue at Mount Vernon Avenue excluding the large surface parking lot to the north, turn 90 degrees to the east and continue to the west edge of the property associated with 220 Washington Avenue, turn 90 degrees to the north and continue to the northwest corner of the lot associated with 220 Washington Avenue excluding the large surface parking to the north, turn 90 degrees to the east and continue to the northeast corner of the lot associated with 220 Washington Avenue excluding the large surface parking to the north, turn 90 degrees to the south and continue across Washington Avenue to the edge of the lot associated with 219 Washington Avenue, turn 90 degrees to the east and continue to the northeast corner of the lot associated with 219 Washington Avenue along Court Street, turn 120 degrees to the south and continue to the southeast corner of the lot associated with 219 Washington Avenue excluding the large surface parking to the south, turn 90 degrees to the west and continue to the east edge of the property associated with 115 Washington Avenue, turn 90 degrees to the south and continue to the southeast corner of the property associated with 115 Washington Avenue, turn 90 degrees to the west and continue to the southwest corner of the property associated with 115 Washington Avenue, turn 60 degrees to the north and continue to the edge of the property with associated with 105 Washington Avenue, turn 90 degrees to the west and continue to southwest corner of the property associated with 105 Washington Avenue at State Street, turn 60 degrees to the north and continue across Washington Avenue to the southwest corner of the property associated with 106 Washington Avenue at Jefferson Street, continue north to the beginning.

The boundaries of the proposed Washington Avenue Neoclassical District are clearly delineated on the accompanying district map and enclose an area of 6.40 acres.

**Boundary Justification**

The boundaries of the proposed Washington Avenue Neoclassical District enclose all the areas historically associated with the district's 6 resources. To the north, the boundary was drawn to exclude large swaths of surface parking lots associated with the Oshkosh Public Library at 106 Washington Avenue and the former Wisconsin National Life Insurance Company building and its addition at 220 Washington Avenue. Similarly, to the south the boundary excludes a couple of large

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Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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surface parking lots associated with the former U.S. Post Office building at 219 Washington Avenue, and the former Fraternal Reserve Association building at 105 Washington Avenue. To the east the district is bounded by Court Street and a public park located between the former Wisconsin National Life Insurance Company building at 220 Washington Avenue and an adjacent building. To the west the district is bounded by State Street and Jefferson Street. The result is a cohesive district with no non-contributing properties along a short section of Washington Avenue near downtown Oshkosh.



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Section 10 Page 1

Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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Name of Property:	Washington Avenue Neoclassical District
City or Vicinity:	Oshkosh
County:	Winnebago County
State:	Wisconsin
Name of Photographer:	Rowan Davidson
Date of Photographs:	November 30, 2015
Location of Original Digital Files:	Wisconsin Historical Society 816 State Street, Madison, WI 53706

Photo #1 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0001)

Oshkosh Public Library, 106 Washington Avenue façade, camera facing north

Photo #2 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0002)

Oshkosh Public Library, 106 Washington Avenue façade, camera facing north

Photo #3 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0003)

Oshkosh Public Library, 106 Washington Avenue façade, interior

Photo #4 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0004)

Fraternal Reserve Association, 105 Washington Avenue façade, camera facing southwest

Photo #5 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0005)

Fraternal Reserve Association, 105 Washington Avenue façade, camera facing northeast

Photo #6 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0006)

Masonic Temple, 204 Washington Avenue façade, camera facing northeast

Photo #7 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0007)

Masonic Temple, 204 Washington Avenue façade, camera facing north

Photo #8 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0008)

Masonic Temple, 204 Washington Avenue façade, interior

Photo #9 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0009)

Wisconsin National Life Insurance Co., 220 Washington Avenue façade, camera facing northeast

Photo #10 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0010)

Wisconsin National Life Insurance Co., 220 Washington Avenue façade, camera facing north

Photo #11 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0011)

Wisconsin National Life Insurance Co., 220 Washington Avenue façade, camera facing north

Photo #12 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0012)

Goettmann Printing Company, 115 Washington Avenue façade, camera facing southeast

Photo #13 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0013)

Goettmann Printing Company, 115 Washington Avenue façade, camera facing southwest

Photo #14 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0014)

U.S. Post Office, 219 Washington Avenue façade, camera facing south

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Section 10 Page 2

Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI

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Photo #15 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0015)

U.S. Post Office, 219 Washington Avenue façade, camera facing southeast

Photo #16 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0016)

The corner of Washington Avenue & Corner Street perspective, 106, 204 & 220 Washington Avenue, camera facing northwest

Photo #17 (WI\_WinnebagoCounty\_WashingtonAvenueNeoclassicalDistrict\_0017)

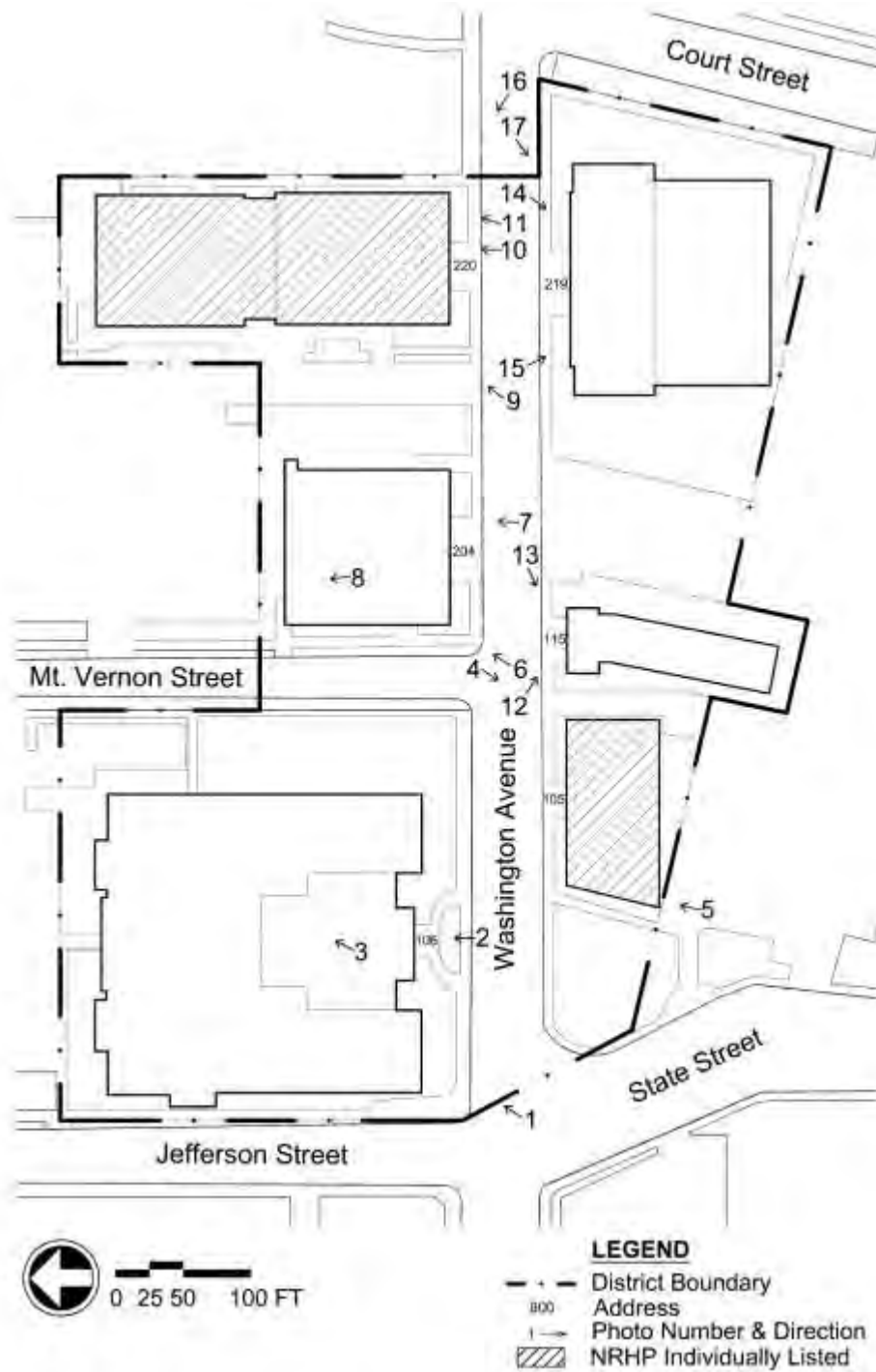
The corner of Washington Avenue & Corner Street perspective, 105, 115 & 219 Washington Avenue, camera facing southwest

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National Park Service

**National Register of Historic Places**  
Continuation Sheet

Section Sketch map & photo key Page 1

Washington Avenue Neoclassical District  
Oshkosh, Winnebago County, WI



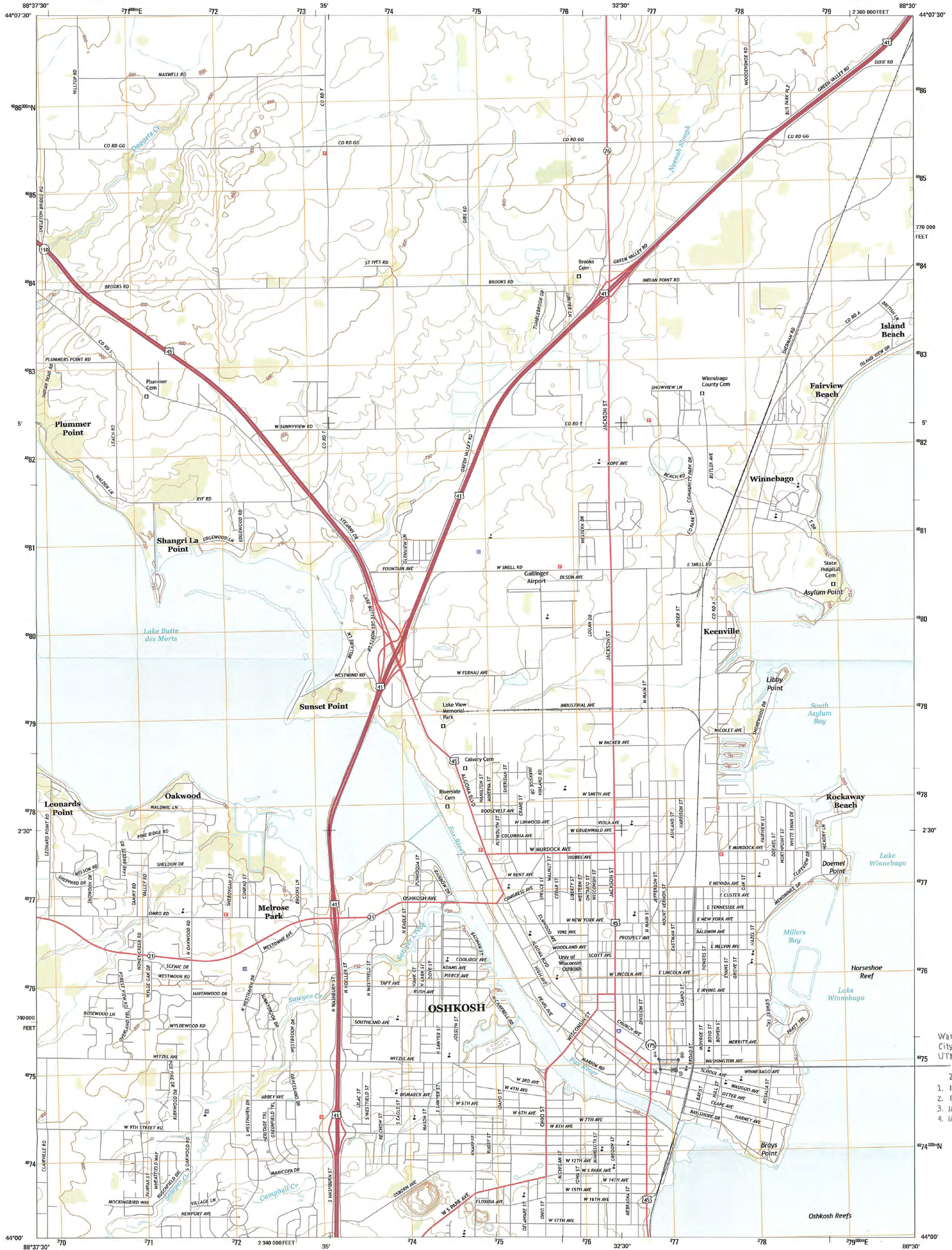




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



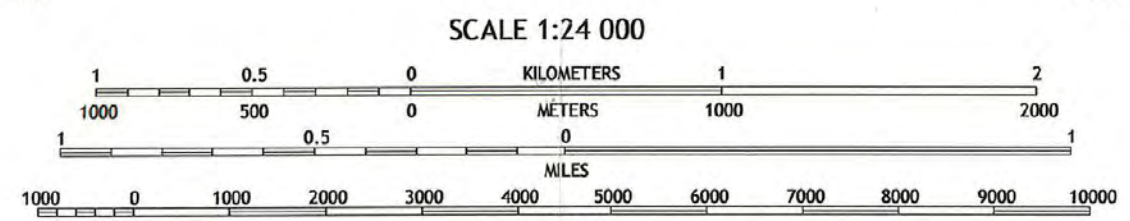
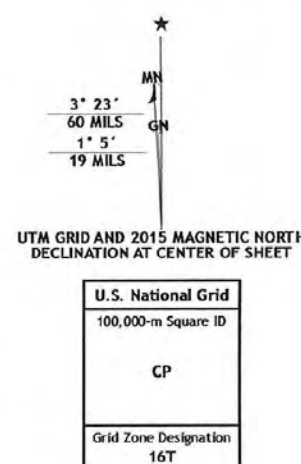
OSHKOSH QUADRANGLE  
WISCONSIN-WINNEBAGO CO.  
7.5-MINUTE SERIES



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 ticks: Wisconsin Coordinate System of 1983 (south  
zone)

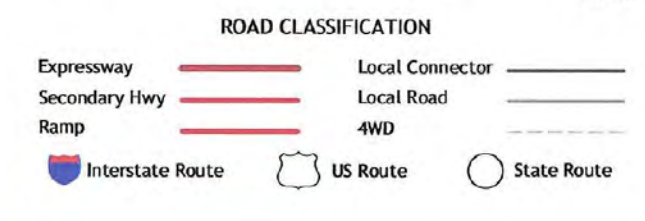
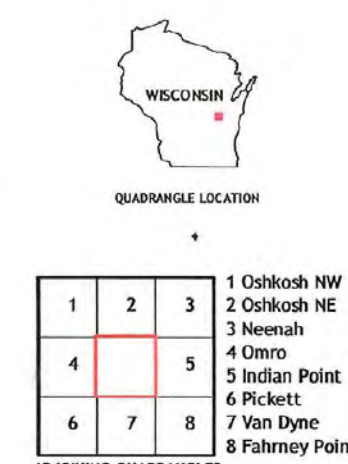
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery.....MAP, July 2013  
Roads.....U.S. Census Bureau, 2014 - 2015  
Names.....GNSS, 2015  
Hydrography.....National Hydrography Dataset, 2013  
Contours.....National Elevation Dataset, 2010  
Boundaries.....Multiple sources; see metadata file 1922 - 2015  
Public Land Survey System.....BLM, 2014  
Wetlands.....FWS National Wetlands Inventory 1977 - 2014



CONTOUR INTERVAL 10 FEET  
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the  
National Geospatial Program US Topo Product Standard, 2011.  
A metadata file associated with this product is draft version 0.6.19



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ADJOINING QUADRANGLES

OSHKOSH, WI  
2015

Washington Avenue Neoclassical District  
City of Oshkosh, Winnebago County, WI  
UTM Reference:

Zone	Easting	Northing
1. 16N	376860	4875066
2. 16N	377074	4875062
3. 16N	377057	4874924
4. 16N	376860	4874933







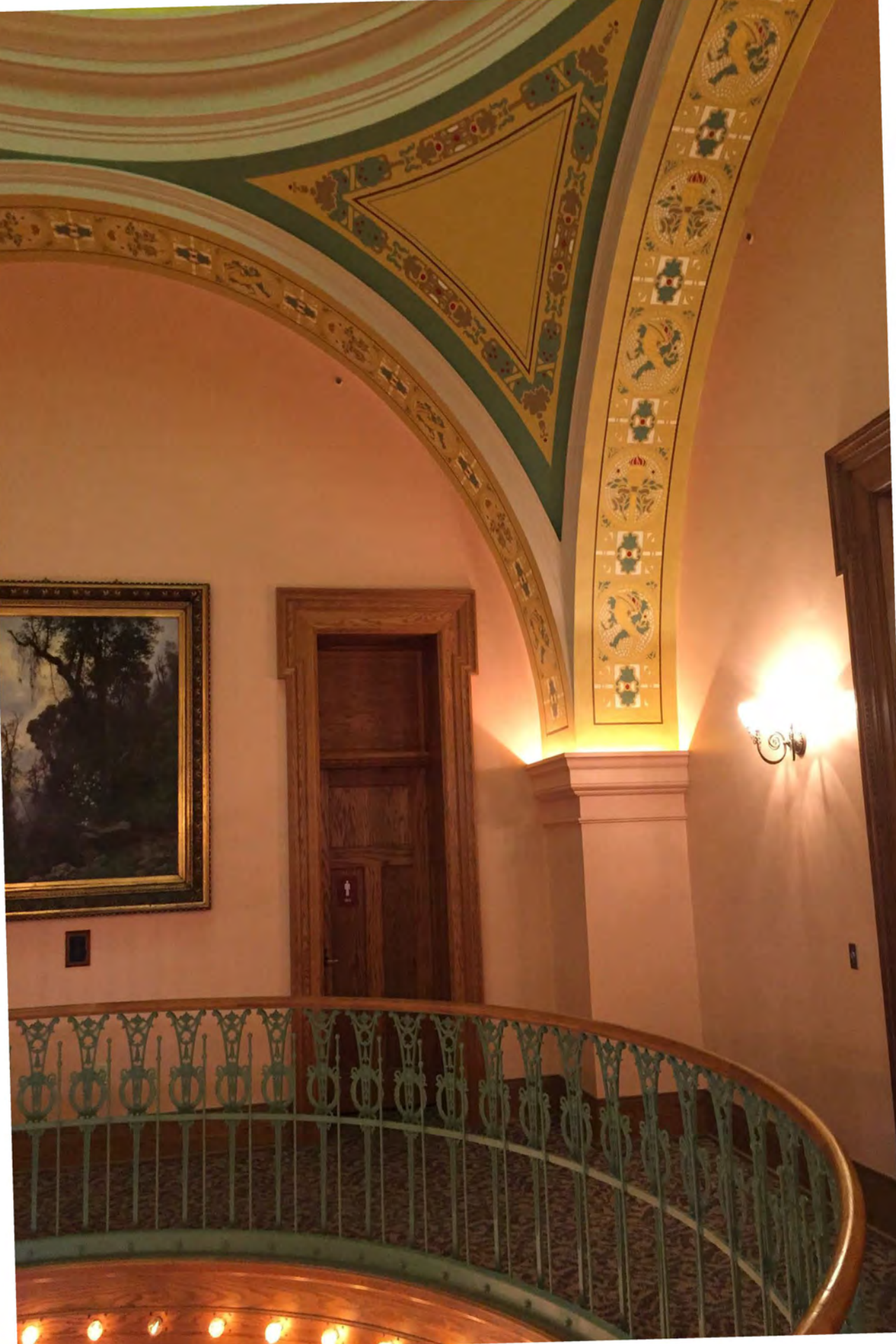


PUBLIC LIBRARY

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Oshkosh

Masonic

Center















WISCONSIN  
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WISCONSIN  
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world relief 720-211-0888  
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WASHINGTON AVE





PROPERTY OF  
WINNEBAGO  
COUNTY  
NO UNAUTHORIZED  
PARKING  
VIOLATORS WILL BE  
TICKETED/TOWED  
WWW.COUNTYWI.IL.GOV

world relief  
155 WASHINGTON AVE





UNITED STATES POST OFFICE











Washington Center  
for International  
Policy Studies  
1000 Pennsylvania  
Avenue, N.W.  
Washington, D.C.  
20004





UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received:  Date of Pending List:  Date of 16th Day:  Date of 45th Day:  Date of Weekly List:

Reference number:

Nominator:

Reason For Review:

Accept  Return  Reject  Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall Discipline Historian

Telephone \_\_\_\_\_ Date \_\_\_\_\_

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

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

Austin M. Frederick  
617 Grove Street  
Oshkosh, WI 54901

To The Wisconsin Historical Society or the Wisconsin State Historic Preservation Review Board:

As a commissioner of the Oshkosh Landmarks Commission and vice president of the Winnebago County Historical & Archaeological Society, I am writing to express my excitement and support for the consideration of the Washington Avenue Neoclassical District in Oshkosh, Wisconsin, for nomination for the Register of Historic Places.

The area being considered for nomination is of historical and architectural importance to the City of Oshkosh. These are a few of the remaining ornate buildings of this style remaining in Oshkosh, and our commission works hard to promote and protect these historical landmarks in our city. If this area attains historical recognition it will be for the benefit of Oshkosh and its citizens. This recognition is so important to retain our historical identity and improve that neighborhood. Thank you for your consideration, and we look forward to your decision.

Respectfully,  
Austin M. Frederick



1313 Jackson Street  
Oshkosh, WI 54901  
November 22, 2016

Wisconsin Historical Society  
Historic Preservation Board of Review  
816 State Street  
Madison, WI 53726



Dear Members of the Board of Review,

Thank you for considering the nomination for the Washington Avenue Neoclassical District in Oshkosh. This two-block district is a testament to the vitality and pride of our local heritage at the beginning of the last century. Today, these former commercial, fraternal, and public buildings serve as models of architectural integrity constructed with skill and quality materials. They are a testament to the beautiful architecture that continues to grace our public realm and invigorates new life within their storied walls.

We are most grateful for your time and your years of expertise as you review our nomination. This honored designation for the City of Oshkosh, if you decide, is a fitting and triumphant conclusion to the 50<sup>th</sup> Anniversary of the Historic Preservation Act.

Sincerely,

A handwritten signature in cursive script that reads "Shirley Brabender Mattox".

Shirley Brabender Mattox  
Oshkosh Landmarks Commission, chairman



WISCONSIN  
HISTORICAL  
SOCIETY



TO: Keeper  
National Register of Historic Places

FROM: Peggy Veregin  
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Twenty-first day of February 2017, for the nomination of the Washington Avenue Neoclassical District to the National Register of Historic Places:

<u>1</u>	Original National Register of Historic Places Nomination Form
<u>1</u>	CD with NRHP Nomination form PDF
	Multiple Property Nomination form
<u>17</u>	Photograph(s)
<u>1</u>	CD with image files
<u>1</u>	Map(s)
<u>1</u>	Sketch map(s)/figures(s)/exhibit(s)
<u>2</u>	Piece(s) of correspondence
<u>        </u>	Other:

COMMENTS:

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