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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 North Washington Street Historic District
other names/site number N/A

2. Location

street & number	North Church Street generally bounded by O'Connell and North Green streets; North Washington Street generally bounded by O'Connell and Elm streets	N/A	not for publication
city or town	Watertown	N/A	vicinity
state Wisconsin	code WI	county Jefferson and Dodge	code 055/ 027
			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.)

Sept 8, 2009
Date

Signature of certifying official/Title

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

North Washington Street Historic District

Jefferson and Dodge Counties

Wisconsin

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:)

Barbara Wyatt

10-23-09

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)

Ownership of Property	Category of Property	contributing	noncontributing
<input checked="" type="checkbox"/> private	building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	102	8 buildings
<input type="checkbox"/> public-State	structure	0	0 sites
<input type="checkbox"/> public-Federal	site	0	0 structures
	object	0	0 objects
		102	8 total

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

N/A

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Materials

(Enter categories from instructions)

LATE VICTORIAN/Italianate, Second Empire, Queen Anne	Foundation	CONCRETE, STONE
LATE 19 th AND 20 th CENTURY REVIVALS	walls	BRICK, WEATHERBOARD, VINYL
LATE 19 th AND EARLY 20 th CENTURY AMERICAN MOVEMENTS	roof	ASPHALT
	other	SHINGLE

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

1849-1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

unknown

Narrative Statement of Significance

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

North Washington Street Historic District

Jefferson and Dodge Counties

Wisconsin

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 27 acres

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

1 1/6 3/5/9/5/0/8 4/7/8/4/1/4/7
 Zone Easting Northing

3 1/6 3/5/9/9/0/0 4/7/8/3/8/2/5
 Zone Easting Northing

2 1/6 3/5/9/7/2/5 4/7/8/4/3/8/0
 Zone Easting Northing

4 1/6 3/5/9/7/4/1 4/7/8/3/7/0/7
 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	Mollie Douglas, Christine Long, and Cydney Alexis	date	November 2008
organization	Mead & Hunt, Inc.	telephone	(608) 273-6380
street & number	6501 Watts Road	zip code	53719
city or town	Madison	state	WI

North Washington Street Historic District

Jefferson and Dodge Counties

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A US Geological Survey map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Various		
organization		date	November 2008
street&number		telephone	
city or town	Watertown	state	WI
		zip code	

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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National Park Service

National Register of Historic Places
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Section 7 Page 1

North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

Description

The North Washington Street Historic District is a residential district located just west of the Rock River in the city of Watertown. It consists of 110 properties, with dates of construction between 1849 and 1950. The properties are situated along six streets: North Water, Washington, and Church streets, which run north and south, and Rock, West Cady, and O'Connell streets, which run east and west. O'Connell Street is the southernmost street in the district and lies just north of the National Register-listed Main Street Commercial Historic District.

The district features a variety of architectural styles, including high-style nineteenth century Italianate, Second Empire, and Queen Anne houses; twentieth century American Foursquare, Craftsman, Craftsman Bungalow, Dutch Revival, and Tudor Revival examples; and vernacular forms such as the Gabled Ell, which is quite prominent in this district. The use of cream brick applied to a variety of architectural styles lends cohesion to the district.

Examples of large, high style residences are situated amongst smaller, vernacular form houses throughout Watertown, a trend strongly demonstrated within the North Washington Street Historic District. As the city grew, prominent local citizens settled indiscriminately in each of the four main wards. The majority of houses in the historic district are along North Church and North Washington streets, which began to develop into desirable neighborhoods in the late 1800s and early 1900s. The preference for properties on North Church and North Washington streets is reflected in various ways. The houses on both streets have moderately sized terraces and setbacks, and each street features a significant number of high-style houses on larger lots. The houses on North Washington Street exhibit a significant number of mature trees, with plantings generally concentrated on the front lawn and terraces. The houses on North Church Street sit on a wider road, which alternately gives the streetscape a more expansive feel.

The North Washington Street Historic District is primarily bounded by residential development, with some historic and contemporary commercial properties to the south. The downtown is located south of the district, and historic commercial buildings are located along the south end of North Washington Street at the district's edge. Contemporary structures such as a gas station and a bowling alley form the boundary of North Church and North Water streets, respectively. Two commercial buildings are included within the district boundaries. One is Schmidt's Station, a restaurant located at 118 North Church Street, that is considered noncontributing due to its modern design and use of contemporary materials. The second is a circa 1910 former commercial building, located at 510 N. Washington Street, that is considered contributing.

Of the 110 district properties, 102 are contributing resources and 8 are noncontributing. Those properties that are noncontributing have been deemed so because of a loss of integrity due to substantial alterations or

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North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

additions. The following is a list of all of the properties in the district, including their status as contributing or noncontributing resources.¹

Address	Property Name	Style	Date	Status
113 West Cady Street	Residence	Gabled Ell	c.1900	C
207 West Cady Street	Henry Blaese House	Bungalow	c.1925	C
213 West Cady Street	Duplex	Front Gable	c.1925	C
307 West Cady Street	Residence	Gabled Ell	c.1870	C
308 West Cady Street	Fred Gronert House	Front Gable	c.1930	C
114-116 N. Church Street	James Cody House	Second Empire	1877	C
115 N. Church Street	Peter Thauer House	Bungalow	c.1922	C
118 N. Church Street	Schmidt's Station	Astylistic	c.1940, 1980	NC
119 N. Church Street	Residence	Queen Anne	c.1902	C
200 N. Church Street	Henry Donner House	American Foursquare	c.1910	C
201 N. Church Street	Residence	Gabled Ell	1869	C
204-206 N. Church Street	Albert Liebermann House	Other Vernacular	c.1920	C
205 N. Church Street	Residence	Gabled Ell	c.1860	C
207 N. Church Street	Residence	Side Gable	c.1860	C
208 N. Church Street	Robert Miller House	Bungalow	c.1930	C
209 N. Church Street	Residence	Gabled Ell	c.1880	NC
210 N. Church Street	Edmond Sweeney House	Italianate	1868	C
213 N. Church Street	Residence	Gabled Ell	c.1870	C
215 N. Church Street	Pat Solan House	Queen Anne	c.1905	C
216 N. Church Street	Daniel Kusel House	Italianate	c.1849, 1870	C
217 N. Church Street	Henry Bunting House	Craftsman	c.1925	C
301 N. Church Street	Residence	Gabled Ell	c.1860	C
302 N. Church Street	Frederick Kusel House	Italianate	c.1872	C
305 N. Church Street	Residence	Dutch Colonial Revival	c.1907	C
306 N. Church Street	John Salick House	Tudor Revival	c.1930	C
308 N. Church Street	Kehoe House	Front Gable	c.1916	C
309 N. Church Street	Irving House	Gabled Ell	c.1900	C
310 N. Church Street	Residence	Cross Gable	c.1880	C
400 N. Church Street	Residence	Gabled Ell	c.1875	C
403 N. Church Street	Residence	Front Gable	c.1880	C
406 N. Church Street	Edward Mulick House	Queen Anne	c.1905	C
409 N. Church Street	Residence	Gabled Ell	c.1850, 2000	NC
410 N. Church Street	Residence	Queen Anne	c.1900	C

¹ Property names and dates are based on the 2004 Determination of Eligibility report completed by Carol Cartwright, and supported by additional research using Wright's City Directories from 1865 to 1950 and Sanborn-Perris maps from 1884 to 1947, as well as information gathered during several field visits.

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North Washington Street Historic District
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Address	Property Name	Style	Date	Status
414 N. Church Street	Residence	Queen Anne	c.1900	C
415 N. Church Street	Clarence Schimmel House	American Foursquare	c.1910	C
417 N. Church Street	Julia Monahan House	Bungalow	c.1917	C
418 N. Church Street	Residence	Gabled Ell	c. 1870	C
419 N. Church Street	Residence	Gabled Ell	c.1860	NC
422 N. Church Street	Residence	Gabled Ell	c.1900	C
423 N. Church Street	Residence	Front Gable	c.1855	C
206 O'Connell Street	Otto Biefeld House	Queen Anne	c.1905	C
219 O'Connell Street	Residence	Front Gable	c.1900	C
308 O'Connell Street	Joseph Hertel House	Front Gable	c.1940	C
310 O'Connell Street	Harry Leschinger House	Ranch	c.1949	C
204 Rock Street	Duplex	Side Gable	c.1860	C
208 Rock Street	Residence	Gabled Ell	c.1890	C
212 Rock Street	Jos. Schliecher House	Queen Anne	c.1912	C
215 Rock Street	George Renz House	Front Gable	c.1915	C
311 Rock Street	Collins House	Front Gable	c.1925	C
117 N. Washington Street	Residence	American Foursquare	c.1916	C
118 N. Washington Street	Jos. Leschinger House	Queen Anne	c.1905	C
119 N. Washington Street	Robert Lueck House	American Foursquare	c.1916	C
122 N. Washington Street	Residence	Front Gable	c.1880	C
123 N. Washington Street	Residence	Other Vernacular	c.1885,1910	C
201 N. Washington Street	Residence	Front Gable	c.1860	C
202 N. Washington Street	Residence	Gabled Ell	c.1880	C
203 N. Washington Street	Residence	Ranch	c.1950	C
206 N. Washington Street	Residence	Italianate	c.1860	C
207-209 N. Washington Street	Residence	Gabled Ell	c.1890	C
211 N. Washington Street	Winkelmann House	Front Gable	c.1916	C
212 N. Washington Street	Residence	Queen Anne	c.1895	C
215 N. Washington Street	Frank Vergenz House	Front Gable	c.1912	C
216-218 N. Washington Street	Residence	Gabled Ell	c.1860	C
217 N. Washington Street	Residence	Gabled Ell	c.1900	C
222 N. Washington Street	Leonard Giese House	Side Gable	c.1940	C
223 N. Washington Street	John Kreuziger House	Dutch Colonial Revival	c.1929	C
302 N. Washington Street	Richard Jones House	Italianate	c.1870	C
305 N. Washington Street	William Hartig House	Queen Anne	c.1890	C
306 N. Washington Street	Residence	Queen Anne	c.1895	C
311 N. Washington Street	Sidney Eberle House	Side Gable	c.1920	C
316 N. Washington Street	Residence	Bungalow	c.1910	C

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North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

Address	Property Name	Style	Date	Status
317 N. Washington Street	Residence	Gabled Ell	c.1870,1890	C
400 N. Washington Street	Marshall Woodard House	Queen Anne	c.1893	C
401 N. Washington Street	Residence	Colonial Revival	c.1918	C
405 N. Washington Street	Residence	Italianate	c.1870,1910	C
407 N. Washington Street	Residence	Bungalow	c.1918	C
408 N. Washington Street	Residence	Queen Anne	c.1885	C
412 N. Washington Street	Residence	Other Vernacular	c.1900	C
413 N. Washington Street	Residence	Queen Anne	c.1895	C
416 N. Washington Street	Residence	Two Story Cube	c.1895	C
419 N. Washington Street	Barber House	Italianate/Colonial Rev.	c.1855,1910	C
420 N. Washington Street	Residence	Front Gable	c.1890	NC
423 N. Washington Street	William Woodard House	Queen Anne	c.1890	C
424 N. Washington Street	Residence	Queen Anne	c.1890	NC
500 N. Washington Street	Residence	Gabled Ell	c.1860	C
501 N. Washington Street	Fred Maerzke House	Bungalow	c.1925	C
504 N. Washington Street	Residence	Front Gable	c.1860	NC
505 N. Washington Street	Alvin Calhoun House	Craftsman	c.1915	C
506 N. Washington Street	Residence	Front Gable	c.1870	C
507 N. Washington Street	Residence	Queen Anne	c.1900	NC
508 N. Washington Street	Residence	Other Vernacular	c.1900, c.1940	C
509 N. Washington Street	Herman Werner House	Other Vernacular	c.1915	C
510 N. Washington Street	Undertaking parlor	Commercial Vern.	c.1910	C
512 N. Washington Street	Frank Scheiber House	Queen Anne	c.1900	C
513 N. Washington Street	Valentine Roth House	American Foursquare	c.1910	C
515 N. Washington Street	Stempel House	Cross Gable	c.1918	C
516 N. Washington Street	Residence	Queen Anne	c.1895	C
517 N. Washington Street	William Untiet House	Side Gable	c.1931	C
521 N. Washington Street	Otto Bayer House	Queen Anne	c.1910	C
523 N. Washington Street	Residence	Front Gable	c.1870	C
216 N. Water Street	Residence	Gabled Ell	c.1860	C
217 N. Water Street	Residence	Italianate	c.1885	C
218 N. Water Street	John Glaser House	Gabled Ell	c.1905	C
219 N. Water Street	Residence	Gabled Ell	c.1860	C
222 N. Water Street	Residence	Gabled Ell	c.1855	C
223 N. Water Street	Residence	Gabled Ell	c.1890	C
302 N. Water Street	Christian Becker House	Second Empire	c.1880	C
304 N. Water Street	Residence	Queen Anne	c.1890	C
310 N. Water Street	Residence	Other Vernacular	c.1885	C
314 N. Water Street	Residence	Other Vernacular	c.1900	C

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North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

The district contains a cohesive collection of residential properties. The following are descriptions of selective houses that are representative of the district's prominent architectural styles.

Italianate

216 North Church Street, Daniel Kusel House, c. 1849, 1870

The Daniel Kusel House is a large brick house that exhibits defining features of the Italianate style, including a gently sloping gable roof, boxy proportions, and pedimented window hoods. The house was constructed of Watertown cream brick and later tinted red. A two-story, front-facing, central gable projection features a Palladian window on the second story. Symmetrically fenestrated, one-over-one, double-hung, sash windows with pedimented hoods also adorn the facade. The house features two ocular windows on both the north and south elevations. Ionic columns support two flat-roof porticos on the facade and north elevation. The house has several additions, including an enclosed porch side addition. Although the house lacks the brackets characteristic of the Italianate style and features a unique crested widow's walk, it retains the massing and proportions of the style.

217 North Water Street, Residence, c. 1885

The modest, two-story, brick residence at 217 North Water Street reflects the Italianate style with its gently sloping side gable roof, boxy proportions, and pedimented window hoods. This house bears some similarity to the Kusel house; it too appears to have been constructed of Watertown cream brick and stained a light red color. The facade features symmetrical fenestration of one-over-one, double-hung sash replacement windows. The second-story windows have pedimented hoods, while the lower replacement windows have linear crowns that bear a small trace of the original window hoods. The house has a flat roof portico with modern wrought iron supports. A circular decorative element sits beneath a wide cornice line, under a front gable.

Second Empire

114-116 North Church Street, James Cody House, 1877

The two-and-one-half-story James Cody House exemplifies the Second Empire style with its mansard roof, segmentally arched dormers on a steep lower slope, and boxed eaves that extend over a decorative frieze. The house is constructed of cream brick and has a projecting front ell. Symmetrical one-over-one, double-hung windows are located on both the projecting ell and the smaller, rectangular block. They are decorated with cream-colored, segmentally arched masonry hoods with keystone and scrollwork detailing. The house features two entries, with the main entrance located on the projecting ell with a hooded crown that is consistent with the window hoods. The second entrance displays a portico with a hip roof, brackets, and square porch supports decorated consistently with the frieze.

302 North Water Street, Christian Becker House, c. 1880

The Christian Becker House is a two-and-one-half-story, Watertown cream brick house that is representative of the Second Empire style, with a tall mansard roof with arched dormers and molded

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North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

cornices. This house is similar to the Cody House in its form, with its rectangular main block and projecting ell. The facade of the projecting ell features one-over-one, double-hung sash windows; the windows on the lower story have segmental brick header crowns. The house's main entrance is set within the main rectangular block, which also contains a porch addition with turned supports.

Queen Anne

305 North Washington Street, William Hartig House, c. 1890

400 North Washington Street, Marshall Woodard House, c. 1893

Both the Hartig House and Woodard House are two-story, cream brick buildings that exemplify the Free Classic subtype of the Queen Anne style. Typical of the Free Classic, these houses combine foundational elements of the Queen Anne—irregular plan, massing, and a combination of roof lines—with classical ornamentation.

The Hartig House has a hip roof with cross gables and a flat roof deck with an iron balustrade that surrounds an interior chimney. Decorative bargeboard adorns the gable ends. The wrap-around porch features a turned-post balustrade and Ionic columns. Both the one-over-one, double-hung sashes and fixed windows have segmentally arched brick hoods.

The Woodard House has a hip roof with cross gables and an octagonal gable. The front gable features molding that simulates a Palladian window, while the rest of the house features a variety of window styles, including one-over-one, double-hung sash, bay windows, and an arched divided-light window with a segmentally arched window hood. A porch with a turned-post balustrade wraps around the facade and north side of the house. A turned-post balustrade was also added to the porch roof, creating a second-story balcony.

306 North Washington Street, Residence, c. 1895

The two-and-a-half-story residence at 306 North Washington Street is a good example of the Queen Anne style. The house has a cross gable roof, rests on a brick foundation, and is sheathed in clapboard. Typical of Queen Anne houses, the structure displays a variety of textures. The second-story wood siding is interspersed with fishscale shingles, and a sunburst motif is located underneath the junction of the cross gables. Decorative half-timbering and a diamond-light window adorn the gable ends. The house has a partially enclosed, hip roof front porch with square supports and fixed ribbon windows that suggest the porch was either an addition or enclosed at a date later than the original date of construction.

Dutch Colonial Revival

223 North Washington Street, John Kreuziger House, c. 1929

The one-and-one-half-story John Kreuziger house exemplifies the Dutch Colonial Revival style, with its steeply pitched gambrel roof and continuous shed dormer across the facade with several windows. Also characteristic of the style are the accentuated front door with sidelights, curved roof portico, and

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North Washington Street Historic District
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symmetrical fenestration. The windows on the first story are adjacent pairs. Ocular windows sit in the north and south elevations, underneath the gambrel's apex.

Tudor Revival

306 North Church Street, John Salick House, c. 1930

The John Salick House is a two-story, patterned brick house with prominent, steeply pitched cross gables that are typical of the Tudor Revival style. Two steeply pitched front gables dominate the facade; narrow fixed windows sit under the front gables and have arched brick surrounds. Tall, fixed, multi-light windows also adorn the facade. The main entryway sits under a side gable, its door surrounds echoing those of the gable windows.

Craftsman and Bungalow

505 North Washington Street, Alvin Calhoun House, c. 1915

The one-and-one-half-story Alvin Calhoun House exemplifies the Craftsman style with its tall proportions, front gable roof with side dormers, and exposed rafters and triangular braces. The house has a front gable porch that has been historically enclosed and spans the width of the house. The porch features decorative half-timbering and ribbon windows comprised of one-over-one, double-hung sash crowned with fixed transoms. The main mass of the house features three-over-one, double-hung windows that are typical of the Craftsman style.

501 North Washington Street, Fred Maerzke House, c. 1925

The Fred Maerzke House is a one-and-one-half-story, Craftsman-inspired Bungalow sheathed in clapboard. It features exposed rafter tails and triangular braces. Common to the Craftsman style, this house has a side gable roof with a shed dormer. Its hip roof, enclosed front porch encompasses half of the facade. Typical of bungalows, the house has a wide, projecting roof; simple horizontal lines; and plain clapboard woodwork. The shed dormer windows are six-over-one, double-hung sash, while the facade and porch feature multi-light casement windows. A bay window projects from the north elevation.

417 North Church Street, Julia Monahan House, c. 1917

The Julia Monahan House is a modest, one-and-one-half-story Bungalow sheathed in wood shingles. The main mass of the house has a wide, projecting side gable roof with exposed rafters and a large, side gable roof dormer. The front gable porch spans the width of the facade. The house has three-over-one, double-hung windows common to the style.

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North Washington Street Historic District
Watertown, Jefferson and Dodge Counties, Wisconsin

American Foursquare

119 North Washington Street, Robert Lueck House, c. 1916

The Robert Lueck House is a two-story, hip roof American Foursquare constructed in cream brick. The house is faithful to the style with its box-like massing, broad proportions, central dormer, and wide overhanging eaves. The enclosed front porch spans most of the facade. The house sits on a concrete foundation.

415 North Church Street, Clarence Schimmel House, c. 1910

The two-story Clarence Schimmel House, with its broad massing, hip roof, central dormer, wide overhanging eaves, and front porch that spans the facade, is a strong representative of the American Foursquare style, with some minor period embellishments not uncommon to the style. The house has a red brick foundation and is sheathed in clapboard. The front porch, which is partially enclosed by a wooden railing, has red brick piers topped with Tuscan columns. Two bay additions are more unusual to the Foursquare style; the second-story facade features a bay that is echoed by a two-story projecting bay on the south elevation.

Vernacular Forms

In addition to the predominant vernacular forms in the district that are described below, there is a limited representation of other vernacular forms, including the cross gable and side gable.

Front Gable

423 North Church Street, Residence, c. 1855

The residence at 423 North Church Street is two-story front gable constructed of brick. Characteristic of this vernacular form, the house features a rectangular plan with the facade in the steeply pitched gable end of the building. The facade features original, symmetrically fenestrated multi-light windows with soldier course lintels, as well as original and modern storm windows.

506 North Washington Street, Residence, c. 1870

The main mass of the residence at 506 North Washington Street resembles that of 423 North Church Street in its rectangular plan, front gable, steeply pitched roof, and brick construction. The facade windows are symmetrically fenestrated one-over-one, double-hung sash with semi-elliptical window surrounds. The house has a hip roof, offset brick entry with a paneled bay window, and one-over-one, double-hung sash with segmentally arched lintels. A flat roof portico supported by a Tuscan column adorns the entryway.

Gabled Ell

201 North Church Street, Residence, 1869

418 North Church Street, Residence, c. 1870

The residences at 201 and 418 North Church Street are strong examples of the Gabled Ell form, with Italianate embellishments. Both are two stories in height, constructed of brick, and feature a front gable,

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North Washington Street Historic District
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rectangular main block with an ocular window and a side gable ell with a flat roof porch supported by Tuscan columns.

The residence at 201 North Church Street features fairly symmetrical fenestration of four-over-four, double-hung sashes with pedimented hoods and shutters. Although it is similar in form to 418 North Church Street, it has a slightly wider main block that gives the facade a more boxy appearance. One of the house's entryways sits in the facade and is adorned with a pedimented hood and shutters, consistent with the windows. A second entryway is located in the ell, with access through the porch, which has a turned-post balustrade. The house has two interior chimneys.

The residence at 418 North Church Street features symmetrical fenestration of one-over-one, double-hung sash with semi-elliptical window surrounds. The main entrance is on the ell, through an enclosed porch. A bay window projects from the south elevation.

Integrity

While there has been some replacement of original surface materials in the district, the district maintains a fairly high level of integrity, especially for the higher style examples located within the boundaries. Because of the prevalence of brick construction, these examples have had minimal alterations. Even in the examples where the exteriors are now sheathed in aluminum or vinyl, the homes in most case retain their historic forms, openings, and porches. Only 7% of the buildings in the district have been so altered that they are no longer considered contributing to the district.

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North Washington Street Historic District
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Statement of Significance

The North Washington Street Historic District is eligible at the local level and meets National Register *Criterion C: Architecture*. The district's resources are representative of styles of architecture popular during the period of residential development in Watertown, placing the period of significance for the district between 1849 and 1950; these dates reflect the full development of the district. Several excellent examples of notable styles such as Italianate, Queen Anne, Second Empire, Craftsman, American Foursquare, and Period Revival are represented in the historic district. Previously identified in the 1987 intensive survey of Watertown as demonstrating some of the best examples of their respective styles within the community, many of the houses within the district have maintained an excellent standard of historic integrity through present day.²

Historic Context

Historical Background

The first settlers to arrive in the Watertown vicinity were "Yankees" travelling west from the New England area in 1836. Within the first year, the Rock River was dammed to capture water power and a sawmill was erected upon its banks.³ Several small log buildings were constructed as more settlers arrived, and the village of Watertown was platted in 1842. Local industries flourished; in addition to several sawmills in the area, gristmills, wood product mills, brick yards, a woolen mill, and an iron foundry were established. In 1849, Watertown received permission to establish a local village government and it incorporated in 1853 when given an official charter.⁴

The construction of the Watertown Plank Road to Milwaukee in 1853, the arrival of the Milwaukee and Watertown Railroad in 1855, and of the Chicago and NorthWestern Railroad in 1860 encouraged growth and residential settlement.⁵ American pioneers and European immigrants from Ireland, Wales, Bohemia, and most notably Germany, began to arrive in Watertown in great numbers, leading to a population boom in the 1850s. By 1855, Watertown's population numbered 8512, grown from 218 just 15 years earlier. With its growing population, Watertown gained several entrepreneurs and professionals, and the downtown shops and businesses began to reflect the diverse interests and skills of the local residents.⁶

² Architectural Researchers, Inc., "City of Watertown, Wisconsin: Architectural and Historical Intensive Survey Report, 1986-1987," (La Crosse, Wis. Architectural Researchers, 1987), 8.

³ Watertown Centennial and Homecoming, Inc. *Watertown, Wisconsin Centennial, 1854-1954* (Watertown, Wis.: Jansky Printing, 1954).

⁴ Architectural Researchers, Inc., "City of Watertown, Wisconsin: Architectural and Historical Intensive Survey Report, 1986-1987," 8.

⁵ Watertown Centennial and Homecoming, Inc. *Watertown, Wisconsin Centennial, 1854-1954* (Watertown, Wis.: Jansky Printing, 1954), 8.

⁶ Elmer C. Kiessling, *Watertown Remembered* (Milwaukee, Wis: Franklin Publishers, 1976).

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North Washington Street Historic District
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With the industry, developing transportation routes, and growing population, Watertown took on the appearance and fortitude of a small city by the 1860s. Several brickyards were located within the community, and the early log buildings began to be replaced by larger brick structures. Commercial districts along Main Street and Water Street rose in long, masonry blocks. Although earlier industries such as saw milling, flour milling, and iron working were declining, new industries developed during the post-Civil War era in Watertown. Cigar making became a big economic factor within the community, reaching its peak in 1880. The Woodard and Stone Bakery and Confectionary Factory was also a thriving small business.⁷ Goods were becoming more readily available in the early part of the nineteenth century and general stores began to decline in favor of department stores and specialty shops. By the 1950s Watertown had become a small city with a strong commercial and economic base.

Residential Development

Watertown's residential development began immediately adjacent to the commercial district along the Rock River and radiated outwards in an even pattern. As different ethnic groups arrived within the settlement, they tended to group together in separate sections of the village. The Irish were typically on the west side of the river, the Germans to the east, and the Yankees most often located towards the south.⁸ As the community continued to develop, however, the residential areas began to evolve in a unique settlement pattern with a mounting disregard for the typical congregation of ethnicity, socio-economic status, or industry.

The residential neighborhoods extending both north and south from Main Street, especially along the west bank of the Rock River, exhibit a strong variance in the size and style of homes and indicate middle and upper-middle class residency. A majority of the homes along North Washington Street are of moderate size and reflect popular styles from 1849 through 1950, the major period of Watertown's residential development. The modest detailing present on many of the houses indicates the desires of the growing middle class to emulate the standards set by their upper-middle and upper-class neighbors. A number of large homes are distributed along North Washington and North Church streets, a direct result of the neighborhood's proximity to the adjacent commercial area and reflecting the mounting prosperity of Watertown's citizens in the late nineteenth and early twentieth centuries. Several prominent doctors, lawyers, and industrial leaders inhabited the neighborhood, and the sizes and styles of the homes they built represented their position within the community.

⁷ Architectural Researchers, "City of Watertown, Wisconsin: Architectural and Historical Intensive Survey Report, 1986-1987," 11.

⁸ Kiessling, *Watertown Remembered*, 53.

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North Washington Street Historic District
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Architecture

The North Washington Street Historic District is noted for its wide array of significant architectural styles popular within Watertown. The dates of construction are between 1849 and 1950, spanning 101 years of the area's residential development. In addition to many definitive examples of popular styles, a wide array of vernacular forms are also present.

Italianate – The Italianate style is a prominent style of architecture within the North Washington Street neighborhood. Popular in Wisconsin between 1850 and 1880, these houses are typically two to three stories with low pitched roofs and overhanging eaves that are often supported by decorative brackets. The windows are typically tall and narrow and arched or curved at the top, with decorative arched or triangular hoods above. Towers and cupolas are common additions. The houses at 216 North Church Street, 217 North Water Street, and 206 North Washington Street are good examples of the Italianate style within the historic district.

Second Empire – Second Empire architecture was developed in France in the 1850s and was used in Wisconsin between 1870 and 1880. Characteristics of the style include a mansard roof with dormer windows, a typically elaborate cornice, and in some instances, decorative brackets and rich ornamentation. Second Empire architecture was made popular in the area by the well-known local architect Louis Charboneau. There are seven examples found in Watertown, with two excellent examples represented within the North Washington Street Historic District. The Cody House located at 114-116 North Church Street and the Becker House at 302 North Water Street exhibit trademark details of the Second Empire style.

Queen Anne – Popular in Wisconsin from 1880 to 1910, the Queen Anne style was developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper style. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound porches, steeply pitched roofs with a dominant front gable, and towers or turrets. The influence of the Queen Anne style survived well into the first decade of the twentieth century, although ornamentation became more classical and restrained and the style more rectilinear in shape. Examples within the North Washington Street Historic District include residences at 305, 306, and 400 North Washington Street.

Period Revival – Several homes located within the district display elements of Period Colonial Revival, Dutch Colonial Revival, and Tudor Revival styles, which grew in popularity at the turn of the twentieth century. The styles were most common in Wisconsin between 1900 and 1940, attesting to their enduring popularity. The residence located at 419 North Washington Street is an example of the changing tastes in

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architectural styles at the turn of the twentieth century. This home was constructed c.1855 in the Italianate style by Dr. M.N. Barber, and remodeled c.1910 to reflect its current Colonial Revival style.

Dutch Colonial Revival – The Dutch Colonial architecture is a subtype of Colonial Revival, common in the United States beginning at the turn of the twentieth century. Dutch Colonials are typically one story with a steeply pitched gambrel roof, usually containing enough space for a full second story. Separate dormer windows or a continuous shed dormer are common, and a full-width porch is usually included under the main roof line. The most common early form was the front-facing gambrel roof, although the side gambrel roof gained popularity toward the middle of the century. The Dutch Colonial Revival style is well represented by the c.1907 residence located at 305 North Church Street, with another strong example at 223 North Washington Street.

Tudor Revival – The Tudor Revival style was popular in Wisconsin from 1910 to 1940. Tudor Revival architecture is based on late Medieval English and early sixteenth-century English architecture. Characteristics of the Tudor Revival include massive chimneys, steeply pitched gables, tall narrow windows, arched doorways and turret entrance vestibules, varied eave-line height, and varied materials such as patterned brick or stonework. By the early twentieth century, Tudor Revival architecture had become less pretentious and the introduction of masonry veneer permitted modest examples of the Tudor Revival style to imitate the brick and stone cladding of traditional Tudor Revival homes. As a result, vernacular Tudor Revival architecture became more accessible to the general public. The John Salick House at 306 North Church Street is a strong example of the Tudor Revival style.

Craftsman – The American Craftsman style was fashionable in Wisconsin from 1900 to 1920. It began in the nineteenth century as an ideological branch of the English Arts and Crafts movement. This architectural trend gained popularity across the nation as Craftsman-style homes were highlighted in mainstream magazines. Soon houses in the Midwest were designed in the Craftsman style. Elements of the Craftsman style include brick, stucco, or stone exteriors with contrasting wood bands or courses; broad roofs with exposed rafters; and multi-pane, double-hung, sash windows. A good example of the Craftsman style within the historic district is the Alvin Calhoun House located at 505 North Washington Street.

Bungalow – Thousands upon thousands of bungalows were built across the country and the building type was popular in Wisconsin between 1910 and 1940. Bungalows are small, modest dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The common bungalow was built of wood or brick; covered with clapboard, stucco, or stone or brick veneer; and had a massive chimney. The bungalow most often has Craftsman elements: the use of natural materials, inspiration from natural forms, and quality hand-craftsmanship. During its popularity, entire neighborhoods of bungalows were often platted by speculative builders because the homes offered

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economical ownership and were well-constructed with quality materials. The bungalow form was common in pattern books. An example of a bungalow within the North Washington Street Historic District is located at 417 North Church Street. The residence located at 501 North Washington is an example of a bungalow exhibiting Craftsman-style influences.

American Foursquare – Popularized during the first decades of the twentieth century by mail-order catalogues and speculative builders, the American Foursquare was part of a larger movement away from Victorian ornamentation and toward simplified rectilinear domestic architecture. Relatively simple and inexpensive to build, the Foursquare provided a spacious and “modern” home during its period of popularity in Wisconsin, from 1900 to 1930. Distinguished primarily by its box-like massing and broad proportions, the common Foursquare is two stories with a low-pitched hip roof, widely overhanging eaves, multiple dormers, and a one-story porch spanning the facade. Exterior materials include brick, stone, stucco, concrete block, clapboard, and shingles, or any combination thereof. The residences at 415 North Church Street and 119 North Washington Street are strong examples of the style.

Vernacular Forms – The term vernacular is applied to common building types whose distinguishing characteristic is a lack of overt stylistic references. In Wisconsin, vernacular buildings are classified according to exterior massing, roof shape, and number of stories.

Front Gable – This vernacular architectural style was predominantly used for both public and private buildings in Wisconsin between 1840 and 1925. The front gable form features a rectangular plan with the major facade in the gable end. Although the style ranges from one to two-and-one-half-stories in height, the one-and-one-half-story is the dominant form found in Wisconsin and many of the half-story forms feature dormers on one or both planes of the roof. The form is typically of balloon-frame construction sheathed in clapboard with a symmetrical facade. Entryways are either centered or offset, sheltered by a portico or entrance porch, and in some instances display an uncovered stoop. Front gable architecture displays minimal decorative details such as turned porch supports, simple sills and lintels, decorative shingles, and oversized parlor windows. Examples of this simple architectural style within the historic district are located at 423 North Church Street and 506 North Washington Street.

Gabled Ell – Popular between 1860 and 1910, the gabled ell form is ubiquitous in Wisconsin architecture. Unlike other forms of vernacular architecture, the gabled ell form is predominantly used in residential construction. Although gabled ell architecture dominates the rural landscape, it is less common in urban areas due to lot size restrictions. Similar to side- and front-gable forms, the gabled ell features two gabled wings perpendicular to each other that create either an L- or T-shaped plan. Although the stories may vary in height, the most common form features a one-story longitudinal wing, or “ell,” that intersects with a one-and-one-half-story wing, or “upright.” Front

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porches spanning the length of the ell are typically the most visually interesting element of this form and often display turned posts, decorative balustrades, and brackets. The gabled ell form is the most common style of vernacular architecture present within the North Washington Street Historic District. More than 20 examples of this form exist, and the majority of these are constructed of Watertown cream brick. Strong examples of the gabled ell form within the historic district are located at 418 North Church Street, 113 Cady Street, and 216-218 North Washington Street.

Conclusion

The North Washington Street Historic District is eligible at the local level and meets National Register *Criterion C: Architecture*. The district contains a significant concentration of homes built between 1849 and 1950. Several of these are among the best examples of their style of architecture within the city, and most are good examples of popular styles at the time of residential development in Watertown. Many of the houses were built by influential citizens and prominent businessmen and professionals within the city, which contributes to the local importance of the overall district. The North Washington Street area is considered one of the finest neighborhoods in the city of Watertown, both for its styles of architecture and the size of its homes.

Preservation Activity

The City of Watertown has been active in initiating preservation activities, including a 1987 intensive survey of the city that identified homes along North Washington Street, North Church Street, North Water Street, Cady Street, O'Connell Street, and Rock Street as a potential historic district.

Archaeological Potential

Research indicates that these buildings are original to their respective sites and, therefore, it is unlikely that any historic archaeological remains are located in the district. No information about possible pre-historic remains in the district was found during the course of research. It is likely that any remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with subsequent development in the area.

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North Washington Street Historic District
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Verbal Boundary Description

The historic boundary for the North Washington Street Historic District is an irregular polygon that encompasses the current legal lots associated with parcels 114-423 North Church Street; 117-517, 521 and 523 North Washington Street; 216-310, 314 North Water Street; 206, 219, 308, and 310 O'Connell Street; 113, 207, 213, 307 and 308 West Cady Street; and 204, 208, 212, 215 and 311 Rock Street. The boundary is represented by a dashed line on the associated North Washington Street Historic District historic boundary map.

Boundary Justification

The historic district boundary was defined to include properties considered historically significant for their role in the residential development of Watertown, as well as for their size, style, and excellent integrity. The district boundary corresponds to the area historically associated with these properties and provides an appropriate setting. The boundary omits 409 O'Connell Street, although it was historically associated with the 114-116 North Church Street parcel. This property is excluded from the district because its size, style, and setback are not compatible with the other properties in the district. The historic boundary was drawn to exclude other properties along the periphery of the district for similar reasons, including size, style, and integrity.

UTM References (continuation):

5	<u>1/6</u>	<u>3/5/9/5/0/9</u>	<u>4/7/8/3/7/3/8</u>
	Zone	Easting	Northing

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North Washington Street Historic District

City of Watertown

Dodge and Jefferson Counties, Wisconsin

Photographs taken by Mead & Hunt, Inc., June & August 2008.

Negatives are on file at the Wisconsin Historical Society, Madison, WI.

Photograph 1 of 19

513-523 North Washington Street

View facing north

Photograph 2 of 19

408-416 North Washington Street

View facing south

Photograph 3 of 19

500-516 North Washington Street

View facing north

Photograph 4 of 19

415-419 North Church Street

View facing south

Photograph 5 of 19

406-414 North Church Street

View facing southwest

Photograph 6 of 19

217 North Water Street

View facing northeast

Photograph 7 of 19

119 North Washington Street

View facing northeast

Photograph 8 of 19

223 North Washington Street

View facing northeast

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North Washington Street Historic District
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Photograph 9 of 19
306 North Washington Street
View facing west

Photograph 10 of 19
400 North Washington Street
View facing southwest

Photograph 11 of 19
501 North Washington Street
View facing east

Photograph 12 of 19
423 North Church Street
View facing southeast

Photograph 13 of 19
418 North Church Street
View facing northwest

Photograph 14 of 19
417 North Church Street
View facing southeast

Photograph 15 of 19
415 North Church Street
View facing southeast

Photograph 16 of 19
306 North Church Street
View facing west

Photograph 17 of 19
216 North Church Street
View facing southwest

Photograph 18 of 19
201 North Church Street
View facing southeast

Wisconsin Word Processing Format (Approved 1/92)

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Photograph 19 of 19
114-116 North Church Street
View facing west

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North Washington Street Historic District
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Verbal Boundary Description

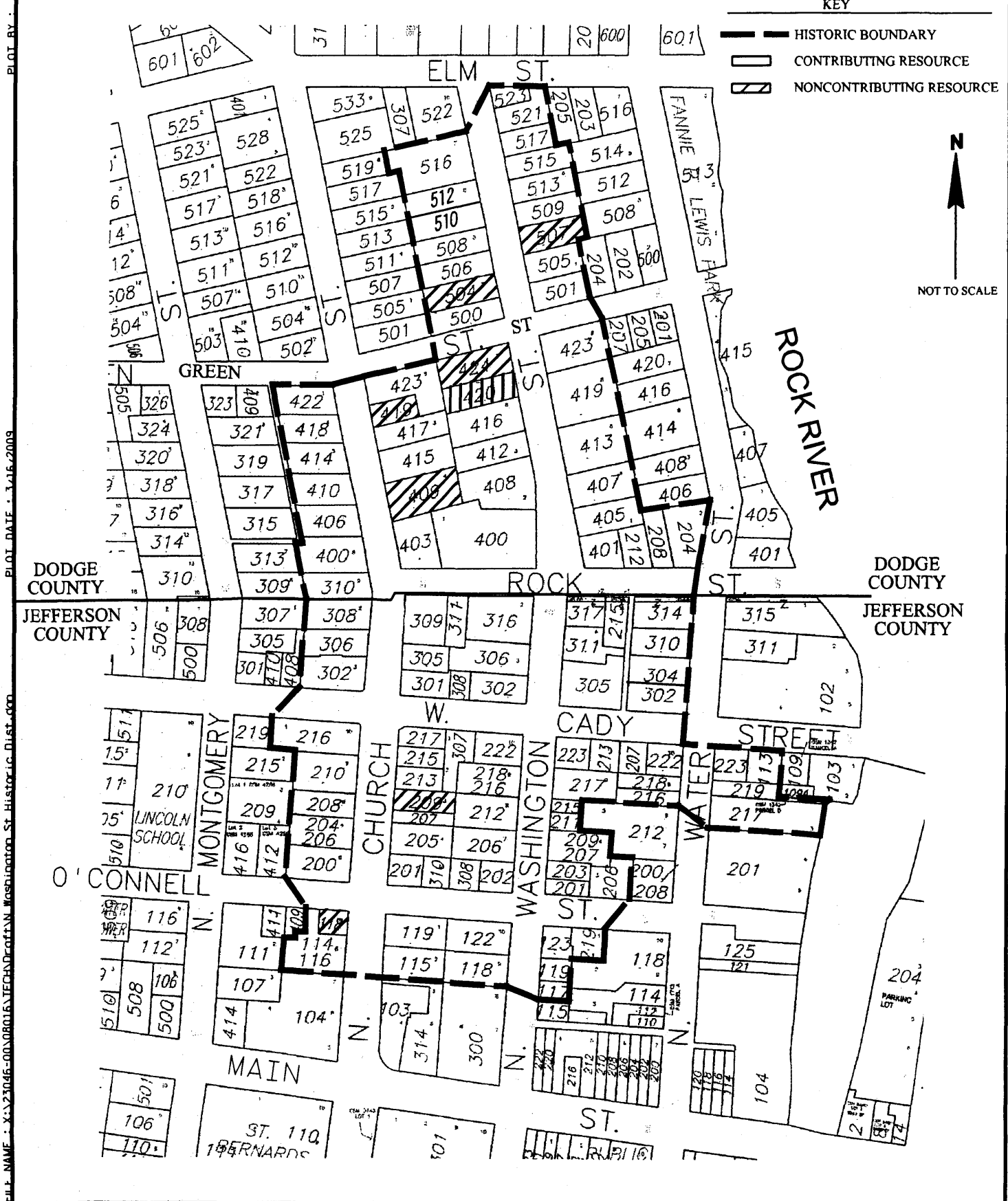
The historic boundary for the North Washington Street Historic District is an irregular polygon that encompasses the current legal lots associated with parcels 114–423 North Church Street; 117–517, 521 and 523 North Washington Street; 216–310, 314 North Water Street; 206, 219, 308, and 310 O’Connell Street; 113, 207, 213, 307 and 308 West Cady Street; and 204, 208, 212, 215 and 311 Rock Street. The boundary is represented by a dashed line on the associated North Washington Street Historic District historic boundary map.

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**FIGURE #1: NORTH WASHINGTON STREET
HISTORIC DISTRICT
WATERTOWN, JEFFERSON AND
DODGE COUNTY, WI**

- KEY
-  HISTORIC BOUNDARY
 -  CONTRIBUTING RESOURCE
 -  NONCONTRIBUTING RESOURCE



PLOT BY:
 PLOT DATE: 1/16/2009
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