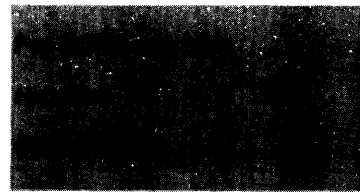


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic Lutz, Robert, House

and/or common Lutz House, Barn, and Garage and Pidgeon Coop

**2. Location**

see continuation sheet

street & number 1449 Knapp Street (house) \_\_\_\_\_ not for publication

city, town Oshkosh \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district Sixth

state Wisconsin code 55 county Winnebago code 139

**3. Classification**

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b> N/A	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

**4. Owner of Property**

See continuation sheet

name Dr. Jean Caudle (house)

street & number 1449 Knapp Street

city, town Oshkosh \_\_\_\_\_ vicinity of \_\_\_\_\_ state Wisconsin 54901

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Winnebago County Courthouse

street & number 415 Jackson Avenue

city, town Oshkosh \_\_\_\_\_ state Wisconsin 54902

**6. Representation in Existing Surveys**

see continuation sheet

title Wisconsin Inventory of Historic Places has this property been determined eligible? \_\_\_\_\_ yes  no

date 1978 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records State Historical Society of Wisconsin

city, town Madison \_\_\_\_\_ state Wisconsin 53706

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## 7. Description

---

**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

---

**Describe the present and original (if known) physical appearance**

The Robert Lutz house was constructed in 1910 on the original Lutz Farm and limestone quarry located in southern Oshkosh. Although the complexion of the area has since changed from dispersed farmhouses to subdivisions and apartment buildings, the Lutz house remains a distinct entity due to its larger scale, carefully crafted stonework, and location on a large corner lot delineated by a wrought iron fence.

Constructed of limestone extracted from the Lutz quarry, the house stands as a tribute to Lutz and his excellent craftsmen. Regularly coursed limestone blocks form the foundation, above which the rock-faced blocks are randomly coursed for two stories. Stucco and decorative framing are introduced at the attic level to contrast with the more massive quality of the stone.

The Lutz house is asymmetrically composed with a careful sense of balance prevailing throughout the design. The main axis runs east-west and is covered by a gable roof. Joining at right angles is another gable-roofed block which extends to the south. A three story bay on the north elevation and a three story tower on the southeast corner project slightly from the L-shaped plan. All roof sections are covered by red clay Spanish tiles which harmonize with the buff limestone.

In response to the corner site, the most interesting elevations occur on the east and south. The main entrance, framed by sidelights, is offset on the east gable end. Balancing this is a tripart window set beneath a heavy lintel. On the second story a pair of smaller windows is set beneath a relieving arch and again offset by a tripart window. The five-sided tower is shared by east and south elevations and balances gable ends on each facade. A stone veranda, composed of closed balustrade and square columns which support the simple architrave, extends across two-thirds of the main facade and continues across the south face to join a porte-cochere. Three large screened openings occur on each face of the veranda and are softened by frame brackets. The porte-cochere extends to the south with the battered end wall dominated by a Roman arch. A side entrance aligned with the porte cochere is sheltered beneath the veranda. Canted to the building on the southwest corner is another entrance which is marked by a staircase and, above, by decorative framing and stucco.

The remaining elevations feature expanses of stone relieved by vertically aligned windows and, on the west elevation, by a heavy Roman arch entrance.

The excellent quality and condition of the exterior is repeated inside. The main entrance opens into a foyer beyond which extends a hall with parlor and sitting room on either side. The main parlor features a fireplace with glazed tile framed by oak columns supporting the mantel. The sitting room, north of the hall, opens into the dining room which has a built-in oak china cabinet and sideboard as a focal point. At right angles to the hall is the main staircase with panelled oak wainscoting and newel and turned oak balusters. Parallel to the stair is a hallway serving the kitchen, former Lutz office and side entrance. Upstairs are five bedrooms and bath.

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Continuation sheet Lutz, Robert house

Item number 7

Page 1

Woodwork throughout the house is oak, including cove moldings, baseboards, window and door surrounds and hall wainscoting. The original light fixtures and fireplaces (four) are intact.

The house is centrally sited on a large wooded lot. The east, south and west boundaries of the parcel are marked by a wrought iron fence manufactured by Stewart Iron Works of Cincinnati, Ohio.<sup>1</sup> The design is a hairpin fence with spike and arrowhead finials. A gate with cast iron posts is aligned with the main entrance.

The Lutz estate originally included a barn (designed to accommodate Lutz's prize Belgian draft horses), a garage, and a gasoline station. The last has since been removed. The barn, garage and a frame outbuilding are included in the nomination as contributing structures. These buildings, located west of the house are aligned on a north-south axis and form a buffer zone between the house and quarry.

The barn is a large two story red brick structure, L shaped in plan with the main axis running north-south. Gambrel roofs with slightly flared eaves cover each wing, two louvered cupolas grace the main ridge. On the east elevation a gabled dormer, with central window covered by a fanlight, is flanked by smaller hip roofed dormers. As on the Lutz house, stucco and decorative half timbering are introduced in the gable and gambrel ends. Limestone was employed for foundation, sill course, and jack arches over barn doors. The barn has been converted to offices with one story frame additions appended on east, west and south elevations.

North of the barn is a rock-faced limestone garage constructed in 1913.<sup>2</sup> The corner piers are battered and terminate in elbows from which the parapet rises into a gable form. The garage is now used for storage. A small frame building, located north of the garage,<sup>3</sup> is also used for storage but previously served as a pigeon coop. The one story building, sheathed in clapboards, is capped by a gable roof running north-south. The east elevation is marked by a gable with a slight projection supported by simple brackets. Simple rectangular windows, (which flank doors on the east and south elevations) have been replaced by boards. Both outbuildings (garage and pigeon coop) are included in the nomination<sup>↑000</sup>

FOOTNOTES:

1. Plate on central gate of fence.
2. Date Plaque on building.
3. Interview with Robert Yarbro, Oshkosh (previous owner of the Lutz barn) by Charles Causier, historian HNTB, November 12, 1981.

# 8. Significance

Period	Areas of Significance—Check and justify below		
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy
<input checked="" type="checkbox"/> 1900-1925	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government
		<input type="checkbox"/> invention	<input checked="" type="checkbox"/> other (specify)
			<input type="checkbox"/> assoc. w/ notable person
<b>Specific dates</b>	1910 <sup>1</sup> 1910-1941 (historical significance)	1925 <sup>3</sup> (construction) <b>Builder/Architect</b>	Wm. Waters <sup>2</sup> Henry Auler <sup>4</sup>

**Statement of Significance (in one paragraph)**

Architecturally significant as an individual example of the Queen Anne-Victorian eclectic period of construction as designed by a regionally-significant architect, and as a visual landmark, the Lutz house also achieves historical significance through its association with Robert Lutz, the local businessman responsible for the development of one of the major stone industries in the city of Oshkosh. Unusually large and splendid, the Lutz Barn contributes to the site and nomination as a fine representative of a type of construction.

Architectural Significance

Significant as a representative example of a period of construction, the Lutz house incorporates the massing and plan arrangement typical of the Queen Anne style with details gleaned from sources such as Richardsonian Romanesque and Mediterranean Revival styles. This eclectic approach governed many designs produced by the architect, William Waters; however, in the Lutz house he achieved a particularly fine union between design and materials. The carefully balanced composition and impressive stonework attest to the skills of the architect and of Lutz's stonemasons. In combination with the barn, garage and pidgeon coop, the Lutz house suggests the grandeur of what was once a gentleman's farm and which now remains an important visual landmark in southern Oshkosh.

William Waters practiced in Oshkosh and surrounding environs from 1867 to his death in 1917<sup>5</sup>. Prior to his arrival in the city, he had attended Rensselaer Polytechnic Institute, Troy, N.Y. His arrival in Oshkosh coincided with a period of prosperity and growth which resulted in a market for his commercial and residential designs. Apparently the most prolific and popular architect in the city, and successful throughout the region, Waters' commissions included residential, religious, commercial and institutional projects.

The Lutz barn was designed in 1925 by Henry Auler, who had worked in William Waters' office in the early twentieth century. Following Waters' death in 1917, Auler continued the office under the name, Auler and Jensen and, like Waters, received commissions for many large public buildings and residences in Oshkosh. The Lutz barn, constructed at a cost of \$30,000, is the most impressive building of its type in the city and complements the design of the Lutz house.<sup>6</sup> Originally the barn sheltered Lutz's prize Belgian draft horses and provided expanded office space for the quarry business.

Historical Significance

The Lutz house achieves historical significance through association with Robert Lutz, who developed the Lutz quarry into the most successful stone company in the city. The Lutz Stone Company, with offices in the house and barn, produced stone for local building needs as well as producing crushed stone for a larger market.

Robert Lutz was born in Oshkosh in 1867, the same year his father, Albert Lutz, purchased a tract of land and began to develop a farm and quarry (this land is the site of the Lutz house and barn).<sup>7</sup> The quarry operation, the first listed in the city directories, was a secondary source of income and, following the death of Albert Lutz in 1871, was operated on a small scale by his sons, Robert and Albert. Expansion of the quarry began in the 1880's under the direction of Robert Lutz. This expansion was in response to increased demand

(continued)

# 9. Major Bibliographical References

ACREAGE NOT VERIFIED

see continuation sheet

# 10. Geographical Data see continuation sheet

Acreeage of nominated property 1.6 (house) 1.95 (outbuildings)

Quadrangle name Oshkosh, Wisconsin

Quadrangle scale 1: 24,000

### UMT References

A	<u>116</u>	<u>374700</u>	<u>4873360</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
---	--	--	--

D			
---	--	--	--

E			
---	--	--	--

F			
---	--	--	--

G			
---	--	--	--

H			
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**Verbal boundary description and justification** Lutz house: Lots in SE 1/4 in NE 1/4 Sec. 27 commencing at a point on west line of Knapp St. 147' S on NE corner Lot 9 west Parallel to north line. Lot 9 236.2' south 2 degrees 50 minutes east 241.3' south 25 degrees 50 min. east 65.8' south 52 degrees 30 min. east 46.74' to lot 9 & 31 (1.6 acres)

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

state	code	county	code

# 11. Form Prepared By

name/title Dorothy Steele, Architectural Historian

organization Howard, Needles, Tammen and Bergendoff date September 1981

street & number 6815 W. Capitol Dr. telephone 414-463-2310

city or town Milwaukee state Wisconsin 53216

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Richard Kerner

title Director, State Historical Society of Wisconsin date 3/31/82

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Donna Marie Dougal</u>	date <u>5/27/82</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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Continuation sheet Lutz, Robert House

Item number 8

Page 1

for building materials and improved transportation, provided by the Chicago, Milwaukee and Saint Paul railroad whose right of way crossed the Lutz property.<sup>8</sup>  
The stone produced at the quarry was important locally and was dressed for use as flagging, molding, foundation and building stone.<sup>9</sup>

Robert Lutz was responsible for expanding the quarry and diversifying the Lutz Company. Robert became the sole owner of the company in 1893, and directed the business until 1941.<sup>10</sup> His continual modernization of machinery allowed the quarry company to adapt to changing building needs and to survive as the other two quarries in southern Oshkosh were discontinued.

In addition to the stone company, Lutz was one of the founders and a director<sub>1</sub> of the State Bank in Oshkosh and a director of the Security Bank.

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Continuation sheet Lutz, Robert House Item number 8 Page 2

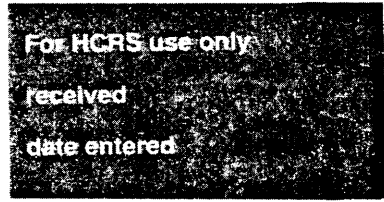
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Footnotes

1. Date of residence and architect listed in Property Deed and Will of Robert Lutz. In possession of Dr. Jean Caudle, present owner of the Lutz house.
2. Ibid
3. Date on blueprints for the Lutz barn. In possession of Robert Yarbro, Oshkosh, previous owner of the Lutz barn.
4. Henry Auler signed the blueprints of the Lutz barn. He was a partner in the firm of Auler & Jensen. Blueprints in possession of Robert Yarbro, Oshkosh, previous owner of Lutz barn.
5. Wisconsin Necrology: Wm. Waters obituary Vol. 16 p. 132.
6. Quaife, Milo. Wisconsin: Its History and Its People. Vol IV p. 208
7. Ibid. p. 204
8. Ibid.
9. Building and Ornamental Stones of Wisconsin. Wisconsin Geological and Natural History Survey. Bulletin IV 1898. p. 285
10. Wisconsin Necrology: Robert Lutz Obituary Vol. 44 p. 215.
11. Quaife, Milo Wisconsin: Its History and Its People Vol. IV p. 208.

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**Continuation sheet** Lutz, Robert house **Item number** 9 **Page** 1

9. BIBLIOGRAPHY:

Building and Ornamental Stones of Wisconsin  
 Wisconsin Geological and Natural History Survey.  
 Bulletin IV 1898. Oshkosh

Interview with Robert Yarbro, AIA, by Charles Causier, historian HNTB, Nov. 12, 1981.

Karsteadt, Clinton Oshkosh 100 Years A City, Oshkosh, The Castle Pierce Co. 1953 p.218

Quaife, Milo, Wisconsin: Its History and People: Vol. IV p. 204-209

Wisconsin Necrology: Waters Obituary Vol. 16 p. 132

Wisconsin Necrology: Robert Lutz Obituary Vol. 44 p. 215

10. GEOGRAPHICAL DATA

Lutz barn and outbuildings: Lots in NE corner section 27. Commencing at NE corner of Lot 9 west along N and extensive N line of Lot 9 650' S at right angles to last mentioned line to N line of Lot 1 east on N lines of Lots 1 and 8 to part 13' west of. (1.95 acres)



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2. LOCATION (continued)

1018 South Park Avenue (barn and garage)

Oshkosh

Wisconsin

55

Winnebago

139

4. OWNER (continued)

Ron Gartman (Lutz Barn and Garage)

2409 Burnwood Drive

Oshkosh

Wisconsin 54901

6. REPRESENTATION IN EXISTING SURVEYS (continued)

Intensive Survey of Oshkosh

1980

State Historical Society of Wisconsin

816 State Street

Madison, WI 53706

**United States Department of the Interior  
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Continuation sheet Lutz, Robert house

Item number 11

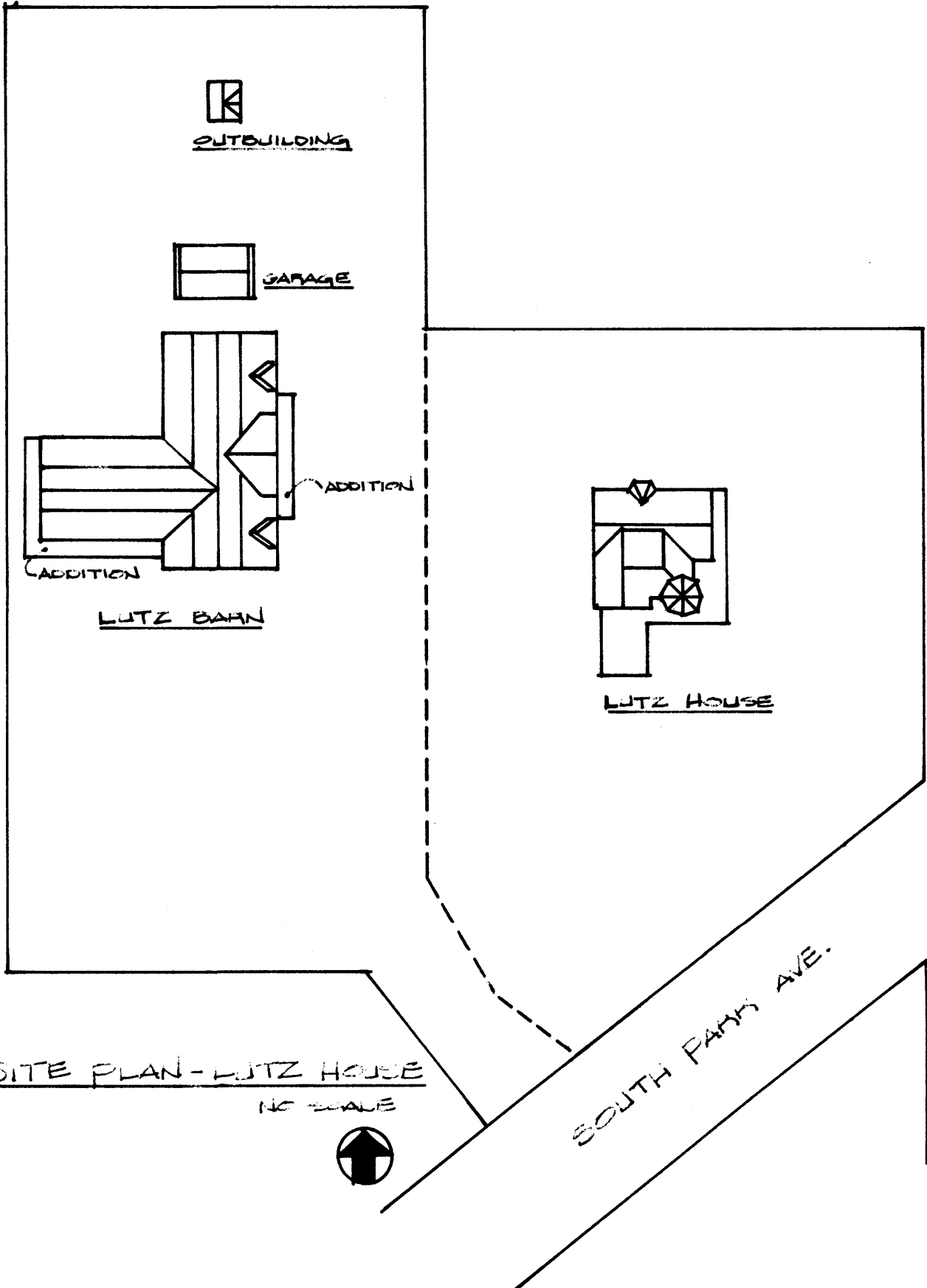
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11. FORM PREPARED BY (continued)

Charles W. Causier, Historian  
Howard, Needles, Tammen and Bergendoff  
6815 W. Capitol Drive  
Milwaukee Wisconsin 53216

September, 1981  
414/463-2310

CLARRY



SITE PLAN - LUTZ HOUSE  
NO SCALE



ROBERT LUTZ HOUSE, Oshkosh, Winnebago Co., Wisc.

STEELE  
10/31