

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Columbia Historic District
other names/site number N/A

2. Location

street & number see continuation sheet N/A not for publication
city, town Cedarburg N/A vicinity
state Wisconsin code WI county Ozaukee code 089 zip code 53012

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>129</u>	<u>10</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>129</u>	<u>10</u> Total

Name of related multiple property listing: None
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Signature of certifying official [Signature] Date 11/22/91
State or Federal agency and bureau SHPO

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Entered in the National Register
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper [Signature] Date of Action 1/22/92

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Columbia Historic District
Cedarburg, Wisconsin

roughly bounded by Cedar Creek on the west and south, Highland Drive on the east and Bridge Road on the north.

6. Function or Use

Historic Functions (enter categories from instructions)

domestic/single dwelling
religion/religious structure
industry/manufacturing facility

Current Functions (enter categories from instructions)

domestic/single dwelling
domestic/multiple dwelling
religion/religious structure
commerce/business

7. Description

Architectural Classification

(enter categories from instructions)

Queen Anne
Bungalow
Greek Revival

Materials (enter categories from instructions)

foundation stone
walls weatherboard
brick
roof asphalt
other

Describe present and historic physical appearance.

The Columbia historic district is one of three original areas of residential settlement in Cedarburg.¹ It essentially consists of the historic neighborhood located just northeast of the downtown and scenic Cedar Creek. It includes the Groth plat — the original plat of Cedarburg's first settlers — along River-edge Drive (formerly Water), Mequon Avenue, Jefferson Avenue and Tyler Street (previously Main). It also includes the houses that sprang up on both sides of Columbia Road from downtown Cedarburg to the site of the old Columbia grist mill (gone, site now occupied by a bank at the southeast corner of Columbia Road and Highland Drive), as well as a grouping of late 19th century houses on the north side of Bridge Road on lots carved out of the street frontage of two farm properties.

There are 129 contributing primary buildings in the district (128₂ residences and one church), and ten non-contributing residential structures.² There are 87 contributing barns and garages and 37 non-contributing garages.³ One of the contributing buildings was constructed as a cooperage and one was built as a willowware factory, but both have been converted into residences.*

The general character of the area is that of a residential neighborhood of well-kept small- to medium-sized houses. The topography is gently undulating and the lots are relatively large. Most (68%) of the houses are 1½ stories high, a good number (26%) are two stories high and a small number (6%) are one story in height. Most (72%) of the houses are wood frame, followed in number by houses with brick exteriors (17%) and houses of stone construction or veneer (11%).

Almost half (47%) of the houses in the district are vernacular in design. Of these, there are approximately equal numbers of front-gabled and gabled ell houses with a small number of side gabled structures.

By far the largest number of houses with sufficient stylistic references to be given a style name are the Queen Anne houses (23%). Bungalows make up the next largest grouping (10%). Other styles represented include examples of the Greek Revival, Italianate, vernacular High Victorian Gothic and vernacular Stick Style, Craftsman, Foursquare and the English and Colonial Revivals.

To summarize, the district in its visual character is representative of small town neighborhoods throughout Wisconsin in that it combines a large number of simple, gable-roofed vernacular structures with a significant number of ver-

See continuation sheet

* See endnote 14

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vacular Queen Anne houses. Adding to the variety are small numbers of houses representing most of the major architectural styles (in vernacular form), from the 1850s Greek Revival to the 1930s English Cottage. Also typical of small town development is the fact that although most of the houses were built for working class families, a smattering of more expensive merchants' houses are sprinkled throughout the neighborhood. A slight concentration of these larger, fancier houses exists at the west end of Columbia Road nearest downtown Cedarburg. Finally, and significantly, the limestone houses in the district add a special character to the neighborhood that sets it apart from the other residential neighborhoods in Cedarburg and indeed in the state.

Following are more detailed descriptions of several important house types in the Columbia historic district. They are arranged in the order of their importance in giving the district its distinctive appeal.

Limestone Buildings

Although most of the houses in the Columbia historic district are wood frame, eleven buildings built of limestone construction are sprinkled throughout the district in a fairly even distribution. These landmark buildings are so distinctive in material and style that their character lends a presence to the district that is stronger than their numbers would suggest. The stone houses date generally to the Civil War era and are vernacular, Italianate or Greek Revival in style. Six are front-gabled houses, all with side wings. Probably one of the oldest is the small house at W61 N626 Mequon Avenue. This 1½ story stuccoed house has a one-story masonry side wing that was converted to a two-story wing and covered in clapboards sometime after 1927. The stuccoed section has blank wall spaces and small windows (two evenly spaced, two-over-two double-hungs on the first floor with a pair of adjoining double-hungs above) that lend it a more European flavor than the Irish stone houses that remain in the countryside surrounding Cedarburg, which tend to have more typically classical ratio of wall to window.

This look is even more pronounced in the Gruhl house at N62 W5864 Columbia. This two-story limestone ashlar house has dressed quoins, sills, segmental arches and keystones. The ashlar of the front facade is smoother and more carefully dressed than the stonework on the rest of the house. The front has three windows on the second floor with wide sections of plain wall to either side. The central opening on the first floor is a toplit door, which is not quite on center. These openings are directly below the second story windows, the slight asymmetricality and relatively wide expanses of which create the more vernacular look. A half-round lunette graces the gable end, under a thin, simple wooden cornice. A 1½ story wing to the east is also constructed of limestone with an enclosed porch.

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across its front and a later shed-roofed dormer above. In the backyard is a tiny smokehouse, also of stone construction.

A similar house of more classical, Italianate proportions is the stuccoed house at W62 N667 Riveredge. Except for its stucco surface, this two-story house with a one-story wing has been little altered. The two-story section features three evenly spaced four-over-four windows on the second floor with a toplit door and two four-over-four windows below. The windows are topped by segmental arches with keystones. A lunette graces the gable end which has a wider cornice than the one on the Gruhl house. The wing in this case is a one-story wing with two-over-two windows and simple Victorian porch posts holding up the gabled roof. The proportion of wall to window on this house is more typically classical in inspiration. A smaller, 1½ story limestone house is located at N64 W6128 Tyler Street. Built ca. 1867, the Mielke house has dressed segmental arches with keystones and somewhat rusticated quoins. It is similar in shape to the Gruhl house except that its main block is one-half story lower. The three windows of the main section are evenly spaced with two windows and a door below. The windows are probably original four-paned side-by-side casements, a rare window type common in pioneer Wisconsin. The front door was remodelled ca. 1925 with an interesting segmental architrave supported by engaged columns. Similar columns trim the screened porch across the front of the one-story wing, which could very well be original. At the back corner of the house is a modern attached garage of no interest.

Two fine Greek Revival houses were also made of the same stone. The ca. 1865 Gleitzman house (N67 W5540 Columbia Road) is a 1½ story structure with returned eaves and a one-story wing. There are two six-over-six windows on the second floor and two similar windows and a door on the first floor. The doorway features a simple, heavy entablature and a toplight. The side wing, with its porch indented under the gable, may very well be original. Almost the same design was used for the Rahn house at W52 N687 Highland Drive, except that the door has sidelights, also. The one-story wing was enlarged considerably with a brick second story and a two-story rear wing was added after 1927.

There are three stone houses in the district with hipped roofs. Two are three-bay, Italianate structures with segmental arched openings and top- and sidelights on the front door. The house at N64 W5782 Columbia Road is the plainer of the two. The front door in the westernmost bay is trimmed by a later Victorian porch with a flat hipped roof with a simple decorative pierced design in the soffit. A two-story wing to the west has an unfortunate two-story frame addition where a porch probably once existed. The Hilgen house at N60 W5314 Columbia Road is more intact and has more carefully dressed masonry. Doubled brackets trim the eaves of the main block and decorative jigsaw trim embellishes the tops of each

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window and the porch fascia on the one-story side wing, which also has a narrow gable roofed dormer. A colorful fieldstone wall marks the east edge of the property.

A more imposing hipped roofed house, and indeed one of the most imposing houses in Cedarburg, is the Stallman farmhouse of 1865 at N70 W5314 Bridge Road. This refined, two-story, Italianate house is a five-bay pile with a central entrance.

The door is trimmed with a dressed stone architrave and has top- and sidelights. Doubled brackets trim the eaves and two chimneys rise from the center of the hipped roof. The tall, narrow windows have six lights. The stonework on this house is particularly well executed, being smoothly dressed and thinly pointed, with very smoothly dressed quoins, lintels and sills and door architrave.

The Gleitzmann cooperage (N67 W5524 Columbia) is a small, vernacular, 1½ story building located close to the street. It is constructed of limestone with the gable end facing the street and a large central opening that has been in-filled for use as the residents' front door. Three dormers pierce the roofline on each side.

The Trinity Evangelical Lutheran Church at N60 W6047 Columbia was the last structure built within the district of the local limestone. It was built in 1891 of rusticated ashlar. The massive Gothic Revival building has a large central tower rising above the steeply pitched gable roof. Lancet windows are glazed with stained glass in a simple, late Victorian design. The church has later additions that do not detract from its appearance because they are set almost at the very back of the building and behind it down a steep slope. The church spire is a focal point for the district and helps to visually tie the district to the larger buildings and several church spires across Cedar Creek on Washington Avenue.

Vernacular Frame and Cream Brick Buildings

Adding to the pioneer flavor of the district created in part by the vernacular proportions of some of the stone houses and the early styles (Greek Revival and Italianate) of others is a number of vernacular, cream brick and wood frame houses of a similar vintage to their stone neighbors. Examples of wood frame buildings that evoke the times of early settlement (pre-Civil War) are the small, gable-roofed houses at N69 W6211 Bridge Road, which is trimmed with returned eaves and has a side-gabled T-plan, and W62 N687 Riveredge Drive, which is a tiny, front-gabled structure. The house on Bridge Road is a low, 1½ story building with a central door flanked by a window on each side. The gable-roofed porch is a later addition, as is the asbestos shingle siding. The Riveredge house has simply one door and one window on the first floor with one window above. An enclosed side porch and aluminum

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siding are later additions. The houses at N69 W6261 Bridge Road and N61 W664 Mequon Avenue have the thick walls and simple shapes of timber-framed or log structures. The Bridge Rd. house has a side-gabled plan. It is $1\frac{1}{2}$ stories high with a center front gable over a center door, flanked on each side by a window. A shed-roofed wing at the rear creates a saltbox shape to the house. The house on Mequon Avenue is also a side-gabled, $1\frac{1}{2}$ story house. Low dormers pierce the eave line in a fashion often seen on log and timber-frame vernacular buildings in Wisconsin. The two-story, front-gabled house at N69 W5296 Columbia Rd., located at a narrow, triangular intersection, was built right up to the street facing the acute angle of the corner in the fashion of pioneer era structures. Like many of the earliest buildings, it has been resided in aluminum, but retains its two-over-two double-hung windows. Three houses at N69 W5502 Columbia, N64 W5733 Columbia and N69 W5467 Bridge are examples of the early, gabled-ell shaped house. All have two-over-two sash and either one or $1\frac{1}{2}$ story side wings with a porch in front of the wing. One of the more decorative of these early, wood frame houses is the one at N64 W6213 Tyler Street. This $1\frac{1}{2}$ story gabled-ell with a $1\frac{1}{2}$ story side wing has a porch in the corner of the ell with a pretty lily design pierced into the soffit board. The house is further embellished with triangular tops to the window architraves. It, too, has two-over-two windows.

The house at N64 W5691 Columbia is a cream brick counterpart to these wood-framed gabled-ells. Its two-over-two windows are capped by segmental arches. The porch across the side wing has modern, rustic style columns, but the house is otherwise fairly intact. The house at N62 W5988 Columbia has more decorative trim, with triangular stilted arches, and fancy soffits and brackets on its two street facing porches. Its basic form is a T-plan and it is $1\frac{1}{2}$ stories high. Another early brick house with Gothic design details is the house at W60 N614 Jefferson, a gabled-ell of $1\frac{1}{2}$ stories which features steeply pitched gables and stilted triangular arches with keystones. These last two houses represent the continuation of the earlier cream brick vernacular houses with some Victorian trim added to make them up-to-date.

A decorative motif used on some of the houses of the early era in Cedarburg was the jigsaw soffit. Old photographs reveal that many houses in Cedarburg have been stripped of these trimmings in the past. Two good examples still remaining in the Columbia historic district are the lacy porch trim of the Dreier house at N66 W5594 Columbia Road and a similar filigreed soffit on the Hilgen house at N69 W5314 Columbia (see description under stone buildings). The Dreier house falls into the $1\frac{1}{2}$ story, gabled ell category of vernacular construction and has some of its original two-over-two windows remaining.

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Columbia Historic District
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Queen Anne Houses

Two Queen Anne houses in the district are notable for their Stick Style -influenced design elements and features. The small house at W61 N669 Mequon Avenue is of the standard gabled-ell shape, but it is trimmed with wood corner boards and beltcourses and shingled panels under every window. The porch's flat-hipped roof has bracketed eaves. Unlike the earlier gabled-ells in the district, this one has a narrow side wing, making the porch much deeper than it is wide. The house is $1\frac{1}{2}$ stories high. The fancier house at N67 W5461 Columbia has a multi-gabled roofline of a type similar to a Queen Anne house. Unlike Queen Anne houses in the district, however, its proportions are quite tall and narrow (in keeping with the Gothic origins of the Stick Style), and the house is trimmed with the shingled panels under each window of the vernacular Stick Style. Unique, rectangular designs trim the corner brackets, reminiscent of Eastlake decoration, adding to the angular look of this house.

A strong element in the character of the district is the collection of wood-framed houses in the vernacular Queen Anne style. Of the houses with enough detail to have a style, the Queen Anne houses represent the largest percentage (23%). This being a neighborhood of mostly working class people, the Queen Anne houses in the Columbia historic district are usually simple in design. In fact, many of these houses are essentially gabled-ells that differ from their earlier neighbors only in their somewhat larger size, a generally taller massing, more ornate woodwork on porches and eaves, and the occasional polygonal bay or large front window with a stained glass transom.

There are two distinctive decorative elements on these houses that are more common in Cedarburg than elsewhere in Wisconsin. One is a decorative soffit composed of ~~short~~, straight posts set very close together. Sometimes, the more common turned spindles were used and sometimes there was an unusual, intermediate horizontal member. These soffits trim some of the houses of an apparently earlier vintage, too, but whether or not they were original or added later is unknown. Another unusual element is the short stringcourse located halfway up the front gable, usually at the line of the lintels of the second story windows. Often the whole gable end above this stringcourse projects slightly over the walls below. The stringcourse is often trimmed with brackets or dentils.

A representative example of the vernacular Queen Anne house in the Columbia historic district is the house at N64 W6172 Tyler Street. This $1\frac{1}{2}$ story gabled-ell has clapboard siding. The front gabled section has a polygonal first floor with squared corners above. The corners are trimmed with short spindled soffits of the type with a midbar. A simple cornice line serves also as the lintel for the single second-story window, above which projects an equilateral triangular, shingled

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pediment trimmed on all three sides with tiny dentils. Large brackets and a molded panelled entablature further "support" the pediment. Other good examples of this type are the houses at N62 W5916 Columbia, W61 N634 Mequon, W62 N670 Riveredge, N65 W5567 Columbia and N70 W5596 Bridge Road.

Two larger, more imposing Queen Anne houses within the district are the Ruck house at N60 W6095 Columbia and the Boerner house at N61 W6088 Columbia. The largest scale houses are located at this end of the district across the bridge from the heart of downtown Cedarburg. The Ruck house was built by an owner of the mill located directly across Cedar Creek. It is relatively simple in design with narrow clapboards on the first floor, narrower ones on the second, and shingles in the gable ends. The steeply pitched gables of the multi-gabled house add an English look to the house, while Tuscan columns trim the porch, in a typically eclectic Queen Anne fashion. The Boerner house across the street was built by the owner of one of the largest general mercantile establishments downtown. Its hipped roof creates a more massive appearance, with a complex roofline of chimneys, gables, gables and dormers. Marred previously by asbestos siding, the house was recently renovated and the original siding restored.

Vernacular Combination Queen Anne-Craftsman Style Houses

There are several turn-of-the-century houses in the district that are combinations of the Queen Anne and Craftsman styles. An intact example is the two-story, front-gabled Hackbarth house at N64 W5766 Columbia, built in 1906. Sided in very narrow clapboards, it has shingles in alternating wide and narrow bands on the first floor front above the porch roof and in the attic story gable ends. It has double-hung windows, a symmetrical front with windows flanking the center door, a porch across the front and side gables. Eaves are trimmed with Craftsman brackets and boards that flare at the ends. Other similar transitional houses are located at N65 W5637 Columbia and the three houses at W60 N624 to 632 Jefferson. But the finest example of this type is the residence of local architect William Hilgen at N61 W6058 Columbia Road, built in 1908 to his own designs. This massive house is one of the largest houses in Cedarburg and retains a great deal of its original integrity. A 2½ story house sheltered by a hipped roof with many gables, the house has orange brick veneer on the first floor with clapboards on the second and pseudo-half-timber in the gable ends. A similar gable trims the center of the wide front veranda. Windows are nine-over-one and Craftsman brackets and lookouts trim the eaves.

A quite unusual house from the same era is the Hilgen-designed Lehmann house at W60 N619 Jefferson. A symmetrical American Four-square of brick, the house has three large round-arched openings in the enclosed brick veranda and Flemish gables crowning the dormers and pavilion ends.

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Cedarburg, WisconsinBungalows and Period Revival Houses

After World War I, Cedarburg shared in the era of prosperity enjoyed throughout most of the state. This is reflected in the Columbia historic district by the addition of about 16 bungalows, several English cottages and a few Colonial Revival style houses. Probably the finest bungalow in the district and one of the finest in Cedarburg is the Schaefer house at N69 W5336 Columbia Rd. The house is a one-story structure with a hipped roof with flared eaves and wood shingled siding. Windows are in bands of leaded glass casements. A shallow, Maheresque segmentally arched front dormer is echoed by the roofline of the projecting central entrance porch below. A similar dormer and porch trim the simpler, one-story, clapboarded, hipped roofed bungalow at N62 W6006 Columbia. An unusual house with bungalow details is located at N65 W5672 Columbia. A round-arched hood shelters double doors on this brick, 1½ story house, and a sunporch with heavy columns and a pergola-like roof projects from a front corner.

Two good examples of the Colonial Revival are the Dutch Colonial house at N60 W6079 Columbia and the more imposing Horn house, built ca. 1930 by the owner of the Cedarburg News. This house is trimmed on the first floor with lannonstone veneer. Lannonstone is a type of limestone quarried about 20 miles from Cedarburg. It has been a quite popular building material throughout the Milwaukee area in the 20th century. The stone is similar in color to the light grayish tan of Cedarburg's local limestone and helps to visually tie several more modern houses in the district with the earlier stone houses. The Horn house (N61 W5987 Columbia) has multi-paned windows, a Colonial style door, and simple gables with no overhang and very simple returned eaves. The house at N60 W6079 Columbia has a side-gambrel roof with a large shed dormer extending across the front, six-over-one windows and a center polygonal bay. Both are two-story structures with wide, Colonial clapboards.

The Scheunemann house at N63 W5795 Columbia Road, of 1931, is a lovely example of the use of lannonstone on an English cottage. The use of stone veneer throughout, leaded glass sash and round-arched windows and doors add quality to this assymetric, 1½ story, multi-gabled house, built for a paint merchant's family who had previously lived above the store. The houses at N63 W5805 and N63 W5821 Columbia are other good examples of the English style.

Post-1940 (none-contributing)

After the depression and World War II, ten in-fill buildings were added to the district. Nine were simple houses of vernacular design that are undistinguished and generally do not detract from the character of the district. One was a gas station at N69 W5289 Columbia Road. The gas station has recently been remodelled for offices in a simple, tasteful design.

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Cedarburg, WisconsinInventory of Properties^{4 *}

<u>Map Code</u>	<u>Address</u>	<u>Name of Property</u>	<u>Date of Construction</u>	<u>Classification</u>
5314	N70 W5314 Bridge Rd.	Stallman house	1865 ⁵	C
5334	N70 W5334 Bridge Rd.	house	ca 1890	C
5362	N70 W5362 Bridge Rd.	house	ca 1890	C
5380	N70 W5380 Bridge Rd.	house	ca 1890	C
5420	N70 W5420 Bridge Rd.	house	ca 1890	C
5425	N69 W5425 Bridge Rd.	house	ca 1900	C
5449	N69 W5449 Bridge Rd.	house	ca 1950	NC
5450	N70 W5450 Bridge Rd.	house	ca 1890	C
5467	N69 W5467 Bridge Rd.	house	ca 1875	C
5474	N70 W5474 Bridge Rd.	house	ca 1950	NC
5479	N69 N5479 Bridge Rd.	house	ca 1950	NC
5498	N70 W5498 Bridge Rd.	house	ca 1885	C
5505	N69 W5505 Bridge Rd.	house	ca 1900	C
5526	N70 W5526 Bridge Rd.	house	ca 1895	C
5550	N70 W5550 Bridge Rd.	house	ca 1890	C
5596	N70 W5596 Bridge Rd.	house	ca 1885	C
5626	N70 W5626 Bridge Rd.	house	ca 1885	C
5652	N70 W5652 Bridge Rd.	house	ca 1890	C
6171	N69 W6171 Bridge Rd.	house	ca 1920	C
6191	N69 W6191 Bridge Rd.	house	ca 1925	C
6204	N70 W6204 Bridge Rd.	house	ca 1870	C

* The Inventory includes only buildings of substantial size and scale, not secondary buildings.

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6211	N69 W6211 Bridge Rd.	house	ca 1860	C
6222	N70 W6222 Bridge Rd.	house	ca 1860	C
6236	N70 W6236 Bridge Rd.	house	ca 1920	C
6261	N69 W6261 Bridge Rd.	house	ca 1850	C
5289	N69 W5289 Columbia Rd.	small office bldg.	ca 1950	NC
5296	N69 W5296 Columbia Rd.	house	ca 1870	C
5313	N68 W5313 Columbia Rd.	house	ca 1925	C
5314	N69 W5314 Columbia Rd.	Hilgen house	1869 ⁶	C
5336	N69 W5336 Columbia Rd.	Schaefer house	ca 1925	C
5339	N68 W5339 Columbia Rd.	house	ca 1900	C
5357	N68 W5357 Columbia Rd.	house	ca 1925	C
5358	N69 W5358 Columbia Rd.	house	ca 1890	C
5369	N68 W5369 Columbia Rd.	house	ca 1955	NC
5385	N68 W5385 Columbia Rd.	house	ca 1900	C
5388	N69 W5388 Columbia Rd.	house	ca 1900	C
5409	N67 W5409 Columbia Rd.	house	ca 1950	NC
5410	N68 W5410 Columbia Rd.	house	ca 1925	C
5433	N67 W5433 Columbia Rd.	house	ca 1890	C
5461	N67 W5461 Columbia Rd.	house	ca 1885	C
5486	N67 W5486 Columbia Rd.	house	ca 1890	C
5487	N67 W5487 Columbia Rd.	house	ca 1870	C
5502	N67 W5502 Columbia Rd.	house	ca 1870	C
5505	N66 W5505 Columbia Rd.	house	ca 1935	C

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5519	N66 W5519	Columbia Rd.	Cedarburg Rattan and Willow Ware Co.	ca 1890		C
5524	N67 W5524	Columbia Rd.	Gleitzmann Cooperage	ca 1865		C
5540	N67 W5540	Columbia Rd.	Gleitzmann house	ca 1865		C
5543	N66 W5543	Columbia Rd.	house	ca 1960		NC
5567	N65 W5567	Columbia Rd.	house	ca 1890		C
5594	N66 W5594	Columbia Rd.	Dreier house	ca 1886		C
5595	N65 W5595	Columbia Rd.	house	ca 1950		NC
5637	N65 W5637	Columbia Rd.	Stenert house	1909 ⁷		C
5672	N65 W5672	Columbia Rd.	house	ca 1920		C
5673	N64 W5673	Columbia Rd.	house	ca 1925		C
5691	N64 W5691	Columbia Rd.	house	ca 1870		C
5716	N65 W5716	Columbia Rd.	house	ca 1920		C
5719	N64 W5719	Columbia Rd.	house	ca 1870		C
5730	N65 W5730	Columbia Rd.	house	ca 1900		C
5733	N64 W5733	Columbia Rd.	house	ca 1880		C
5746	N64 W5746	Columbia Rd.	house	ca 1925		C
5766	N64 W5766	Columbia Rd.	Hackbarth house	1906 ⁸		C
5767	N63 W5767	Columbia Rd.	house	ca 1925		C
5782	N64 W5782	Columbia Rd.	house	ca 1860		C
5783	N63 W5783	Columbia Rd.	house	ca 1935		C
5795	N63 W5795	Columbia Rd.	Scheunemann house	1931 ⁹		C
5804	N64 W5804	Columbia Rd.	house	ca 1900		C

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5805	N63 W5805 Columbia Rd.	house	ca 1925	C
5818	N64 W5818 Columbia Rd.	house	ca 1920	C
5821	N63 W5821 Columbia Rd.	house	ca 1925	C
5834	N63 W5834 Columbia Rd.	house	ca 1925	C
5837	N63 W5837 Columbia Rd.	house	ca 1925	C
5864	N62 W5864 Columbia Rd.	Gruhl house	ca 1865	C
5888	N62 W5888 Columbia Rd.	house	ca 1920	C
5905	N62 W5905 Columbia Rd.	house	ca 1925	C
5916	N62 W5916 Columbia Rd.	house	ca 1890	C
5919	N61 W5919 Columbia Rd.	house	ca 1910	C
5935	N61 W5935 Columbia Rd.	house	ca 1910	C
5948	N62 W5948 Columbia Rd.	house	ca 1925	C
5951	N61 W5951 Columbia Rd.	house	ca 1910	C
5970	N62 W5970 Columbia Rd.	house	ca 1890	C
5973	N61 W5973 Columbia Rd.	house	ca 1925	C
5987	N61 W5987 Columbia Rd.	Horn house	ca 1930	C
5988	N62 W5988 Columbia Rd.	house	ca 1875	C
6006	N62 W6006 Columbia Rd.	house	ca 1925	C
6015	N61 W6015 Columbia Rd.	house	ca 1890	C
6033	N60 W6033 Columbia Rd.	house	ca 1885	C
6047	N60 W6047 Columbia Rd.	Trinity Evangelical Lutheran Church	1891 ¹⁰	C
6058	N61 W6058 Columbia Rd.	Hilgen house	1908 ¹¹	C

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6079	N60 W6079 Columbia Rd.	house	ca 1925	C
6088	N61 W6088 Columbia Rd.	Boerner house	1889 ¹²	C
6095	N60 W6095 Columbia Rd.	Ruck house	ca 1900	C
687	W52 N687 Highland Dr.	Rahn house	ca 1865	C
614	W60 N614 Jefferson Ave.	house	ca 1875	C
619	W60 N619 Jefferson Ave.	Lehmann house	ca 1910	C
623	W60 N623 Jefferson Ave.	Hilgen house	1893 ¹³	C
624	W60 N624 Jefferson Ave.	house	ca 1910	C
628	W60 N628 Jefferson Ave.	house	ca 1905	C
629	W60 N629 Jefferson Ave.	house	ca 1910	C
632	W60 N632 Jefferson Ave.	house	ca 1910	C
637	W60 N637 Jefferson Ave.	house	ca 1870	C
641	W60 N641 Jefferson Ave.	house	ca 1870	C
661	W60 N661 Jefferson Ave.	Rohpeter house	ca 1870	C
667	W60 N667 Jefferson Ave.	house	ca 1875	C
620	W61 N620 Mequon Ave.	house	ca 1880	C
626	W61 N626 Mequon Ave.	house	ca 1850	C
630	W61 N630 Mequon Ave.	house	ca 1870	C
634	W61 N634 Mequon Ave.	house	ca 1890	C
638	W61 N638 Mequon Ave.	house	ca 1875	C
642	W61 N642 Mequon Ave.	house	ca 1880	C
643	W61 N643 Mequon Ave.	house	ca 1885	C
658	W61 N658 Mequon Ave.	house	ca 1930	C

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659	W61 N659 Mequon Ave.	house	ca 1885	C
664	W61 N664 Mequon Ave.	house	ca 1850	C
665	W61 N665 Mequon Ave.	house	ca 1885	C
668	W61 N668 Mequon Ave.	house	ca 1885	C
669	W61 N669 Mequon Ave.	house	ca 1885	C
672	W61 N672 Mequon Ave.	house	ca 1860	C
673	W61 N673 Mequon Ave.	house	ca 1885	C
678	W61 N678 Mequon Ave.	house	ca 1870	C
654	W62 N654 Riveredge Dr.	Setzer house	ca 1912	C
658	W62 W658 Riveredge Dr.	house	ca 1870	C
662	W62 N662 Riveredge Dr.	house	ca 1960	NC
667	W62 N667 Riveredge Dr.	house	ca 1865	C
670	W62 N670 Riveredge Dr.	house	ca 1885	C
674	W62 N674 Riveredge Dr.	house	ca 1880	C
675	W62 N675 Riveredge Dr.	house	ca 1870	C
678	W62 N678 Riveredge Dr.	house	ca 1870	C
679	W62 N679 Riveredge Dr.	house	unknown	C
683	W62 N683 Riveredge Dr.	house	ca 1875	C
684	W62 N684 Riveredge Dr.	house	ca 1890	C
687	W62 N687 Riveredge Dr.	house	ca 1865	C
688	W62 N688 Riveredge Dr.	house	ca 1895	C
692	W62 N692 Riveredge Dr.	house	ca 1890	C
096	W62 N696 Riveredge Dr.	house	ca 1925	C

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6064	N65 W6064 Tyler St.	house	ca 1950	NC
6128	N65 W6128 Tyler St.	Mielke house	1867 ¹⁴	C
6172	N65 W6172 Tyler St.	house	ca 1890	C
6213	N64 W6213 Tyler St.	house	ca 1870	C
6235	N64 W6235 Tyler St.	house	ca 1870	C

¹Ozaukee Press, March 7, 1957.

²The primary buildings designated as non-contributing are the ten houses and one gas station constructed after 1940. All of the pre-1940 buildings retain sufficient³ integrity as to contribute to the general character of the district.

Because it would be impossible to ascertain the dates of construction for the secondary buildings (garages, barns and sheds) within the district, determinations of whether or not a building was contributing or non-contributing were based on visual analysis. If the building were obviously old and not significantly altered, such as a barn, it was considered contributing. It was also labelled contributing if it had siding that matched the original siding on the house or was dropped siding. If it had an obviously modern shape and/or modern siding, it was listed⁴ as non-contributing.

⁴Because of the limited amount of primary source materials for the study of individual residential buildings in the City of Cedarburg, the approximate dates of construction are mainly derived from stylistic and visual analysis. These determinations were based on this researcher's study of thousands of buildings across the state with known construction dates. The dates were then further adjusted by comparison with the known historical data. This included abstracts of title supplied by a few property owners; bird's-eye and plat maps for the years 1873, 1892, 1915, 1921 and 1948; the one city directory that exists for the City of Cedarburg, dating to 1923-1924; Sanborn-Perris maps for 1893, 1910 and 1927; and other secondary sources shown in the bibliographical references section. The tax records proved difficult to use because the tax records for the entire county are filed in a tall vault in unlabelled volumes. Nevertheless, at least one tax record was studied for each decade of Cedarburg's development. A further problem was the imprecision of tax descriptions, which often simply listed an acreage with perhaps a reference to a neighbor's property (e.g., 3.8 acres west of E. Hilgen). Abstracts of title also proved a fruitless course, because most of them have been destroyed since the conversion to title insurance. Finally, the date approximations were adjusted one last time based on a comparison of the date derived for each building with other buildings within the district with similar characteristics.

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- 5 Keystone over door.
- 6 Keystone over door.
- 7 Keystone over door.
- 8 Abstract of title.
- 9 Current owner.
- 10 Current owner.
- 11 Cornerstone.
- 12 Wendt, pp. 125, 129 and 363.
- 13 Ibid., p. 363.
- 14 Ibid., pp. 128, 175.
- 15 Zimmermann, p. 203.

* Garages and other secondary buildings were not included in the district building count because they were of insignificant size and scale. Consequently, these buildings are not included in the inventory although their footprints are shown on the district sketch map.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1844-1938¹

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Hilgen, William

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Columbia historic district is eligible for the National Register under Criterion C. It is architecturally significant as one of the three original residential neighborhoods of Cedarburg. It is an important assemblage of vernacular forms whose concentration expresses the adaptation and continuation of traditional building techniques. In addition, it contains the largest concentration of limestone houses in the city, some of which are among the finest examples of their type in the community. The district also contains an excellent local example of a religious structure built of Cedarburg's native limestone. In addition, located within the district is the home of influential local architect, William Hilgen, which also is one of the finest Craftsman style houses in Cedarburg.

Historical Background

The first white settlers in the Cedarburg area were of two ethnic groups -- the Irish and the Germans. Ozaukee County was opened for settlement in 1838. Irish families soon began purchasing land on which to establish farms in the Towns of Cedarburg, Erin (to the west), and Mequon (to the south). Meanwhile, in 1839, a group of Old Lutherans from northern Germany, seeking freedom to practice their religion, founded Freistadt in the Town of Mequon. Their work was hard, Ozaukee County being mostly forested land that had to be cleared before crops could be grown. Their reports home must have been encouraging, though, because soon other members of their faith immigrated to the area. Among these were the four Groth brothers and their sister and brother-in-law, the Sueflows. The Groths purchased land along Cedar Creek in the Town of Cedarburg in the fall of 1842 and erected a log cabin (at approximately the corner of Bridge Road and Riveredge Drive, gone). Other Old Lutherans bought land nearby.

In the Spring of 1844 Friedrich Hilgen and his friend, William Schroeder, began buying hundreds of acres in the vicinity of Groth's farm. Hilgen and Schroeder were young men born in Oldenburg, Germany, who for several years had operated a grocery store in Charleston, S.C. They moved to Milwaukee in 1843 and with the money they had saved and financial assistance from Hilgen's brother-in-law, Christian Boerner, quickly embarked on pioneering ventures in the woods north of Milwaukee. On Sept. 3, 1844, Hilgen and Schroeder bought 36 acres

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of land from the Groth family -- land that would one day be the heart of downtown Cedarburg. On that land they began the erection of a grist mill that was in operation by the fall of 1845 (just southeast of the district on Columbia Road). Encouraged by other sales of small acreages in the fall of 1844, the Groths recorded a plat of 71 lots in December of 1844.³ On their plat developed one of the three residential sections of Cedarburg. Although the Groths had optimistically named one of their streets "Main Street" (now Tyler) the main commercial corridor developed along Washington Avenue on the west banks of Cedar Creek.

Concurrent with the construction of the Hilgen and Schroeder mill, Dr. Frederick Luening built another grist mill on Cedar Creek, about a mile eastward, called the Columbia Mill. Columbia Road was cut to provide access to Luening's mill.

With the rapid settlement of surrounding farmlands and the regular trips by farmers to the mills along Cedar Creek, the small village developed quickly as a commercial center for the area.

Representative of this early development is the story of the Gleitzmann cooperage at N67 W5524 Columbia Road, one of the three non-residential buildings to be constructed within the district. Adam Gleitzmann was born in Bavaria in 1832. He came to the U.S. in 1850 and settled in Grafton (a small town about four miles east of Cedarburg) shortly thereafter. By 1860 he had moved in with the owner of the Columbia Mill, Ernst Hilgen, and was working as a cooper, no doubt making flour barrels. In 1863 he bought land divided off of Hilgen's property and soon erected his own cooperage on the site. Next door to the cooperage he built a small but well constructed stone house (N67 W5540 Columbia Road). Later, when wheat farming declined, Gleitzmann made pork barrels for the Milwaukee meat packing houses. In the 1890s and early 20th century, he worked in the local nail factory making barrels for shipping nails.

By 1875 when a bird's-eye map maker came through town, Cedarburg was a thriving little community with two water-powered grist mills, a windmill for grinding rye (located at the corner of Bridge Road and Jefferson Ave., gone), a sawmill, a brewery, a woolen mill, a summer resort and a railroad station. Within the Columbia historic district, houses were sprinkled along Water Street (now River-edge), Tyler, and the southern blocks of Jefferson and Mequon. Other houses dotted the road to the Columbia Mill, near which the imposing farmhouse of the Stallman family had been erected (N70 W5314 Bridge Road). Approximately 35 houses remain in the district from this pre-1875 era.

The arrival of the railroad in 1870 spurred an era of industrial expansion in Cedarburg. A cannery, a shoe and slipper company, a nail factory, a chair factory and a foundry provided economic opportunities for Cedarburg residents, young men and women raised in the surrounding countryside, and also a slow,

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but continuing stream of immigrants from Germany. People who lived along Columbia Road found it profitable to divide off unused portions of their land for the erection of new houses for these workers. The owner of the Columbia Mill platted a subdivision behind his house and two farmers on the north side of Bridge Road sold off the street frontages of their properties in small parcels for residential development. One of the less successful industrial enterprises of this time was the Cedarburg Rattan and Willow Ware Co. Established by two men from Milwaukee ca. 1890, the company built a large frame structure for its operations in Cedarburg (N66 W5519 Columbia Rd.). The factory made willow and wicker wash baskets and trunks, but closed only a couple of years after opening (the building now houses apartments).

The 1910 U. S. census records give us some sense of the lives of the residents of the Columbia historic district at that time. A few families, such as architect William Hilgen's and department store owner, A. R. Boerner's, appeared to be fairly comfortable, with one or more young servant girls to help with the housework. Most of the families, however, were working class people. Many household heads worked in the woolen mill, the Hilgen Manufacturing Co., the foundry, the brewery, or the shoe or chair factories. Unmarried young adults also helped out by working in the mills or factories or clerking in stores downtown. Even the Webers, who were headed by a "capitalist," worked in factory jobs, as did the miller's children. A number of farmers lived in the district, having retired from their farms near-by. Others earned money on the side by operating an ice house, a chicken coop or a greenhouse, as examples.

From the time of settlement until World War I, Cedarburg was a German community. It was so Germanic that most of the Irish farmers in the surrounding countryside had to learn German in order to get by. In 1900, 95% of Cedarburg's population had German backgrounds and 5% were of Irish extraction.³ Within the Columbia historic district, research in tax and U. S. census records revealed not a single family from 1844 to the 1930s that was not of German descent. It was not until 1908, when a group of engineers and builders who had arrived to build the interurban railroad decided to stay, that people of different ethnic groups settled in the community.⁴

Meanwhile, houses were slowly being erected in between older ones in the Columbia historic district, so that by the year 1938 the district contained houses of a variety of ages of styles (see discussion of period revival and bungalow styles in the description section).

Architecture

The City of Cedarburg is noted throughout southeastern Wisconsin for its fine collection of limestone buildings. Richard Perrin states in his Historic Wisconsin

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Buildings that "a distinctly local variety of limestone building developed in Cedarburg during the middle 19th century . . . the type and quality of limestone masonry places this work in a class by itself." The local limestone is a grayish tan colored stone of fine texture, which adds beauty and a look of permanence to buildings constructed of it. The masonry work in Cedarburg generally consists of rough cut ashlar laid with heavily trowelled mortar joints. Quite often the buildings are trimmed with dressed stone quoins, lintels, arches and other decorative details. Most of the stone houses in Cedarburg appear to date from the Civil War era, and if they have an identifiable architectural style, it is Italianate or Greek Revival. Others have a spareness of detail and such simple, non-classical proportions that they appear to be more directly influenced by vernacular European forms.

There are 17 stone residential structures in the City of Cedarburg, nine of which are located in the Columbia historic district, making it the largest grouping of this building type in the city. The most imposing subset of these stone houses are the five-bay, hipped roof, Italianate houses. There are three examples of this subtype in Cedarburg. Of these, the Stallman farmhouse (N70 W5314 Bridge Road) is the best example. The other two, located in the Washington Avenue historic district (at W62 N593 and W62 N553 Washington Ave.), have been altered by the addition of storefronts on the first floor of the front facades. Even if they had not been altered, the Stallman house would rank as the most refined design, with its stone architrave on the front door, its tall and narrow six-light windows and its classical proportions. The masonry work on the house is also among the finest in the city.

Another well represented subtype of stone house in Cedarburg is the three-bay, hipped-roofed, Italianate house. There are four houses that fall into this category in Cedarburg and again the Columbia historic district contains the finest example. Like the Stallman house, the Hilgen house (N69 W5316 Columbia Road) has stonework of fine execution, along with surviving woodwork in the form of a decorative, lacy porch soffit, doubled eave brackets, and jigsawed appliques decorating the tympanum of each window.

A third subtype of stone house in the area is the $1\frac{1}{2}$ -story, Greek Revival gabled ell. There are eight houses of this variety in Cedarburg, including two fine examples within the Columbia historic district -- the Gleitzmann house (N67 W5540 Columbia Rd.) and the Rahn house (W52 N687 Highland Dr.). The Gleitzmann and Rahn houses rank among the top four examples of this type in Cedarburg (the other two being at W62 N628 and W61 N338 Washington Ave.) and they both retain an excellent degree of exterior integrity.

An important subtype of stone house that is devoid of architectural detail is the three-bay, two-story gable front house, most having side wings. The Gruhl house (N62 W5864 Columbia) is the best example of this type in Cedarburg

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and well reflects the starkness and simple proportions of these houses. A tiny stone smokehouse behind the Gruhl house is a reminder of the more rural character of Columbia Road in its first decades. The Mielke house (N64 W6128 Tyler Street) is similar to this type, except that it is only $1\frac{1}{2}$ stories high. The house was remodelled, probably in the 1920s, with the addition of classical columns on the side porch and a neo-classical architrave on the front door that add a sympathetic note of elegance to the original design.

Also constructed of stone are the Gleitzmann cooperage, a simple vernacular building now used as a residence, and the Trinity Evangelical Lutheran Church, built in 1891. Trinity Church is one of six 19th and early 20th century churches remaining in Cedarburg, four of which are built of native limestone. Three of these churches are very similar in massing, with a steeply pitched gable roof and an imposing center-front tower. Immanuel Lutheran Church (1882, at W61 N498 Washington) and St. Francis Borgia Catholic Church (1870, at the south end of Washington) are of this type, except that the Catholic church has round-arched windows and the other two have lancet windows. First Immanuel Lutheran, built in the same year as Trinity (at N65 W6093 Cleveland) shares the same massing, but it is constructed of cream brick. The English Lutheran Church (W63 N642 Washington) was built later and has a corner tower with no spire. Finally, a pleasant Gothic Revival church (at N56 W6093 Portland) was built in 1905 for a Methodist congregation. All of these churches are architecturally significant for their own reasons. Trinity Evangelical Lutheran is significant as an excellent example of the locally favored type of religious structure, with a gable-roofed nave and a center-front tower. Its massiveness and tall spire make it a landmark in downtown Cedarburg.

The concentration of stone buildings in the Columbia Historic District makes this neighborhood unique in Cedarburg, and the district is also notable for the number of earlier pre-1880 vernacular form houses it contains. Two other neighborhoods in the village contain similar concentrations of later vernacular form houses, but these areas are geographically distinct from each other and from the district.

The two most common vernacular forms in Wisconsin are well represented in the Columbia historic district. A brief review of these forms, along with a discussion of representative examples in the district will help illustrate the importance of these forms in the architectural make-up

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of the district. Wisconsin's Cultural Resource Management Manual describes the gabled ell form as one of the most pervasive of all the mid- to late-19th century vernacular house types in Wisconsin, and, indeed, it is one of the two most common forms in the Columbia historic district. According to the Manual, most gabled ell houses have L or T plans with the main entrance in the ell via the porch.

The most common number of stories of gabled ells are the one-story wing connected to a $1\frac{1}{2}$ -story or 2-story main block. But gabled ells are also commonly seen in either all one- or two-story versions. Clapboard-clad gabled ells are the most common, but the form is seen on brick or stone buildings as well. Often devoid of detail, some examples have features that suggest the Greek Revival, Italianate, or Queen Anne styles, depending on the era in which they were constructed. ⁶

The gabled ells in the Columbia historic district have all of the combinations of shape described in the Manual, from the common one-story ell attached to a $1\frac{1}{2}$ -story block to the all two-story versions. In this regard, the gabled ells of this district are typical of those built in small communities throughout Wisconsin. Section seven gives a sampling of the mid-19th century frame and brick gabled ells, which are typically devoid of stylistic details. Some of the stone buildings described in section seven also fall into this category, such as the vernacular Gruhl house (N62 W5866 Columbia), the Greek Revival Rahn house (W52 N687 Highland), and the Greek Revival Gleitzmann house (N67 W5540 Columbia). Slightly later stylistic details grace the gabled-ell at W60 N614 Jefferson, with its Gothic stilted arches. The vernacular Stick Style house described in section seven at W61 N669 Mequon Avenue is a ca. 1885 version of the form. Still later in the century the form was widely used for larger houses with Queen Anne embellishments. These include the relatively intact frame examples at N64 W6172 Tyler, W61 N634 Mequon, N65 W5567 Columbia and N70 W5596 Bridge Road, which are all $1\frac{1}{2}$ -story houses with $1\frac{1}{2}$ -story side gables. Each house has its main entrance sheltered by a small porch tucked into the corner of the ell and each is trimmed with decorative shingles above the second story windows. In larger Wisconsin communities, these simple house forms would have quite often been supplanted by houses with the more complex massing that is typically associated with the Queen Anne style.

The other very common vernacular form, which in the Columbia historic district approximately equals the gabled-ell in numbers, is the front-gabled house. The front gabled form is defined by the Manual as a rectangular building of usually $1\frac{1}{2}$ - to 2-stories in height with the gable end acting as the front facade of the building. Generally lacking in details, some front gabled houses reflect the massing of popular architectural styles such as the Greek Revival on early examples, and the Queen Anne on later examples. Many front gabled houses have full front porches.

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The tiny house at W62 N687 Riveredge Drive, described in section seven, is one of the earliest examples of this form in Cedarburg. From these beginnings, the front gabled form had a long life in the Columbia historic district. The house at N67 W5487 Columbia is an example of the brick version of the form. A simple, 1½-story block, it features double-hung windows with molded brick segmental arches. A bracketed hood shelters the door. The houses at N70 W5654 Bridge, N67 W5433 Columbia and N70 W5526 Bridge are good examples of the front-gabled form, with very simple Queen Anne details. All four are 1½-story wood frame houses with porches across the front. The porches have soffits and/or railings made up of closely spaced square posts. These houses are counterparts to the Queen Anne influenced gabled ells, although in general they are even simpler in decoration. The front-gabled form continued into the twentieth century with the addition of Craftsman style trim. The houses at N61 W5919 Columbia, N64 W5766 Columbia and W6C N628 Jefferson are representative of the Craftsman-influenced front gabled house. Again, all are 1½-stories high with porches across the front. The Craftsman details are seen on the porch soffits and gablets, in the gable ends and trimming the eaves. Even later versions of the front gabled house are the one-story bungalow at N68 W5410 Columbia, and the two English cottages at N63 W5805 Columbia, which is a brick version of the style, and N63 W5821 Columbia, which is a wood frame house, covered in shingles. Although there are small groupings of other vernacular house forms within the district, the gabled-ell and front gabled houses are by far the most prevalent and well represent the two major vernacular forms as outlined in the Manual.

It is likely that some of the vernacular Stick Style and Queen Anne houses, the bungalows, the Colonial Revival houses and the English style houses of the 1920s within the district are locally significant as good examples of their type. Documentation and comparative analyses to prove this must await completion of a comprehensive survey of historic resources in Cedarburg.

Finally, the Hilgen house is significant as a good example of the Craftsman style and for its connection with a local Cedarburg architect, William Hilgen. The house at N60 W6058 Columbia Road was built in 1908 for William Hilgen and his second wife, Margarethe. Hilgen was born in Cedarburg in 1864. His father was Ernst Hilgen, who ran the Columbia Mill. As did many of his more well-to-do Cedarburg contemporaries, Hilgen attended Spencerian College in Milwaukee. He then went to work for the H. C. Koch Co. in Milwaukee, a leading and important architectural firm in its day. He worked for Koch for about five years and then spent a year in Los Angeles working for architect H. C. Newsom. In 1888 he returned to Milwaukee to work for a time for the Hilgen Manufacturing Co. He established his architectural practice in 1889, but he evidently continued to work for the Hilgen Co. because it was said that he left that firm in 1908 to devote himself

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entirely to the practice of architecture. Hilgen designed most of the major buildings in Cedarburg at the turn-of-the-century and was probably Cedarburg's only important local architect in the historic period. Some of his more important commissions included the grade and high schools, the Armbruster store, the State Bank, the English Lutheran Church and the Roebken and Jochem houses (all within the Washington Avenue historic district). Within the Columbia historic district, he designed Trinity Lutheran Church, the Boerner house (at N61 W6088 Columbia Road) and the Lehmann house (W61 N619 Jefferson Ave.).

The 1908 Hilgen house is also significant as one of the finest, and perhaps the finest, Craftsman style house in Cedarburg. Its exterior remains virtually unchanged from the date of construction and retains the simple half-timber work, lookouts at the eaves, nine-over-nine windows and the simple, but elegantly proportioned symmetrical massing of the Craftsman style. Two other good examples of the style outside of the district are located at N69 W6507 Bridge Rd. and N46 W5754 Spring Street. Both are among the largest houses in town and retain their original integrity. The Hilgen house is distinguished from these by its evocation of English forms, whereas the others are inspired by prairie and Mediterranean idioms.

Preservation Activities

The City of Cedarburg has been a pioneer in Wisconsin in recognizing the value of preserving its heritage. Most of its activity, however, has been focused on its main commercial thoroughfare -- the Washington Avenue historic district -- which was listed on the National Register in 1985. The City is now beginning to expand its interests to the historic residential areas of town. This nomination has been prepared as part of the City Landmarks Commission's activities as a Certified Local Government.

Archeological Potential

No systematic archeological excavations have occurred within the boundaries of the Columbia historic district. However, because it is bounded on two sides by Cedar Creek and because the Cedarburg area is known to have been favored by pre-historic peoples, there is little doubt that the district, especially near the creek, retains remnants of prehistoric occupation.

Criteria Considerations

Criteria consideration A applies to the Trinity Evangelical Church, which is a religious structure. Because it is architecturally significant as a good example of its style and type in Cedarburg, it should be considered a contributing element in the district. Criteria consideration B applies to the house at W61 N673 Mequon

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Avenue. This house was moved from a site about 100 feet away between 1910 and 1920. The move resulted in no change to the exterior of this older Victorian home, which was placed on a concrete block foundation. Consequently, the house is considered to be a contributing resource within the district despite the move.

¹The period of significance begins with the date on which the first section of the Columbia historic district was platted, since the construction dates of the earliest extant buildings in the district are unknown. It ends in 1938, or 50 years ago, because the significance of the area as a residential district reflecting the architectural history of Cedarburg continues to around World War II.

²Cedarburg History: Legend and Lore, Cedarburg: Cedarburg Bicentennial Committee, 1976, p. 39.

³Ibid., p. 31.

⁴Ibid., p. 66.

⁵Howard, Needles, Tammen and Bergendoff, Washington Avenue Historic District National Register Nomination, 1985, quoted on p. 8-1.

⁶Wyatt, Barbara (Ed.). Cultural Resource management Manual, v. 2, Madison: State Historical Society of Wisconsin, p. 3-5.

9. Major Bibliographical References

Bird's-eye map of Cedarburg, 1892, in the collections of the State Historical Society of Wisconsin.

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Howard, Needles, Tammen and Bergendoff, Washington Avenue Historic District National

See continuation sheet

Previous documentation on file (NPS):

- 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

Specify repository:

City of Cedarburg Landmarks Commission

10. Geographical Data

Acreege of property 52 acres

UTM References

A

1,6	41,98,0,5	4,79,45,7,5
Zone	Easting	Northing

C

1,6	42,08,7,0	4,79,43,7,0
-----	-----------	-------------

B

1,6	42,09,0,5	4,79,45,8,0
Zone	Easting	Northing

D

1,6	41,99,9,5	4,79,39,4,0
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See continuation sheet

Verbal Boundary Description

Please note: all directions are approximate.

Starting at the northeast corner of the district and the northeast corner of the property at N70 W5314 Bridge Road, proceed in a westerly direction along the rear lot lines of the properties on the north side of Bridge Road from N70 W5314 Bridge

See continuation sheet

Boundary Justification

The boundaries were drawn to include the original residential area in Cedarburg northeast of Cedar Creek. The western edge is bounded by Cedar Creek and the eastern boundaries of the Washington Avenue historic district (NRHP - 1985, please see map). Cedar Creek also serves as the southern boundary, except that a city

See continuation sheet

11. Form Prepared By

name/title Katherine H. Rankin, consultant for

organization City of Cedarburg Landmarks Commission date October 15, 1988

street & number 2818 Ridge Road telephone 608-231-1618

city or town Madison, state Wisconsin zip code 53705

United States Department of the Interior
National Park Service

National Register of Historic Places
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Columbia Historic District
Cedarburg, Wisconsin

Bibliographic References, continued:

- Register nomination, 1985.
Miscellaneous abstracts of title in possession of property owners.
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Ozaukee Press, March 7, 1957.
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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 10 Page 1Columbia Historic District
Cedarburg, Wisconsin

Road to N70 W5652 Bridge Road to the eastern curbline of Hawthorne Avenue. Then proceed south along said curbline to the northern curbline of Bridge Road, then east on said curbline to a line extended north from the west property line of N69 W5505 Bridge Road; then follow that line south to the rear property line of N67 W5502 Columbia Rd., then follow the rear property lines in a generally southwesterly direction from N67 W5502 Columbia Rd. to N62 W5988 Columbia Rd. to the rear property lines of the houses on the east side of Jefferson Avenue, thence north to the north property line of W60 N632 Jefferson Ave., thence west along that line to the western curbline of Jefferson Ave., thence northerly along said curbline to the northern property line of W60 N667 Jefferson Ave., thence westerly along said line to the rear lot line of W61 N672 Mequon Avenue, thence north along the rear property lines of W61 N672 and W61 N678 Mequon Avenue to the north line of W61 N678 Mequon, thence westerly to the east curbline of Mequon Ave., thence southerly to a line extrapolated east along the north property line of W61 N673 Mequon Ave., thence westerly along said line to the rear lot line of W62 N684 Riveredge Dr. Then proceed north to the south property line of N69 W6191 Bridge Rd., then easterly along said line and the rear line of N69 W6171 Bridge Rd. to the west curbline of Mequon Ave., thence northerly along said curbline to the south curbline of Bridge Rd., then proceed westerly along said curbline to a line extrapolated south from the east property line of N70 W6204 Bridge Rd., then north along said line to the rear lot line of same property, then west along said line and the rear lot lines of N70 W6222 and N70 W6236 Bridge Rd. to the east curbline of Riveredge Dr., then south along said line to the south curbline of Bridge Rd., thence west to the east bank of Cedar Creek. Proceed generally southerly along said bank to the north right-of-way of the Wisconsin Electric Power Co., thence east along said line to the east curbline of Mequon Ave., thence generally south along said line and across Columbia Road to the south curbline of Columbia Rd., thence southwest to the southwest property line of N60 W6095 Columbia Rd. Then proceed southeasterly along said line to the rear lot line of same property; thence generally northeast along the rear property lines of N60 W6095 to N62 W5905 Columbia Rd. to the northeast property line of said property, thence northeast along said line to the south curbline of Columbia Rd., thence northeast along said curbline to the southwest property line of N63 W5837 Columbia Rd., thence southeast along said line to the north bank of Cedar Creek, then proceed in a generally northeast direction along said bank to the northeast property line of N66 W5505 Columbia Rd., thence northwest along said line to a line extended southwest from the rear lot line of N67 W5487 Columbia Rd., thence northeast along the rear lot lines of N67 W5487 to N68 W5339 Columbia Rd., to the rear property line of W52 N687 Highland Dr., then southeast along said line to the southeast line of same property, then northeast along said line to the west curbline of Highland Dr., then northwest along said curbline to the north curbline of Columbia Rd., thence northeast along said line to the east property line of N70 W5314 Bridge Rd., thence northeasterly along said line to point-of-beginning.

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Section number 10 Page 2

Columbia Historic District
Cedarburg, Wisconsin

Boundary Justification, continued

park, redeemed from marshland, is excluded, as is a small area of approximately eight post-World War II houses off of Cedar Court. An older house on Highland Avenue of no historical interest was also excluded. East of the district along Columbia Road is a large bank of recent construction, a much altered house and a custard stand, beyond which is a street of some old rural, streetside houses interspersed with modern commercial and residential structures. North of the district is a neighborhood of post-World War II houses and apartments buildings, two cemeteries and a watertower.

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National Park Service

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Photographs
Section number _____ Page 1

Columbia Historic District
Cedarburg, Wisconsin

The following information pertains to all photographs:

Columbia Historic District
Cedarburg, Ozaukee County, Wisconsin
All photographs taken by Edward Rappold in 1988
Photographic negatives in the possession of the State Historical Society
of Wisconsin

- Photo #1: E. Hilgen house, N60 W5314 Columbia Road, view from south
- 2: N67 W5461 Columbia Road, view from north
- 3: Gleitzmann Cooperage, N67 W5524 Columbia Road, view from south
- 4: Gleitzmann house, N67 W5540 Columbia Road, view from south
- 5: N65 W5595 Columbia Road, representative non-contributing building,
view from northwest
- 6: Stenert house, N65 W5795 Columbia Road, view from northwest
- 7: Scheunemann house, N63 W5795 Columbia Road, view from northwest
- 8: house on Columbia Court, just outside of district to the north,
view from southwest
- 9: Gruhl house, N62 W5864 Columbia Road, view from south
- 10: Horn house, N61 W5987 Columbia Road, view from northwest
- 11: Trinity Evangelical Lutheran Church, N60 W6047 Columbia Road, view
from north
- 12: W. Hilgen house, N61 W6058 Columbia Road, view from south
- 13: N60 W6079 Columbia Road, view from north
- 14: West end of Columbia Road at edge of district, view from east
- 15: Rahn house, W52 N687 Highland Drive, view from east
- 16: east end of Bridge Road at edge of district, view from west
- 17: Stallman house, N70 W5314 Bridge Road, view from south
- 18: N70 W5526 Bridge Road, view from southeast

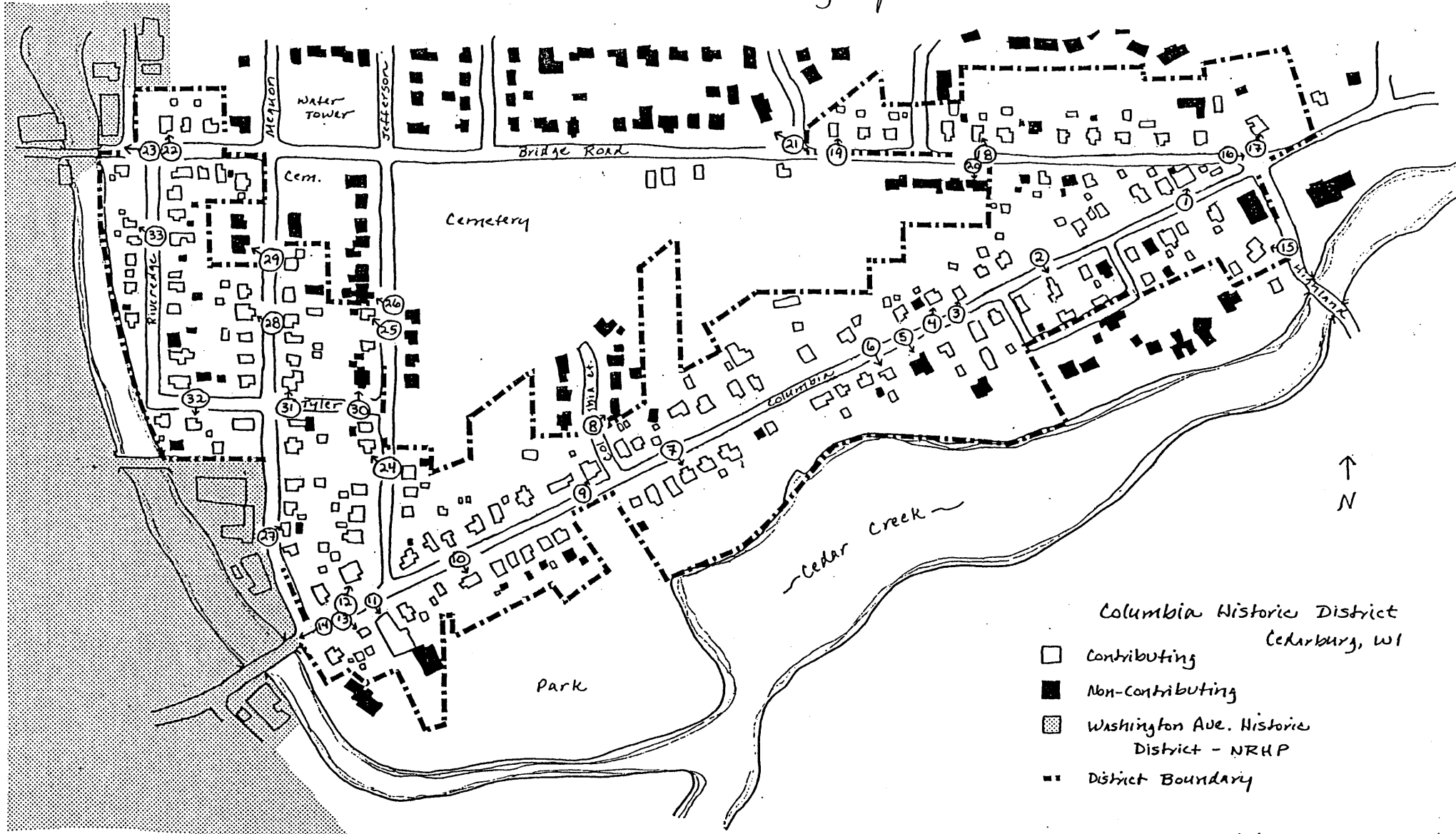
United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs
Section number _____ Page 2 Columbia Historic District
Cedarburg, Wisconsin

- 19: N70 W5652 Bridge Road, view from southeast
- 20: house just east of district boundary on south side of Bridge Road, view from north
- 21: Bridge Road at Hawthorne, looking outside of district, view from southeast
- 22: N70 W6238 Bridge Road, view from southwest
- 23: west end of Bridge Road, looking at edge of district, view from east
- 24: W60 N637 Jefferson Avenue, view from southeast
- 25: W60 N661 Jefferso Avenue, view from east
- 26: house of west side of Jefferson Ave., just north of district boundaries, view from southeast
- 27: W61 N626 Mequon Ave., view from west
- 28: W61 N669 Mequon Ave., view from southeast
- 29: house on west side of Mequon, just north of district boundaries, view from southeast
- 30: N64 W6064 Tyler Street, representative non-contributing building, view from southwest
- 31: Mielke house, N65 W6128 Tyler Street, view from south
- 32: N64 W6213 Tyler Street, view from north
- 33: W62 N687 Riveredge Drive, view from northeast

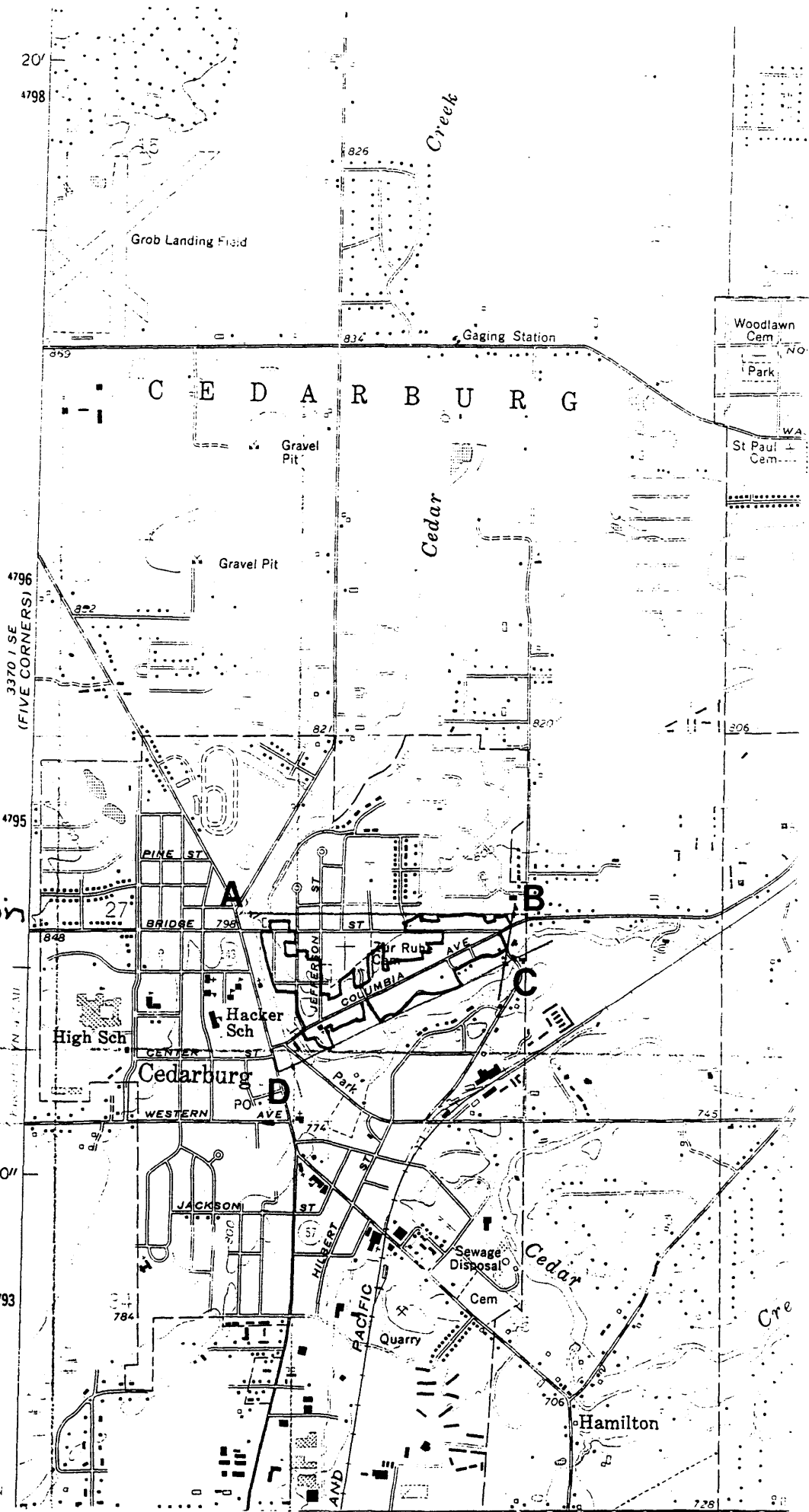
Location of Photographer



Columbia Historic District
Cedarburg, WI

- Contributing
- Non-Contributing
- ▣ Washington Ave. Historic District - NRHP
- - - District Boundary

- not to scale -



Columbia
Historic
District
Cedarburg, Wisconsin
Ozaukee County

U.T.M. References:

- A. 161419805E / 4794575N
- B. 161420905E / 4794580N
- C. 161420870E / 4794370N
- D. 161419995E / 4793940N

710N



E-13



E-2



D.17



F.6



H-11



H-20



B-3



A-20



A-19