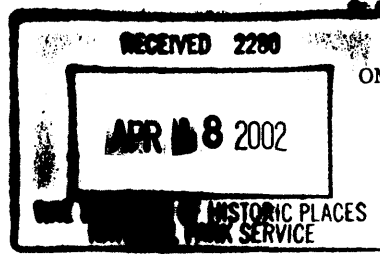


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United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Lake Street Historic District

other names/site number N/A

2. Location

street & number	various, see inventory	N/A	not for publication
city or town	Waupaca	N/A	vicinity
state Wisconsin	code WI	county Waupaca	code 135 zip code 54981

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Alicia L. Gore
Signature of certifying official/Title

Apr. 18, 2002
Date

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Lake Street Historic District
Name of Property

Waupaca
County and State

Wisconsin

4. National Park Service Certification

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

Edson H. Beall

5/30/02

[Signature]
Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private
___ public-local
___ public-State
___ public-Federal

Category of Property
(Check only one box)

___ building(s)
 district
___ structure
___ site
___ object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
73	7 buildings
	sites
	structures
	objects
73	7 Totals

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

N/A

Number of contributing resources
is previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
HEALTH CARE/hospital

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne
LATE 19TH & 20TH CENTURY REVIVALS/Tudor Revival
LATE 19TH & EARLY 20TH CENTURY AM MOVEMENT/
Bungalow/Craftsman

Materials
(Enter categories from instructions)

Foundation Stone
walls Brick
Wood
roof Asphalt
other Stucco

Narrative Description

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

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Continuation Sheet

Section 7 Page 1 Lake Street Historic District
Waupaca, Waupaca County, WI

GENERAL DESCRIPTION

The Lake Historic District is a large residential neighborhood centered along East Lake Street, Waupaca's most fashionable address during the late nineteenth and early twentieth centuries. The district extends north from East Lake Street into Jefferson, South Division, and South State streets, and south for a short distance along South Main Street. The district lies southeast of Waupaca's downtown commercial district, but instead of extending outward from the downtown, it centers along a street located several blocks south of the downtown and extends north toward the downtown business district.

Waupaca is a small city located in a largely rural area of central Wisconsin that is made up of farms, small towns, and lakes that have attracted tourists for over 100 years. In fact, Waupaca sits just east of the large Chain O' Lakes, a series of connected lakes about five miles in length. Agriculture has historically been important in the area, and today, many farmers in the region grow cash crops such as cucumbers, potatoes, and Christmas trees, along with traditional Wisconsin dairying. Overall, the region's economy is divided up among agriculture, industry, services, and tourism.

Several major highways run through and around Waupaca, including State Highways 22, 49, 54, and U. S. Highway 10. These highways bring considerable traffic into and through the city of Waupaca, and help make it a regional commercial center. Waupaca has historically had important rail connections for both passenger and freight service. Today, passenger service is not available, but a major rail line still comes through the city, serving some of the important industries of the community. One of the most important developments in the last several decades that has had an effect on Waupaca is the expansion of the historic Veterans Home at King, Wisconsin, only a few miles to the west. This large retirement and nursing home complex provides employment for many people in Waupaca.

The city of Waupaca has a topography that is, in places, irregular and dramatic, with hills and rock outcroppings creating picturesque views. The topography of the Lake Street Historic District is generally flat, but south of Lake Street, the land drops off to the shores of Mirror Lake, the small lake that is one of the picturesque places in the city. At the southwest end of the district, the land slopes up at the intersection of East Lake and South Main streets. Then, along South Main Street, it gradually drops off again. Southeast of the district, Berlin Road runs through an area that was the rural outskirts of the city when this district was developed and it has a mixture of older and newer houses.

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Section 7 Page 2 Lake Street Historic District
Waupaca, Waupaca County, WI

East and west of the district there is a continuation of the same residential neighborhood that the district is a part of, but the houses are generally of a different scale, age, and appearance than those of the district. Northwest of the district, the houses are similar to those in the district, but in this area too many of the houses have been altered and there are modern intrusions, so this area was not included in the district. North of the district is an area of mixed uses with houses, modern commercial buildings, and a large church complex. The mixed use area continues northeast of the district, where houses are interspersed with school buildings and, beyond this, the Waupaca River. These physical barriers help define the size and shape of the district.

The streets of the district are wide enough for two lanes of traffic and for parallel parking in most areas. In some areas, parking is limited to one side of the street, particularly in areas of heavier traffic, such as East Lake Street. The streets all have concrete curbs, gutters and sidewalks and there are wide terraces between the sidewalks and streets throughout the district. These terraces are landscaped with many large, mature trees and some smaller replacement trees.

The medium- to large-sized lots of the buildings in the district are also landscaped with many large, mature trees, along with mature shrubs and other types of plantings. The trees are generally a mix of deciduous species, such as oaks and maples. Large conifers are common in the district, including large spruce and arbor vitae. There are many smaller conifers decorating the district's buildings, such as yews and junipers, along with many varieties of woody shrubs. A recent windstorm did considerable damage to the mature trees in the district, and, as a result, several large trees have had to be removed and many significantly trimmed. But, because of the large number of trees in the district, this recent trimming and removal has not meant a significant change in its landscaping.

The cohesive nature of this district has been partly addressed above by the physical characteristics of the district. Within the district boundaries, cohesiveness also comes from the size, scale, style, and construction materials of the buildings, which are harmonious. For example, most houses are one and one-half to two stories in height, have frame construction with clapboard siding or a brick veneer. A few of the buildings have modern vinyl or aluminum siding, but there are very few modern intrusions. Most of the buildings have kept a good level of integrity and are contributing in the district. Of the 821 buildings in the district, only 7 (less than 10%) are non-contributing. They are non-contributing because they are either too recently constructed to be contributing or they have been so remodeled that they have lost too much of their historic appearance.

There are many garages located in this district, but they are, in general, modern and non-contributing. A few of the houses have historic garages or carriage houses, but they are not

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3 Lake Street Historic District
Waupaca, Waupaca County, WI

included in the building count. The exception is the carriage house of the Shearer-Christy House, which was previously listed on the National Register.

DESCRIPTION OF SELECTED BUILDINGS

Greek Revival

400 S. Division St.
T. M. Paine House
c.1870

The T. M. Paine House is a late example of the Greek Revival style and is one of the older houses in the district. It sits on a corner lot that is one of the few in the district with no large trees. The two-story house has a side gable form with its long wall facing the street. It has a moderately-pitched gable roof with returned eaves. Under the eaves on the side walls are plain wooden friezes. The walls are covered with clapboards and there are thin pilasters accenting the corners. The house sits on a stone foundation. Symmetrical fenestration of six-over-six light, double-hung sash windows punctuate the side and end walls of the house. The windows are decorated with thin cornice moldings and shutters. On the first story of the main elevation, the windows are taller and narrower and flank a central entrance that has a narrow transom and narrow sidelights.

A later-added porch spans the first story of the main elevation. The porch has a sloping roof covered with asphalt shingles. At the center is a projecting gable decorated with a full pediment. The porch roof is supported by turned posts. A frieze sits under the roof eaves and the porch deck has a plain modern balustrade.

According to historic assessment rolls, T. M. Paine built this house around 1870 and died prior to 1900. Mrs. Mary Paine lived in the house into the 1910s.¹

¹ Tax Rolls for the City of Waupaca, on file in the Library of the University of Wisconsin-Stevens Point, Stevens Point, Wisconsin.

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Waupaca, Waupaca County, WI

Italianate

115 E. Lake St.
P. A. Chesley House
1870, 1903

The Chesley House is a remodeled Italianate house that has retained its Italianate form and openings, but has large classical details from its 1903 remodeling. It sits on a large corner lot that is landscaped with several large, mature, trees and mature shrubs. The house is two stories in height and has a square plan. Dormers project from the remodeled steeply-pitched hip roof. The dormers have gable roofs extending to full pediments, clapboard siding, and modern sash windows. Under the wide eaves of the house are Italianate style paired scroll brackets. The walls of the house are constructed of brick that has been painted.

Most of the windows of the house are relatively tall and slightly arched. On the south and east elevations, the windows are decorated with painted stone label moldings. On the other elevations, the windows are topped with painted segmental arches. The openings are filled with replacement single-light, double-hung sash windows. On the west elevation, there are two additional openings; a later-added bay and a side entrance. Both of these openings are filled with modern replacements; a large single pane and two sashes in the bay, and a divided-light and paneled door in the entrance.

Spanning the south and east elevations is a one-story classical veranda, probably added in the 1903 alteration. The veranda has a hip roof and projecting gables with pediments indicate the entrances on the two elevations. Supporting the porch roof and its wide frieze are large Tuscan columns that are paired under the pediment gables. Along with the single-light sashes, on the first story of the east elevation, there is a large single-pane opening, probably from the 1903 alteration. The entrance of the south elevation consists of a glazed and wood-paneled door with a narrow transom and a segmental arch. The entrance on the east elevation is also a glazed and wood paneled door with a transom and with narrow sidelights.

P. A. Chesley was one of the pioneer-era Chesley brothers who came to Waupaca in 1854 (James) and 1855 (P. A.). James Chesley opened an early drug store and P. A. Chesley opened the first hardware store in Waupaca. Chesley's hardware store was located in a frame building on North Main Street into the 1880s. The building was demolished in 1889 for a new brick block. P. A. Chesley was active in fraternal groups, the fire department, and was one of the city's Police Chiefs. In 1870, Chesley had this large Italianate style house built, one of the first of the large houses located along Lake Street, which would become the city's most prominent

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Waupaca, Waupaca County, WI

residential address. In 1903, the house was extensively remodeled and the classical details were added, including the large porch. During the early twentieth century, the house was owned by Robert Pope, who was living there into the 1930s.²

Queen Anne

301 Lake St.
C. A. Spencer House
1886

The Spencer House is a two and one-half story Queen Anne style house that sits on a large corner lot landscaped with several large, mature trees. A tall "privacy" style fence made up of wooden boards extends from the southeast corner of the house. The house has an irregular plan and a complex gable roof. The roof over the main block of the house consists of a long gable, but there are several gable projections interrupting the roofline. Two of the gable projections are attached to two-story bays, on the east and west elevations. The gable peaks are covered with square wood shingles in a pattern of alternate rows laid with staggered butts. The exception is the small gable projection on the east elevation that is covered with horizontal and vertical boards in a checkerboard pattern.

The walls of the house are covered with clapboards and accented with plain corner boards. The windows of the house are irregular in size and in placement, but many of the windows are tall, single-light, double-hung sashes. Both of the bays in the east and west elevations have these windows along with large single panes with transoms. On the south elevation, there is a large single-light sash on the second story with a narrow rectangular light attached perpendicularly to the east side. Below, on the first story, there is a tall single light topped with a panel of short vertical boards. Other windows are smaller sashes located throughout the exterior of the house.

The main entrance is in the south elevation. It consists of a single door and there is a sash window flanking it on the east. The entrance is covered with a small porch that has a gable roof decorated with plain bargeboards. The gable peak is covered with applied stickwork of curved boards. The roof is supported by turned posts sitting on bases with plain curved brackets at the roofline. A short balustrade runs along the lower part of the porch. Wooden steps lead up to the wooden deck of the porch and the base is covered with lattice panels. A large one-story garage

² Carol Lohry Cartwright, *City of Waupaca, Wisconsin Intensive Survey Report Architectural and Historical Survey*, Waupaca: City of Waupaca, 1999, p. 125; Tax Rolls; Property Ownership Plat Book for the City of Waupaca, 1930s, on file in the City of Waupaca Building Inspection Office, Waupaca City Hall, Waupaca, Wisconsin.

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addition projects from the north elevation of the house. It is a non-contributing element of the property.

C. A. Spencer had this house started in the fall of 1885 and completed in 1886. Spencer was a prominent and long-time merchant in Waupaca, operating a drug store for many years. In 1884, Spencer took over the old Rant Bailey drug store that had its beginning with Bailey's father in 1866. Spencer was not a pharmacist but a businessman who ran a successful retail store in downtown Waupaca until the mid-1920s. In 1936, Drs. Andrews and Salan purchased this house and converted it into a small hospital. Known as Mirror Lake Hospital, it operated until 1955, when the new Riverside Memorial Hospital was opened.³

315 Lake St.
Shearer-Cristy House and Carriage House
1891-92
Architect: George Otis Garnsey

The Shearer-Cristy House (NRHP, 12/22/83) is a museum-quality Queen Anne style house that sits on a large corner lot landscaped with several large, mature trees, and an abundance of small shrubs and perennials. The house has a two and one-half story irregular plan sitting on a cut stone foundation. The complex hip and gable roof has several projections. At the roof peak is a projecting attic gable. The roof has recently been covered with architectural grade fiberglass shingles in a scalloped pattern. A three-story round tower with a tall conical roof rises from the southwest corner of the house. An oriel projects from the southeast corner of the house, rising from the second story. The oriel has a domed roof topped with a narrow conical spire. Several large brick corbelled chimneys rise above the roofline, and the roof peak, tower and oriel are all topped with replicated "period" metal cresting.

The house is covered with narrow beaded clapboards interrupted with several plain wood belt courses. Above the second story openings, there is a covering of scalloped wood shingles. Scalloped wood shingles also cover the third story of the corner tower. The dominant features of the house include the tower, the oriel, and two large bays. The largest feature is the tower and in the third story there is a large variation of the Palladian window. It is decorated with a projecting hood that has a gable roof, bargeboard, and a cross piece with a circular cut-out pattern and pendants. The first and second stories of the tower have tripartite openings of large single panes and transoms flanked by single-light, double-hung sashes decorated with fluted moldings and bull's eye blocks. Also decorating the tower are bands of wood blocks with a raised "T" pattern.

³ Cartwright, pp. 64, 177; Tax Rolls; *Waupaca Post*, 12 November 1885, p. 5.

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At the opposite corner of the main elevation is the oriel. The oriel has a conical base with a pendant that extends down as a pilaster between a pair of sash windows sitting underneath. The windows in the oriel consist of three single-light, double-hung sashes, each with transoms. West of the oriel is a large single-light sash with a wide transom. It is decorated with fluted pilasters. Under this window is another single-light sash filled with stained glass. Above the sash is an elliptically-arched transom topped with a tall, round-arched, lintel with incised foliated carving. On top of the lintel is a cornice and a turned knob.

On the east and west elevations of the house there are large two-story bays topped with projecting shingled gables that are decorated with panels of wood blocks with raised rectangles. The gable peaks have elaborate gable braces consisting of bargeboards and large half circles of beaded spindles in a fanlight pattern. Set into the gables are large fanlights with large openings. On the east side, the fanlight is split into two parts by one of the chimneys of the house. The resulting openings have a "heart" shape. Also on the east and west elevations are other openings. On the west elevation, there are several tall, narrow openings filled with single-light sashes. Three of the openings have transoms filled with stained glass. On the east elevation, there are similar openings along with a double opening to the north of the large bay. At the northeast corner of the house is a rear entrance covered with a small porch and balcony. The porch has an arched frieze with incised scroll decoration. A square post supports the roof and balcony and there is a small balustrade that is made up of panels with a circular cut-out pattern.

The main entrance sits in the first story of the main elevation and consists of a large double door with transoms filled with stained glass. The entrance is covered by a picturesque porch with a shed roof that rises to a gable peak at the front. The gable is decorated with bargeboard and has a gable brace with incised carving and an arched cut-out. The porch roof is supported by turned posts sitting on balustrades that have a circular cut-out pattern. A frieze under the porch roof also has circular cut-outs, but the circles are larger. The large balustrade posts have square bases decorated with sawtooth panels and topped with large turned knobs. The porch base is covered with panels with the same circular cut-out design as seen in the staircase balustrades.

At the rear of the lot is the carriage house. It is two stories in height and has a steeply-pitched hip roof with a large projecting gable on the main elevation and dormers on the side elevations. The gable peaks are covered with wood shingles and the walls with clapboards. On the main elevation, the opening in the projecting gable consists of two wooden doors with diagonal boards and small lights flanked by two small rectangular lights in a Palladian-style arrangement. The first story of the main elevation has two wood and glazed garage doors. The wooden section has diagonal boards and the glazing consists of bands of divided lights.

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Caleb Shearer was a prominent lumberman in Waupaca who was born in the city in 1858. Shearer's stepfather, John Jardine, owned a large sawmill and Shearer worked there for seven years. After a brief period as a merchant in Chippewa Falls, Shearer came back to Waupaca to study law with noted local attorney E. L. Browne. In 1882, he was to take the bar exam, but when John Jardine died, he decided to take over the lumber mill. Shearer continued the success of this mill for twenty years, a time when the lumber industry was booming in Wisconsin. In 1902, the mill was sold and renamed the Central Lumber Company.⁴

The year that Shearer took over his father-in-law's sawmill, he had a large, but not overly elaborate Queen Anne house built at 315 S. State Street, also in this district. The success of the lumber industry and Shearer's mill resulted in the construction of this showplace mansion in 1891-92. Taking a plan from George Otis Garnsey's *The National Builder*, Shearer had this house built on a large corner lot along the most fashionable street in Waupaca.⁵

In 1907, Joseph E. Cristy, one of the most prominent merchants in Waupaca, acquired the house. Cristy came to Waupaca from Ringwood, Illinois, where he had worked with his father in the family department store and merchant bank. His son, Carroll, married the daughter of C. J. Vosburg, who had operated a large general store in Waupaca. Cristy took over Vosburg's location on Main Street and opened a large department store. Cristy's was one of the two large department stores in Waupaca that dominated retailing in the city between the turn-of-the-twentieth-century and the late 1930s. After Joseph Cristy died in 1927, his son, Carroll took over the department store and also this house, living there into the mid-twentieth century.⁶

604 S. Main St.
Peter J. Christofferson House
1901

The Queen Anne style Christofferson House sits on a large corner lot landscaped with many mature trees and numerous shrubs. A small parking area sits at the back of the house for the bed-and-breakfast operation that currently occupies the house. The house has an irregular plan with walls that sit on a cut stone foundation. The two and one-half story house has a steeply-pitched hip roof with projecting gables. The projecting gables cover bays on the east and north

⁴ Cartwright, p. 134.

⁵ National Register of Historic Places Nomination for the Shearer-Cristy House, 1983, on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin; information from owner.

⁶ Cartwright, p. 126; Tax Rolls.

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elevations. One of the gables covers a shallow ell on the south elevation. A one-story square bay is attached to this ell. The peaks of the projecting gables are covered with wood shingles and two or three sash windows sit at the center of each gable. These windows are double-hung sashes with divided upper lights and single lower lights.

The two bays have similar openings on both the first and second stories. The openings consist of large single panes flanked by single-light, double-hung sashes. On the north elevation bay, the single pane in the second story is partially enclosed with clapboards. Other openings of the house are primarily large single-light sashes. A large single light sits in the south elevation. It has a transom with a criss-cross pattern. A large opening also sits in the square bay of this elevation.

The walls of the Christofferson House are covered with clapboards and accented with a wide, wooden belt course between the first and second stories. The lower clapboards of the second story of the house project slightly over the belt course. The main entrance is covered with a veranda that curves around the northeast corner of the house. The veranda has a hip roof, except at the south end, where it meets an intersecting gable roof that ends in returned eaves. The gable denotes the entrance to the veranda. The veranda roof is supported by square posts attached to a balustrade of spindles. Brackets decorate the posts at the veranda entrance. A discrete handicapped access ramp runs along the south elevation to an entrance. It has the same balustrade as the veranda.

This house was built in 1901 for Dr. Peter J. Christofferson, one of the city's progressive physicians in the early twentieth century. Christofferson was a native of Waupaca County and went to Michigan to study nursing. He worked as a nurse before graduating from a medical college at St. Louis. In 1900, he came to Waupaca and established a medical practice. He practiced in an era when medicine was changing to modern scientific practices and he often traveled to large hospitals to observe new methods and treatments. In 1921, he and his brother established the Christofferson Hospital, the most advanced medical facility in the city during the early twentieth century. Christofferson lived in this house until his death in 1936.⁷

523 S. Main St.
Andrew G. Nelson House
1901

The Andrew G. Nelson House is another building located on a corner lot in a prominent location in this district, the corner of South Main and East Lake streets. The house sits on a large, sloping

⁷ Cartwright, p. 125; Tax Rolls; *Waupaca Post*, 24 October 1901, p. 5.

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lot with a front yard that is landscaped with mature trees and some shrubs. The back yard, which is much lower than the front yard, has been paved for a parking area. The two and one-half story house has a large and rambling form and massing. The hip roof is steeply pitched and has dormers projecting from all elevations. On the east and west elevations, the large dormers have hipped-roof central sections flanked with projecting hipped-roof end sections. The dormers are detailed with denticulated friezes and covered with scalloped wood shingles. There are four small single-light sashes in each dormer, two in the end sections and a pair of sashes in the center sections. Individual hipped-roof dormers project from the north and south elevations of the roof and they are similarly decorated. Under the wide roof eaves are exposed rafters that resemble modillions.

At the southwest corner of the house there is a three-story polygonal tower topped with a pent roof. The third story of the tower has exposed rafters under the roof eaves, round-arched single-light, double-hung sash windows decorated with round arches and pilasters, and a paneled base. The first and second stories of the tower have bands of single-light, double-hung sashes sitting above clapboard bases.

The original foundation of the house is cut granite. On the east or rear elevation, the foundation is exposed and replaced with a concrete wall punctuated with several single-light sash openings and an entrance. The walls of the house are covered with narrow clapboards and accented with plain corner boards, belt courses, and a water table. Most of the openings of the house are simple single-light, double-hung sashes, some decorated with simple cornice moldings. On the east elevation, two modern exit doors have been added on each story. A metal fire escape staircase is attached to each of the exits. The historic main entrance to the building is in the west elevation. It is covered by a classical porch that has a flat roof supported by paired columns sitting on a paneled balustrade. Another entrance into the building is at the northwest corner. It is covered by a smaller, similar porch. Recently, the house has been painted.

Lumberman Andrew G. Nelson hired local carpenter C. W. Nelson to build this showplace mansion in 1901. Like the Shearer-Cristy House, the Nelson house represents the wealth that Nelson achieved with his lumber mill. A Swedish immigrant, Nelson came to Waupaca in 1871, and with his brother, John, purchased one of the early saw mills in the city in 1873. In the 1880s, the Nelsons moved the lumber mill from downtown to an expansive location at what was then the northeast side of the community. In 1888, the Nelsons built a large planing mill at the site. In 1891, his brother left the business and Andrew Nelson was sole owner until his death in 1928. Nelson was also a prominent local politician. He was a city councilman and a four-term mayor.

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He also served in the State Assembly. After Nelson's death, Van and Nellie Nelson lived in the house into the 1930s. In recent years, the house has been an apartment building.⁸

Period Revival

406 E. Lake St.
Peter Hansen House
Tudor Revival, c.1915

The Peter Hansen House is a two-story Tudor Revival style house that sits on a corner lot in the southeast end of the district. It is landscaped with several large mature trees and an abundance of woody shrubs and well-trimmed conifers. A modern version of a split rail fence spans the east side of the lot extending in at the driveway at the southeast corner of the lot.

The house has a rectangular plan with a very steeply-pitched intersecting gable roof. The steeply-pitched gables have returned eaves at the ends and the entire upper section of the house is covered with decorative half-timbering of stucco and applied boards. Paired sash windows sit in the gables of the east, west, and north elevations. They have six upper lights over a single lower light. An additional opening sits in the gable peak on the north elevation. The south elevation has a brick chimney running through the rear gable. A small gable projects over the narrow ell at the center of the south elevation.

The lower level of the house is covered with red brick and punctuated with many six-over-one-light sashes. A large bay window with a hip roof covered with metal accents the main elevation. The bay is filled with six-over-one-light sashes. To the west of the bay is the main entrance of the house. It sits behind a triple round brick arch with a keystone. The entry door is also round-arched. A modern two-car garage sits at the southeast corner of the house.

Peter Hansen was a local carpenter during the early twentieth century, but little is known about his career other than this house and the old First Baptist Church (412 S. Division St.), a remodeled non-contributing building in this district. He lived here until around 1920, then the house became the property of H. I. Lewis. In the 1930s, L. G. Patterson was residing here.⁹

⁸ Cartwright, pp. 130-131; Tax Rolls; *Waupaca Post*, 23 May 1901, p. 5.

⁹ Cartwright, p. 42; Tax Rolls; Property Ownership Plat Book for the City of Waupaca.

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416 S. State St.
Chris Mortenson House
Spanish Colonial Revival, 1921

The Chris Mortenson House sits on a small corner lot landscaped with primarily mature shrubs and a large spruce tree. This unusual variation of the Spanish Colonial Revival style is a one-story house with a flat roof. The roofline is accented with parapet gables on all four elevations. The parapets are trimmed with concrete coping and the gables are accented with diamond shaped concrete insets. Under the parapets there is a belt course row of subtle brick corbelling. The house has a rectangular plan with an original attached garage projecting from the southwest corner of the main block. The garage has a flat roof with concrete coping. A large front porch projects from the east or main elevation.

The house is faced with an unusual lattice textured brick probably manufactured by the Brazil Clay Company of Brazil, Indiana. An advertisement for this company in the *Home Builders Catalog* in 1926, indicates that the Brazil Clay Company was manufacturing this type of brick, along with other plain and textured bricks. This brick was called Triple-*Tex* and was distinctive for its lattice effect face. It was manufactured in different colors and color combinations. The color combinations were said to blend into the lattice texture in a pastel-like manner.¹⁰

A close inspection of the Mortenson House shows the lattice texture of the bricks, which are colored in several different hues. As the advertisement described above states, the hues of the brick blend into the lattice texture in a pastel-like manner. In this case, the "pastel" colors are warm shades of light and medium brown. The walls of the house are punctuated with a number of sash windows, mostly in groups of two or three. The sashes all have vertically-divided upper lights over single lower lights. On the south elevation, there is a group of smaller openings. Small rectangular openings sit above the concrete foundation, lighting the basement story.

The main entrance to the house sits behind a large porch on the east elevation. The porch has a very low-pitched gable roof. The gable is covered with stucco and accented with a band of squares in increasing and decreasing sizes. Thick brick posts that sit on a brick balustrade support the roof. Stone courses accent the area above and below the porch openings that are enclosed with screens. The porch posts are accented with stone tabs.

¹⁰ "Brazil Clay Company Impervious Face Brick," *Home Builders Catalog*, 1926, advertisement in the collections of the Office of Historic Buildings Chief of the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin, and in possession of the author and the Waupaca Historic Preservation Commission.

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Chris Mortenson had this distinctive house built in 1921. He lived there well into the 1930s.¹¹

510 Jefferson St.
M. P. Godfrey House
Georgian Revival, 1926

The M. P. Godfrey House sits on a medium-sized lot that is landscaped with many mature shrubs. Large trees in the terrace shade the property on the east elevation. The Godfrey House has simple Georgian Revival details on its two-story rectangular form. The house is topped with a hip roof with wide eaves covering a narrow frieze. The roof edges are decorated with clay tile coping. The walls are faced with an attractive brown brick that is accented with a stone belt course under the second story windows and a stone water table. Under the stone belt course is a belt course of vertically laid bricks accented with stone tabs at the building corners and the chimney on the south elevation. The symmetrical fenestration consists of six-over-one-light sashes. The openings on the second story are smaller and sit directly under the frieze. The first story openings are trimmed with tall, flat arches and tall stone keystones and stone sills. On the north elevation of the first story, the windows are slightly smaller and grouped in pairs.

The main entrance is at the center of the first story of the east elevation. It consists of a door trimmed with sidelights, a transom, and pilasters. The entrance is covered with a small entry porch that has a segmental pediment sitting on a frieze supported by heavy square posts sitting on a brick balustrade. The balustrade has two levels and is capped with stone.

At the rear of the lot is a small, matching garage. The one-story building has a hip roof with wide eaves. The walls are constructed of matching brick and accented with a stone water table. The garage door covers a single automobile bay.

M. P. Godfrey was the owner of the Godfrey Auto Company in downtown Waupaca, one of the city's early automobile dealers and garages. He began his business in 1915 and in 1919, rebuilt an old garage into a large, modern automobile showroom and garage. Godfrey lived in this house into the mid-twentieth century.¹²

¹¹ Tax Rolls; Property Ownership Plat Book for the City of Waupaca.

¹² Tax Rolls, Cartwright, p. 67-68.

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Waupaca, Waupaca County, WI

Craftsman/American Foursquare

325 S. Division St.
Lukes House
1921

The Lukes House sits on a medium-sized lot landscaped with large and small shrubs. A large tree in the terrace was a victim of the recent windstorm and was removed. The Lukes House is a Craftsman Style house with some Prairie Style influences. The two-story building has a rectangular plan with a low-pitched hip roof with wide overhanging eaves and exposed rafters. A dormer projects from the roof on the main elevation. It has a segmental pediment roof, two small single light openings, and a covering of wood shingles.

Wood shingles cover the second story of the house, while the first story is covered with clapboards. A wooden belt course spans the house between the first and second stories. The openings of the house are largely single-light, double-hung sashes. They are wider on the second story and narrower and paired on the first story of the main elevation. At the center of the second story of the main elevation, there is a set of two single light windows. Under these lights on the first story is the main entrance. The entry door is covered with an overhang that has a segmentally-arched roof that flares at the ends. The roof is decorated with small knee-brace brackets. Two flared piers, covered with clapboards, support the porch roof. A modern wrought-iron balustrade and modern steps lead up to the entrance.

Projecting from the south elevation of the house is an original porch. It has arched openings, a flat roof, and a balustrade with plain posts. The openings of the porch are filled with screens. Projecting from the north elevation is a later-added one-story ell. The ell has a flat roof and is covered with clapboards. On top of the roof is a balustrade with plain posts. Modern casement windows sit in the north wall of the ell and a small staircase leads to an entrance on the west elevation.

Milada Lukes owned this house from its construction date in 1921 to the 1930s. In the later 1930s Paul Bammel owned it. During the mid-twentieth century, the building was used for a funeral home.¹³

¹³ Tax rolls.

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209 Lake St.
F. R. Fisher House
American Foursquare, 1914

The F. R. Fisher House sits on a medium-sized lot landscaped with several mature trees and numerous shrubs. The two-story house was built in the American Foursquare style in a variation that was influenced by the Prairie Style. The house has a rectangular plan and a hip roof covered with standing seam metal. Shed-roofed dormers project from the roof and have narrow rectangular lights with vertically divided muntins. The roof eaves are wide and overhanging.

The walls of this house are covered with narrow clapboards and a belt course runs under the second story openings, which are in the upper one-third of the building. A large, red brick chimney projects from the east elevation. Also projecting from this elevation is a one-story rectangular bay that has a shed roof and a bank of tall openings. Most of the openings of the house are medium-sized sash windows, sometimes grouped in pairs.

A front porch covers the entrance and the first story of the south elevation. The porch has a hip roof with the same wide eaves as the main roof. Wide posts support the porch roof. They are covered with clapboards, as is the balustrade. Screens enclose the porch openings. A wide set of wood steps runs up to the entrance of the porch in front of the main entrance of the house. A two-story porch is attached to the rear elevation of the house. The first story of this porch extends to form a wooden deck. The porch and deck have plain balustrades.

This house was built for F. R. Fisher in 1914. Fisher and his family lived here into the 1930s.¹⁴

217 Lake St.
W. H. Beardmore House
American Foursquare, 1915

The Beardmore House sits next door to the Fisher House, described above, and has similar details. The Beardmore House is located on a medium-sized lot landscaped with tall, mature trees, and many shrubs and perennials. The house is two stories in height and has a rectangular plan with a hip roof covered with standing seam metal. The roof extends to form wide eaves. The walls of the house are covered with stucco and there is a wood belt course that runs underneath the second story openings, which are located in the upper third of the house.

¹⁴ Tax rolls; *Waupaca Post*, 14 May 1914, p. 1; Property Ownership Plat Book for the City of Waupaca.

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Most of the openings of the house are medium-sized single-light, double-hung sashes, sometimes grouped in pairs. On the east elevation, there is a set of three of these windows at the north end of the first story. The west elevation features openings in an irregular pattern under the second story, and also includes a side entrance. Small, rectangular openings punctuate the basement story of the house. On the rear elevation, a two-story porch is attached to the west two-thirds of the wall, in front of an entrance on both stories. The porch has plain square posts and plain balustrades. The lower level of the porch extends back to form a wood deck. The deck spans the northwest corner of the house and a set of steps leads from the deck to the west elevation. The deck has a lattice-covered base.

The main entrance is at the center of the house on the main or south elevation. An off-center porch that covers the east two-thirds of the first story covers the entrance. It has a hip roof covered with standing seam metal and wide eaves. The large posts are stucco covered, as is the balustrade. The porch is enclosed with modern windows and an entrance with sidelights and a transom. A set of steps with modern wrought iron railings leads up to the porch entrance.

W. H. Beardmore had this house built in 1915 and lived there until the late 1920s. During the 1930s, it was the residence of Susie B. Kent.¹⁵

407 S. State St.
Henry Indestad House
American Foursquare, 1921

The Indestad House sits on a large lot that is landscaped with mature trees and some shrubs. It has a rectangular plan and details influenced by the Prairie Style. The house has a low-pitched hip roof covered with asphalt shingles. A large shed-roofed dormer projects from the west elevation. The walls of the house are faced with red brick and punctuated with medium-sized sashes that are sometimes grouped in pairs. The building sits on a concrete foundation.

Extending from the southeast corner of the house is an ell that is covered with a continuation of the hip roof of the house. The sash windows in the ell have an upper light divided by intersecting vertical and horizontal muntins. A wide front porch spans almost the entire length of the west or main elevation. It has a sloping hip roof with wide eaves over a wooden frieze. Brick posts support the porch roof and a brick balustrade covers the porch deck. Bricks also form the stepped balustrade along the steps to the porch. The balustrade is capped with stone. The main entrance is a single door that is flanked on the south by a wide "picture" style opening.

¹⁵ Tax Rolls, *Waupaca Post*, 5 November 1914, p. 5; Property Ownership Plat Book for the City of Waupaca.

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The house was built in 1921 for Henry Indestad, who lived there briefly. During the late 1920s and the 1930s, it was the home of the Vedner family.¹⁶

Hospital Building

109 W. Lake St.
Christofferson Hospital
Two-Story Cube
1921

The Christofferson Hospital, later known as the Waupaca Community Hospital and Clinic, was the first building constructed expressly for a hospital in the community. The building sits on a large corner lot at the southwest end of the district. It is located next to the private residence of Dr. Peter J. Christofferson, who helped found it. The lot is landscaped with large trees, in particular, a group of large spruces on the west elevation. There are also some smaller trees and shrubs accenting the property.

The building is a rectangular, two-story block with a long hip roof. The brown brick walls are plain and punctuated with individual and paired sashes that have vertically-divided upper lights and single lower lights. The main entrance, which has been modernized with a glass and metal door has a long concrete deck that is covered with a modern vinyl canopy supported by wrought iron columns. Concrete steps lead up to the deck of the main entrance. A handicapped access ramp runs along the north elevation, then turns toward the sidewalk. The ramp gradually rises and has a metal balustrade. It connects with the east side of the main entrance deck.

In October of 1920, Dr. Peter J. Christofferson announced that he would build a new hospital next to his home. Dr. Christofferson and his brother, also a physician, completed the hospital in 1921. The building contained operating rooms, nine patient rooms, and a kitchen and x-ray unit in the basement. The Drs. Christofferson operated the hospital until 1933, when it became a community hospital. This was short-lived, though, because in 1934, five doctors leased the building and operated it as a clinic with hospital rooms. After the modern Riverside Hospital was built in 1955 and new clinic buildings became popular, this building ceased its medical functions. In recent years, it has been a home for the elderly.¹⁷

¹⁶ Tax Rolls, *Waupaca Post*, 21 July, 1921, p. 1; Property Ownership Plat Book for the City of Waupaca.

¹⁷ *Waupaca Post*, 10 October 1920, p. 5; Cartwright, pp. 177-178.

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BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
601 Berlin St.	Hans Nelson	Queen Anne	1894 ¹⁸	C
315 S. Division St.	Residence	Side Gable	c.1900 ¹⁹	C
319 S. Division St.	Residence	Queen Anne	c.1890 ²⁰	C
321 S. Division St.	Presbyterian Church	Greek Revival	1865 ²¹	C
322 S. Division St.	Residence	Cross Gable	c.1900 ²²	C
325 S. Division St.	Milada Lukes	Craftsman	1921 ²³	C
400 S. Division St.	T. M. Paine	Greek Revival	c.1870 ²⁴	C
403 S. Division St.	Abigail Price	Gabled Ell	c.1865 ²⁵	C
404 S. Division St.	Residence	Bungalow	c.1920 ²⁶	C
405 S. Division St.	Residence	Front Gable	c.1900 ²⁷	C
408 S. Division St.	Residence	Bungalow	c.1920 ²⁸	C
411 S. Division St.	A. Miles	Gothic Revival	1866 ²⁹	C
412 S. Division St.	First Baptist Church	Gothic Revival	1914 ³⁰	NC
415 S. Division St.	Residence	American Foursquare	c.1915 ³¹	C
500 S. Division St.	W. A. West	Gabled Ell	1868 ³²	C
501 S. Division St.	Residence	Front Gable	c.1900 ³³	C
507 S. Division St.	Residence	Gabled Ell	c.1870 ³⁴	C
510 S. Division St.	Residence	American Foursquare	c.1915 ³⁵	C

¹⁸ Tax Rolls.

¹⁹ Sanborn-Perris Maps for the City of Waupaca, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

²⁰ *Ibid.*

²¹ Cartwright, p. 161.

²² Sanborn-Perris Maps.

²³ Tax Rolls.

²⁴ *Ibid.*

²⁵ *Ibid.*

²⁶ Sanborn-Perris Maps.

²⁷ *Ibid.*

²⁸ *Ibid.*

²⁹ Tax Rolls.

³⁰ Cartwright, p. 155.

³¹ Sanborn-Perris Maps.

³² Tax Rolls.

³³ Sanborn-Perris Maps.

³⁴ Sanborn-Perris Maps, field observation.

³⁵ Sanborn-Perris Maps.

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BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
513 S. Division St.	Residence	Front Gable	c.1880 ³⁶	C
514 S. Division St.	Residence	Side Gable	c.1900 ³⁷	C
503 Jefferson St.	Residence	Queen Anne	c.1890 ³⁸	C
510 Jefferson St.	M. P. Godfrey	Georgian Revival	1926 ³⁹	C
511 Jefferson St.	Residence	Side Gable	c.1950 ⁴⁰	NC
512 Jefferson St.	A. R. Lea	Front Gable	c.1880 ⁴¹	C
515 Jefferson St.	Residence	Ranch	c.1960 ⁴²	NC
517 Jefferson St.	Residence	Front Gable	c.1920 ⁴³	C
520 Jefferson St.	N. P. Peterson	Queen Anne	1891 ⁴⁴	C
102 E. Lake St.	Richard Lea	Italianate	1867 ⁴⁵	C
108 E. Lake St.	Residence	Bungalow	c.1920 ⁴⁶	C
112 E. Lake St.	Residence	Queen Anne	c.1890 ⁴⁷	C
115 E. Lake St.	P. A. Chesley	Italianate	1870, 1903 ⁴⁸	C
118 E. Lake St.	Residence	Front Gable	c.1900 ⁴⁹	C
124 E. Lake St.	Residence	Front Gable	c.1900 ⁵⁰	NC
201 E. Lake St.	Joseph Edwards	Gabled Ell	1874 ⁵¹	C
202 E. Lake St.	Irving Hansen	Tudor Revival	1928 ⁵²	C
206 E. Lake St.	J. O. Scott	Queen Anne	1890 ⁵³	C

³⁶ *Ibid.*, field observation.

³⁷ Sanborn-Perris Maps.

³⁸ *Ibid.*, field observation.

³⁹ Tax Rolls; *Waupaca Post*, 9 December 1926, p. 1.

⁴⁰ Sanborn-Perris Maps, field observation.

⁴¹ Tax Rolls.

⁴² Field Observation.

⁴³ Sanborn-Perris Maps, field observation.

⁴⁴ Tax Rolls; *Waupaca Post*, 1 October 1891, p. 3.

⁴⁵ Tax Rolls.

⁴⁶ Sanborn-Perris Maps.

⁴⁷ *Ibid.*, field observation.

⁴⁸ Tax Rolls.

⁴⁹ Sanborn-Perris Maps, field observation.

⁵⁰ *Ibid.*

⁵¹ Tax Rolls.

⁵² *Ibid.*

⁵³ *Ibid.*, *Waupaca Post*, 25 September 1890, p. 3.

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Waupaca, Waupaca County, WI

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Construction</i>	<i>Status</i>
209 E. Lake St.	F. R. Fisher	American Foursquare	1914 ⁵⁴	C
212 E. Lake St.	C. R. Hoffman	Queen Anne	1886, c. 1904 ⁵⁵	C
301 E. Lake St.	C. A. Spencer	Queen Anne	1886 ⁵⁶	C
217 E. Lake St.	W. H. Beardmore	American Foursquare	1915 ⁵⁷	C
315 E. Lake St.	Shearer-Cristy	Queen Anne	1892-93 ⁵⁸	C
315 E. Lake St.	Carriage House	Queen Anne	1892-93	C
400 E. Lake St.	Frank Stratton	Tudor Revival	1914 ⁵⁹	C
406 E. Lake St.	Peter Hansen	Tudor Revival	c.1915 ⁶⁰	C
409 E. Lake St.	Andrew Nelson	Queen Anne	1888 ⁶¹	C
109 W. Lake St.	Christofferson Hospital	Two Story Cube	1921 ⁶²	C
523 S. Main St.	A. G. Nelson	Queen Anne	1901 ⁶³	C
604 S. Main St.	P. J. Christofferson	Queen Anne	1901 ⁶⁴	C
611 S. Main St.	Harry Rawson	Dutch Colonial Rev.	1921 ⁶⁵	C
612 S. Main St.	Evan Coolidge	Front Gable	1888 ⁶⁶	C
614 S. Main St.	Edward E. Browne	Queen Anne	1894 ⁶⁷	C
615 S. Main St.	Residence	Two Story Cube	c.1920 ⁶⁸	NC
617 S. Main St.	C. F. Kellogg	American Foursquare	1917 ⁶⁹	C
618 S. Main St.	Residence	Two Story Cube	c.1870 ⁷⁰	NC

⁵⁴ Tax Rolls; *Waupaca Post*, 14 May 1914, p. 1.

⁵⁵ Tax Rolls.

⁵⁶ Tax Rolls; *Waupaca Post*, 12 November 1885, p. 5.

⁵⁷ Tax Rolls; *Waupaca Post*, 5 November 1914, p. 5.

⁵⁸ National Register of Historic Places Nomination for the Shearer-Cristy House.

⁵⁹ Tax Rolls; *Waupaca Post*, 14 May 1914, p. 1.

⁶⁰ Tax Rolls.

⁶¹ *Ibid.*, *Waupaca Post*, 1 November 1888, p. 5.

⁶² Cartwright, p. 177.

⁶³ Tax Rolls; *Waupaca Post*, 23 May 1901, p. 5.

⁶⁴ Tax Rolls; *Waupaca Post*, 24 October 1901, p. 5.

⁶⁵ Tax Rolls; *Waupaca Post*, 17 February 1921, p. 7.

⁶⁶ Tax Rolls; *Waupaca Post*, 9 August 1888, p. 5.

⁶⁷ Tax Rolls; *Waupaca Post*, 4 September 1894, p. 5.

⁶⁸ Tax Rolls; Sanborn-Perris Maps.

⁶⁹ Tax Rolls.

⁷⁰ Field Observation; moved here after 1934, Sanborn-Perris Maps.

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BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
702 S. Main St.	Jennie Truesdell	Queen Anne	1900 ⁷¹	C
706 S. Main St.	E. E. Gordon	Queen Anne	1897 ⁷²	C
308 S. State St.	Residence	Front Gable	c.1900 ⁷³	C
312 S. State St.	Residence	Queen Anne	c. 1900 ⁷⁴	C
315 S. State St.	Caleb Shearer	Queen Anne	1885 ⁷⁵	C
316 S. State St.	Residence	Front Gable	c.1915 ⁷⁶	C
320 S. State St.	Residence	American Foursquare	c.1915 ⁷⁷	C
324 S. State St.	Charles Pier	Colonial Revival	1917 ⁷⁸	C
325 S. State St.	Residence	American Foursquare	c.1915 ⁷⁹	C
402 S. State St.	E. B. Fisher	Queen Anne	1905 ⁸⁰	C
403 S. State St.	Residence	Gabled Ell	c.1930 ⁸¹	C
407 S. State St.	Henry Indestad	American Foursquare	1921 ⁸²	C
408 S. State St.	Residence	Queen Anne	c.1890 ⁸³	C
412 S. State St.	Residence	Queen Anne	c.1890 ⁸⁴	C
413 S. State St.	Residence	Front Gable	c.1900 ⁸⁵	C
416 S. State St.	Chris Mortenson	Spanish Col. Rev.	1921 ⁸⁶	C
417 S. State St.	Chris Johnson	Front Gable	1907 ⁸⁷	C
421 S. State St.	Residence	Gabled Ell	c.1890 ⁸⁸	C

⁷¹ Tax Rolls.

⁷² Tax Rolls; *Waupaca Post*, 29 July 1897, p. 5.

⁷³ Field observation.

⁷⁴ Field observation.

⁷⁵ *Waupaca Post*, 19 November 1885, p. 8.

⁷⁶ Sanborn-Perris Maps.

⁷⁷ *Ibid.*

⁷⁸ Tax Rolls.

⁷⁹ Sanborn-Perris Maps.

⁸⁰ Tax Rolls; *Waupaca Post*, 13 July 1905, p. 5.

⁸¹ Sanborn-Perris Maps.

⁸² Tax Rolls; *Waupaca Post*, 21 July 1921, p. 1.

⁸³ Sanborn-Perris Maps; field observation.

⁸⁴ *Ibid.*

⁸⁵ *Ibid.*

⁸⁶ Tax Rolls.

⁸⁷ *Ibid.*

⁸⁸ Sanborn-Perris Maps, field observation.

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BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
501 S. State St.	Residence	Front Gable	c.1900 ⁸⁹	NC
504 S. State St.	E. B. Jeffers	Italianate	1873 ⁹⁰	C
507 S. State St.	Residence	Side Gable	c.1900 ⁹¹	C
508 S. State St.	Residence	American Foursquare	c.1915 ⁹²	C
510 S. State St.	Residence	Front Gable	c.1900 ⁹³	C
511 S. State St.	Ira Williamson	American Foursquare	1926 ⁹⁴	C
512 S. State St.	Residence	Queen Anne	c.1890 ⁹⁵	C
513 S. State St.	Gus Lewis	Queen Anne	1892 ⁹⁶	C
517 S. State St.	Residence	Front Gable	c.1900 ⁹⁷	C
521 S. State St.	Carl Nelson	Front Gable	1913 ⁹⁸	C

⁸⁹ *Ibid.*

⁹⁰ Tax Rolls.

⁹¹ Sanborn-Perris Maps, field observation.

⁹² *Ibid.*

⁹³ *Ibid.*

⁹⁴ Tax Rolls.

⁹⁵ Sanborn-Perris Maps, field observation.

⁹⁶ Tax Rolls.

⁹⁷ Sanborn-Perris Maps, field observation.

⁹⁸ Tax Rolls.

Lake Street Historic District
Name of Property

Waupaca
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Health/Medicine

Period of Significance

1865-1930

1901-1951

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

See text

Narrative Statement of Significance

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

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SIGNIFICANCE

The Lake Street Historic District is nominated for the National Register of Historic Places under criterion C for local architectural significance. The district has the best concentration of good examples of late nineteenth and early twentieth century residential architectural styles in Waupaca. In particular, the district features some fine examples of the Queen Anne style, from the picturesque to the classical. The district, as a whole, has a continuity of scale, size, and integrity that makes it stand out architecturally in the city. The period of significance for architecture is 1865-1930. This is the span of dates from the earliest contributing residence through the end of the steady development in the district. After 1930 twenty years passed before an additional house was built in the district.

The Lake Street Historic District is also being nominated for the National Register of Historic Places under criterion A for local historical significance related to health/medicine. Three buildings of this district are historically significant because they are related to the growth and development of modern medical/health services in Waupaca. In particular, these three buildings represent the development of hospital services in the city until a modern hospital building was built during the 1950s. The period of significance in the area of health/medicine is 1901-1950. This begins with the date of the construction of Dr. Christofferson's home in 1901 and ends at the 50 year mark in 1951.

HISTORICAL BACKGROUND

The city of Waupaca is located near a wide chain of interconnected lakes about five miles in length. According to historical sources, Native Americans were attracted to these lakes and numerous prehistoric mounds and archeological sites have been identified in the Waupaca area. The city is located in one of the state's most picturesque areas, but it was water power that drew the early white settlers to form a community at this location. A group of five men from Vermont, among them E. C. Sessions and William and Joseph Hibbard, came to the area in 1849 and made land claims between that year and 1852. The land claims were formalized in 1853 and more settlers began to come after that time.⁹⁹

In 1853, the county board established the county seat at Waupaca, and after attempts to move it elsewhere, the county seat was permanently set at Waupaca in 1855. A courthouse was built in Waupaca in that year on the square block of public land in downtown Waupaca that was

⁹⁹ Carol Lohry Cartwright, *City of Waupaca, Wisconsin Intensive Survey Report Architectural and Historical Survey*, Waupaca: Waupaca Historic Preservation Commission, 1999, p. 7.

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established in the land sale of 1853, henceforth known as courthouse square. During the 1850s, the downtown commercial district of the city grew up around the courthouse square, primarily in small frame buildings housing general stores and small shops that made goods such as shoes, harnesses, furniture, wagons, and agricultural implements.¹⁰⁰

By 1857, Waupaca was incorporated as a village and important public advancements were made during the 1860s, such as the construction of a new public school building and the establishment of a cemetery. In 1860, the first fraternal group would be formed, the Masons; and during the 1850s and 1860s, Baptist, Episcopal, and Methodist churches were formed. Industry in Waupaca during this period revolved around grist milling, lumber milling, and small industrial shops. The coming of the railroad in 1871 would help boost the city's commerce and industry.¹⁰¹

In 1875, village leaders incorporated Waupaca as a city and for the next 25 years, there was significant growth and development in the community. A city hall was built in 1894, streets and sidewalks were improved, electric and telephone service was established, a streetcar service to the veteran's home at King was started, recreational facilities were expanded, a new school was built and a high school established, and a large group of Danish immigrants came to the city, bringing an ethnic flavor to what was primarily a Yankee town. Industry was dominated by the growth of sawmills, processing lumber from the pineries. And, large granite deposits near the city were exploited for stone and gravel.¹⁰²

During the first twenty years of the history of Waupaca, residential development coincided with the growth of the city's downtown commercial district and its industries. Both the topography of the area and the meandering Waupaca River determined, somewhat, how housing developed in the city. The location of the river near downtown and the bluffs around the city limited housing to certain areas early in its development. During the city's first few decades, housing was built primarily to the southeast and east of downtown, south of the river and north of Mirror Lake. Southwest and north of the downtown, there were bluffs that made house building difficult. Some houses were built northeast of the river, near some of the city's early mills.¹⁰³

Waupaca's economy had tremendous growth during the late nineteenth century. Most of the city's early frame commercial buildings in the downtown were demolished or destroyed by fire during this period and were replaced with two and three-story brick blocks. The growth of the

¹⁰⁰ *Ibid.*

¹⁰¹ *Ibid.*, pp. 7-8.

¹⁰² *Ibid.*, pp. 8-9.

¹⁰³ "Waupaca, Wis., 1871," bird's eye view, Madison: M. Fowler & Co., reprint available at the Hutchinson House Museum of the Waupaca Historical Society, Waupaca, Wisconsin.

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city's downtown reflected the growth of retailing in Waupaca, but overall, the city's commercial economy was dominated by the potato trade of the late nineteenth century. Local farmers had good luck growing potatoes and eventually a larger market was built for potato growers. By the 1880s, dealing in potatoes was the most important commercial activity in the city and potato warehouses sprang up along the rail lines of the city. By the turn of the twentieth century, Waupaca was the leading potato shipping center in the country.¹⁰⁴

The growth of the potato trade fueled the growth of Waupaca's residential areas, as well. The previously noted areas of residential growth expanded and became more dense. During the late nineteenth century, the area both northwest and west of the city's downtown began filling in with houses as far as the topography would allow. In particular, Granite Street and its nearby streets northwest of downtown saw considerable residential development. More houses were also built in the east and northeast areas of the city near mills and potato warehouses. Another area of significant residential development was in the historic residential area southeast of the downtown. Money from the potato trade, retailing, and the lumber industry fueled the construction of many large and stylish houses along Lake, South Main, Jefferson, South Division, and South State streets. This area became a prestigious neighborhood that developed around Lake and South Main streets, radiating north toward the city's downtown.¹⁰⁵

The Lake Street Historic District encompasses most of this neighborhood. Many of the city's important industrial and commercial families lived here. For example, lumberman Caleb J. Shearer built two houses in the district, a large Queen Anne house on South State Street, then the most impressive Queen Anne mansion in the city on Lake Street. Another lumberman who owned the largest mill in the city, Andrew G. Nelson, built his large Queen Anne style mansion at the prominent corner of Lake and South Main streets. Important commercial businessmen and their families built or resided in houses in the district during the late nineteenth and early twentieth centuries, including druggist C. A. Spencer, banker Harry Rawson, merchant Alfred Lea, physician Peter J. Christofferson, merchant P. A. Chesley, attorney and U. S. Congressman Edward L. Browne, and department store merchant Joseph E. Cristy.

Between 1900 and the 1930s, Waupaca matured into a modern community. The growth in public services that began in the late nineteenth century blossomed during the first few decades of the twentieth century. A water and sewer system was constructed and improved, the fire and police departments modernized, modern curbs, gutters, sidewalks, and paved streets were installed, and a fine city park was developed. Schools were improved during this period and

¹⁰⁴ Cartwright, p. 9.

¹⁰⁵ Foote, C. M. and W. S. Brown, *Plat Book of Waupaca County, Wisconsin*, Minneapolis: C. M. Foote & Co., 1889.

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social and political groups, such as the Waupaca Woman's Club and the Monday Night Club carried out significant civic work in the city. A hospital movement was slow to develop, but progressive physicians established two small hospital-clinics in the Lake Street Historic District during this time. Waupaca's industries were still dominated by large sawmills, but new industries were started, such as two potato starch factories that operated for several years.¹⁰⁶

During the early twentieth century, the city's commercial district grew both in size and diversity of retailing. Several larger brick commercial buildings were erected in the city's downtown as it expanded to more than three full blocks along Main Street, and stretched into adjacent side streets. Right after 1900, two major department stores located in the city's downtown, the Fair Store and Cristy's Department Store. These stores dominated retailing in the city until World War II. Along with retail businesses, the city's downtown business buildings housed important financial institutions like the First National Bank and the Farmers State Bank, along with the professional offices of doctors, lawyers, and insurance agents.¹⁰⁷

The first three decades of the twentieth century saw residential construction in Waupaca fill the already established neighborhoods. The area northwest of the downtown, centering on Granite Street, was the site of infill construction consisting of Bungalows, American Foursquares, and Craftsman houses. Another area of residential expansion was along West Fulton Street and other streets just west of the downtown. The residential area southeast of the downtown also saw the introduction of many infill houses, although several of these houses were more elaborate Period Revival and Craftsman style buildings, befitting the prominent neighborhood in which they were located. Residential construction also occurred in the city's southeast edge during this time, mostly with small homes.

The Great Depression of the 1930s and World War II in the 1940s put a hold on most of the economic growth and development in the city other than war-related production. Many long-established businesses survived and important industries remained open. Only after World War II did the city see a boost in its consumer economy. After World War II, public services increased again, including the establishment of a city recreation program, an improved water system, new and improved school buildings, and the establishment of a large hospital. By this time the lumber industry was finally in decline, but a new industry soon took over as an anchor for the city's industrial economy. The Waupaca Foundry expanded in 1955 and by 1965, it had filled up an entire 13-acre site. The Waupaca Foundry continued to expand during the late twentieth century and today employs almost 2,000 people in several casting plants at two large

¹⁰⁶ Cartwright, pp. 10-11.

¹⁰⁷ *Ibid.*, p.11.

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sites in the city. The foundry was joined by smaller industries, such as a manufactured housing company, a potato chip factory, and a knitting mill.¹⁰⁸

While the city's industrial base grew and developed after World War II, the city's commercial base changed dramatically. By the end of the Great Depression, the large potato trade was a thing of the past and the two large department stores that had dominated retailing in the city's downtown were closing. In the 1960s and 1970s, the downtown business district, although still important, was losing business to nearby communities with modern shopping malls and large discount stores. By the 1980s, many of the traditional businesses in downtown Waupaca were gone and a new shopping area had emerged on the city's west side.¹⁰⁹

Post World War II residential construction grew up on the outskirts of already established neighborhoods in Waupaca, as was typical throughout the state. Only a few modern houses were built in the older neighborhoods, since most of the lots were already filled. Again, the dramatic topography of the city played a role in this development. The Waupaca River, Mirror Lake, and the bluffs centered new residential construction in certain areas of the city. Also, the large Waupaca Foundry and old granite quarries on the north side of the city restricted new subdivisions in that area. At the same time, Waupaca's old neighborhoods were not neglected. Some large houses were divided into apartment buildings, a few old houses were razed, and, unfortunately, some have been inappropriately altered. But, largely, Waupaca's older neighborhoods have been maintained.

Today, many families are moving into the old neighborhoods instead of into subdivisions. Prices for houses are sometimes less expensive and many families like the ambience of an older, small-town, neighborhood. The result is that some houses that had deteriorated in the post-World War II era have been or are being repaired and renovated. The Lake Street Historic District includes several houses that have been recently renovated and repaired. It is one of the reasons why this district still retains much of its historic appearance, an appearance that many in the neighborhood and the city strive to maintain and recognize.

AREA OF SIGNIFICANCE: ARCHITECTURE

The Lake Street Historic District is locally architecturally significant because it contains the largest concentration of good examples of historic residential architectural styles in the city and because the district reflects the growth and development of an important historic neighborhood

¹⁰⁸ *Ibid.*, pp. 12-14.

¹⁰⁹ *Ibid.*, p. 14.

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during the period of significance. The district developed as the most prestigious area to live in the late nineteenth and early twentieth century and this development is reflected in many of the houses. The number of large and stylish houses in the district is greater than in any other part of the city. The district reflects the new wealth of many in the city from its lively potato trade, booming sawmills, and growing commercial businesses.

The most significant growth in the Lake Street Historic District occurred during the late nineteenth century; only 11 buildings date to the 1870s and before. Because of this factor, the district has few examples of the Greek Revival and Italianate styles. But, two buildings in the district stand out as examples of these mid-nineteenth century styles. The T. M. Paine House (400 S. Division St.) was built around 1870, but has typical details from the Greek Revival style. Although it was built later than the era of the style's peak popularity, most of the elements of the style as seen in Wisconsin are extant on this house. It has a symmetrical form, a wide frieze with returned eaves, regular fenestration of six-over-six light double-hung sashes, and an entrance with sidelights. The front porch is a later addition, but it does not detract much from the Greek Revival elements of the house. The Paine House adds to the architectural significance of the district because of its good level of integrity and well-executed Greek Revival details.

The P. A. Chesley house (115 E. Lake St.) was also built originally in 1870, and it reflects a more typical style from that period, the Italianate. Although the house was substantially remodeled in the early twentieth century with a new roof and a large classical veranda, the basic form and massing of the house is Italianate. The Chesley house has the typical square form of the Italianate style and its openings with heavy stone label moldings and segmental arches also represent the style. The tall roof with dormers is from the early twentieth century, but the paired scroll brackets under the wide eaves are nice examples of Italianate style roof embellishment. The roof and veranda may not be original, but they date from the historic period of the house and are attractive and well-executed features that add to the high quality of this building. Recently renovated, this house has a high level of historic integrity and its prominent location in the district is well-suited to its fine appearance.

Almost half of the district's buildings were constructed between 1880 and 1910, so there are many examples of the Queen Anne style, a style that was popular during these years. This period also coincides with a period of strong economic growth in Waupaca, so many of the Queen Anne style houses in the district are large and stylish. The four best and most representative examples are described in Section 7, but other good examples of the style will also be noted in the following discussion.

The Queen Anne style is seen in large numbers in the state. Often called "Victorian," the Queen Anne style is characterized by asymmetry and irregularity of plan and massing. Queen Anne

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houses often express their asymmetry with a variety of surface materials such as wood shingles, stone veneer, or stucco. Queen Anne houses can be sided with wood or veneered with brick. The most common details of the style include steeply-pitched multiple gable or combination hip and gable roofs, gable projections, bays with elaborate hoodmoldings or cornices, round or polygonal turrets or oriels, classical details, and large, wrap-around verandas. Fenestration is usually irregular both in size and in placement of openings. Queen Anne houses built after 1900 tend to be less picturesque and more symmetrical than their earlier counterparts, but the many variations of Queen Anne houses extend throughout the style's history.¹¹⁰

The C. A. Spencer House (301 E. Lake St.) was one of the earliest Queen Anne houses built in the district. Constructed in 1886, the Spencer house has many of the typical details of the style, including an irregular plan and a variety of surface materials. The gables, decorated with wood shingles or stickwork, accent the clapboard walls. The projecting two-story bay and ell give the house asymmetry, as do the projecting gables and the off-center entrance with its picturesque front porch. The house has a high level of integrity and is well-preserved, despite its twenty-year history as a small hospital.

Taking the picturesque and asymmetrical nature of the Queen Anne style to its heights is the Shearer-Cristy House (315 E. Lake St.), built in 1891-92. Built from a plan by architect George Otis Garnsey, the Shearer-Cristy House has most of the details of the style executed with high-quality materials and preserved at a house museum level. The irregular plan of the house is highlighted by many asymmetrical details, including a large corner tower, a large oriel, many projecting gables, two large bays, and a variety of openings of many sizes and shapes. The house has the variety of surface materials typical of the style. The abundant wood shingles, panels of wood blocks, and the beaded clapboards combine to give the exterior different textures. The house is also ornamented with the picturesque wood details that epitomize the style, including bargeboards, applied stickwork, incised wood lintels and panels, and an unusual porch balustrade with a circle cut-out design.

Few houses have the historic integrity of the Shearer-Cristy House. Because it has the vast majority of its outstanding details intact and preserved at a high level, the original appearance of this house is intact. By seeing this house in its well-preserved condition, one can experience the exuberance and picturesque quality that the style was supposed to convey.

Caleb Shearer was a local lumber mill owner and built a house that reflected both his wealth and, to a certain extent, his occupation. Another lumber mill owner made his own residential

¹¹⁰ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-15.

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statement on the corner of South Main and East Lake Street in the district. The Andrew G. Nelson House (523 S. Main St.), built in 1901, is a very large and rambling Queen Anne house that expresses its style primarily in its large form and massing and asymmetrical details. Asymmetry is shown on this building by the large dormers and the massive polygonal tower at the southwest corner of the house. The building has classically-influenced details, including exposed rafters that resemble modillions, and classically-detailed porches that reflect the building's 1901 construction date, when the style was more likely to have a classical influence. This house does not have the level of integrity of the Shearer-Cristy House, but most of its historic details are intact. Its recent repainting has brightened its appearance and only a few details suggest its current use as an apartment building.

The Queen Anne style was so widespread that many variations were developed in the state of Wisconsin. This is also true for Waupaca and this district. One of the good examples of the style in the district is almost a stereotypical example of moderately detailed Queen Anne houses throughout the state. Not as picturesque or decorative as the Shearer-Cristy House, nor as large and rambling as the Nelson House, the Peter J. Christofferson House (604 S. Main St.), built in 1901, is architecturally important in the district because it represents a very common interpretation of the style.

The Christofferson House has a large and irregular plan and a hip and gable roof typical of the style. The bays on the north and east elevations with the projecting shingled gables are a common detail of many Queen Anne houses in Wisconsin. Another common detail is the veranda with its returned eaves over the main opening, simple posts, and wood deck and staircase. The windows are somewhat irregular and include many single-light sashes and several large single panes with transoms. What makes this house stand out among other similar examples of the style is its high level of preservation and integrity. Its historic details are almost all intact and make what could be a relatively ordinary example of the style into a fine example of the style.

The examples of the Queen Anne style discussed above are the best and most representative, but they are not the only good examples of the style in the district. Because of the number of Queen Anne houses in this district, there are several other examples of the style that add to its overall architectural significance. These examples include the picturesque Hans Nelson House at 601 Berlin Street; the simple, but well-preserved, N. P. Peterson House at 520 Jefferson Street; the more elaborately detailed picturesque C. R. Hoffman House at 212 East Lake Street, with its wood shingles and polygonal bay and dormer; the simple rectangular Andrew Nelson House with its stickwork details at 409 East Lake Street, the late, period revival-influenced Jennie Truesdell House at 614 South Main Street; and the early picturesque, stick-style influenced first Caleb Shearer House at 315 South State Street.

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Almost 40 percent of the houses in this district were built between 1910 and 1930. Therefore, many of the houses reflect the popular styles of the early twentieth century, such as the period revival styles and the Craftsman and American Foursquare styles. The period revival styles were popular during this period and include a number of styles that were based on historic architectural styles. They include the Colonial Revival, Georgian Revival, Tudor Revival, Spanish Colonial Revival, and Mediterranean Revival styles. Like their names suggest, these styles have details from the historic styles upon which they were based. The Colonial Revival style features simple classical details, while the Georgian Revival style has more formal, elaborate, classical details with an emphasis on a central entry pavilion or main entrance. The Tudor Revival style emphasizes details such as half-timbering, steeply-pitched gables, multi-pane casement windows with label moldings, and decorative stonework. The Spanish Colonial Revival style usually features stuccoed walls, tile roofs, small, irregular windows, and decorative ironwork. A related style is the Mission Revival, which emphasizes details from early Spanish buildings in the southwestern United States. Mediterranean Revival style houses usually have brick walls, large arched openings, tile roofs, and columns.¹¹¹

Several interesting interpretations of the period revival styles are found in this district. A modern interpretation of the Georgian Revival style is the M. P. Godfrey House (510 Jefferson St.), built in 1926. The house has a modern American Foursquare form with the hip roof, wide eaves and "raised" second story that is often seen with this style. But its decorative elements are strongly Georgian Revival. They include the tall jack arches with prominent keystones above all first story openings, the symmetrical fenestration of six-over-one light sashes of the first story, and the classical entry porch with its segmental pediment. The matching garage adds to the historic appearance of the house, which has a high level of integrity. It is one of the most attractive houses in the district, with well-constructed, high-quality details.

Unlike the Godfrey House, which is the only Georgian Revival-influenced house in the district, the Peter Hansen House (406 E. Lake St.), built around 1915, is one of three Tudor Revival-influenced houses in the district. It is the best example of the style and one that reflects one of the major variations characterizing Tudor Revival buildings, the half-timber variation. The upper floors of the Hansen house have the stucco covering and applied stickwork typical of this variation. The very steeply-pitched roofline suggests a "cottage" even though the house is not small. The brick veneer of the first story is also typically used for this variation of the Tudor Revival style. Although the house does not have the typical casement style openings, the multi-light sashes give the building the "historic" appearance that was an important part of the historic period revival styles.

¹¹¹ *Ibid.*, pp. 2-28—2-33.

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Two other houses along East Lake Street have interesting Tudor Revival details. They are both brick veneered houses and their Tudor Revival details are largely found in their steeply-pitched roofs, tall, narrow windows, and stuccoed gables. The large brick Frank Stratton House (400 E. Lake St.) has all of these features, while the smaller Irving Hansen House (202 E. Lake St.) has a simple, Tudor-inspired entry pavilion with round arched openings and gables with stucco and vertical stickwork.

One of the most unusual houses in the district is the Chris Mortenson House (416 S. State St.), built in 1921. It is a variation of the Spanish Colonial Revival style and its related Mission style. The style of the house is simple and seen primarily in the shaped gables on all four elevations of the building. These gables are reminiscent of those seen on mission buildings during the Spanish Colonial period of the southwest. They are interpreted in a modern way, though, giving the house a very distinctive appearance.

The other distinctive feature of this house is its unusual textured brick, a lattice pattern that has been linked to the Brazil Clay Company of Brazil, Indiana. The lattice texture of the brick gives this house an unusual appearance not found anywhere else in Waupaca. In this house, the builder used both distinctive, modern style elements and a distinctive building material. This house has a very high level of integrity, with few, if any alterations. It is a small house, but its unusual features make it stand out among the larger buildings of the district.

This district contains a number of American Foursquare style houses, some of which are fine examples of this style. There is also one house that is a fine example of the Craftsman Style. The Craftsman Style in Wisconsin was popular between 1900 and 1930 and is distinguished by its high regard for natural materials, honest construction techniques, and high quality wood craftsmanship, both on the exterior and interior of the house. Craftsman houses are often constructed of brick, stucco, or stone, and details include broad gable or hipped roofs, large dormers, decorative brackets or exposed rafters, prominent chimneys, and open porches with heavy piers.¹¹²

The Lukes House (325 S. Division St.), built in 1921 is a Prairie Style-influenced example of the Craftsman style. It has the horizontal emphasis of the Prairie Style with very wide, overhanging eaves. The Craftsman style is primarily emphasized in the house by the use of exposed rafters and the wood shingle second story, which gives the house the "natural" appearance common to the style. The most important aspect about this house is the high integrity. With only a few minor exceptions, this house has its historic appearance intact and is an attractive, well-proportioned building reflecting a variation of the Craftsman style.

¹¹² *Ibid.*, p. 2-24.

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The American Foursquare is a somewhat vernacular style that is characterized by a particular shape and is influenced by other architectural styles of the era in which it was popular. American Foursquare houses were built primarily between 1900 and 1930 and promoted by house plan books and builders as an affordable, yet attractive, family home. Its main details include a two-story square form, a hip roof, wide overhanging eaves, dormers, and a large front porch. Some American Foursquare houses have a horizontal emphasis that suggests the Prairie Style, while others have classical or colonial details that suggest the period revival styles.¹¹³

Two American Foursquare houses in the district feature influences from the Prairie Style. The F. R. Fisher House (209 Lake St.) and the W. H. Beardmore House (217 Lake St.), both built around 1915, have low-pitched hip roofs and wide eaves, along with a "raised" second story that suggests a horizontal emphasis. Another Prairie Style influence on both houses is the use of wide piers on the large front porches and the horizontal emphasis of these porches. The houses are good examples of the Foursquare style because they have the typical form and massing of the style and the openings and decorative details that are also common to the style. Both have high levels of integrity and stand out as attractive historic houses.

The third good example of the American Foursquare style is the Henry Indestad House (407 S. State St.), built in 1921. This house also has a horizontal emphasis, but not as dramatic as the previous examples. In that way, it is even more typical of the style, which did not emphasize any of the other early twentieth century architectural styles in particular, but used elements from several styles to make an attractive house that was popular with middle and working-class families of the era. The most important element of this house is, like the above examples, that it has a high degree of integrity. The brick exterior is attractive and different from most of the Foursquare houses in the district. Because it expresses its style so well, the Indestad House adds to the architectural significance of the district.

The Lake Street Historic District is architecturally significant at the local level because it has, within its boundaries, the best concentration of historic residential architecture in Waupaca. This residential architecture represents the late nineteenth and early twentieth century economic growth in the city, when money was being made in the lumber industry, potato trade, and retailing. The district has examples of many architectural styles, including a fine concentration of Queen Anne houses and a good concentration of houses with popular early twentieth century styles. Because of this concentration of good residential architecture, the district stands out in the city and merits listing in the National Register.

¹¹³ *Ibid.*, p. 2-25.

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AREA OF SIGNIFICANCE: HEALTH /MEDICAL SERVICES

This district is historically significant at the local level because three of its buildings are related to the growth and development of progressive twentieth-century health and medical services in Waupaca. In particular, the related buildings represent the important development of hospital services in the city. The result of the activities in the related buildings located in this district was the formation of the modern hospital in the city in the 1950s.

Early medical services in Waupaca were provided by individual physicians, some whom came to the city during its pioneer era. These doctors, like others in the country, were trained in a variety of medical methods, and some were even self-taught. During the nineteenth century, when surgery was one of the few effective medical "cures," the best doctors were generally surgeons who attended prestigious medical colleges, such as the Rush Medical School in Chicago. Many of these surgeons, along with the newer scientifically trained doctors, often developed small clinics or hospitals in large houses during the turn-of-the-twentieth-century years. Some of these small clinics and hospitals developed into full-fledged modern medical centers.¹¹⁴

After the Civil War, most medical services in Waupaca were provided by relatively well trained doctors, such as George Taylor, who attended medical school in Cincinnati and G. H. Calkins, who graduated from the Buffalo Medical College and served as an army surgeon during the Civil War. Although these doctors were relatively well trained, the late nineteenth and early twentieth centuries brought a number of scientifically trained physicians to Waupaca. The first was H. L. Reed, who graduated from the University of Wisconsin and the Rush Medical School and practiced between 1873 and 1913. L. H. Pelton attended the University of Chicago Medical School, then graduated from the Bellevue School of Medicine in New York City. He practiced in Waupaca between 1881 and 1912.¹¹⁵

One of the most important physicians to come to Waupaca during the early twentieth century was Waupaca County native, Peter J. Christofferson. Christofferson originally studied nursing, but later graduated from a St. Louis medical school. He opened his Waupaca practice around 1901 and practiced until his death in 1936. Although he had an office in downtown Waupaca, like most doctors, he also practiced out of his house at 604 S. Main Street (constructed 1901) during the years that doctors primarily made house calls. Most importantly, Christofferson recruited his brother, Albert M., also a doctor, to come to Waupaca in 1920 to help open and operate a hospital that was built behind P. J. Christofferson's house (109 W. Lake St.).¹¹⁶

¹¹⁴ Cartwright, p. 173.

¹¹⁵ *Ibid.*, p. 174-175.

¹¹⁶ *Ibid.*, pp. 175-176.

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Waupaca, Waupaca County, WI

Large community hospitals are a twentieth century trend in Wisconsin. There were few community hospitals in the nineteenth century, except for a special cholera hospital founded in Milwaukee in 1848, and hospitals for soldiers during the Civil War. By 1900, only a few additional hospitals were operating in the state, run mostly by religious orders. The number of hospitals increased dramatically during the twentieth century, as medical science made surgery common and many severe illnesses treatable.¹¹⁷

The new Christofferson Hospital opened in March of 1921. The two-story brick building had operating rooms, nine patient rooms, and a kitchen and x-ray unit in the basement. The Christoffersons operated the hospital until 1933. It was then taken over by a board of directors as a community hospital, but was not successful. In the fall of 1934, the hospital building became primarily a doctor's clinic. Because there was a need for a hospital, two other progressive doctors in Waupaca, C. W. Andrews and Sam Salan purchased the old C. A. Spencer House (301 Lake St.) and converted it into the Mirror Lake Hospital. This hospital was operated until 1955, when the new Riverside Memorial Hospital opened in Waupaca.¹¹⁸

After World War II, citizens of Waupaca realized that their hospital building was inadequate and they needed to have a modern facility to maintain the high quality of medical services people were used to. In 1947, a planning group was formed to build a community hospital, but financing was difficult. After the state of Wisconsin threatened to close existing hospital facilities in Waupaca if they were not renovated, the community succeeded in raising the funds and obtaining a federal grant for a new hospital building. In September of 1955, the new Riverside Memorial Hospital opened. By 1964, the hospital had been expanded by 18 beds, and renovations and a new wing were added in 1971. The hospital is still operating today as a small, but high quality local hospital and it is the most important medical facility in the city.¹¹⁹

The P. J. Christofferson House, the old C. A. Spencer House, and the Christofferson Hospital are all historically important in the growth and development of modern physician and hospital services in Waupaca. These district buildings housed the most important activities in the community related to medical services in the city's history and make the district historically significant at the local level for these activities. The activities of these buildings directly led to the modernization of health services in Waupaca and to the formation of the city's modern hospital. The local community regards these buildings as historically significant because they housed activities that have resulted in modern, convenient medical services for the city.

¹¹⁷ Wyatt, *Social and Political Movements*, pp. 6-1—6-4.

¹¹⁸ Cartwright, p. 177.

¹¹⁹ *Ibid.*, pp. 177-178.

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Section 8 Page 14 Lake Street Historic District
Waupaca, Waupaca County, WI

ARCHEOLOGICAL STATEMENT

Historic sources indicate that the Waupaca area, and especially the area around the Chain O' Lakes was the site of considerable pre-historic Native American activities. As one of the Chain O' Lakes, Mirror Lake probably attracted some of this Native American activity. An archeological investigation was beyond the scope of this nomination, although it is likely that pre-historic resources from the above-mentioned activities may still be extant within the boundaries of this district.

PRESERVATION ACTIVITIES

This nomination was prepared for the Waupaca Historic Preservation Commission with the support of the City of Waupaca. The Historic Preservation Commission is active in the preservation of Waupaca's historic resources and has engaged in many activities that help to promote and protect those resources. Two years ago, the Commission oversaw the intensive architectural and historical survey of the entire city that resulted in a comprehensive report that was used heavily as a resource for this nomination. This district nomination is part of a large project of several nominations that are designed to list most of Waupaca's important historic resources in the National Register of Historic Places. The National Register listing will provide the opportunity for district building owners to more easily obtain residential tax credits and will help promote tourism in the community.

Lake Street Historic District
Name of Property

Waupaca
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Primary location of additional data:

- State Historic Preservation Office
Other State Agency
Federal Agency
 Local government
University
Other

Name of repository:

10. Geographical Data

Acreeage of Property 18 acres

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

1	<u>16</u>	<u>334140</u>	<u>4913470</u>	3	<u>16</u>	<u>333790</u>	<u>4913000</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>334220</u>	<u>4913080</u>	4	<u>16</u>	<u>333880</u>	<u>4913260</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Carol Lohry Cartwright	date	8/30/01
organization	prepared for the City of Waupaca	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

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Waupaca, Waupaca County, WI

MAJOR BIBLIOGRAPHIC REFERENCES

“Brazil Clay Company Impervious Face Brick.” *Home Builders Catalog*, 1926. Advertisement in the collections of the Survey and Planning Chief of the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin, and in possession of the author and the Waupaca Historic Preservation Commission.

Cartwright, Carol Lohry. *City of Waupaca, Wisconsin Intensive Survey Report Architectural and Historical Survey*. Waupaca: City of Waupaca, 1999.

Foote, C. M. and W. S. Brown. *Plat Book of Waupaca County, Wisconsin*. Minneapolis: C. M. Foote & Co., 1889.

National Register of Historic Places Nomination for the Shearer-Cristy House, 1983. On file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Property Ownership Plat Book for the City of Waupaca, 1930s. On file in the City of Waupaca Building Inspection Office, Waupaca City Hall, Waupaca, Wisconsin.

Sanborn-Perris Maps for the City of Waupaca. On file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

Tax Rolls for the City of Waupaca, On file in the Library of the University of Wisconsin-Stevens Point, Stevens Point, Wisconsin.

“Waupaca, Wis., 1871,” bird’s eye view. Madison: M. Fowler & Co. Reprint available at the Hutchinson House Museum of the Waupaca Historical Society, Waupaca, Wisconsin.

Wyatt, Barbara ed. *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986.

Waupaca Post:

12 November 1885, p. 5

9 August 1888, p. 5

1 November 1888, p. 5

25 September 1890, p. 3

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Waupaca Post:

- 1 October 1891, p. 3
- 4 September 1894, p. 5
- 29 July 1897, p. 5
- 23 May, 1901, p. 5
- 24 October 1901, p. 5
- 13 July 1905, p. 5
- 14 May 1914, p. 1
- 5 November 1914, p. 5
- 10 October 1920, p. 5
- 17 February 1921, p. 7
- 21 July, 1921, p. 1
- 9 December 1926, p. 1

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Section 10 Page 1 Lake Street Historic District
Waupaca, Waupaca County, WI

GEOGRAPHICAL INFORMATION

Boundary Description:

The boundary of the Lake Street Historic District is as follows: Beginning at the intersection of the east curb line of South Washington Street and the south curb line of West Lake Street, then east along the south curb line of West Lake Street to the east curb line of South Main Street, then north along this line to the north lot line of 523 S. Main St., then east along this line to the west lot lines of 510-520 Jefferson St., then north along these lines to the north lot line of 510 Jefferson St., then east along this line to the east curb line of Jefferson Street, then north along this line to the south curb line of Randall Street, then east along this line to the west lot lines of 322-412 S. Division St., then north along these lines to the north lot line of 322 S. Division St., then east along this line to the east curb line of South Division Street, then north along this line to the north lot line of 315 S. Division St., then east along this line to the west lot line of 308 S. State St., then north along this line to the north lot line of 308 S. State St., then east along this line to the west curb line of South State Street, then south along this line to the north lot line of 315 S. State St., then east along this line to the rear or east lot lines of 315-513 S. State St., then south along these lines to the north lot line of 409 E. Lake St., then east along this line to the west curb line of Fifth Street, then south along this line to the east lot line of 601 Berlin St., then continuing south along this line to the south lot line of 601 Berlin St. and 400-406 E. Lake St., then west along these lines to the west lot line of 400 E. Lake St., then north along this line to the south curb line of East Lake Street, then west along this line to the east lot line of 212 E. Lake St., then south along this line to the south lot lines of 206-212 E. Lake St., then west along these lines to the east lot line of 615 S. Main St., then south along this line to the east lot line of 617 S. Main St., then southwest along this line to the south lot line of 617 S. Main St., then northwest along this line to the west curb line of South Main Street, then south along this line to the south lot line of 706 S. Main St., then west along this line to the east curb line of South Washington Street, then north along this line to the point of beginning.

Boundary Justification:

The boundary was drawn to enclose the best concentration of historic residential architecture that make up the historic streetscapes with the fewest intrusions and non-contributing elements. The boundary was drawn on the north to exclude the mixed use area along East Badger Street and the area of Jefferson and South Main streets that have a higher percentage of non-contributing elements. The boundary was drawn on the west for similar reasons and because the residential area ends. The boundary was drawn on the south because of Mirror Lake and because the buildings south of the district boundaries had a higher percentage of non-contributing and modern elements. The boundary was drawn on the east because the buildings change significantly from large, historic homes to much smaller houses that primarily date from a more modern era than those of the district.

Main Street Historic District
Name of Property

Waupaca
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title VARIOUS

organization

date

street&number

telephone

city or town

state

zip code

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

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

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Waupaca, Waupaca County, WI

LAKE STREET HISTORIC DISTRICT, Waupaca, Waupaca County, Wisconsin. Photos by Carol Cartwright, June 2001. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Views:

- 1 of 16: 300 block, west side, S. State Street, from the southeast.
- 2 of 16: 400 block, east side, S. State Street, from the southwest.
- 3 of 16: 416 S. State St., from the southeast.
- 4 of 16: 500 block, west side, S. State Street, from the southeast.
- 5 of 16: 300 block, east side, S. Division Street, from the southwest.
- 6 of 16: 500 block, west side, Jefferson Street, from the southeast.
- 7 of 16: 400-406 E. Lake Street and 601 Berlin Street, from the northwest.
- 8 of 16: 315 E. Lake Street, from the south.
- 9 of 16: 301 and 315 E. Lake Street, from the southwest.
- 10 of 16: 200 block, south side, E. Lake Street, from the northwest.
- 11 of 16: 209 and 217 E. Lake Street, from the southeast.
- 12 of 16: 523 S. Main Street and 115 E. Lake Street, from the southwest.
- 13 of 16: 604 S. Main Street and 109 W. Lake Street, from the east.
- 14 of 16: 600 block, west side, S. Main Street, from the southeast.
- 15 of 16: 702-706 S. Main Street, from the northeast.
- 16 of 16: 611-617 S. Main Street, from the northwest.

LAKE STREET HISTORIC DISTRICT

WAUPACA, WAUPACA COUNTY, WISCONSIN

