



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

February 22, 2011

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

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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

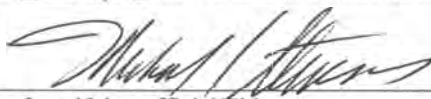
historic name Tygert Street Historic District
other names/site number

2. Location

street & number	Tygert Street and Spaulding Avenue, generally bounded by Scott Street and East Lane Street				N/A	not for publication	
city or town	Ripon				N/A	vicinity	
state	Wisconsin	code	WI	county	Fond du Lac	code	039
						zip code	54971

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.)


Signature of certifying official/Title

12/22/10
Date

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Tygert Street Historic District

Fond du Lac County

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the

National Register.

☐ See continuation sheet.☐ determined not eligible for the

National Register.

☐ See continuation sheet.☐ removed from the National

Register.

☐ other, (explain:)*Edson H. Beall**2-18-11**[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

68

noncontributing

9 buildings

1

sites

structures

objects

69

9 total

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

N/A

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

2

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

VACANT/NOT IN USE

7. Description**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Italianate

LATE VICTORIAN/Queen Anne

LATE 19TH/EARLY 20TH/Bungalow/Craftsman**Materials**

(Enter categories from instructions)

Foundation stone

walls weatherboard, brick, vinyl,

stone

roof asphalt

other wood

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

DESCRIPTION

General Description

The Tygert Street Historic District is a medium-sized residential historic district that includes much of the northeast residential neighborhood of Ripon, a small community in east-central Wisconsin. The district sits north and east of Ripon's downtown, the center of the community. Ripon is a rural community with a historic downtown (Watson Street Commercial Historic District, NRHP, 1991) and a historic private school, Ripon College (Ripon College Historic District, NRHP, 1995). The land around Ripon is primarily agricultural, although there is a large resort community nearby, centered around picturesque Green Lake. Nearby are the similar small communities of Waupun, Berlin, Markesan, and Princeton and even smaller communities like Brandon and Alto.

Several major state highways: Highway 44, Highway 49, and Highway 23 run through Ripon. They provide access to the communities mentioned above, as well as larger cities such as Fond du Lac and Oshkosh. Highway 23 is south of the district boundaries, while Highways 44/49 run only a half block from the western boundary of the district. Traffic from these highways is heavy, but most of the streets that pass through the Tygert Street Historic District are quiet, residential streets with little traffic. In fact, because there are no heavily traveled streets in the district, it remains a quiet residential neighborhood.

The topography of the district is mixed. At the center and in the eastern part of the district, the land is relatively flat, with only a small rising of the grade from south to north. At the southern boundary, though, the land dips toward the old "Gothic Mill Pond" and the open area nearby. In fact, some houses along Scott Street are raised significantly from street level. From west to east, there is also a gradual rise in the grade. But, only in the southern part of the district is the topographical change significant. The streets in the district are all fully improved with concrete curbs, gutters and sidewalks. Terraces sit between the sidewalks and the street. Electric lines on tall wooden poles run throughout the district, and standard sodium vapor streetlights are attached to these poles.

The landscaping within the district is typical of older neighborhoods. There are some mature trees in the terraces along the streets of the district, but many more mature trees and shrubs are located in the lawn space in front of most houses. The setbacks from the streets are mostly similar and are typical for small town plats. They allow for good-sized front lawns. Lot sizes are also similar and include average sized back yards. A few houses sit on larger lots, with more side and back yard spaces. There is little infill construction that has crowded the ambience of the neighborhood.

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Tygart Street Historic District
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The district is well-defined by both its interior and its exterior physical features. The vast majority of the buildings in the district also have a similar scale, compatible historic building materials, and similar type of construction, giving cohesiveness to the district streetscapes. Most houses in the district are primarily of frame construction, two stories in height, and date from the mid-to late nineteenth century and the early twentieth century. The streetscapes are consistent in form and massing and there is only a small number of non-contributing buildings. The buildings that are considered non-contributing are primarily so designated because they have been extensively altered or have large incompatible additions. There are a few mid-twentieth century houses in the district; they have elements that add to the architectural interest of the district and are a natural continuation of building on vacant lots in the district. The non-contributing houses are also scattered throughout the district and do not overly detract from its historic streetscapes. Outbuildings related to the houses, including carriage houses and garages, are not included in the inventory or the building count.

The district is also well-defined by the appearance of areas outside of the district boundaries. Beyond the northern boundary of the district, the housing stock is much more modern and the neighborhood ends at an intrusive thoroughfare. East of the district, there is a large factory complex; the old Speed Queen washing machine factory continues in operation, manufacturing a number of products. To the south of the district there is a natural boundary as Scott Street borders the Gothic Mill Pond and the park space around it.

The southwest boundary is defined by Silver Creek, which runs into the Gothic Mill Pond. West of the remainder of the district is Eureka Street, a major north-south thoroughfare out of town that borders the eastern edge of the downtown. The houses on the west side of Eureka Street have a similar size and scale to those in the district, but were drawn out of the district because they much more altered than the houses within the district. The percentage of non-contributing to contributing resources is much larger along Eureka Street than along the streetscapes within the district. The result is that the district described within these boundaries is very cohesive as a nineteenth and early twentieth century neighborhood, distinct from any other area in the city with a level of historic integrity that is higher than the areas outside of the district.

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Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

Description of Selected Buildings

Italianate

John Scott Horner House, 336 Scott Street, 1860¹

John Scott Horner Carriage House, 327 E. Jackson Street, 1860, 1891

The John Scott Horner House is a two-story Italianate-influenced house with a square main block and a small rectangular ell that projects from the northwest corner of the main block's west elevation. Both the main block and the ell are constructed of regularly coursed rusticated narrow limestone blocks. The walls have a thick amount of mortar that hides much of the coursing pattern. The main block has a very low-pitched hip roof with very wide overhanging eaves decorated with a wooden frieze. The side ell also has a low-pitched hip roof, wide eaves, and a frieze.

The main block has symmetrical window openings filled with almost all paired four-over-four light, double-hung sashes. These long and narrow window pairs are decorated with flat lintels. On the south or main elevation, an opening above the main entrance is also long and narrow, but it is filled with "French" style doors. Openings punctuating walls of the projecting ell have smaller windows. Some are filled with six-over-six light sashes. The main entrance is filled with a wood door covered by a glass and wood "storm" door. There are sidelights and a pediment lintel accenting the door. A small overhang with modern square posts sits on wooden steps.

The Horner Carriage House was altered into a residence around 1891.² It has details similar to the main house, such as a very low pitched hip roof and walls constructed of regularly coursed rusticated narrow limestone blocks. The window openings are tall and narrow, but not as tall and narrow as the house and only one window on the main elevation is paired. Window openings are filled with later-added single-light, double-hung, sashes. The windows have lintels that match the main house. A two-story bay covered with vinyl siding was probably added when the building was made into a residence. The main entrance on East Jackson Street has a modern hip roof overhang supported by metal posts in a cut-out pattern.

¹ All dates and names will be footnoted in the building inventory at the end of this section.

² This former carriage house is included in the count because of large scale and because of its very early conversion to a residence. This building has an address separate from the main house.

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Orlo J. Wolcott House, 307 Spaulding Avenue, c. 1860

This Italianate house has a two-story main block with a one and one-half story ell projecting from northeast corner of the main block. The entire building is of frame construction with vinyl siding replacing original clapboards. Despite the siding, most historical features are extant, including the low-pitched hip roofs over the main block and the ell that have wide overhanging eaves and wide wooden friezes. The tall symmetrical openings of the main block are filled with six-over-six-light double-hung sash windows. Decorating the windows are pediment lintels. The ell has windows of different sizes than the main block and some are not original. Those that are original also have pediment lintels. On the south elevation, there is a one-story bay, also with tall sashes that have nine-over-nine lights and pediment lintels. The main entrance is decorated with sidelights and a narrow transom with a wood surround that features a large pediment lintel. A two-car, twentieth century garage addition projects from the far northeast corner of the house. It is well set back from the main block.

David & Susan Fowler House, 317 Tygert Street, c.1858

This decorative Italianate style house has a two-story main block and a one and one-half story ell that projects from the rear and northeast corner of the main block. Both sections of the house have very low-pitched hip roofs with wide overhanging eaves and wide wood friezes. The entire house has red brick walls and sits on a stone foundation. The openings in the west and south elevations of the main block are symmetrical. Window openings are filled with tall and narrow paired round-arched four-over-four light, double-hung sashes decorated with architrave surrounds topped with cornice window heads. The main entrance sits in the west elevation and is enclosed by a period door topped with a transom and decorated with a similar architrave surround. The original entry porch has a hip roof with two narrow posts and two pilasters supporting round arches. The posts sit on narrow paneled bases. A wooden set of steps and wood deck complete the porch details.

The openings in the rear ell are of several different sizes. Most are enclosed with sashes and decorated with cornice window heads. Two of the openings have architrave surrounds and one opening is a side entrance that includes a transom and a small set of wooden stairs. Along the south elevation of the rear ell, there is an ell porch that is screened.

Ezra and Emily Northrup House, 119 Tygert Street, c. 1857

The Northrup House has a two-story main block and Italianate style features. The main block is topped with a very low pitched hip roof with wide overhanging eaves decorated with small brackets attached to a narrow arched frieze. At the top of the hip is a cupola that has a low-pitched pagoda-like

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roof with wide eaves and small brackets. Round arches that form surrounds (in a horse-shoe like form) decorate the four openings of the cupola.

The walls of the house are of grout, an unusual poured concrete mix seen in some buildings in mid-nineteenth century Wisconsin. The window openings are filled with primarily single-light, double-hung sashes and topped with segmentally-arched window hoods. A square bay projects from the south elevation. It has a flat roof, wide eaves, and very tall and narrow window openings filled with single light sashes topped with segmentally-arched window hoods with brackets. The main entrance sits in the northwest corner of the main elevation. It is decorated with narrow sidelights and a narrow transom. A later-added front porch spans the main elevation. It has a flat roof with square posts and a modern spool-and-spindle balustrade. Projecting from the rear elevation is a large one-story hipped-roof addition that appears to date from the mid-twentieth century.

Queen Anne

Edward Jussen House, 306 East Jackson Street, 1897

The Jussen house is a two story Queen Anne style building with a large attic story. The house has a general rectangular shape with asymmetrical projecting gables, bays, and porches that give it an irregular form and massing. The house has an irregularly intersecting gable roof accented by pent-roofed hexagonal dormers projecting from the west elevation. The intersecting roof forms large end gables that are individually decorated. On the main elevation, the gable is clad with wood shingles. The walls curve inward at the center surrounding a tripartite opening filled with three single-light sashes. Above this window unit is a Palladian-style attic vent with three very narrow, round-arched, openings; one with louvers and the other two with glazing.

The west and east side gables are also clad with wood shingles and have tripartite openings. The east gable features three windows topped with a tall pediment lintel while the west gable features a Palladian openings that has a central round-arched sash window with vertical muntins in the upper light flanked by two lights with diamond pattern muntins. The rear or north facing gable is simpler with a wood shingle cladding and a single sash window at the center.

The walls of the house are clad with wood clapboards and sit on a cut stone foundation. The walls are punctuated with many irregular window openings. On the main elevation there is a large tripartite opening and a hexagonal bay on the second story. A large single light topped with a transom sits in the wall of the first story. The east elevation features a shallow two-story ell and several single-light sashes. On the second story of the ell, these windows are tripartite. On the west elevation, there is a two-story bay sitting under the projecting gable. On this elevation there are several single-light sashes,

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a single-light topped with a transom, and a group of four narrow sashes with transoms. The rear elevation is simple, with only single-light sashes punctuating the wall.

A veranda wraps around the southeast corner of the house. It covers the main entrance and a flanking half window. The porch has a very low-pitched hip roof supported by paired columns sitting on paneled bases between an original turned post balustrade. Paneled bases sit in the porch apron which is covered with panels in a rectangular cut-out design. The large staircase leading to the main entrance has iron balustrades. A secondary entrance on the east elevation has a smaller, but similar, porch, with a low-pitched roof supported by single columns sitting on paneled bases. There is an iron balustrade along the steps, as well. A rear entrance is covered with a small hip roof porch with turned posts, a spool and spindle frieze, and a plain balustrade. The apron is covered with the same panels seen on the veranda.

The Jussen house has a matching carriage house (not included in the count). The two story carriage house has a steeply-pitched gable roof. The end gables are wide and are covered with wood shingles. At the gable peaks are oculus windows and a single-light sash sits at the center of the second story and gable. On the main elevation, a smaller gable projects from the roof. It is clad with wood shingles and also features an oculus window. A hip roof dormer projects from this gable. It has a set of tall openings covered with a wrought-iron balustrade. The openings are flanked by two single-light sash windows. The building is clad with wood clapboards and there are other single-light sashes that punctuate the walls. The main entrances are covered with wood panel garage doors. There is a plain wood entry door covering the entrance in the southwest corner of the carriage house.

Amelia Chaffin House, 221 Hall Street, 1899

The Chaffin house is two stories in height with an irregular form. It has a combination hip and gable roof with projecting gables and gable-roofed ells. The gables are clad with wood shingles, as is the upper story. The lower story is clad with narrow wood clapboards and sits on a cut limestone foundation. On the main elevation, there is a projecting gable with a pair of small windows over a slightly projecting ell that has a pair of single-light, double-hung sash windows on the second story and a larger two-light opening covered with a storm window on the first story. Next to this ell is the main entrance on the first story and a smaller sash window on the second story.

The main entrance is covered with a wrap-around veranda that features a hip roof supported by round columns sitting on paneled bases in between a turned post balustrade. Accenting the main entrance is a raised gable filled with applied boards in a geometric and partial sunburst pattern. A set of wooden stairs leads to the wooden deck of the veranda and the apron is covered with lattice panels in a rectangular and "X" shaped pattern.

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The veranda wraps around the north elevation that has a shallow two-story ell topped with a gable at the center. The gable has returned eaves and is clad with wood shingles. The veranda covers part of the first story of this ell and covers a secondary entrance. A gable accents this entrance and is decorated with applied boards forming a triangle and arches. A set of steps runs up to this entrance. At the northeast corner of the second story, just above the veranda, there is a bay filled with three single-light sash windows. The bay is topped with a full pediment gable filled with wood shingles. Also punctuating the second story of the north elevation are individual single-light sashes and a set of sashes on the ell wall. A second set of paired sashes sits in the ell wall on the first story and there is another individual sash directly west of the ell.

The south elevation of the house also features a two-story projecting ell at the center. It is topped with a shingled gable with returned eaves. Both the ell and other walls of the south elevation have window openings filled with individual single-light sashes except for the south ell wall, which has a pair of sashes.

The rear, or west, elevation has a dormer projecting from the roof. The dormer has a pair of single-light sashes topped with a full pediment gable clad with wood shingles. The remaining openings are irregular and consist of two single-light sashes on the second story, and two smaller openings on the first story that flank the back entrance. Covering the entrance is a small porch with a hip roof supported by two columns and two pilasters sitting on paneled bases in between a turned post balustrade. The porch has a set of stairs leading to the entrance and an apron with panels that are identical to the panels of the veranda.

The associated carriage house (not in count) is of two stories with a steeply-pitched gable roof. The end gables are similar to the house in that they are clad with wood shingles and have returned eaves. There is a pair of single-light openings in the gable ends and a projecting gable-roofed dormer on the east elevation. The dormer has a pair of openings and a full pediment gable clad with wood shingles. The rest of the wall of the second story is clad with wood clapboards and in the north wall of the second story there is a small opening covered by a wood door made up of narrow diagonally laid boards. Attached to the door are two larger diagonal boards that create an X.

The first story of the carriage house has clapboard siding and several large window openings filled with sashes. There are entry doors on the east elevation. The main carriage house doors are on the north elevation and are constructed in the same manner as the upper level door.

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Norman Mason House, 128 Spaulding Avenue, 1895

Architect: W. C. Mason (Mason's son, in architecture school in Illinois)

The Mason house is a two story Queen Anne style house with an irregular plan that sits on a cut limestone foundation. The roof is a complex hip and gable structure with projecting gables, bays and a tower. The two main projecting gables are on the east and south elevations. They are identical and feature shingled surfaces, modillions, and in the case of the east elevation, a small rectangular opening. A gable on the north elevation is probably similar, but is covered by the enclosed second story of the house's veranda. Projecting from the roof is an octagonal tower with a pent roof and balconet with round arches, a spool and spindle frieze, and balustrade covering a small rectangular opening. At the roof peak is a small gable.

The walls are clad with wood clapboards and punctuated with primarily single-light sashes. Some sashes are paired and there are also two larger single pane windows with transoms on the east and south elevation. The south elevation features a two-story bay. The main entrance is covered with a veranda that wraps around the north elevation. The first story is enclosed with screen panels, while the second story is enclosed with single-light sashes sitting on a paneled balustrade.

Charles Kelly House, 120 Spaulding Avenue, 1895

This house is a two story Queen Anne style building with a complex hip and gable roof. The roof features three main gables that accent the main elevation of the house, a shallow ell on the north elevation, and a larger ell on the south elevation. The gables are identical and have a shingle covering. At the center are small openings with muntins in a decorative pattern that features a central diamond shape surrounded by squares and triangles. Also decorating the gables are dentils and dentils decorate the slightly projecting eaves of the gables and the entire house.

The walls of the house have two coverings. The second story is covered with wood shingles that are flared as they meet the first story. The first story has a cladding of wood clapboards. Most of the window openings are filled with single-light sashes. On the main elevation, the sashes are paired. Larger openings on the east and south elevations have been replaced with modern casement windows.

Wrapping around the northeast corner of the first story is a veranda with a hip roof supported by round columns sitting directly on the wood deck. The main entrance is accented by a pediment and there is a set of wooden stairs leading up from ground. The porch frieze is decorated with modillions. There is a rear/side entrance at the northwest corner that was probably covered by a small porch that is now enclosed.

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Weisskoff-Cowan House, 116 Spaulding Avenue, 1897

This two story Queen Anne style house has a steeply-pitched intersecting gable roof. The roof extends on the east elevation to form a wide gable and there are two smaller matching gables projecting from the north and south elevations. The gables are covered with wood shingles and are plain on the side north and south elevations. The gable on the main elevation has a tripartite opening filled with three sashes. The center sash has decorative vertical muntins in the upper light, while the flanking sashes are single lights. The main elevation features a slightly projecting ell and there are decorative brackets under the eaves of the recessed ell.

The upper story of the house is clad with wood shingles that flare when they meet the first story. The lower story is clad with wood clapboards. The window openings are almost all filled with single-light, double-hung sashes. Two window openings on the main and south elevations are large single lights with transoms. The main entrance sits under a veranda that wraps around the northeast corner of the house. It has a steeply-pitched hip roof supported by wood columns sitting directly on the wood deck. There are lattice style panels forming the porch apron. The remainder of the foundation of the house is made of cut limestone.

Colonial Revival

Northrup-Dellinger House, 320 East Jackson Street, 1854, c. 1905

Originally this house was a two-story brick building with a low-pitched gable roof and a one-and-one-half story rear ell. It probably had Italianate features. After the turn of the twentieth century, a steeply-pitched gable roof was added to both the main block and the ell, creating an additional half story on the main block and a full two-stories on the rear ell. Colonial Revival details were added to the house, including a large front porch that wrapped around to form a veranda.

The house is constructed of red brick and has a main block and rear ell. The main block has most of the colonial details. Projecting from the main elevation of the roof are dormers, a large central dormer and two flanking dormers. The central dormer has a gable roof that ends in a full pediment that creates wide eaves that are decorated with modillions. There is a large opening filled with a modern single pane window flanked by smaller sashes. The flanking dormers have very low pitched roofs and wide eaves and have single window openings filled with newer single-light sashes.

On the gable ends are tripartite openings decorated with tall and heavy pediment lintels. The central window has been enclosed in each window group and they both have flanking single-light sashes. The wide eaves of the roof are sharply returned at the ends and are decorated with brackets.

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The second story openings of the main block are tall and filled with modern single-light sashes with transoms. At the center of the main elevation, the opening is filled with a set of multi-light windows suggesting "French" style doors. The first story openings are generally larger, and are filled with single lights and transoms. The main entrance is decorated with sidelights and a wood surround and is covered by the veranda. The veranda has a very low-pitched, almost flat roof supported by round columns that sit on the wood deck. The eaves are decorated with brackets.

The rear ell also has a steeply-pitched roof with wide eaves. Openings are similar to those of the main block. Projecting from the west wall of the rear ell is a long, modern, garage addition with large garage style doors.

Craftsman

Huibregtse House, 404 Spaulding Avenue, c. 1921

Sitting on a large corner lot, this house is two stories in height and has Craftsman Style details. The house has a generally rectangular side-gable plan that is made a bit more complex with projecting gables and porches. The roof is a long gable structure with jerkinhead or clipped gable ends and projecting gables. The house is clad with narrow clapboards and sits on a red brick foundation.

The main elevation is the long main wall that is interrupted by a shallow projecting ell and a second story bay. Both the ell and bay have jerkinhead gables supported by knee-brace brackets. Each gable also has a central square opening filled with six-light glazing. Underneath the gables in both the ell and the bay are paired eight over-one-light, double-hung sash windows. In between these projections is a small sash window. The first story has a tripartite opening under the second story bay filled with three eight-over-one light sashes and a pair of identical windows in the ell. In between is the main entrance with a multi light door.

The full front porch has a low-pitched jerkinhead gable roof, also with knee-brace brackets and there are exposed rafters under the wide end eaves. The roof is supported by flared posts sitting on red brick piers in between the original balustrade of plain wood posts. The piers at the entry steps extend to form balustrades and the apron of the porch is enclosed with panels made up of thin posts.

The south elevation sits under one large jerkinhead gable with knee-brace brackets. Openings are eight-over-one light sashes. A large red brick fireplace chimney runs up the side of this elevation. There is a projecting one-story porch that has a jerkinhead gable roof and is enclosed with screen panels. In front is a red brick wall that creates a small terrace.

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Attached to the screen porch on the south elevation is a one-story ell that wraps around the west or rear elevation. It has a very low-pitched roof with wide eaves, clapboard siding, a brick foundation, and six-over-one light sashes that are smaller than those of the main block. The two story part of the west elevation features a jerkinhead gable with knee-brace brackets and other openings filled with six-over-one light sashes. A modern deck projects from the house between the one-story ell and two-story west elevation wall.

The north elevation has a plain wall with a central shallow ell topped with a jerkinhead gable with knee-brace brackets. All of the window openings are filled with paired six-over-one light, double-hung sashes. A side entrance with a small sash sits in the lower and foundation level of the ell.

BUILDING INVENTORY

Key:

C = Contributing

NC = Non-contributing

NRHP = Listed in the National Register of Historic Places

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
Doty Street				
101	Myer-Cole	Queen Anne	1899 ³	C
102	Edwin & Elizabeth Wilson	Vernacular	c.1861 ⁴	C
103	J. J. Dillon	Queen Anne	c.1903 ⁵	C
107	F. G. Dillon	Front Gable	c.1903 ⁶	C
114	William Walters	Bungalow	c.1930 ⁷	C
118	Residence	Side Gable	c.1935 ⁸	C

³ Tax Assessment Rolls for the City of Ripon, on file in the Area Research Center of the Library at the University of Wisconsin-Oshkosh, Oshkosh, Wisconsin.

⁴ Deeds, Volume 25, Page 62, on file in the Fond du Lac County Register of Deeds, Fond du Lac, Wisconsin.

⁵ Tax Assessment Rolls.

⁶ *Ibid.*

⁷ Sanborn-Perris Maps, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin; City Directories for Ripon, on file in the Ripon Public Library, Ripon, Wisconsin.

⁸ Sanborn-Perris Maps, city directories.

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Hall Street

104	William & Ida Burroughs	Queen Anne	c.1903 ⁹	C
112	A. M. & Mary Skeels	Italianate	1857 ¹⁰	NC
118	H. Everz	Queen Anne	c.1903 ¹¹	C
206	A. S. Howe	Queen Anne	1893 ¹²	C
216	Lehman	Side Gable	c.1915 ¹³	C
221	Amelia Chaffin	Queen Anne	1899 ¹⁴	C
222	A. S. Howe	Queen Anne	1895 ¹⁵	C

Corner of Hall &
Spaulding Avenue

	School bus shelter	Astylistic	c.2000	NC
310	Residence	Cape Cod	c.1950	C
311	Residence	Front Gable	c.1930	C
316	Robert Allen	Queen Anne	1891 ¹⁶	C
325	Residence	Front Gable	c.1930	C

East Jackson Street

306	Edward Jussen	Queen Anne	1897 ¹⁷	C
311	F. A. Whiting	Queen Anne	1900 ¹⁸	C
315	George Sargent	Queen Anne	c.1910 ¹⁹	C
320	Northrup-Dellinger	Colonial Revival	1854, c.1905 ²⁰	C
325	Residence	One Story Cube	c.1900 ²¹	C
327	Horner Carriage House	Italianate	1860, 1891 ²²	C
333	Robert & Mollie Gatzke	American Foursquare	c.1907 ²³	C

⁹ Tax Assessment Rolls.

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² *Ripon Commonwealth*, 6 October 1893, p. 3.

¹³ Tax Assessment Rolls.

¹⁴ *Ibid.*

¹⁵ *Ripon Commonwealth*, 9 August 1895, p. 3.

¹⁶ Tax Assessment Rolls.

¹⁷ *Ibid.*, *Ripon Commonwealth*, 23 April 1897, p. 3.

¹⁸ Tax Assessment Rolls.

¹⁹ *Ibid.*

²⁰ *Ibid.*, Sanborn-Perris Maps.

²¹ Sanborn-Perris Maps.

²² Information from the National Register of Historic Places nomination for the John Scott Horner House.

²³ Tax Assessment Rolls.

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East Jackson Street (Continued)

343	Henrietta Weiskoff	Queen Anne	1897 ²⁴	C
345	Charles Jordan	Queen Anne	1893 ²⁵	NC

Corner of East Jackson Street &
Spaulding Avenue Park

Site	n.d.	C
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East Lane Street

122	Residence	Cape Cod	c.1950	C
210	Residence	Dutch Colonial Rev.	c.1930	C

Scott Street

318	Amos & Mary Gransee	Front Gable	c.1930 ²⁶	C
324	Residence	Cape Cod	c.1930	C
328	Eugene & Laura McDermott	Side Gable	c.1930	C
336	John Scott Horner	Italianate	1860 ²⁷	C/NRHP
344	Residence	Tudor Revival	c.1930	C
348	J. S. Shields	American Foursquare	c.1920 ²⁸	C

Shepard Street

122	Henry & Hulda Lietz	Bungalow	c.1920 ²⁹	C
126	Residence	Bungalow	c.1930 ³⁰	C

Spaulding Avenue

116	Henrietta Weisskoff	Queen Anne	1897 ³¹	C
117	George & Margaret Dellinger	Gabled Ell	c.1860 ³²	C
120	Charles Kelly	Queen Anne	1895 ³³	C
121	Residence	Front Gable	c.1870	NC

²⁴ *Ibid.*

²⁵ *Ripon Commonwealth*, 28 July 1893, p. 3.

²⁶ Tax Assessment Rolls; City Directories.

²⁷ Information from the National Register of Historic Places nomination for the John Scott Horner House.

²⁸ Sanborn-Perris Maps.

²⁹ *Ibid.*, City Directories.

³⁰ Sanborn-Perris Maps.

³¹ Tax Assessment Rolls.

³² *Ibid.*, Bird's Eye View of the City of Ripon, 1867, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

³³ "New Homes in Ripon," *Ripon Commonwealth*, 6 September 1895, p. 3.

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Spaulding Avenue (Continued)

128	Norman Mason	Queen Anne	1895 ³⁴	C
135	Benjamin Paddock	Front Gable	c.1860 ³⁵	C
218	Edward & Della Behm	Bungalow	c.1910 ³⁶	C
221	Longfellow School	Collegiate Gothic	1927 ³⁷	C/NRHP
224	S. E. Germain	Queen Anne	1898 ³⁸	C
306	Residence	Astylistic	c.1890	NC
307	Orlo J. Wolcott	Italianate	c.1860 ³⁹	C
312	Burroughs	Queen Anne	c.1900	C
315	P. D. Neer	Queen Anne	1896 ⁴⁰	C
316	Samuel & Helen Olive	Queen Anne	c.1895 ⁴¹	C
319	B. J. Crane	Queen Anne	1894 ⁴²	C
320	Residence	American Foursquare	c.1900 ⁴³	C
324	J. W. Blogett	Cross Gable	1869 ⁴⁴	C
325	Albert Joslin	Cross Gable	c.1867 ⁴⁵	C
326	A. & A. Leistikow	Bungalow	c.1922 ⁴⁶	C
331	T. A. Sargent	Queen Anne	1897 ⁴⁷	C
337	R. Wallner	Queen Anne	1891 ⁴⁸	C
401	Truman Tuttle	Gabled Ell	c.1870 ⁴⁹	C
404	Huibregtse	Craftsman	c.1921 ⁵⁰	C
416	Residence	Colonial Revival	c.1925 ⁵¹	C

³⁴ *Ibid.*

³⁵ Tax Assessment Rolls.

³⁶ Sanborn-Perris Maps; City Directories.

³⁷ Information from National Register of Historic Places nomination.

³⁸ Tax Assessment Rolls.

³⁹ *Ibid.*; Bird's Eye View.

⁴⁰ Tax Assessment Rolls.

⁴¹ Plat Map, 1893, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁴² Tax Assessment Rolls.

⁴³ 1890 Plat Map, Sanborn-Perris Maps.

⁴⁴ Tax Assessment Rolls.

⁴⁵ Bird's Eye View.

⁴⁶ Tax Assessment Rolls; City Directories.

⁴⁷ Tax Assessment Rolls.

⁴⁸ *Ibid.*

⁴⁹ Tax Assessment Rolls; Bird's Eye View.

⁵⁰ Sanborn-Perris Maps; City Directories.

⁵¹ Field observation.

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Tygart Street

104	Burroughs-Dellinger	Gabled Ell	c.1865 ⁵²	NC
114	George Field	Gabled Ell	c.1865 ⁵³	NC
119	Ezra & Emily Northrup	Italianate	c.1857 ⁵⁴	C
120	Keenan-Hedding	Italianate	1885 ⁵⁵	C
123	Sylvester Richmond	Italianate	1856 ⁵⁶	C
130	Eggleston-Brown	Side Gable	1852 ⁵⁷	C
221	Residence	Front Gable	c.1900	NC
222	Otto & Anabel Luck	American Foursquare	c.1915 ⁵⁸	C
229	Sid & Minnie Weller	American Foursquare	c.1910 ⁵⁹	NC
309	Residence	Queen Anne	c.1895 ⁶⁰	C
312	L. & D. Fish	Side Gable	c.1856 ⁶¹	C
314	Charles Prellwitz	Bungalow	c.1915 ⁶²	C
315	Norman & Alma Kuether	American Foursquare	c.1930 ⁶³	C
317	David & Susan Fowler	Italianate	1858 ⁶⁴	C
318	W. Shepard	Italianate	c.1865 ⁶⁵	C
325	Katherine Moran	American Foursquare	c.1915 ⁶⁶	C
333	Residence	Ranch	c.1950	C
334	Julius & Sophia Heiman	Dutch Colonial	c.1907 ⁶⁷	C

⁵² Tax Assessment Rolls.

⁵³ *Ibid.*

⁵⁴ Deeds, Volume 11, Page 19.

⁵⁵ Tax Assessment Rolls.

⁵⁶ Tax Assessment Rolls; Deeds, Vol. 8, Page 411.

⁵⁷ Tax Assessment Rolls.

⁵⁸ Sanborn-Perris Maps; City Directories.

⁵⁹ *Ibid.*

⁶⁰ 1893 Plat Map; Sanborn-Perris Maps.

⁶¹ Deeds, Vol. 10, P. 438; Vol. 25, P. 469.

⁶² Sanborn-Perris Maps.

⁶³ *Ibid.*

⁶⁴ Tax Assessment Rolls; Deeds, Vol. 17, P. 538; Vol. 120, p. 125.

⁶⁵ Tax Assessment Rolls, Bird's Eye View.

⁶⁶ Sanborn-Perris Maps; City Directories.

⁶⁷ Tax Assessment Rolls.

Name of Property

County and State

8. Statement of Significance**Applicable National Register Criteria**

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1852-1950

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Mason, W. C.

Narrative Statement of Significance

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

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Tygert Street Historic District
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SIGNIFICANCE

The Tygert Street Historic District is being nominated to the National Register of Historic Places under criterion C for local significance for architecture because it contains a group of buildings of important nineteenth and early twentieth century architectural styles that together create an architecturally distinctive historic neighborhood. The district, with a period of significance from 1852 to 1950 reflects the dates of construction of the contributing buildings and the full build out of the neighborhood over 100 years. The district contains distinctive individual examples of the Italianate, Queen Anne, and Craftsman architectural styles. But, more importantly, the district has a good concentration of buildings from the late nineteenth century and the turn of the twentieth century that have a similarity of scale, building materials, and style elements that make the district architecturally cohesive as a whole and significant beyond just the location of individual examples of important architectural styles. This district was one of three potentially eligible residential historic districts identified in the Three Historic Neighborhoods intensive survey of the City of Ripon (1995).

Historical Background

Some of the most important buildings in the district were constructed during the 1850s, five to 15 years after the first settlers claimed land in what was to become Ripon. Before that time, early settlers competed to establish the community, one of which had a direct impact on this district. Between 1838 and 1845, three men came independently to the Ripon site, all hoping to make a settlement. The first was John Scott Horner, who purchased a quarter section of land on both sides of Silver Creek near the center of the present city of Ripon. In 1844, a scout for the Wisconsin Phalanx, a utopian community, purchased 1,160 acres surrounding Horner's quarter section. Finally, in 1845, David P. Mapes, seeing that the best land was already taken, purchased a farm east of both land claims and waited for further developments.⁶⁸

The Wisconsin Phalanx was a group of about 200 social reformers who hoped to set up a successful experiment in communal living. They called their community Ceresco, after Ceres, the Roman goddess of agriculture. But the experiment in communal living was short-lived and by 1851, all of Ceresco was held in private hands and operating as a thriving pioneer settlement. In 1858, Ceresco reluctantly merged with the nearby settlement of Ripon, which had also developed into a successful pioneer community.⁶⁹

⁶⁸ Carol Lohry Cartwright and George Miller, "Historical Background," in *City of Ripon, Wisconsin Intensive Survey Report : Architectural and Historical Survey Report, Three Historic Neighborhoods*, Ripon, Wis.: Ripon Historical Society, 1995, p. 9.

⁶⁹ *Ibid.*

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Tygart Street Historic District
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John Scott Horner, who eventually built in this district, did little with his large tract of land about one-half mile east of Ceresco until 1849, when the utopian community was breaking up. Horner and David P. Mapes joined together to promote a more typical frontier community centered around Horner's land. Mapes acquired about half of the lots in Horner's quarter section in return for promoting the community that Horner named Ripon, after his family's home in England. By this time, immigrants were coming to Fond du Lac County in great numbers and Mapes encouraged new settlement by building a grist mill and a hotel. In 1851, Mapes established a "college," another way to attract settlers to the community. He was instrumental in getting railroad connections and, by 1860, Ripon was a successful Yankee settlement of 1,000 people.⁷⁰

The settlement of Ripon grew up around Mapes' hotel and much of the earliest development occurred north and east of this location, including the area of the Tygart Street Historic District. After Ripon College was established west of this location, another historic neighborhood, now known as the Southwest Historic District, arose on land south of the college. Much of the Tygart Street area was platted as Lodge's Addition to the original plat, and the remainder was unplatted during the nineteenth century. Eventually this area, including a large block of land owned by John Scott Horner, was sold off in lots during the late nineteenth and early twentieth centuries.⁷¹

The new settlement of Ripon attracted middle-class Yankee families who came with funds to invest in land or businesses in the community or who were professionals looking for new opportunities. Many of these people built the first stylish houses in the community in platted areas to the east, west, and south of the early center of Ripon. Eventually, an area east of the downtown that includes this district and an area south and west of the downtown and Ripon College competed for the "title" of the most stylish neighborhood in Ripon. By the late nineteenth century, the area southwest of the downtown, now known as the Southwest Historic District, won out, but only in terms of size. The area east of the downtown had many fashionable houses constructed in the nineteenth century, including some in this district.

For example, the 1850s saw the construction of the elegant David & Susan Fowler House (317 Tygart Street, 1858), the A. M. and Mary Skeels House (112 Hall Street, 1857 [before its current alterations]), the Ezra and Emily Northrup House (119 Tygart Street, c.1857) with its unusual grout walls, and John Scott Horner's own cut limestone Italianate style house (336 Scott Street, 1860). These houses also reflect the economic boom in Ripon during the 1850s, with the success of the community's grist and lumber mills and growing commercial district.

⁷⁰ *Ibid.*, pp. 9-10.

⁷¹ *Ibid.*, p. 10; Bird's Eye View, 1867 and Plat Map, 1983 for the City of Ripon, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

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It was the commercial district, in particular, that fueled the growth of Ripon during the latter nineteenth century. By 1867, Ripon's merchants had developed a five-block commercial district and successful merchants and professionals built stylish houses in both this district and the Southwest Historic District. In particular, the Southwest Historic District area grew the most with houses built during the 1860s, 1870s, and 1880s. But, the Tygart Street neighborhood would catch up in the last decade of the nineteenth century and the first decade of the twentieth century.⁷²

After the boom years of the 1850s and 1860s, the 1870s and 1880s in Ripon were ones of economic stability, but little overall economic growth. The community had good railroad connections and its local farmers provided the merchants with steady trade. But, the community never developed a large industrial base. There was a medium-sized wagon shop and a few other small industries in town, but the largest industry was a knitting works that did not expand until the mid-1880s. After a struggle to survive during the early years, Ripon College was still a small institution. Most of the wealth in the community was still among professional and merchant families.⁷³

Many of these families added houses to the Tygart Street Historic District during the 1870s and 1880s. And, the latter 1880s would introduce large, Queen Anne style homes into that neighborhood, a trend that would flourish during the 1890s. Some of the best Queen Anne style houses in this district were built in the 1890s, including the elaborate Edward Jussen House (306 East Jackson Street, 1897); the smaller but equally elegant Amelia Chaffin House (136 Spaulding Avenue, 1899); and the Henrietta Weiskoff (116 Spaulding Avenue, 1897), Charles Kelly (120 Spaulding Avenue, 1895), and Norman Mason (128 Spaulding Avenue, 1895) houses, which along with the Chaffin House, make up an architecturally significant streetscape in the 100 block of Spaulding Avenue.

By the end of the 1890s, Ripon's population had slowly grown to 4,000, a rise of 3,000 since 1860, despite an influx of German and Polish immigrants during this period. Many Yankee families had moved on, but Ripon was still dominated by Yankee families in the professional classes, although there were enough immigrants to influence the community. For example, despite a vocal push by Yankee families to make Ripon a "dry" community, there were enough Germans to make up a majority to keep the saloons open.⁷⁴

⁷² Cartwright and Miller, pp. 10-11.

⁷³ *Ibid.*

⁷⁴ *Ibid.*, p. 11; Review of Ripon newspapers during 1880s and 1890s provided the information about the growing influence of immigrants in Ripon and the decline of the Yankee population in town and in the region.

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Tygart Street Historic District
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Despite the slow growth of Ripon's economy in the late nineteenth century, the influx of Queen Anne style houses in the Tygart Street Historic District illustrates that there was a good-sized middle and upper class in Ripon. The families building these houses were, primarily, related to the stability of Ripon's commercial economy and the growth of Ripon College. During the late nineteenth and early twentieth century, Ripon College expanded its programs and attracted an increasing number of students, expanding the professional class in town.

During the 1910s and 1920s, Ripon's economy continued to be stable. The community did not grow in population during the first half of the twentieth century, but it did not significantly decline. There were no large industries that located in Ripon during this period, and, therefore, no large tracts of worker houses were built in the city. Instead, a small, but steady number of houses reflecting the popular styles of the 1910-1930 era were built throughout the community, both for working class families and for middle and upper class families. In Ripon, there is, proportionately, a much smaller number of Period Revival and Craftsman houses built during this period. This suggests, and historic tax assessment rolls and city directories confirm, that prominent families, for the most part, remained in the older, high-style, Italianate and Queen Anne houses built earlier.

The Tygart Street Historic District saw very little of this development of high-style Period Revival and Craftsman style houses during the 1910-1930 era. Two exceptions are the high-style Collegiate Gothic Longfellow School (221 Spaulding Avenue, 1927) and the Craftsman style Huibregtse House (404 Spaulding Avenue, c.1921). Although not highly stylistic, several interesting Bungalow and American Foursquare houses were also built during this period in the district, including the Gatzke House (333 East Jackson Street, c.1907), the Kuether House (315 Tygart Street, c. 1930), and the residence at 320 Spaulding Avenue (c.1900). The remainder of the houses of this period carry on the trend of less decorative, more middle-class housing that dominated much of the Queen Anne era.

Some of the lots in the district were not filled in until the mid-twentieth century and have style elements from the popular "Cape Cod" style or a Tudor Revival influence. These houses are smaller than most of the houses in the district and reflect the weaker economy of the 1930s. One interesting example of this type of housing is the late Bungalow style house at 122 Shepard Street. At that time, only a few lots existed in the Tygart Street Historic District that could be built on, so development effectively stopped at that time. For the same reason, there are only three houses in the district that date to the post-World War II era.

After 1950, Ripon's economy expanded with new industries located at what was then the edge of town. The Speed Queen Washing Machine Company located on the east side of town just east of this district. Ripon Foods, a producer of cookies, was also part of the post-World War II industrial base in the

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community, along with a canning factory, packing materials company, a specialty foods company, and a foundry. Ripon College expanded to its greatest enrollments during the 1960s and 1970s, the years that the "baby-boom" generation flocked to colleges throughout the state. A number of modern buildings were added to the college during this time.⁷⁵

Industrial expansion helped Ripon's economy during the second half of the twentieth century, but the city's downtown, once the center of Ripon's economy, declined during this period. Always a regional trading center for farmers, Ripon's downtown began to lose considerable commercial business during the 1960s and 1970s, as shoppers flocked to the new shopping center in nearby Fond du Lac and to the early "big box" retailers in Fond du Lac, Oshkosh, and other communities. Larger supermarkets and other retailers left downtown for strip malls on the outskirts of Ripon as well, leaving empty storefronts downtown. In 1989, Ripon joined the Main Street program and, while it no longer participates in this program, there has been some success in revitalizing both downtown buildings and downtown businesses since the late 1980s.⁷⁶

The post-World War II industrial boom in Ripon meant a growth in Ripon's residential neighborhoods. Most of this construction occurred at the edges of the community in "suburban" type housing developments, particularly on the south side of town. Between 1940 and 1970, the population of the community doubled in size and slower, but steady growth continued in the late twentieth century. The recent location of a new school on the far south side of the city will probably continue to fuel the expansion of suburban housing in this area.

During the 1950s and into the 1970s, most of the houses in the Tygert Street Historic District were well-preserved and remained owner-occupied. In fact, when the 1995 intensive architectural and historic survey was completed, most of the houses in this district had retained their original siding materials and few were inappropriately remodeled. Since that time, there has been an increase in the use of vinyl siding, and a few houses have been inappropriately remodeled. On the other hand, a few houses that had begun to suffer from lack of maintenance and other concerns have been renovated.

Overall, the district has remained largely intact because it is an attractive older neighborhood that is convenient and affordable. With a centrally-located park and easy access to main highways to both Fond du Lac and Oshkosh, the Tygert Street district is a comfortable neighborhood of historic streetscapes and modern amenities. This nomination is being submitted to recognize the architectural significance of this neighborhood and the work that many homeowners in the neighborhood have done to retain and renovate their historic houses. It is also being done to recognize the important early history of Ripon that is embodied in several of the houses of the district.

⁷⁵ *Ibid.*, pp. 12-13.

⁷⁶ *Ibid.*, p. 13.

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Tygert Street Historic District
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Statement of Significance—Architecture

The Tygert Street Historic District is architecturally significant at the local level because it contains a concentration of distinctive examples of nineteenth and early twentieth century architectural styles, and because the houses, as a group, have a similar size, scale, style elements, and building materials that create distinctive streetscapes in the district. In fact, it is the concentration of primarily Queen Anne style houses, many with similar style characteristics that gives this district its character and makes it stand out among the other neighborhoods in Ripon. The individually architecturally distinctive buildings are important to the architectural significance of the district, but without the groups of primarily Queen Anne style houses, the district would have a much less cohesive appearance.

Architectural Styles

There are two important architectural styles that dominate this district: the Italianate and the Queen Anne. The Italianate style houses date primarily from the mid-nineteenth century and are less plentiful than that later Queen Anne style houses. Many of the Queen Anne style houses date from the most popular era of this style, the 1890s, but surprisingly, many were built closer to 1900 and during the first decade of the twentieth century. Although there are some large and impressive examples of both of these styles, a majority of the houses could be described as less elaborate, middle-class, houses. A brief discussion of these style elements should illustrate the above.

Italianate

According to Wisconsin's *Cultural Resource Management Plan*, the Italianate style was widely popular in Wisconsin between 1850 and the early 1880s. Typical Italianate style details include a generally square plan, low-pitched hip roof, wide eaves with brackets, round or segmentally arched openings, and picturesque porches with thin posts and brackets. Prominent label moldings or cornices are also popular details on the openings of Italianate houses. Later Italianate houses are usually rectangular in plan, a bit taller in height, and feature more prominent classical details.⁷⁷

According to the *City of Ripon Intensive Survey Report*, there are many fine examples of the Italianate style in the city, and several examples cited as the best in the city are located in this district. For example, the John Scott Horner House (336 Scott Street, 1860) is a good and unusual example of the style as seen in Ripon. Its size and form and massing are obviously Italianate, as are its architectural details. The wide overhanging eaves and tall, paired window openings are all reflective of the style. In fact, the windows of this house are some of the tallest and most elegant of all Italianate houses in

⁷⁷ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Volume 2*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-6.

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Ripon. The stone construction of the house gives it additional significance as it is one of the few stone houses of note in Ripon and adds a grandeur to the building not found in other examples of the style. The matching former carriage house (327 East Jackson Street), although remodeled as a house, adds to the significance of the original Horner "estate" that once took up this entire block.

Contrasting with the Horner house is a much more delicate example of the style. The David and Susan Fowler House (317 Tygart Street), built in 1858, is smaller and more picturesque than the Horner house, and possesses well-preserved Italianate details. Again, its window openings, like the Horner house, are its most distinctive feature. Paired with round arches and enclosed with a finely-crafted wood surrounds and cornice lintels, the windows are beautiful examples of mid-nineteenth century Italianate design. Also outstanding is the intact Italianate style porch, a feature many Italianate houses in Ripon have lost. The red brick walls add to the lovely appearance of this house. Both the Horner and Fowler houses show the variety of motifs and construction techniques used in the Italianate style, even in houses built only a few years apart.

Another version of the Italianate style is the Orlo J. Wolcott House (307 Spaulding Avenue, c. 1860). Interestingly, it has a similar form and massing to the Fowler house, but was originally constructed with clapboard siding rather than brick walls. Despite the new vinyl siding, the details of the house remain, including pediment lintels, original tall, multi-light, windows, a bay, and the decorative main entrance. Like the Horner and Fowler houses, it has prominent projecting eaves that are not decorated with brackets, an interesting detail that architecturally joins these houses together.

Differing from the three houses described above is the Sylvester Richmond House (123 Tygart Street, 1856). It has a square form and low pitched hip roof, but in this case the eaves are slightly less wide and decorated with unusual small brackets. A cupola, another popular design element of the Italianate style, sits on the roof. The windows are a bit more regular in size, except for those of the bay, which are very tall and narrow. They are simply decorated with segmental wood arches. Again, this house shows a different variation of the style.

What is most distinctive about the Richmond house is its wall material. It is constructed of grout, a mid-nineteenth century form of poured concrete. Crude forms of concrete date back to the Roman Empire when builders discovered that mixing quicklime, volcanic earth, water, sand, and stone aggregate created a material that when hardened, was as strong and durable as stone. The technique was lost until the eighteenth century, when new experiments with concrete were made. Cheap and abundant wood, stone, and bricks, delayed the widespread use of concrete in America until after 1872, when Portland cement was patented. During the mid-nineteenth century, though, a few builders in

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Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

Wisconsin briefly popularized the use of a crude concrete mix they called "grout."⁷⁸

In 1844, Milton resident Joseph Goodrich developed grout: a lime, sand, gravel, and water mixture that was hardened in wooden forms. Goodrich promoted the use of this relatively inexpensive building material and several other grout buildings were constructed in the Rock County area. Goodrich used grout to construct his hexagon-shaped inn called the Milton House. In 1850, Orson Fowler, a promoter of the octagon house, visited the Milton House and was so taken by the material, he nationally promoted the use of grout for his octagon houses. During the 1850s, other grout houses, often using the octagon plan, were constructed in Wisconsin. The interest in grout fell off by the Civil War and there was little use of concrete as a building material until the twentieth century.⁷⁹

According to the *City of Ripon Intensive Survey Report*, Ripon had a small grout "craze" during the 1850s. Some of these grout buildings have been demolished, but as of 1995, seven remained, including an octagon house. Two of these seven buildings are located within the Southwest Historic District, and are credited to Marcellus Pedrick, an early builder who may have helped build other grout houses in Ripon. Pedrick may have worked on this house, as it was built in the same era as the houses in the Southwest district. But, regardless of the builder, the Richmond house is a good example of this unusual building material constructed during Ripon's grout "craze."

Queen Anne

The Queen Anne style is the other major style seen in the district and it is, perhaps, even more important than the Italianate style in the resulting cohesiveness of this district. There are several outstanding examples of the style in the district, but it is the overall wide range of Queen Anne houses in the district that made it a distinctive neighborhood in Ripon.

According to Wisconsin's *Cultural Resource Management Plan*, the Queen Anne style was popular in Wisconsin between 1880 and 1910. The hallmarks of the style are an irregular plan, a variety of surface materials, steeply-pitched gable or hip and gable roofs, gable projections, towers or oriels, and large wrap-around verandas. There were many variations of the Queen Anne style built in Wisconsin from the highly picturesque versions with numerous and varied details to the examples that emphasize the style primarily in their form and massing.⁸⁰

⁷⁸ *Ibid.*, p. 4-8.

⁷⁹ *Ibid.*

⁸⁰ *Ibid.*, 2-15.

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Section 8 Page 9

Tygert Street Historic District
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The *City of Ripon Intensive Survey Report* states that Ripon has a number of fine examples of the Queen Anne style. The report indicates that there is one particularly significant example of the style in the district and that there is a group of Queen Anne houses that have similar style elements, scale, and building materials that are also distinctive in the district.

One of the best examples of the style in Ripon is the Edward Jussen House (306 East Jackson Street, 1897). This house has all of the important Queen Anne style elements, including the irregular plan, projecting gables and bays, variety of surface materials, many irregularly-shaped window openings, and a wrap-around veranda. The matching carriage house adds to historic character of the house with its matching details.

The most distinctive streetscape of Queen Anne style houses is on the west side of the 100 block of Spaulding Avenue. The Henrietta Weisskoff (116 Spaulding Avenue, 1897), Charles Kelly (120 Spaulding Avenue, 1895), Norman Mason (128 Spaulding Avenue, 1895), and Amelia Chaffin (136 Spaulding Avenue, 1899) houses are fine individual examples of the Queen Anne style that make up the most cohesive streetscape of the district. They also represent the type of Queen Anne houses largely found in this district in their size, scale, and architectural features. All of the houses have typical Queen Anne design features, including irregular plans, projecting gables and bays, variety of surface materials, and wrap-around verandas.

Other Queen Anne houses in the district have some of the same details, but are a bit less distinctive than the Spaulding Avenue group. The houses at 104, 118, 206, 216, and 222 Hall Street make up another group of Queen Anne style houses of similar size and scale. A brick Italianate style house (112 Hall Street) sits in this streetscape, and although not of the Queen Anne style, it, too, has a size and scale that blends in well with the other houses in the block. A pair of houses on the south side of East Jackson Street also reflects the cohesive size and scale of the Queen Anne houses in the district. They are the houses at 311 and 315 East Jackson Street, both with large extant carriage houses. Houses in another area of Spaulding Avenue, 312, 315, 316, 319, 320, 331, and 337 continue the Queen Anne influence along this street that begins with the outstanding group in the 100 block mentioned earlier.

This is not to say that other streetscapes with mixed Italianate and Queen Anne houses, as well as houses from other styles are not harmonious. In most cases, these mixed streetscapes also have a cohesiveness of size and scale, just with different architectural styles. But, it is the groups of Queen Anne houses, especially those that make up the central core of the district along Spaulding Avenue and Hall Street, which illustrate why this particular neighborhood stands out as a historic district.

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Tygert Street Historic District
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As indicated earlier, the Italianate and Queen Anne styles dominate the district, but there is one additional house that merits architectural mention. That is the interesting Craftsman style Huibregtse House (404 Spaulding Avenue, c. 1921). The Craftsman style is one of the styles related to the Arts and Crafts movement that peaked in popularity during the early twentieth century. Other styles related to this movement include the Bungalow and the Prairie styles. The Craftsman Style, like the Bungalow and Prairie styles, was noted for its high regard for the use of natural materials without elaboration; an honesty in construction techniques and details; and a high quality of craftsmanship, both on the exterior and interior of a house. Craftsman houses usually have broad gable or hipped roofs, and exposed structural details like rafters and knee-brace brackets. Also notable are prominent chimneys, plain applied stickwork, and shallow rectangular bays. Craftsman houses were often built with both brick and wood exteriors, but all brick or all wood exteriors were equally popular.⁸¹

According to the *City of Ripon Intensive Survey Report*, one of the three best examples of the Craftsman style in Ripon is located in this district and mentioned above. The house has a basic rectangular plan, but with interesting projecting jerkinhead gables. Like most Craftsman style houses the roof has broad eaves decorated with exposed rafters and knee-brace brackets. The wood exterior is made up of very narrow clapboards, a detail meant to show precise craftsmanship and there is a full front porch with sturdy square posts on brick piers, a detail very often used in both Craftsman and Bungalow style houses. The house is one of the interesting variations of this style that stands out within this district.

Also deserving of mention is the fine Collegiate Gothic Longfellow School (221 Spaulding Avenue), built in 1927. This school building was listed in the National Register of Historic Places in 1997 as an outstanding example of the use of this popular educational style in a diminutive elementary school building. It has outstanding Gothic details with a significant use of smooth limestone, including tabbed window surrounds. The interesting interior plan, with its separate kindergarten area, was an advanced design for its time. The school building very much adds to the historic architectural character of this district and is its only significant example of a Period Revival-related design.

⁸¹ *Ibid.*, p. 2-24.

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Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

Note on Integrity

The style elements mentioned above make up the most important argument for the architectural significance of this district. But, adding to this significance is the good integrity of many of the district's buildings. The vast majority of the best examples of the styles mentioned in this district have a very high level of integrity, with few alterations or inappropriate additions. Many of the buildings that are less elaborate examples of these architectural styles have had some alterations, although most of these alterations are only in the form of vinyl siding. Fortunately, these alterations do not overly detract from the good level of integrity of the entire district. Only a few of the buildings have been so remodeled that they were categorized as non-contributing.

Conclusion

The Tygert Street Historic District is architecturally significant at the local level for two reasons. First, it contains many good to outstanding examples of two of the most important architectural styles of the nineteenth and early twentieth centuries, the Italianate and Queen Anne styles. These architectural styles are seen on buildings that are well constructed with a high quality of building materials and methods of construction, including unusual stone and grout construction. Second, the high percentage of Queen Anne style houses with a similar size, scale, and similar architectural details create a distinctive group of buildings in the district that, together, are architecturally significant, and largely make up the overall historic appearance of the district. The results are cohesive streetscapes of individually and collectively distinctive buildings that set this district apart from other historic neighborhoods in Ripon. This district stands out as a fine and important historic neighborhood that well deserves listing in the National Register of Historic Places.

ARCHEOLOGICAL STATEMENT

Ripon is in an area of known prehistoric and early historic activity. However, a comprehensive archeological investigation was beyond the scope of this nomination project. It is possible that historic archeological remains may still be extant despite construction activity. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of the area.

Tygart Street Historic District
Name of Property

Fond du Lac County
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

Acreage of Property 35 acres

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

1 16 352510 4856670
 Zone Easting Northing

2 16 352640 4856670
 Zone Easting Northing

3 16 352700 4856440
 Zone Easting Northing

4 16 352700 4856110
 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
organization Prepared for the City of Ripon
street & number W7646 Hackett Rd.
city or town Whitewater

state WI

date August 28, 2009
telephone 262-473-6820
zip code 53190

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Section 9 Page 1

Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

Bird's Eye View for the City of Ripon, 1867. On file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

Cartwright, Carol Lohry, and George Miller. "Historical Background," in *City of Ripon, Wisconsin Intensive Survey Report : Architectural and Historical Survey Report, Three Historic Neighborhoods*. Ripon, Wis: Ripon Historical Society, 1995.

City Directories for the City of Ripon. On file in the Ripon Public Library, Ripon, Wisconsin.

Deeds. On file in the Fond du Lac County City-County Building, Fond du Lac, Wisconsin.

Plat Map for the City of Ripon, 1893. Located in the 1893 Fond du Lac County Plat Book. On file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

Ripon Commonwealth. Building construction notices.

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

Tax Rolls for the City of Ripon. On file in the Area Research Center of the Library of the University of Wisconsin-Oshkosh, Oshkosh, Wisconsin.

Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin, Volume 2*. Madison: State Historical Society of Wisconsin, 1986.

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Section 10 Page 1 Tygert Street Historic District
Ripon, Fond du Lac County, Wisconsin

Verbal Boundary Description

The boundaries for this historic district are the following: Beginning at the intersection of the west curb line of Shepard Street and the north curb line of Scott Street, then north along the west curb line of Shepard Street to the south curb line of Doty Street, then west along this line to the east lot lines of 307-401 Spaulding Avenue, then north along these lines to the north lot lines of 401 and 416 Spaulding Avenue, then west along these lines to the west lot line of 122 Lane Street, the north along this line to the north lot line of 122 Lane Street, then west along this line to the west lot line of 122 Lane Street, then south along this line to the south curb line of Lane Street, then west along this line to the west lot lines of 318-334 Tygert Street, then south along these lines to the north lot line of 102 Doty Street, then west along this line to the east curb line of Eureka Street, the south along this line to the north curb line of Hall Street, then east along this line to the west lot lines of 104-130 Tygert Street, then south along these lines to the north curb line of East Jackson Street, the east along this line to the west lot line of 311 East Jackson Street, the south along this line to the south lot line of 311 East Jackson Street, then east along this line to the west lot line of 318 Scott Street, then south along this line to the north curb line of Scott Street, then east along this line to the point of beginning.

Boundary Justification

The boundary was drawn to include the concentration of historic architecture in Ripon's northeast neighborhood. Specifically, on the west side, the boundary is established by a stream and by the intrusive street, Eureka Street, which is also a state highway that is a main road through and out of Ripon. On the north, the houses are much newer and different in size and scale from the houses in the district. On the east, there is a large intrusion, the old Speed Queen factory that takes up several blocks. On the south, the area of the old "Gothic Pond", which is mostly parkland, creates a physical boundary.

UTM coordinates continued:

5	16	352520	4856110
	Zone	Easting	Northing
6	16	352400	4856280
	Zone	Easting	Northing
7	16	352400	4856510
	Zone	Easting	Northing

Tygert Street Historic District

Fond du Lac County

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

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

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

name/title

organization

Various

street & number

city or town

state

WI

date

telephone

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 Reduction Projects, (1024-0018), Washington, DC 20503.

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National Park Service

National Register of Historic Places
Continuation Sheet

Tygert Street Historic District
Section Photos Page 1 Ripon, Fond du Lac County, Wisconsin

TYGERT STREET HISTORIC DISTRICT

Ripon, Fond du Lac County, Wisconsin.

Photos by Carol Cartwright, April 2009.

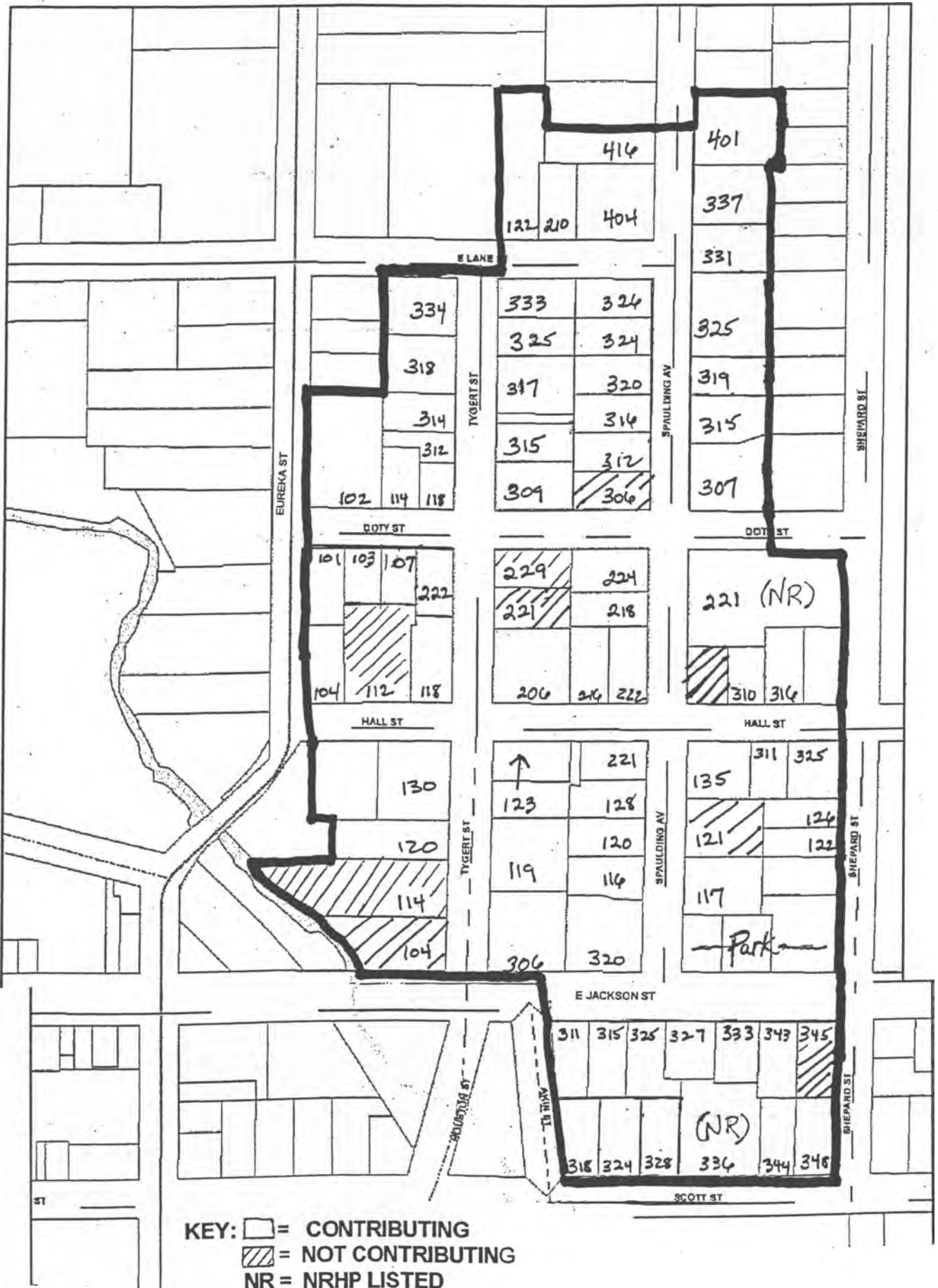
Negatives on file in the Division of Historic Preservation-Public History at the Wisconsin
Historical Society, Madison, Wisconsin.

Views:

- 1 of 10: 336 Scott Street, view from the south.
- 2 of 10: Looking into the district towards the corner of Tygert and East Jackson
Streets, view from the southwest.
- 3 of 10: 306 East Jackson Street, view from the southeast.
- 4 of 10: 100 block, east side, Tygert Street, view from the southwest.
- 5 of 10: 300 block, north side, East Jackson Street, view from the southeast.
- 6 of 10: 300 block, south side, East Jackson Street, view from the northeast.
- 7 of 10: 100 block, west side, Spaulding Avenue, view from the southeast.
- 8 of 10: 300 block, east side, Tygert Street, view from the northwest.
- 9 of 10: 315 and 317 Tygert Street, view from the southwest.
- 10 of 10: 404 Spaulding Avenue, view from the southeast.

MAP #1: TYGERT STREET HISTORIC DISTRICT
RIPON, FOND DU LAC COUNTY, WI

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Tygert Street Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Fond Du Lac

DATE RECEIVED: 1/03/11 DATE OF PENDING LIST: 2/14/11
DATE OF 16TH DAY: 3/01/11 DATE OF 45TH DAY: 2/18/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000020

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 2-28-11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Tygart Street Historic District
Ripon, Fond du Lac Co, WI

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Ripon, Fond du Lac Co. WI

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Tygart Street Historic District

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Tygert Street Historic District
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Tygert Street Historic District
Ripon, Fond du Lac Co. WI

7710



Tygert Street Historic District

Ripon, Fond du Lac Co. WI

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Tygert Street Historic District
Ripon, Fond du Lac Co. WI

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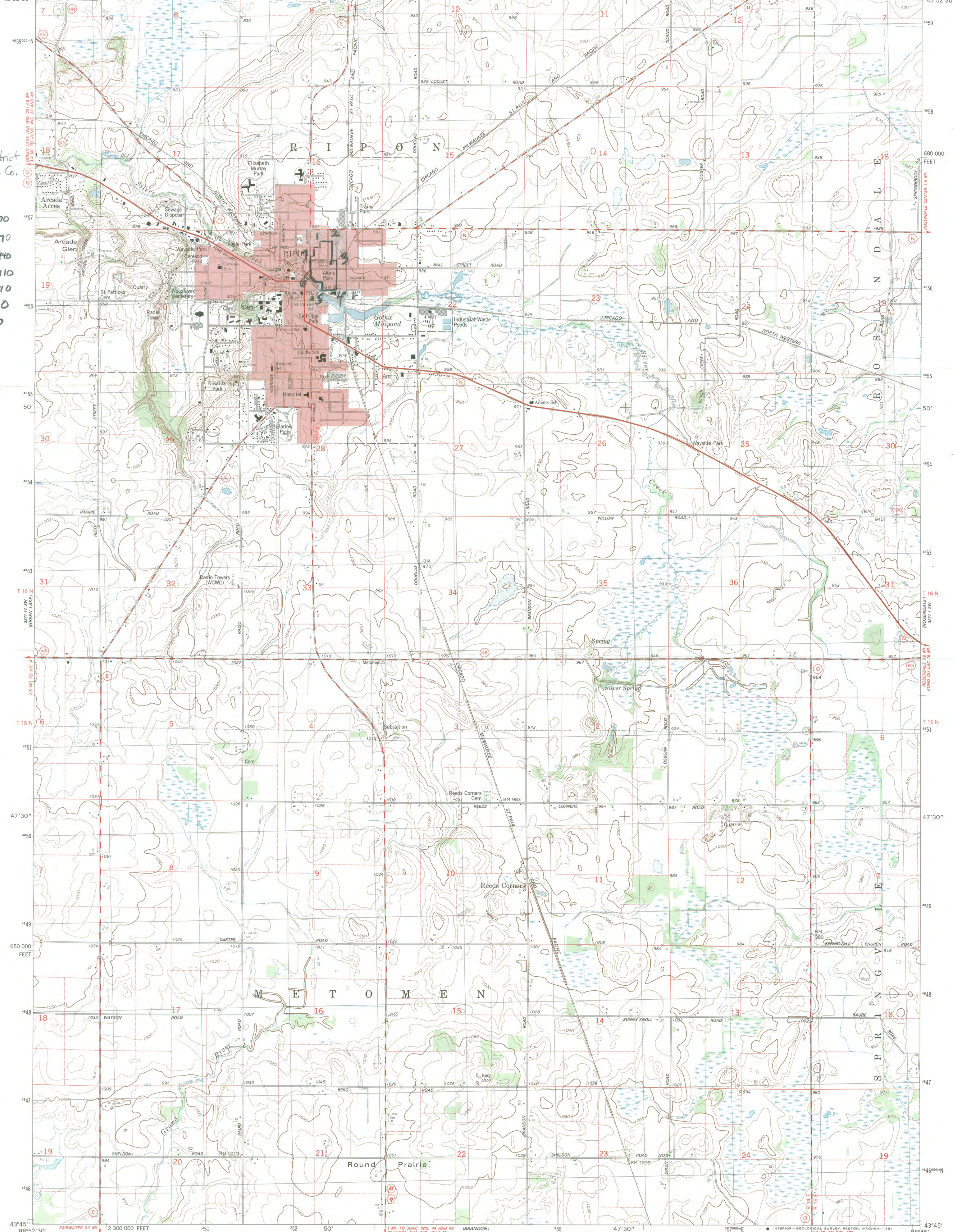


Tygert Street Historic District
Ripon, Fond du Lac Co. WI

#10 of 10

Tygart STREET
Historic District
Ripon, Fond du Lac Co.
WI

UTM Refs:
1 14/352510/485670
2 16/352640/485670
3 16/352700/4856440
4 16/352700/4856110
5 16/352520/4856110
6 16/352409/4856280
7 16/352409/4856510



RECEIVED

MAY 19 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Tygert St Historic DistrictAddress of Property in District: 102 Doty St.City: Ripon County: Fond du Lac

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Linda J Corder Date: 5/18/10Print or Type Name: Linda J Corder, Moderator of Prairie Lakes UU FellowshipMailing Address: PLUUF, POB 39,City: Ripon State: WI Zip: 54971

NOTARY

State of Wisconsin, County of FOND DU LACThe above statement was subscribed and sworn before me this 18 day ofMAY, 2010[Signature]
Notary Public SignatureMy commission Expires: 11-10-13



Wisconsinhistory.org