



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 Linden Street Historic District
other names/site number N/A

2. Location

street & number 253-295 and 274-304 Linden Street N/A not for publication
city or town Fond du Lac N/A vicinity
state Wisconsin code WI county Fond du Lac code 39 zip code 53936

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 Z. Cook
Signature of certifying official/Title

March 4, 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

Linden Street Historic District

Fond du Lac

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

4/26/02

Jan

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes 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

12

1 buildings

sites

structures

objects

12

1 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

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic/single dwelling

Current Functions

(Enter categories from instructions)

Domestic/single dwelling

Domestic/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century/Octagon Mode

Late Victorian/Italianate

Late 19th and Early 20th Century American

Movements/Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation stone

walls

weatherboard

brick

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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Section 7 Page 1 Linden Street Historic District
Fond du Lac, Fond du Lac County, WI

GENERAL DESCRIPTION

The Linden Street Historic District is made up of a portion of the 200 and 300 blocks of Linden Street, which is a main residential street in a large neighborhood in Fond du Lac, a medium-sized community in east-central Wisconsin. Fond du Lac is one of several medium-sized cities in east-central Wisconsin that sit along Lake Winnebago, the largest inland lake in the state. Fond du Lac is at the southern tip of the lake, almost in the center of Fond du Lac County, and it is the county seat. South of Fond du Lac, the area is largely rural and dotted with smaller communities, making Fond du Lac a center of commerce. Several important highways intersect the city, and it was once a major railroad hub. Today, the main highway link is U.S. Highway 41, a freeway that runs along the west side of the city. Running through the city are State highways 23 and 175, and U.S. Highway 45, a two-lane highway.

Fond du Lac has a multi-block downtown that lies primarily along North and South Main streets. Just southwest of the downtown is the Linden Street Historic District, which sits at the northern edge of one of the large residential neighborhoods that radiate from the city's downtown. Due to the location of the city on Lake Winnebago, its residential neighborhoods developed to the south, east, and west of downtown, and, in each of these neighborhoods, there are sections of older houses that gradually extend into streets of newer houses. In the case of the west side of the city, the residential neighborhood gradually gives way to a large, modern, commercial district that sits along Highway 41.

According to a 1992-completed intensive historical and architectural survey of Fond du Lac, the neighborhood that lies east of Fond du Lac's downtown contains the city's largest concentration of prominent historic period houses, but the south and west residential neighborhoods also contain pockets of important historic period residences. The Linden Street Historic District is one of these pockets, and it contains prominent houses dating from the mid-nineteenth century to the early twentieth century, with styles ranging from the Italianate to the Craftsman.

The physical aspects of the district are typical of medium-sized Wisconsin communities. The houses sit on average to small-sized urban lots that are landscaped with mature trees and shrubs. Linden Street is an average urban street that is improved with concrete curbs and gutters. The street is wide enough for parking on each side. A terrace separates the street from the sidewalks that run in front of the houses in the district. There are mature trees that landscape the terraces and some wooden electric light poles with standard sodium-vapor lights. The houses all have similar, narrow setbacks from the sidewalks. The topography of the district is relatively flat, as is the area around the district.

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The district is bounded by several physical features. Most prominent is the area just west of the district, which consists of a large athletic field and grandstand, used for the nearby high school. In fact, this field backs up to the west boundary of the district. North of the district is a small area of houses that are of a different scale and appearance than those of the district, along with a large apartment building. To the northwest there is an old industrial area, and directly north of the district is the large City and County of Fond du Lac government complex. Northeast of the district is the southwestern edge of the city's downtown.

Directly east of the district is a major thoroughfare (Main Street, State Highway 175) that has a combination of houses and primarily modern commercial buildings. Directly south of the district is a continuation of the neighborhood in which this district is located. However, the houses are significantly more remodeled and/or are smaller in scale than those located in the district. Historic maps indicate that the neighborhood developed from north to south. The Linden Street Historic District encompasses the area of earliest development in the neighborhood.

The physical features outside of the boundaries of the district are one reason for its cohesiveness. Another reason relates to the physical features of the buildings within the district. First, the district has a good level of integrity. Because of its small size and the quality of the buildings within its boundaries, there are no non-contributing resources along the streetscape of the district. Second, the dates of construction of the district's major buildings range from 1856 to around 1917. With the exception of a secondary house added to the back of the lot of #274, there are no modern intrusions within the district. A few of the buildings along Linden Street have had some remodeling, primarily from artificial siding materials, but most have a high degree of integrity. Third, the size, scale, and historic architectural styles of the buildings are compatible, along with the buildings' construction materials and methods.

DESCRIPTION OF SELECTED BUILDINGS:

Octagon

274 Linden
Isaac Brown Octagon House
1856, Builder: Isaac Brown¹

The Isaac Brown Octagon House is one of Fond du Lac's most important landmarks. The house sits on a large corner lot that also includes a large carriage house and a small one-story residence.

¹ *Portrait and Biographical Album of Fond du Lac County, Wisconsin*, Chicago: Acme Publishing Company, 1889, p. 236.

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The Octagon House, itself, is a one and one-half story building with walls constructed of grout, a mid-nineteenth century form of poured concrete. The eight-sided house has a hip roof with four projecting gable-roofed dormers. These dormers were a later addition. The roof has wide, overhanging eaves that cover a plain frieze that is accented with a plain molding. Windows in the original section of the house are simple, single-light sashes that are undecorated and appear to be replacements for the original windows, although the opening sizes have not been altered. Two rectangular bays project from each side of an enclosed porch that covers the northeast side of the house. These bays are decorated with Italianate style trim, including hip roofs, wide eaves, brackets, thin pilasters, and paneled bases. The windows in the bays are arched at the upper corners and filled with original two-over-two light sashes.

The bays are attached to the enclosed porch, which was probably an open porch added during the late nineteenth or early twentieth century. The porch has a hip roof with wide eaves and is enclosed with banks of single-light sashes and stuccoed panels. Square pilasters accent the walls and may be period columns from the porch when it was not enclosed. The main entrance is in the porch, slightly recessed behind two of these pilasters. The entrance consists of a wood and glass door decorated with sidelights and an enclosed transom.

Attached to the southwest corner of the house is a one-story ell that has a gable roof, stucco walls, and simple single light sashes. This ell was probably added later. Also on the property are a gazebo and a large carriage house that are not included in the resource count. The one and one-half story carriage house has a gable roof and walls covered with board and batten siding. A belfry with a "school bell" sits on top of the roof. There are simple window and door openings leading into the carriage house, which serves as commercial space.

A small, one-story residence sits at the southwest corner of the lot. The building has a gable roof, artificial siding, and a small window and entrance on the north elevation. This entrance is covered with an overhang supported by modern metal posts. This building is a non-contributing element of the property and is the only non-contributing building in the district.

Isaac Brown built this octagon house in 1856. Isaac Brown was a native of New York State who came with his wife, Lydia, and son, Edwin, to Green Bay in 1836. Isaac Brown was an architect and builder who moved his family to Fond du Lac in 1845, where he worked as a builder, at first with his son. Edwin Brown graduated from Lawrence University, then read law and was admitted to the bar in 1860. In 1861, Edwin went to fight the Civil War, and, unfortunately, was killed in action. Isaac and Lydia Brown owned this house until 1869.²

² *Portrait and Biographical Album*, p. 236; 703, Tax Rolls for the City of Fond du Lac, on file in the Area Research Center of the Library of the University of Wisconsin-Oshkosh, Oshkosh, Wisconsin.

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Between 1869 and the early 1890s, the Octagon house was owned by Richard L. Morris and his family. Morris was born in New York State and came to Wisconsin in 1845. He came to Fond du Lac in 1846 and operated the Badger Hotel for three years. He ran a livery in town for 13 years and also was involved in his 145-acre farm, where he lived for a time. In 1869, he permanently located in Fond du Lac, purchasing the Octagon house, and living there until his death around 1890.³

During the early twentieth century, the house was owned by the Clancy family, and by the mid-1970s, it had deteriorated and was scheduled for demolition for a state-owned office building as part of the city's then-popular "urban renewal" program. Recognizing its historic and architectural value, local citizens raised money to save the property and convinced the governor to refuse to sign a demolition order for the new building. The building was listed individually in the National Register of Historic Places to help save it and to qualify for federal funds available at that time for its preservation.⁴

In 1975, Marlene Hansen purchased the octagon house and, with community help, began restoring it. In the spring of 1976, the house was opened for public tours. The house is still owned by Mrs. Hansen, who is assisted by her daughter, Julia. The house is of particular interest for its 12 interior rooms and nine passageways. It also has an underground "tunnel" which local lore suggests might be related to the famous "underground railroad."⁵

Italianate

288-290 Linden St.
Calvin Pierce House
c.1867

The Calvin Pierce House is a two-story Italianate style building that has a main block with a square plan and a small one and one-half story ell projecting from the rear wall. The main block has a low-pitched hip roof topped with a decorative cupola. The cupola also has a hip roof with wide, overhanging eaves decorated with brackets. The cupola windows are single-lights in round-arched openings. The roof eaves are wide and decorated with a wide paneled frieze and

³ *Portrait and Biographical Album*, p. 703; Tax Rolls.

⁴ Steve Sandberg, "House in National Register," *Fond du Lac Reporter*, no date, article on file in the local history files of the Fond du Lac Library, Fond du Lac, WI.

⁵ Lois Pflum, "Fond du Lac's Rescued Octagon Hides a Secret Room and a Hidden Stair," *Wisconsin Week-End*, 26 May 1976, pp. 14-15; Frank Scotello, "Secret Passages," *Fond du Lac Reporter*, 19 November 1999, pp. A1-2.

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large pendant brackets. The walls of the house are constructed of light red brick and sit on a cut limestone foundation.

The generally symmetrical openings of the main block are taller on the first story and are decorated with segmental brick arches with stone keystones. They are filled with two-over-two light sashes that sit on stone sills. Above the main entrance, on the east elevation, there is a pair of sashes, and a square bay projects from the south elevation. The bay has a hip roof with wide eaves, brackets, and two-over-two light sashes. The main entrance sits in the first story of the main or east elevation. The entrance consists of a double entry with two wood and glass entry doors that feature arched glazing. Above the doors are transoms, and the entire entrance is decorated with a wood frontispiece.

The rear ell of the house has a gable roof and a one-story enclosed porch projects from the south elevation of the ell. This porch has a shed roof and is enclosed with clapboards and sashes. The foundation's south elevation has a bank of modern openings. A modern staircase leads up to an entrance in the east elevation of the ell.

This house was built around 1867 for Calvin Pierce, who owned it until 1895. Calvin Pierce was a plow manufacturer. G. W. Watson and C. A. Worthing briefly owned the house, and, by 1915, it became the home of the Treleven family. Around 1925, the house was converted into a duplex.⁶

304 Linden St.
Levi Treleven House
c.1885

The Treleven House is a two-story late Italianate style house that has a generally rectangular plan with shallow projecting north and south ells and projecting bays. The hip roof has wide overhanging eaves decorated with a paneled frieze and pendant brackets. A small, one-story, ell projects from the rear elevation of the house. It has a gable roof. The house sits on a stone foundation.

The walls of the house are covered with clapboards and are punctuated with primarily tall windows filled with modern single-light sashes and decorated with simple wood cornices. Three windows in the projecting bays of the north, south, and east elevations are filled with large

⁶ Tax Rolls; Deeds, Volume 44, page 522, on file in the Register of Deeds Office, Fond du Lac City-County Building, Fond du Lac, Wisconsin; City Directories for the City of Fond du Lac, on file in the Fond du Lac Public Library, Fond du Lac, Wisconsin.

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openings separated by two vertical muntins and a horizontal muntin that creates a transom. The transoms feature stained glass panels. The square bays on the east and south elevations are two stories in height and also include tall windows filled with modern single-light sashes. The bay on the north elevation is a one-story octagonal projection with a flat roof and tall windows with modern sashes.

The main entrance to the house is in the front or east elevation. It consists of a single door covered with a period storm door. A veranda covers this entrance. It stretches from the two-story bay on the east elevation to the two-story bay on the south elevation. The veranda has a hip roof, a spool-and-spindle frieze, decorative brackets, and a newer, heavier, spool-and-spindle balustrade. Wooden latticework covers the porch apron. A small porch with a flat roof, spool-and-spindle frieze and a turned post covers the entrance that sits in the northeast corner of the main block where it intersects with the shallow north ell.

Levi Treleven acquired the lot for this house in 1884 and probably built it shortly afterward. Treleven was a partner in the Treleven Brothers clothing store, a popular Main Street business in downtown Fond du Lac. Later, during the early twentieth century, he was involved with a business that made automobile tops for early cars that featured cloth tops. The Treleven family lived in this house until well into the twentieth century.⁷

*253 and 261 Linden St.
Blankenburg and Schaefer Houses
c.1886, 1886*

The Schaefer and Blankenburg Houses have identical plans and construction materials and were built around the same time. A newer veranda on the Blankenburg House is the major difference between them. Both houses have a two-story gabled ell form with one and one-half story rear ells. The low-pitched roofs of the houses are identically decorated with simple wood friezes. The walls of the houses are constructed of multi-hued tan bricks and are punctuated with symmetrical segmentally-arched window openings. These openings have been filled with later-added single-light sashes and in the Blankenburg House, three windows on the first story have been slightly enclosed and have smaller sashes. Each house sits on a low stone foundation.

There are three entrances into each house in identical locations. The main entrances are located in the first story of each house at the northwest corner of the west elevation. Both of these entrances have been modernized. In the south ells of each house is another entrance placed in the west elevation. A veranda spans the first story of the Blankenburg House, connecting both

⁷ Deeds, Volume 93, page 499; City Directories; Tax Rolls.

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front and ell entrances. This veranda features a hip roof decorated with a pediment at the corner supported by simple round columns. The Schaefer House has small overhangs over each of its entrances. Over the main entrance, the overhang features a front gable, a frieze with an alternating, cut-out pattern of "x" and "o," and two turned-post pilasters. The overhang over the ell entrance is a simple shed roof. A third entrance into each of the houses is in the south elevation of the rear ell. Simple porches cover both entrances.

Both houses were built around 1886, probably by the same builder whose name has not been uncovered. The Blankenburg family owned the house at 253 Linden Street until the early twentieth century. Simon Schaefer and his wife, Ellen, owned the house at 261 Linden Street until at least the 1920s.⁸

Queen Anne

*284 Linden St.
Warren Meiklejohn House
c. 1904*

The Meiklejohn House is a two and one-half story Queen Anne style house. Although it sits on a relatively narrow lot, the house has an irregular plan that is expressed primarily by its multi-gable roof, projecting tower and bay, and irregular plan. The tall roof is accented with projecting gables that form full pediments. The largest gable projects from the east elevation and is accented by a Palladian style opening that is filled with a multi-light sash flanked by two smaller windows. An octagonal tower projects from the southeast corner of the roof. It is topped with a pent roof and accented with single-light sashes and smaller single-light openings.

A cut limestone foundation supports the walls of the house, which are covered with clapboards and punctuated with primarily single-light sashes. Cut limestone blocks also support the veranda, which wraps around the northeast side of the house. These blocks are laid in a pattern, interspersed with openings, creating a "checkerboard" effect. The veranda has a flat roof that is supported by simple round columns. A curved balustrade decorates the veranda and is made up of classical-style turned posts. The main entrance is reached through the veranda and consists of a single door covered with a period wood-paneled screen door. According to a photograph of the house published around 1910, this house has almost all of its original historic features still extant.

⁸ Tax Rolls.

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The house was built around 1904 for real estate agent Warren Meiklejohn, who owned it until 1920. In that year, the house was acquired by and used as a parsonage for the First Baptist Church. In 1953, it was acquired by Ralph Wilkum, who owns the property today.⁹

Craftsman

*295 Linden St.
Charles Karstens House
c.1910*

The Karstens House is a two and one-half story Craftsman style house with a rectangular, side gable plan. The steeply-pitched roof is accented by projecting gables on the front or west elevation. These gables are covered with wood shingles, as are the side gables of the main roof. Groups of two or three small sash windows fill in both the side gables and the projecting gables of the main or west elevation. The walls of the house sit on a foundation that has been covered with a limestone veneer commonly known as "lannon stone." The first story of the house has a dark red brick veneer, while the second story is covered with tan stucco. Large knee-brace brackets decorate the corners of the house and accent the main gable on the west elevation.

The openings of the second story are primarily filled with sashes that feature vertical muntins in the upper lights and single lower lights. They are undecorated. The openings of the first story are primarily filled with tall, narrow paired or tripartite windows with a lower single light topped with a transom light. They are decorated with wide stone lintels and sills. On both the north and south elevations, these openings sit in shallow square bays that have shed roofs. The bay on the north elevation features a projecting gable, as well.

The front porch covers the south two-thirds of the first story, including the centered main entrance. This porch features a hip roof with a large projecting gable over the entrance. Plain square posts support the roof and sit on brick balustrades. The porch apron is covered with stone veneer. The main entrance consists of a single door decorated with narrow sidelights and accented with a wide stone lintel. Stone sills accent the sidelights.

This house was probably built around 1910. In April of that year, Charles Karstens purchased this lot, and, by 1915, the lot had increased in value by \$5,000. In that year, Charles Karstens was also listed in the local city directory at this address. Karstens was an executive with the Fond du Lac Table Manufacturing Company, which built dining room tables, library tables, and

⁹ Mortgage Deeds, Volume 141, page 19; Deeds, Volume 208, p. 636; Tax Rolls; City Directories; information from current owner.

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chairs. He and his wife, Emma, lived in the house during the early twentieth century. Later, their daughter, Paula, lived in the house during the mid-twentieth century. Margaret Endthoff, who worked for Paula, owned the house after Paula's death.¹⁰

BUILDING INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
253 Linden St.	C. Blankenburg House II	Italianate	c.1886 ¹¹	C
261 Linden St.	Simon Schaefer House	Italianate	1886 ¹²	C
271 Linden St.	C. Blankenburg House I	Italianate	c.1866 ¹³	C
274 Linden St.	Isaac Brown House	Octagon	1856 ¹⁴	C
	small house	modern	c. 1960	NC
277 Linden St.	D. Nehmer House	Queen Anne	1892 ¹⁵	C
281 Linden St.	Roloff House	Bungalow	c.1914 ¹⁶	C
284 Linden St.	Warren Meiklejohn House	Queen Anne	c.1904 ¹⁷	C

¹⁰ Deeds, Volume 177, page 604; City Directories; Tax Rolls; information from current owner.

¹¹ Tax Rolls.

¹² *Ibid.*

¹³ *Ibid.*

¹⁴ National Register of Historic Places nomination for the Octagon House, NRHP, 1972, on file in the Historic Preservation Division of the State Historical Society of Wisconsin, Madison, Wisconsin.

¹⁵ Tax Rolls.

¹⁶ Tax Rolls; City Directories.

¹⁷ Mortgage Deeds, Volume 141, p. 19; Tax Rolls; City Directories.

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285 Linden St.	Georg House	American Foursquare	c.1912 ¹⁸	C
288-90 Linden St.	Calvin Pierce House	Italianate	c.1867 ¹⁹	C
295 Linden St.	Charles Karstens House	Craftsman	c.1910 ²⁰	C
296-98 Linden St.	Charles B. Bartlett House	Gabled Ell	c.1866 ²¹	C
300 Linden St.	Louis Schuette House	American Foursquare	c.1917 ²²	C
304 Linden St.	Levi Treleven House	Italianate	c.1885 ²³	C

¹⁸ Tax Rolls; City Directories.

¹⁹ Deeds, Volume 39, pages 284, 285, Volume 44, page 522; Tax Rolls.

²⁰ Deeds, Volume 177, page 604; Tax Rolls; City Directories.

²¹ Deeds, Volume 45, page 618; Tax Rolls.

²² Tax Rolls.

²³ Deeds, Volume 93, page 499; Tax Rolls.

Linden Street Historic District
Name of Property

Fond du Lac
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

Period of Significance

1856-1917

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

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

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SIGNIFICANCE¹

The Linden Street Historic District is being nominated to the National Register of Historic Places as locally significant under criterion C, architecture, because it contains a small, but important, group of houses that represent both popular and rare architectural styles from the nineteenth and early twentieth centuries. The Linden Street Historic District is also significant because it is a relatively intact historic remnant of one of the city's early residential neighborhoods. This part of Linden Street was first developed during the 1850s, during the time that Fond du Lac was experiencing an economic boom. It continued to develop during the late nineteenth and early twentieth centuries with the addition of several stylish homes. The street lost out as the city's most prominent residential neighborhood during this time, but retained its historic quality even as several smaller "infill" houses were added. Today, the stylish houses in this district still retain much of their historic integrity and stand out in this small, but important residential historic district. The period of significance spans the period from the construction of the first contributing house in 1856 through the construction of the last contributing house in 1917.

Historical Background

Between 1672 and 1829, the area at the southern end of Lake Winnebago was visited by French explorers, missionaries, and fur trappers; and trading posts were built in what is now the city of Fond du Lac. In 1829, James Duane Doty, along with several companions, traveled from Green Bay to Prairie du Chien looking for sites to develop. Among the sites they viewed was an area where the Fond du Lac River flows into Lake Winnebago. In 1835, after the federal government overcame Native American claims to the area, Doty and George McWilliams purchased 3,705 acres of this land under the name of the Fond du Lac Company. Within these acres, Doty also drew the city's original plat of 33 city blocks with 1,800 lots.²

In 1836, the historic Military Road came through Fond du Lac on its way between Green Bay and Prairie du Chien, an event that helped boost early settlement in the state. Looking to capitalize on the new road, the Fond du Lac Company established a tavern, inn and land office at the site of the new community. Brothers Colwert and Edward Pier, with Colwert's wife, Fanny, agreed to run this business in a log cabin, becoming the first permanent white settlers in Fond du Lac.³

¹ The period of significance includes the dates of construction from the first through the last contributing houses in the district.

² Carol Lohry Cartwright, *City of Fond du Lac Intensive Survey Report*, Fond du Lac: City of Fond du Lac, 1992, pp. 9-10.

³ *Ibid.*, p. 10.

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In 1838, physician Mason C. Darling, who was recruited to the new settlement by James Doty, arrived in Fond du Lac. As an incentive for locating there, the Fond du Lac Company gave Darling 80 acres of prime land in the new plat, along with some nearby farmland. In a shrewd economic move, Darling legally blocked the Fond du Lac Company from selling their lots for a time, while selling the lots from his own 80-acre parcel and some additional land he had obtained. Much of Darling's land was in what would develop as downtown Fond du Lac, and Darling quickly became wealthy. Additionally, Darling promoted the settlement by giving away some lots, donating land for the county courthouse, acquiring the postmaster appointment, and opening a hotel. But, despite Darling's efforts, Fond du Lac grew slowly during the 1840s, and only 400 people lived there in 1847.⁴

During the 1850s and 1860s, the population of Fond du Lac grew rapidly, the result of two important developments. The first was an important rail link. In 1851, ground was broken for the Rock River Valley Railroad, a line organized out of Janesville, Wisconsin. This line was reorganized in 1855 and absorbed by the large Chicago NorthWestern Railroad Company (CNW) in 1859. The Fond du Lac stop was part of the CNW's rail line that they developed through eastern Wisconsin during the 1860s, a line that became one of the most important transportation lines in the state.⁵

The second development that changed Fond du Lac was the lumber industry. Fond du Lac was an early "sawmill town," processing the timber that came down the Fox River system from areas north of the city. The first sawmill built in Fond du Lac operated in 1846-1847, then reopened in 1849, and operated until 1855. During the 1850s and 1860s, more sawmills were established in Fond du Lac. In 1873, at the peak of the lumber industry in the community, the city had 18 lumber and wood products mills that employed over 1,400 workers, who processed 67,000,000 feet of lumber and 2.3 million dollars worth of wood products.⁶

Largely due to these developments, the population of Fond du Lac rose to almost 5,000 in the early 1850s, then doubled to 10,000 during the 1860s. At the peak of the lumber boom, Fond du Lac had just over 15,000 residents, 18 churches, six banks, and a dozen hotels. In order to house all of these new residents, a building boom began in the city. This boom included the development of downtown Fond du Lac, as well as three residential neighborhoods that grew up to the east, west, and south of the downtown. Much of the new housing was built for workers

⁴ *Ibid.*

⁵ *Ibid.*, pp. 11, 108.

⁶ *Ibid.*, pp. 84-85.

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and was simple, vernacular housing, but a number of wealthier families built larger, more stylish, houses in these neighborhoods.⁷

In the residential area east of Fond du Lac's downtown, the larger, more stylish houses were concentrated primarily along two streets, East Division and Sheboygan, and during the nineteenth and early twentieth centuries, this area developed into the city's most prominent residential neighborhood. South and east of the city's downtown, the larger, more stylish houses were less concentrated. Only two small concentrated areas of stylish houses were built in these neighborhoods. One is a small area along West Division Street close to downtown, and the other is a small area along Linden Street, just south of the city's downtown and courthouse complex.

After the lumber industry died out in the 1880s, Fond du Lac's economy slowed for a while. Although the city had other industries, none could rival the size of the lumber mills and factories. But, after the turn of the twentieth century, new or expanded industries brought a revival of the city's industrial economy. Large repair shops and division headquarters for both the Soo Line and Chicago Northwestern railroads in North Fond du Lac employed almost 2,000 men by 1912. Several large industries, including the Fred Rueping Leather Company, the Moore and Galloway Lumber Company, and the Giddings and Lewis Company, employed another 1,500 workers at that time. Other smaller industries, such as the Gurney Refrigerator Company, the Fond du Lac Table Manufacturing Company, the Northern Casket Company, the Vulcan Manufacturing Company, and the Galloway-West Dairy Products Company employed almost 1,000 workers in 1912. These companies continued to grow during the twentieth century; in particular, the Giddings and Lewis Company, the Vulcan Manufacturing Company, and the Galloway-West Company. They were the core of Fond du Lac's industrial economy in the twentieth century that helped the city become one of the largest industrial centers in east-central Wisconsin.⁸

During the economic boom of the early twentieth century, Fond du Lac's already-established residential neighborhoods grew significantly. Most of this new housing was in the form of small to medium-sized residences built for the skilled industrial workers of the city. In fact, Fond du Lac's historic housing stock contains large concentrations of American Foursquare and simple Bungalow style houses, both built among the older streetscapes of the city and in new streetscapes further east, west, and south of the older neighborhoods. In the East Division and Sheboygan Streets neighborhood of large, stylish houses, the new construction of the early twentieth century consisted primarily of large Craftsman and Period Revival style homes. But, in the older neighborhoods to the south and west of downtown Fond du Lac, including the West Division and Linden Street neighborhoods, the new construction was primarily smaller "infill"

⁷ *Ibid.*, p. 11.

⁸ *Ibid.*, pp. 11-12.

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type housing for middle-class and working-class families that was typical of the American Foursquare and Bungalow homes rising in other areas of the city.

During the late twentieth century, the residential neighborhoods of Fond du Lac continued to expand, primarily with tracts of suburban-style ranch houses. The prominent neighborhood along East Division and Sheboygan Streets has been largely retained, and some houses that had been deteriorating during the 1970s and 1980s, are now being restored. The other historic neighborhoods in Fond du Lac have seen more intrusive elements introduced and more remodeling. But, overall, these neighborhoods are relatively stable, and the larger, historic homes along West Division and Linden Streets are still extant. Other historic houses scattered throughout the city have also been largely preserved and are recognized as local landmarks in the community.

Area of Significance: Architecture

The Linden Street Historic District is significant at the local level because it contains a concentration of good examples of nineteenth and early twentieth century architectural styles and one example of a rare nineteenth century architectural style and type of construction. The district is locally significant because it is an extant remnant of the early development of the residential neighborhood that grew up south of the city's downtown. The bulk of the neighborhood was developed later, but this district encompasses the nineteenth and early twentieth century buildings constructed at a time when several areas in Fond du Lac were competing as the most prestigious residential area of the city. Although Linden Street eventually lost out in this competition to the neighborhood along Sheboygan and East Division streets, it has retained the large, stylish houses of the nineteenth and early twentieth centuries.

The Linden Street Historic District is architecturally significant at the local level because it has good examples of popular historic architectural styles, and these examples are among the best in the city. They include the Italianate, Octagon, Queen Anne, and Craftsman styles. For example, in the intensive survey report for the City of Fond du Lac, completed in October of 1992, 23 houses in the city were cited as being potentially eligible examples of the Italianate Style in Fond du Lac. Of these 23 houses, 11 were cited as being the best examples of the style among this group. Two of these 11 houses, the Calvin Pierce House, 288-90 Linden Street, and the Levi Treleven House, 304 Linden Street, are in the Linden Street Historic District.⁹

According to Wisconsin's *Cultural Resource Management Plan*, the Italianate style was widely popular in Wisconsin between 1850 and the early 1880s, due to the economic boom the state

⁹*Ibid.*, pp. 27-29.

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went through during the Civil War era. Italianate houses are generally square or rectangular two-story buildings with hipped roofs; wide, overhanging eaves decorated with brackets; arched openings; square bays, and picturesque porches with thin posts and decorative brackets. Italianate houses built during the early period of the style's popularity usually have a square plan with a low hipped roof and picturesque details. Later Italianate houses are generally taller and more rectangular in plan, with more classical details, and often, a gable roof. The style was so popular that its elements were often seen on simple, vernacular houses during the era, primarily in the form of brackets and arched openings.¹⁰

The Calvin Pierce and Levi Treleven houses are typical of both the early and late versions of the style. The Pierce House, built around 1867, features the square plan and low-pitched hipped roof of the early Italianate style. The cupola is not only a fine detail of this house, but also typical of early Italianate buildings. The wide frieze with heavy pendant brackets, arched openings, and square bays also characterize the early Italianate style. The building also has a high level of integrity, with most of its details intact. The alterations made to convert the building into a two-flat apartment building have made little impact to its exterior. The house also has a high quality of construction methods and materials. The light red brick walls and cut limestone foundation give the house added style to its elegant Italianate details.

Likewise, the Levi Treleven House, built around 1885, is a typical and good example of the later Italianate style. The complex hip roof and rectangular plan, which is interrupted with shallow bays and bays, suggest the irregular form of the soon-to-be-popular Queen Anne style. The wide frieze and scroll brackets are typical Italianate details, as are the square bays. But, the bays are two-stories in height, adding a vertical emphasis to the house that reflects the later Italianate style. The Queen Anne-detailed veranda was probably added later, at the turn-of-the-twentieth-century. The overall look of this house is more vertical and somewhat transitional to the emerging Queen Anne style, making the building a marked contrast to the Pierce House. The Treleven House also has a high level of integrity with most of its historic details intact.

There are two houses in this district that have fine brick construction and simple Italianate details that add architectural interest in the district. The Schaefer and Blankenburg houses, 261 and 253 Linden Street, are vernacular, and their only obvious style elements are segmentally-arched openings that reflect the Italianate style. Their high quality brickwork walls and good level of integrity, though, make them stand out in the district.

¹⁰ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-6.

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The most architecturally significant house in this district is the Isaac Brown Octagon House, built in 1856. Isaac Brown was an early builder in Fond du Lac, and his interest in unusual building materials and methods can be seen in this house, listed individually in the National Register of Historic Places in 1972. The house not only is a fine example of the Octagon style but is also built of grout, a mid-nineteenth century form of poured concrete that was embraced by a few builders as an economical building material, but a material that never became popular until the twentieth century.

Octagon houses are rare in the United States, and the greatest concentration exists in New York, Massachusetts and Wisconsin. New Yorker Orson Fowler promoted the octagon house in the mid-nineteenth century in his 1848 book, *A Home For All*, as a beautiful, functional, and inexpensive family home. A few years after he published his book, he met Joseph Goodrich in Milton, Wisconsin, who had built an octagon-shaped inn using grout. Fowler then advocated the use of grout in his octagon houses. In Wisconsin, the Octagon plan was primarily used in residences of one to three stories in height and constructed with brick, grout, or clapboard exteriors. Because most octagon houses were built between 1850 and 1860 in Wisconsin, they often are decorated with Italianate details, the style most popular at the time.¹¹

Orson Fowler advocated the use of grout in his octagon houses after he saw Goodrich's Milton House. Grout was a crude form of poured concrete, but was not the first example of this type of material. Concrete dates back to the Roman Empire when builders discovered that by mixing quicklime (calcium oxide), volcanic earth, water, sand, and stone aggregate, the resulting material, when hardened, was as strong and durable as stone. The technique was lost until the eighteenth century, when new experiments with concrete were made. But, 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 Wisconsin briefly popularized the use of a crude concrete mix they called "grout."¹²

Joseph Goodrich developed grout in 1844 as a lime, sand, gravel, and water mixture that was hardened in wooden forms. After Goodrich used grout to construct his Milton House, other grout-constructed houses were built in the 1850s in Wisconsin, often using the octagon plan. But, by the 1860s, the interest in both grout and octagon houses fell off. Interest in octagon houses never increased, but eventually concrete became popular in the state in the early twentieth century.¹³

¹¹ *Ibid.*, p. 2-7.

¹² *Ibid.*, p. 4-8.

¹³ *Ibid.*

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Two octagon houses were built in Fond du Lac during the 1850s. The Isaac Brown House, in the Linden Street Historic District is the most famous and is also the only one constructed with grout. Although there have been a few alterations to the Brown house, it retains much of its historic integrity, including the original grout walls. The building has a simple Italianate style frieze and overhanging eaves, along with two rectangular one-story bays that are decorated in this style. The enclosed porch, dormers, and small west ell are later additions, but the original octagon shape of the house is clearly visible. Because of its octagon shape and grout construction, the Isaac Brown Octagon House was individually listed in the National Register of Historic Places in 1972 and is an important architectural element in the Linden Street Historic District.

Fond du Lac experienced an economic boom in the late nineteenth and early twentieth centuries, a time when the Queen Anne style was in its peak of popularity. Therefore, the city has many fine examples of the style. In this district, the Warren Meiklejohn House, 284 Linden Street, built around 1904, in one of these examples.

The Queen Anne style was popular in Wisconsin between 1880 and 1910. Often called "Victorian," the Queen Anne style is characterized by asymmetry and irregularity of plan and massing. Queen Anne houses often have a variety of surface materials, such as wood shingles, stone veneer, or stucco. Other common details of the style include steeply pitched multiple gable or combination hip and gable roofs, gable projections, bays with elaborate hood moldings or cornices, round or polygonal turrets or oriels, classical details, and large, wrap-around verandas. Fenestration is irregular both in size and placement. Queen Anne houses built after 1900 are often less picturesque and more symmetrical, but the style was so popular that many variations can be found through its 30-year history.¹⁴

According to the intensive survey report for the city of Fond du Lac, there are a considerable number of fine examples of the Queen Anne style in the city, and they range from the picturesque and exuberant to examples that express the style primarily by large and irregular form and massing. Many of the fine Queen Anne houses in Fond du Lac are located in proposed historic districts, primarily in the large potentially eligible Sheboygan and East Division Street historic districts. One of the examples cited in that report is also in this district.

The Meiklejohn house is a good example of the Queen Anne style because it has the main characteristic of the style, an irregularity of form and massing. The complex roof, corner octagonal tower, projecting bays, and off-centered veranda, all combine to give the house an asymmetry, despite its location on a relatively narrow lot. The house has a high level of

¹⁴ *Ibid.*, p. 2-15.

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integrity, with its original clapboard siding, fine cut limestone foundation, original veranda, with a curved balustrade, and original openings. All of these details combine to make it stand out architecturally in the district.

Although the economic boom in Fond du Lac extended into the early twentieth century, most of the construction in the city after 1900 centered around middle and working-class housing. There was some high-style construction during the first few decades of the twentieth century, but not in the same numbers as the Queen Anne style. Of this construction, three fine Craftsman houses were built, all along Sheboygan and East Division streets. In this district, there is a good example of the Craftsman Style that, although not potentially individually eligible, adds to the architectural interest of the Linden Street Historic District.

The Charles Karstens House, 295 Linden Street, was built around 1910, and it has many details typical of the Craftsman Style. The Craftsman Style was popular in Wisconsin 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 with brick, stone, or stucco exteriors and have broad gable or hipped roofs, large dormers, decorative brackets or exposed rafters, prominent chimneys, and open porches with heavy piers.¹⁵

The intensive survey report identified several architecturally significant Craftsman style houses in Fond du Lac. Although the Karstens house was not among this group, it adds to the architectural interest of the district for its typical Craftsman details. It has a brick and stucco exterior finish, broad gable roof, large dormers and gables, large brackets, and an open porch with heavy wood piers. The house is not a large example of the Craftsman style, but it is a good example of a smaller house built for a middle class family using a modern style that sets it apart from some of the other houses in the streetscape.

Because the Linden Street Historic District is small, with houses from different eras of the nineteenth and early twentieth centuries, it does not get its cohesiveness from a unity of architectural style, but from its uniform size, scale and high quality of construction materials and methods.

This district is also of interest because the houses mentioned above reflect the growth of Linden Street from its early development in the mid-nineteenth century until the early twentieth century, when new construction filled in the area with smaller, less stylish houses. The size and high quality of the houses built during the nineteenth and early twentieth centuries, such as the Brown

¹⁵ *Ibid.*, p. 2-24.

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Fond du Lac, Fond du Lac County, WI

Octagon House, the Italianate style Pierce and Treleven houses, the Queen Anne style Meiklejohn house, and the Craftsman style Karstens house, are part of the attempt to develop Linden Street into a prominent, upper-middle class area. These houses reflect the era in Fond du Lac's development when several neighborhoods were competing for prominence in the community. In the 1910s and 1920s an influx of smaller, more middle-class houses completed the streetscape of the neighborhood.

The Linden Street Historic District is locally significant and eligible for the National Register of Historic Places because it has a small, but important, concentration of architecturally stylish houses. The most important of the district's houses are good examples of popular nineteenth and early twentieth century architectural styles, with high levels of integrity and high quality of construction materials and methods. The district, as a whole, has a cohesiveness of size, scale, and building materials that presents an historic streetscape in the city of Fond du Lac that is recognized as worthy of preservation in the community.

ARCHEOLOGICAL STATEMENT

According to the 1992-completed intensive survey report for the City of Fond du Lac, it is known that there was pre-historic and historic Native American activity at the site of the modern city of Fond du Lac, and that historic fur trade activity also took place there. The early development of this district also suggests that there may be resources from the early settlement era of the city. A complete archeological study was beyond the scope of this nomination, but it is possible that pre-historic or historic archeological resources may lie beneath the surface within the boundaries of this district.

PRESERVATION ACTIVITIES

The City of Fond Du Lac's Department of Community Development and the city's Historic Preservation Commission sponsored this nomination. The Historic Preservation Commission and the city have engaged in considerable preservation-related activities over the last decade, including an intensive survey of the city and sponsoring a National Register nomination for part of the historic downtown commercial district. As a result of the survey effort, the Historic Preservation Commission has locally landmarked a number of individual buildings in Fond du Lac, as well as this historic district. This National Register nomination is one of several nominations being prepared in 2001 for the Historic Preservation Commission, as part of their efforts to identify and preserve historic resources in Fond du Lac.

Linden Street Historic District
Name of Property

Fond du Lac
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 3.5 acres

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

1	<u>16</u>	<u>383380</u>	<u>4847480</u>	3	<u>16</u>	<u>383500</u>	<u>4847550</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>383380</u>	<u>4847360</u>	4	<u>16</u>	<u>383500</u>	<u>4847380</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, Consultant	date	5/1/2001
organization	prepared for the City of Fond du Lac	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

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BOUNDARY DESCRIPTION

The Linden Street Historic District boundaries are as follows: Beginning at the intersection of the south curb line of South Street and west curb line of Linden Street, then west along the south curb line of South Street to the west or rear lot line of 274 Linden Street, then south along this line to the north lot line of 284 Linden Street, then west along this line to the west or rear lot lines of 284-304 Linden Street, then south along these lines to the south lot line of 304 Linden Street, then east along this line to the west curb line of Linden Street, then north along this line to the south lot line of 295 Linden Street, then east along this line to the east or rear lot lines of 253-295 Linden Street, then north along these lines to the north lot line of 253 Linden Street, then west along this line to the west curb line of Linden Street, then south along this line to the point of beginning.

BOUNDARY JUSTIFICATION

The boundaries of the Linden Street Historic District were drawn to include the architecturally significant historic streetscape in the 200 and 300 blocks of Linden Street. The boundaries were drawn to exclude as many modern and non-contributing elements as possible. The northern boundary excludes a small group of remodeled houses of a smaller scale than those in the district. The western boundary runs primarily along the high school stadium and track complex. The eastern boundary excludes the area along South Main Street that is a mixture of both houses and commercial buildings. The area to the south of the district is a continuation of the neighborhood within which the Linden Street Historic District sits. However, the houses are generally smaller, primarily from the 1910s and later, and are more remodeled than those in the district. The result is a cohesive district that has minimal non-contributing elements.

Linden Street Historic District
Name of Property

Fond du Lac
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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Linden Street Historic District, Fond du Lac, Fond du Lac County, Wisconsin. Photos by Carol Cartwright, January, 2001. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin. Views:

1 of 8: East side of Linden Street, 253-295 Linden Street, view from the southwest.

2 of 8: East side of Linden Street, 253-271 Linden Street, view from the southwest.

3 of 8: East side of Linden Street, 271-285 Linden Street, view from the southwest.

4 of 8: West side of Linden Street, 284-304 Linden Street, view from the southeast.

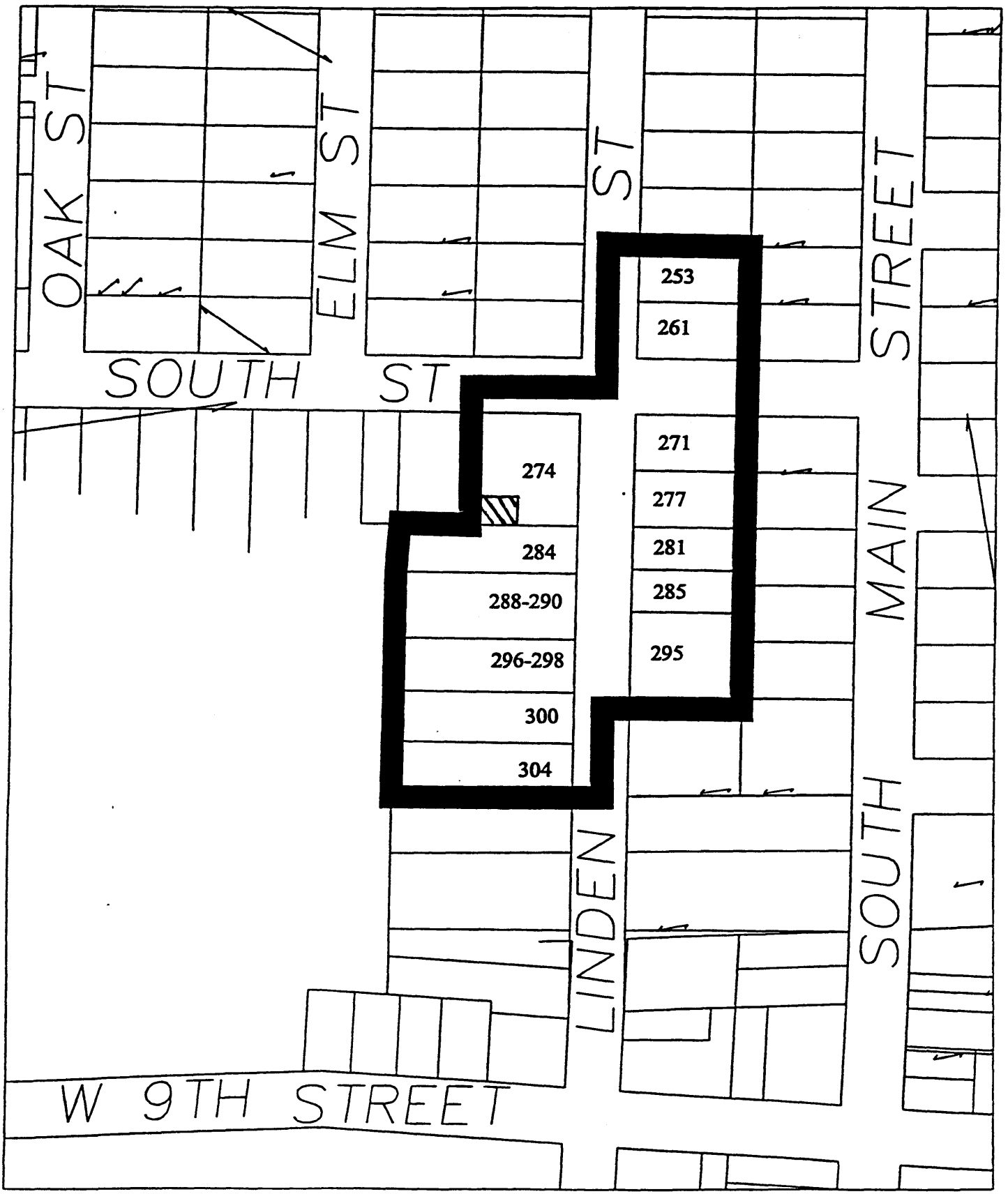
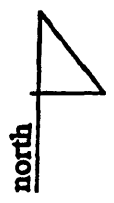
5 of 8: 274 Linden Street, view from the east.


6 of 8: 284 Linden Street, view from the east.

7 of 8: 288-290 Linden Street, view from the east.

8 of 8: 304 Linden Street, view from the east.

LINDEN STREET HISTORIC DISTRICT
Fond du Lac, Fond du Lac County Wisconsin



 Contributing  Non-Contributing

NOT TO SCALE