

United States Department of the Interior
National Park Service

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National Register of Historic Places
Inventory—Nomination Form

received APR 23 1986

date entered

MAY 22 1986

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

1. Name

historic N/A

and/or common Washington Avenue Historic District

2. Location

street & number see Inventory

not for publication

city, town Oshkosh

vicinity of

state Wisconsin

code 55

county Winnebago

code 139

3. Classification

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

4. Owner of Property

name Various

street & number N/A

city, town N/A

vicinity of

state

5. Location of Legal Description

courthouse, registry of deeds, etc. Winnebago County Courthouse

street & number 415 Jackson Avenue

city, town Oshkosh

state Wisconsin 54902

6. Representation in Existing Surveys

title (Oshkosh Intensive Resource Survey)
Wisconsin Inventory of Historic Places has this property been determined eligible? yes no

date 1981 federal state county local

depository for survey records State Historical Society of Wisconsin

city, town Madison

state WI 53706

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Washington Avenue Historic District is a large, principally residential district on the east side of the City of Oshkosh, Wisconsin. It was delineated in 1981 as part of an intensive historic resource survey of the entire city. It is one of two districts identified along an east-west spine through the City characterized by large impressive homes dating from the late 19th and early 20th centuries, originally owned by many of the city's leading families. The Washington Avenue Historic District is bounded on the east by Lake Winnebago and on the west by Boweb Street. It includes the homes along Washington Avenue on the north and south sides of the street as well as homes for one block on Linde and Hazel Streets to Merritt Avenue and homes on both sides of Merritt.

The District, as proposed, consists of 242 structures, all but one of which are residential-oriented. There are 118 contributing and 7 non-contributing buildings, as well as numerous garages in the district. Non-contributing status was conferred on properties which did not meet the 50-year test, or which had lost much or most of their original architectural integrity. Although some of the other properties which are considered contributing have been altered over time, their basic form and presentation still contributes to the overall historic impression of the District. These homes were designed as, and most continue to be, single family structures. The notable exception is the Oshkosh Yacht Club (Map No. 1) located at 1395 Washington. Homes in the Washington Avenue Historic District are characterized as being principally large, frame, 2½ story homes of the late Queen Anne and Colonial Revival periods as well as early 20th century examples of Prairie-influenced and European Period Revival styles. In addition, there are scattered examples of Italianate-influenced homes in the district. However, these latter are not nearly as prevalent. Most of the homes in the District are of frame construction which corresponds with Oshkosh's long history as a lumbering and woodworking city. A small number of masonry buildings, mostly 20th century structures are evident as is a popular use of concrete block for porch and facade details.

Homes in the Washington Avenue District are generally characterized by a high degree of maintenance and an obvious pride in ownership. The Washington Avenue area had declined somewhat by the mid-1950s into the early 1970s, but any visitor to the District today can see that, in the past ten or 15 years, homes have been refurbished, restored or rehabilitated; in most cases, following their historic lines and features and, as such, the Washington Avenue neighborhood gives one a feeling of prosperity as well as sensitivity to the historical past. This nomination was, in fact, supported by the residents. A local neighborhood group has been active for the past three or four years working to upgrade the character of the neighborhood, remove multi-family residences, and re-establish those residences as single family homes. Indeed, the Washington Avenue area has developed a true sense of community once again, and appears as a unique area in the City of Oshkosh.

The following inventory indicates the map number, street address, historic name and use (if known), construction date (if known), and classification code of each building in the District. Dates of construction were determined by property abstracts, tax records, contemporary accounts and historic maps.

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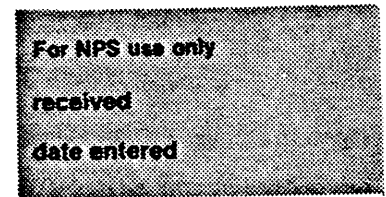
Historic names and uses were determined by consulting contemporary newspaper accounts and City directories. Several of the dates of construction were estimated by visual assessment and by looking at the dates of similar buildings with documented construction dates.

INVENTORY

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u> ¹	<u>Date</u>	<u>Class.</u>
1	1395 Washington	Oshkosh Yacht Club	1903	C
2	307 Lampert	J.W. Miller Residence	c. 1905	C
3	315 Lampert	J.W. Miller Residence	1931	N
4	1369 Washington	Dr. Harry Meusel Residence	1927	C
5	1361 Washington	Dr. Donald G. Hugo Residence	1926	C
6	1355 Washington	J.W. Hicks Residence	c. 1895	C
7	1347 Washington	L.H. Gunnell Residence	c. 1895	C
8	1343 Washington	John Roth Residence	c. 1893	C
9	1337 Washington	Fraker Residence	1928	C
10	1331 Washington	Carl Roewekamp Residence	c. 1907	C
11	1325 Washington	Residence	c. 1880	N
12	1321 Washington	Residence	c. 1890	C
13	1317 Washington	Samuel Kingsley Residence	c. 1918	C
14	1313 Washington	Residence	c. 1875	C
15	1307 Washington	Linde Residence	c. 1920	C
16	1303 Washington	Charles Carver Residence	c. 1923	C
17	1231 Washington	Elmer Leach Residence	c. 1908	C
18	1225 Washington	Elmer Leach Residence	c. 1893	C
19	1217 Washington	F.G. Connell Residence	c. 1909	C
20	1213 Washington	Residence	c. 1895	C
21	1209 Washington	Peter Werner Residence	c. 1905	C
22	1203 Washington	Edward Durler Residence	1921	C
23	1103 Washington	Charles Gunz Residence	1921	C

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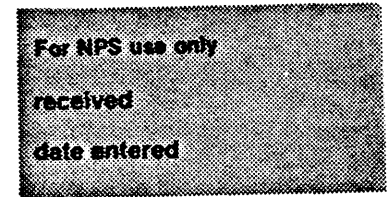
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INVENTORY (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u> ¹	<u>Date</u>	<u>Class.</u>
24	1031 Washington	Carl Hennig Residence	c. 1907	C
25	1027 Washington	C.W. Schmidt Residence	c. 1904	C
26	1021 Washington	Frank LaBudde Residence	c. 1904	C
27	1013 Washington	H. Roenitz Residence	c. 1885	C
28	1005 Washington	Residence	c. 1880	C
29	933 Washington	Residence	1936	N
30	927 Washington	Residence	1960	N
31	919 Washington	John Hoernig Residence	1883	C
32	913 Washington	E.C. Anger Residence	c. 1905	C
33	907 Washington	R.J. Weisbrod Residence	c. 1870	C
34	905 Washington	Sophia Weisbrod Residence	c. 1908	C
35	901 Washington	John O'Brien Residence	1884	C
36	831 Washington	Alnor Gibson Residence	c. 1905	C
37	823 Washington	Richard C. Ernst Residence	c. 1910	C
38	817 Washington	Residence	c. 1905	C
39	802 Washington	L.H. Gunnell Residence	c. 1885	C
40	808 Washington	Earl Marquart Residence	c. 1913	C
41	816 Washington	Clara Kellogg Residence	c. 1899	C
42	828 Washington	Residence	c. 1915	C
43	900 Washington	Henry J. Durler Residence	c. 1905	C
44	908 Washington	Frederick Reimers Residence	c. 1921	C
45	914 Washington	Residence	1955	N
46	918 Washington	Dr. J.J. Geary Residence	c. 1903	C
47	924 Washington	Residence	c. 1920	C
48	930 Washington	J.M. Weisbrod Residence	c. 1880	C
49	1004 Washington	O.A. Haase Residence	1908	C
50	1010 Washington	Thomas V. Quinn Residence	c. 1895	C
51	1014-16 Washington	Frederick C. Walker Residence	c. 1900	C
52	1022 Washington	C.W. Felker Residence	c. 1894	C
53	1030 Washington	Lester Stephenson Residence	1929	C

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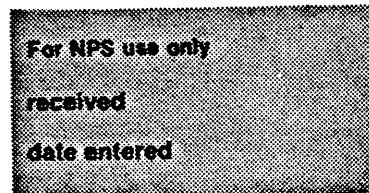
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INVENTORY (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u> ¹	<u>Date</u>	<u>Class.</u>
54	1106 Washington	Arthur L. Schwalm Residence	c. 1911	C
55	1114 Washington	Arthur Gruenewald Residence	1927	C
56	1122 Washington	George B. Hilton Residence	1891	C
57	1128 Washington	Albert T. Henning Residence	1929	C
58	1200 Washington	Richard Guenther Residence	1888	C
59	1212 Washington	D.C. Buckstaff Residence	c. 1897	C
60	1222 Washington	Walter Hewitt Residence	c. 1906	C
61	1234 Washington	Henry Kimberly Residence	1916	C
62	1246 Washington	R.P. Finney Residence	1888	C
63	1302 Washington	Georgia Mead Residence	c. 1910	C
64	1306 Washington	George Caswell Residence	1936	N
65	1318 Washington	Christian Linde/Franklin Bowen Residence	c. 1877	N
66	1324 Washington	Eugene Schickedantz Residence	c. 1905	C
67	415 Linde	Charles Konrad Residence	c. 1907	C
68	421 Linde	Edward Kennedy Residence	c. 1903	C
69	429 Linde	Christian Boss Residence	c. 1899	C
70	433 Linde	Benjamin Zinth Residence	c. 1918	C
71	437 Linde	E.W. Weisbrod Residence	1898	C
72	447 Linde	Wellman Residence	c. 1912	C
73	1275 Merritt	Louis Houle Residence	c. 1894	C
74	1271 Merritt	Thomas Albrecht Residence	c. 1907	C
75	1267 Merritt	Jacob Kircher Residence	c. 1911	C
76	1263 Merritt	Michael Duggan Residence	c. 1903	C
77	1261 Merritt	Harry Gustavus Residence	c. 1897	C
78	1255 Merritt	E.E. Stevens Residence	c. 1880	C
79	1249 Merritt	Edward J. Haase Residence	1924	C
80	1243 Merritt	George Hoaglin Residence	c. 1899	C
81	1237 Merritt	David Lawson Residence	c. 1890	C
82	1229 Merritt	Michal Dugan Residence	c. 1905	C

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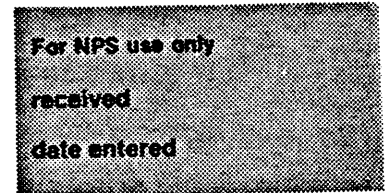
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INVENTORY (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u> ¹	<u>Date</u>	<u>Class.</u>
83	1225 Merritt	Residence	c. 1870	C
84	1221 Merritt	E. Phillips Residence	c. 1907	C
85	1219 Merritt	Henry Zentner Residence	c. 1911	C
86	1211 Merritt	Carl Schauri Residence	c. 1915	C
87	1207 Merritt	Albert Nichol Residence	c. 1913	C
88	1203 Merritt	Max Baker Residence	c. 1915	C
89	450 Hazel	Christian Sarau Residence	1924	C
90	446 Hazel	Harry Minors Residence	c. 1890	C
91	440 Hazel	Dr. Charles Norris Residence	c. 1909	C
92	432 Hazel	Gustav Lindeman Residence	c. 1880	C
93	424 Hazel	Henry P. Jansen Residence	c. 1921	C
94	420 Hazel	Lyle O'Connor Residence	1928	C
95	415 Hazel	Elmer Leach Residence	1924	C
96	423 Hazel	Herman Anger Residence	c. 1911	C
97	427 Hazel	Dr. Leroy Chady Residence	c. 1913	C
98	433 Hazel	Emil Krueger Residence	c. 1880	C
99	437 Hazel	Chris Arfert Residence	c. 1890	C
100	445 Hazel	Herman Garbricht Residence	c. 1920	C
101	451 Hazel	August Plagge Residence	c. 1888	C
102	1125 Merritt	William Levy Residence	c. 1899	C
103	1121 Merritt	Ralph Varney Residence	c. 1907	C
104	1115 Merritt	William Wood Residence	c. 1920	C
105	1107 Merritt	E.F. Steude Residence	c. 1905	C
106	1101 Merritt	Bernard J. Daly Residence	c. 1890	C
107	1025 Merritt	Frank Schiesing Residence	1878	C
108	1017 Merritt	Eilert Residence	c. 1890	N
109	939 Merritt	Gebe Ruth Residence	c. 1890	C
110	935 Merritt	Albert Worden Residence	c. 1889	C
111	929 Merritt	Harvey Wussow Residence	1934	N
112	925 Merritt	James Brainerd Residence	c. 1880	C

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u> ¹	<u>Date</u>	<u>Class.</u>
113	919 Merritt	E.P. Stevens Residence	c. 1880	C
114	911 Merritt	Residence	c. 1890	C
115	902 Merritt	Residence	1898	C
116	908 Merritt	A.M. Brainerd Residence	c. 1890	C
117	912 Merritt	Gustav Reinke Residence	1928	C
118	918 Merritt	Charles Askin Residence	c. 1888	C
119	922 Merritt	J.H. Gudden Residence	c. 1890	C
120	1002 Merritt	Henry Allen Residence	c. 1890	C
121	1008 Merritt	J.H. Dolphin Residence	c. 1895	C
122	1012 Merritt	J.H. Dolphin Residence	c. 1885	N
123	1016 Merritt	Residence	c. 1895	C
124	1022 Merritt	Ihrig Residence	c. 1887	C
125	1100 Merritt	Ralph Draper Residence	1938	N
126	1106 Merritt	Faber Residence	c. 1916	C
127	1112 Merritt	August Wiese Residence	c. 1875	C
128	1122 Merritt	James Chapman Residence	c. 1907	C
129	1216 Merritt	Albert A. Cone Residence	c. 1909	C
130	418 Stevens	Mabel C. Reinke Residence	1958	N
131	406 Stevens	Harold Salzeider Residence	1950	N
132	402 Stevens	Percy J. Moreman	1949	N
133	400 Stevens	Alfred Stoll Residence (moved)	1947	N
134	401 Stevens	John M. Redmond Residence	1947	N
135	413 Stevens	Elmer F. Salzeider Residence	1954	N

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BRIEF DESCRIPTION OF SELECTED BUILDINGS

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
1	1395 Washington	Oshkosh Yacht Club	1903	C

The Oshkosh Yacht Club building was designed by local architect William Waters and, as such, is one of three Waters' buildings in the Washington Avenue Historic District.² This example of the Georgian Revival style dominates its lakeshore site. The entablature, complete with modillions, surrounds the building and pilasters mark the corners. The main facade faces the lake and presents a two-story, columned portico; however, enclosure of the original veranda reduces the impact of this elevation. The Oshkosh Yacht Club building occupies a large site at the eastern end of Washington Avenue and, as such, is a visual landmark in the area. The Oshkosh Yacht Club was formed in 1869, although competitive sailing began in Oshkosh around 1860. The fortunes of the club fluctuated, but in the late 1890's interest began to peak. In 1903, Oshkosh was made the permanent home of the Inland Lakes Yachting Association's annual Regatta. As the result of this honor, the clubhouse was built the same year. The building was known for its opulence and, for a few years, Oshkosh was a center for yachting in the Upper Midwest. However, interest again declined after World War I and the building was sold to the City in 1918. The Club continued to meet in the building and bought it back from the City in 1927. However, in 1952, economic circumstances forced the Club to sell it to its current owner, the American Legion. The historic significance of the Oshkosh Yacht Club extends from its role as a regional yachting headquarters and local social institution.³

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
4	1369 Washington	Dr. Harry Meusel Residence	1927	C

The Meusel house, built in 1927 by a local physician,⁴ is designed in the English cottage style, one of the Tudor Revival styles of the early 20th Century. The exterior of this house is done in a half-timbered effect of stucco and frame, with stonework around the entrance and chimney as accents. The roofs are padded to emulate the thatch of traditional English cottages. The design of this home is significant as an example of the English cottage style in Oshkosh. The majority of large homes constructed during the 1920's and early 1930's tended to draw on the various European Revival designs and emulate large European country houses.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
5	1361 Washington	Dr. Donald G. Hugo Residence	1926 ⁵	C

The Hugo residence also follows the European Revival styles as experienced in the Meusel house to the east. In this case, the steep roof pitch, including roofs of dormers and tower and the vertical proportions of the building are in the French Normandy style. The majority of the building is constructed of brick with decorative half-timbering and stonework in the tower and chimney. The building is fairly contained, in contrast to the more sprawling Meusel house.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
7	1347 Washington	L.H. Gunnell Residence	c. 1895 ⁶	C

The Gunnell home represents the basic massing and form of the late Queen Anne style found throughout the District. It is characterized by an asymmetrical design and a steep hipped roof with lower cross gables. It does not evidence the heavy woodwork found in many Queen Anne examples in the community and is rather plain in form and substance. The lack of ornamentation is a characteristic of homes built in this style late in the Queen Anne period in Oshkosh from the mid-1890's on. The ornamentation found on the building is limited to the shingled gable ends which meet the entablature of the second floor with a pent-roof. A panel covered with scroll work and painted in contrasting colors is found in the peak of the gable on the front facade. The porch is a more recent addition and alters the original front facade. The Gunnell house is presented as a simple example of the form which is found in more ostentatious fashion elsewhere in the District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
17	1231 Washington	Elmer Leach Residence	c. 1908 ⁷	C

The Leach residence is an interesting transition between the Queen Anne of the late 19th Century and the Colonial Revival styles of the early 20th Century. The form, massing and roof lines of the building are reminiscent of the Queen Anne style, as is the use of shingles and the pent roof on the third floor entablature, the area above the attic windows, and the rounded bay window on the northeast corner of the building. The building also has a number of features found elsewhere in the District as evidence of the Colonial Revival style. Specifically, the bays on the north and east facades will be found in several Colonial Revival square houses found in the District. A number of Colonials in the District also have the rounded bay on one corner, which appears to be a HNTB No. 9094/4

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local modification on the more general style and is found in several examples around the District. The building is also broader and more horizontal than most Queen Anne structures in the area.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
22	1203 Washington	Edward Durler Residence	1921	C

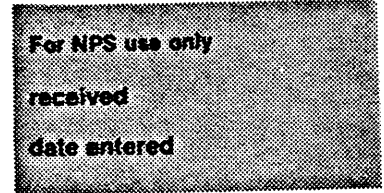
The Durler house is one of a pair designed by the local architectural firm of Auler and Jensen, which was the name given the William Waters firm, following his death in 1917. Auler and Jensen built the Durler house and its neighbor at 1103 Washington Avenue for the partners who owned the Gunz-Durler Candy Company in Oshkosh. This home was owned by Edward Durler, president of the company. Both homes were built on land owned by the company in the early 1920's. This two-story brick home expands on a popular design involving a central two-story rectangular unit with symmetrically composed facade. In this building, one-story wings jut out to the east and west. This house is made more distinctive by the inclusion of blind arches over the first floor finistration and rounded dormers on the tile roof. The result is a renaissance flavor rather than the more popular classical one. The overall composition of the home favors the Mediterranean Revival styles popular in the 1910's and 1920's and also compliments the design of 1103 Washington Avenue, several lots to the west.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
23	1103 Washington	Charles Gunz Residence	1921	C

The Gunz house is the second of the pair designed by Auler and Jensen for the owners of the Gunz-Durler Candy Company.⁹ This two-story brick residence is very similar in massing to the Durler house at 1203 Washington Avenue. However, it does have subtle differences in its design and less subtle differences in its facade treatments. This home, too, is reminiscent of the Mediterranean styles, but through its facade treatments, is more reminiscent of the geometric elements found in the Prairie styles. The Guntz house has a conservatory and porte cochere flanking the central block and a string course surrounds the house at the sill level of the second floor windows. The geometric panels are set into the second story level on each corner. This design is significant as an example of the work generated by the Auler and Jensen firm in the 1920's and combines historical Mediterranean details with an almost Prairie style plan.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
25	1027 Washington	C.W. Schmidt Residence	c. 1904	C

The Schmidt house is the most ornate example of the four-square Colonial Revival derivative found in the District. Other examples are found at 1021 Washington Avenue (Map No. 26), 1213 Washington Avenue (Map No. 27) and 1237 Merritt Avenue (Map No. 81). The Schmidt house was built between 1903 and 1905 for C.W. Schmidt, a teller for the German National Bank. The home exhibits a high degree of architectural detailing and ornamentation which is found to a lesser extent in other homes in the District of similar design. The basic aspects of this style are a symmetrically constructed square home, generally with a porch across the front and a dormer in the center of the front facade. The two side elevations are characterized by jerkin-head roofs with a shingled gable end between the roof line and the entablature which is also characterized by a pent-roof. Generally, there are one or two recessed windows in each of these side gables. The home may or may not have a bay on one or both of its sides. In addition to these standard features, the Schmidt home has the following features of note. The corners of the front facade are angled to project the main facade forward and accent its ornamentation. There are ornamental pilasters on either corner of the front facade capped by an ionic capital. Similar pilasters flank the central windows of the front facade, providing support to brackets which, in turn, support the overhanging roof line. The windows on the second floor front facade include a formal classical pediment over the center window with returns and a coat of arms in the entablature. The third floor dormer is characterized by a segmental arch underneath which is found a series of recessed windows fronted by a ballaster tied into the dormer column supports. The segmental arch is capped by a spiked keystone. All in all, this provides a fine classically oriented facade composition. The single change to the original composition has been the enclosure of the original porch with louvered aluminum windows. This detracts significantly from its original design.

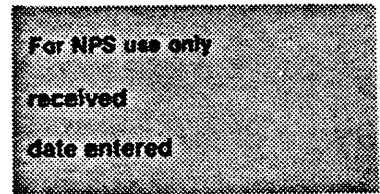
<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
26	1021 Washington	Frank LaBudde Residence	c. 1904	C

The LaBudde house was built at approximately the same time as the Schmidt house immediately to the east. Although the same general floor plan and design was used, the ornamentation found in the Schmidt house is lacking in this example. Therefore, although all the basic components of this design are the same as one finds at 1027 Washington Avenue, this home represents a much simpler composition. The LaBudde house was built by Frank LaBudde, who was employed by the German National Bank. As an example of this local interpretation of the Colonial Revival style, this 2-1/2 story frame structure features a paladi^{an} HNTB No. 9094/4

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motiff on its front gable. The front porch here has also been altered with metal grille work replacing the original classical columns.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
27	1013 Washington	H. Roenitz Residence	c. 1885	C

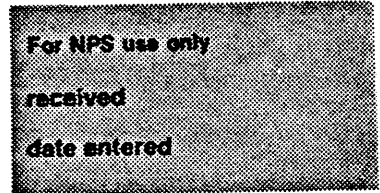
The Roenitz house is an excellent example of a Queen Anne design with classically derived ornamentation, including the denticulated porch and tower cornices, routed columns and modillions along the gable eave line. Fish scale shingles are employed on the tower and the gables with the majority of the building sheathed in clapboard. Roenitz was a local dealer in leather and wool.¹² The Roenitz house maintains a great deal of its original integrity as a structure and serves as a fine example of fairly simple Queen Anne design in the Washington Avenue Historic District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
31	919 Washington	John Hoernig House	1883	C

The Hoernig house is the best remaining example of the Italianate Villa style in Oshkosh. The style was once very popular; however, most of these designs have either been significantly altered or destroyed over the years. A square tower adjoins the main gable and main block of the house, small windows alternate with brackets along the freize of the tower. Other notable details include the pedamented window caps and angular window bay on the east facade. This house was built in 1883 by John Hoernig, owner of a local meat market in the downtown area.¹³ The house is particularly remarkable in that it has been totally restored by the current owner into a very nice example of mid-19th Century architecture. The one portion of the design which differs from the Italianate mode is the large wrap-around veranda which is from the Queen Anne style. On first glance, one might assume that the porch was a later addition; however, plans of the original building include this porch which has been reconstructed in the restoration. The one change to the original design is in the eastern portion of the porch which has been made somewhat wider than originally designed. One should note the original door onto the porch from the parlor which shows the original limits of the porch.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
33	907 Washington	R.J. Weisbrod Residence	c. 1870	C

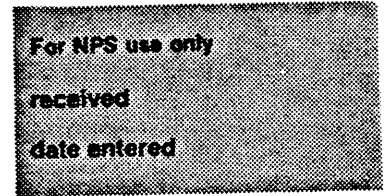
The Weisbrod house is the second major Italianate design in the Washington Avenue Historic District. The home pre-dates the Hoernig house by approximately 13 years. R.J. Weisbrod was originally a furniture dealer and undertaker who, in the 1880's, became Chief of Police.¹⁴ The house is particularly noteworthy for its window treatments and woodwork. The windows are large with four-over-four lights framed. The hood moldings have some ornamentation, but are not of the ostentaciously nature found in other Italianate examples. The building is sheathed in clapboards to the head of the second story windows. Above that, a band of vertical boards terminating in cusps continue around the house. The detailing on this house is among the most creative of Italianate designs in Oshkosh. Unfortunately, the modern porch addition detracts from the overall design to some extent. Also noteworthy are the gable trusses which are reminiscent of the later stick style and provide companion woodworking details to the ornamental brackets found at the corners along the facade under the overhanging eaves. This is one of the most interesting compositions of early Italianate design found in the City.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
35	901 Washington	John O'Brien Residence	1884 ¹⁵	C

The O'Brien house was built one year after the Hoernig house and there are similarities in the design and massing of the structure. Whereas, the Hoernig house was much more in the Italianate style, the O'Brien house has crossed the line and is more reminiscent of the Queen Anne school. This is evidenced in the general rectangular, unadorned surfaces and general proportions which relate more to the Queen Anne style than the Italianate in this case, even though the form, including the main block and square tower, are very similar. The house is covered in clapboard to the head of the second floor windows and in shingles above that point. Apart from the early 20th Century porch, the home retains a great deal of its architectural integrity. Most noteworthy in the difference between this and the Italianate styles is the pent roof on the tower, which gives it a different flair, the triangle pediment over the plain second story main block windows, the general plainness and squareness of all the windows, and the lack of ornamental hood moldings replaced by simple wooden frames. The bay on the east facade does have some brackets around the cut-away corners, but these are restrained and fit in with the more austere design of this home. The roof line is also characteristic of the Queen Anne style with the larger hipped roof and lower intersecting gable roofs. The square tower is at the juncture of the three roof lines.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
43	900 Washington	Henry J. Durler Residence	c. 1905 ¹⁶	C

The Durler home was another example of the simplified Colonial Revival style present throughout the District. In this case, it is once again the adaptation of the simple four-square with a hipped roof, overhanging eaves, a second floor bay and a bracketed pediment over the attic gable. It also includes a full porch across the front. It does not include the jerkin-head roofs on the sides, found on several of the other examples.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
49	1004 Washington	O.A. Haase Residence	1908 ¹⁷	C

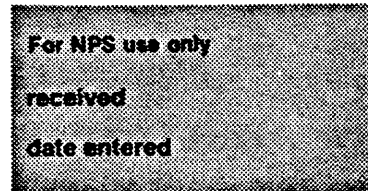
The Haase house is yet another example of the Colonial Revival style mentioned earlier. The difference in this case is the use of a gambrel roof on the front facade as opposed to the gable roof. The gambrel roof, in this case, features a truncated, palladium window; however, the details found here are not integrated into the overall design. Haase was the proprietor of the O.A. Haase Shoe Store on Main Street from approximately 1894 to 1919.¹⁸

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
50	1010 Washington	Thomas V. Quinn Residence	c. 1895	C

The Quinn residence contains all of the basic components of the square Colonial Revival home that we have discussed elsewhere in the District. It has the hipped roof with dormers, overhanging eaves, rounded corner bay, and front porch across the entire facade. However, in this case, the sheer mass of the design contrasts nicely with the more delicate details such as the column capitals and porch ballisters. The rhythm created by the semi-circular porch and the adjoining corner bay make this particular design appear much more distinctive than the majority of the Colonial Revival designs in the District and, therefore, it stands out as being especially appealing from an architectural standpoint. Thomas V. Quinn, the first owner of the house, purchased the property in 1890 and took out a mortgage on it in 1895. It is that mortgage along with existing City directory records which have dated this property at approximately 1895.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
51	1014-16 Washington	Frederick C. Walker Residence	c. 1900 ²⁰	C

The Walker house, originally built as a duplex, has an unusual design which stands out in the District. This building is a frame residence with intersecting hipped roofs, steeply pitched and flowing into flaired eaves. It also includes enclosed porches on both the first and second story. The shed roof dormer on the front facade weakens the overall design by disrupting the flow of the roof. This property does not fit well into any one single school of architectural design, yet provides an interesting composition along Washington Avenue and is included for that reason more than as an example of a particular style or method of construction.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
52	1022 Washington	C.W. Felker Residence	c. 1894	C

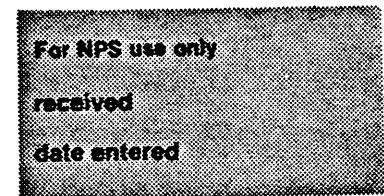
The Felker house with its intersecting gable roofs also represents an example of the Colonial Revival style; however, in a different manifestation from the square houses discussed elsewhere in the District. The Felker house is included principally for its connection with Charles W. Felker, a prominent local attorney associated with Felker, Stewart & Felker of Oshkosh, and Felker, Dew & Felker of Milwaukee. He was a resident of Oshkosh from the 1850's until the time of his death and served as editor of the Oshkosh Democrat and later the Oshkosh Times. Felker was also a noted yachting enthusiast and donated the prestigious Felker Cup to the Oshkosh Yacht Club. C.W. Felker purchased the property in 1871; however, the existing home was not built until some 23 years later.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
53	1030 Washington	Lester Stephenson Residence	1929 ²²	C

The Stephenson house is one of several representing the Tudor Revival styles built in the District in the early 20th Century. These represent the later homes in the District and were developed by the subdividing of existing lots, or by replacing older homes on a site which had been destroyed by fire or demolished. The Stephenson house is an excellent example of the Tudor Revival style, complimented by a large, well landscaped lot. The design is composed of various Tudor elements, including paired chimneys, steep gables and the accommodation of several materials including stone, stucco and half-timbering. All in all, a very fine composition and example of this style. Lester Stephenson was an

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investment broker with offices in the City National Bank building at the time this home was constructed.²⁵

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
54	1106 Washington	Arthur L. Schwalm Residence	c. 1911 ²⁴	C

In contrast with many of the larger, more expansive homes in the District, the Schwalm house is a small early 20th Century Bungalow. It is a frame structure covered in stucco, with a framed shed roof dormer. The Schwalm house is different in style from other bungalows found in the District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
55	1114 Washington	Arthur Gruenewald Residence	1927	C

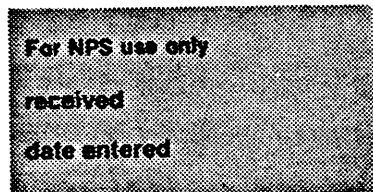
The Gruenewald house is a rare example of the Georgian Revival style in the Washington Avenue District. It is somewhat more austere than other examples found elsewhere in the community, but it is the best example of this style found within the District. The house was designed by the local architecture firm of Auler, Jensen and Brown and contains many of the key features of the Georgian Revival style, including the gable roof, flat facade, dormers, and front porch with classical gable pediments and columns. Gruenewald was a local attorney in the City of Oshkosh.²⁵

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
56	1122 Washington	George B. Hilton Residence	1891	C

The Hilton house is an interesting combination of several styles popular at the end of the 19th Century. Classical detailing highlights this 2-1/2 story house, the tympanum of the porch pediment features a swag motif, a screen of colonettes mark the attic windows, and the design is unified by the large porch which extends across the facade and around the corner. Stylistically, Colonial Revival elements dominate this design, although a suggestion of the Queen Anne and Shingle styles remain in the massing, the handling of surface materials and, most notably, the large dominating veranda. George B. Hilton was an Oshkosh attorney and partner in the firm of Bouck & Hilton from 1885 until his death in 1942. He was also a vice-president of the Oshkosh Light & Power Company and one of the leading legal figures in the City of Oshkosh in the late 19th and early 20th Centuries.²⁶

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
58	1200 Washington	Richard Guenther Residence	1888	C

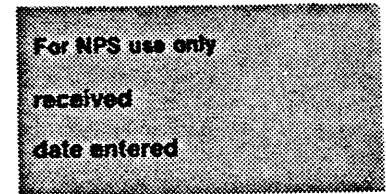
The Guenther house was designed in the Queen Anne style by local architect William Waters in 1888. The house is two stories, topped by a hipped roof with a three-story tower dominating the southwest corner of the building. Most notable exterior features are the woodworking on the gable of the second story porch. Most other surface features have been covered over by siding. Historically, this house is considered significant in that it was the home of Richard Guenther, a U.S. Congressman from the Oshkosh area from 1881 to 1889. Prior to that, he served as the Treasurer of the State of Wisconsin from 1877 to 1881. From 1888 to 1893, Guenther was the Council General of the United States to Mexico City. From 1895 to 1899, he was a member of the State Board of Control in Wisconsin. In 1898, he was again appointed to serve as Council General for the United States in Frankfort, Germany, where he served until 1910, following which, he was appointed Council General of Cape Town, South Africa. Guenther returned to Oshkosh, where he died in April 1913. In 1906, Guenther leased his home on Washington Avenue to a Dr. M.E. Corbett who transformed the home into the Lakeside Sanitorium and the Lakeside Training School for Nurses; the first hospital in the City of Oshkosh. The hospital remained at that site until 1930, when it moved into larger quarters a few blocks away and eventually became the Mercy Medical Center. The Guenther house was placed on the National Register of Historic Places in October of 1984.²⁷

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
59	1212 Washington	D.C. Buckstaff Residence	c. 1897	C

The Buckstaff home was designed by local architect E.E. Stevens, whose home is also included in the Washington Avenue District and whose career is discussed briefly below (Map No. 78). This Queen Anne design combines a variety of forms and materials. The main gables on the porch and facade consist of shingles and carved details. Adjoining towers are clapboard terminated in bell-shaped roofs which was a trade-mark of Stevens' work. The first story consists of cut stone and red brick. Bands of classical ornament encircle the tower and further enliven the surface. This is one of the best examples of Stevens' work existing in Oshkosh and one of the best examples of Queen Anne design both in the Washington Avenue Historic District and throughout the community. Daniel Clyde Buckstaff, original owner of the home, was the Treasurer of the Buckstaff Company at the time this home was built. He eventually rose to be president of that concern and was a civic leader throughout his career. The Buckstaff Company was one of the larger furniture manufacturing companies which developed in Oshkosh during its lumbering "hay-days".²⁸

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
60	1222 Washington	Walter Hewitt Residence	c. 1906 ²⁸	C

This home is an excellent local interpretation of the Colonial Revival style. The L-shaped building is covered by intersecting Dutch gambrel roofs. The flare of the front eaves encompasses a rounded bay window and the massive front veranda, which extends to become a porte cochere. Other residences employing the gambrel roof in the Colonial style exist in Oshkosh, but are smaller in scale, less refined in detail and do not have the landscaped setting that this property has. It is an impressive example of the style and adds significantly to the Washington Avenue Historic District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
61	1234 Washington	Henry Kimberly Residence	1916	C

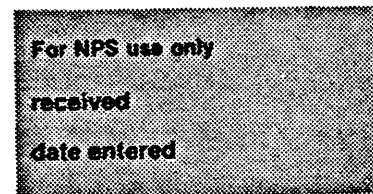
The Kimberly house is a brick, two-story building reminiscent of the Prairie style. Its walls are battered and rise to a broad hipped roof. The facade is symmetrically composed with bands of windows on either side of the entrance. The design is reminiscent of other Auler, Jensen & Brown compositions of this era in the Historic District. Kimberly was an employee at the Morgan Company.³⁰

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
62	1246 Washington	R.P. Finney Residence	1888	C

The Finney residence is the third William Waters-designed building in the Washington Avenue Historic District. The home was built in 1888 and is reminiscent of the Queen Anne style of architecture.³¹ The house is two stories in height with attic. Each floor level is marked by a slight projection and a change in surfacing materials. The first floor is covered with clapboards, the second with undulating shingles, and the attic with a flowing curve pattern of shingles. The design is very fluid and one of the more distinctive of Waters' small-scale designs. The residence is considered architecturally important in the Washington District and significant as an example of the local interpretation of the Queen Anne style with overtones of the Colonial Revival. It is also very interesting to note the differences in style between this home and the Guenther residence (Map No. 58) designed in the same year. These differences attribute to the tremendous versatility Waters showed throughout his career.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
63	1302 Washington	Georgia Mead Residence	c. 1910 ³²	C

American Craftsman style,

The Mead residence is a two-story structure built in the style, which is included here because of its method of construction. It is the only building in the Washington Avenue District which is built of concrete as opposed to frame or masonry. The building is characterized by a stucco exterior and a large, enclosed porch along the first floor as well as an enclosed screened porch on the second floor.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
66	1324 Washington	Eugene Schickedantz Residence	c. 1905 ³³	C

The Schickedantz residence is another example of the popular four-square Colonial Revival style. Here again, including the porch across the front facade, the wrap-around bay window, the symmetrical composition of the upper stories, the hipped roof, and the hipped roof dormer. All in all, a very pleasing composition set on a corner lot and striking to the passing viewer.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
67	415 Linde	Charles Konrad Residence	c. 1907 ³⁴	C

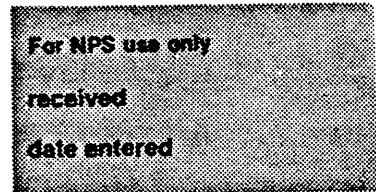
The Konrad residence has elements of both the Colonial Revival and Shingle styles. It is a two-story home with a gambrel roof. Two pent-roof dormers are found on the front facade. All four elevations are covered with shingles. The home is a simple composition of the shingled Colonial Revival influence in contrast with the more complex composition of the Weisbrod home at the north end of the block.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
71	437 Linde	E.W. Weisbrod Residence	1898	C

An eclectic approach governed the design of this house. The first story is constructed of red brick and features an impressive Romanesque arch of stone at the front entrance. The second story is covered with clapboards and the gables are shingled. The gables are noted by the hooded dormers or projecting gable peaks. The north elevation has a prominent rounded window identifying the staircase landing. This is an approximation of the Shingle style as it appears

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in Oshkosh; however, it is a unique composition overall. E.W. Weisbrod was an Alderman for the 11th Ward and a real estate broker who constructed this home in 1898.³⁵ It appears to have been designed by an architect and William Waters has been removed, yet no record exists as to who may have designed it.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
73	1275 Merritt	Louis Houle Residence	c. 1894 ³⁶	C

The Houle house is an example of the Queen Anne style made popular in Oshkosh with intersecting gables corresponding to a rounded, projecting tower. The home has a second floor bay and porch across the front of the building. The second floor ballustrade is reminiscent of the Colonial style and indeed represents something of a transition between the two styles as found in Oshkosh.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
75	1267 Merritt	Jacob Kircher Residence	c. 1911 ³⁷	C

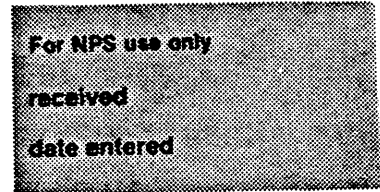
The Kircher house was built the same year as the Schwalm house (Map No. 54). It is another example of the Bungalow style; in this case, with a front gabled roof and enclosed front gabled porch. As is characteristic of the Bungalow style, open-ended rafters are apparent. This is the best example of this particular aspect of the style in the Washington Avenue District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
78	1255 Merritt	E.E. Stevens Residence	c. 1880 ³⁸	C

The Stevens house was originally designed as a Queen Anne; however, it has been greatly altered over time. Its architectural integrity has been changed significantly over the years and, although its original massing is still apparent, much of the detailing and window treatments have been changed. It is included in this discussion as the home of E.E. Stevens, Mayor of the City of Oshkosh in 1889 and a prominent local architect. An example of his work in the Washington Avenue District is the D.C. Buckstaff home (Map No. 59). Stevens is most remembered for his one-year term as Mayor in which he bought the first City park, in 1889, and was hounded out of office for spending \$25,000 on "such a ludicrous project."³⁹ His home is opposite the park that he purchased as Mayor, now named Menomonee Park.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
81	1237 Merritt	David Lawson Residence	c. 1890 ⁴⁰	C

The Lawson house is another example of the Colonial Revival style in the District. It is a variation of the four-square with stepped bays going from west to east. It includes the hipped overhanging roof with dentils and the hipped-roof dormer on the front. It also includes a Colonial style porch which wraps around the front of the facade. It is a fairly plain example of the style, somewhat stark in comparison with other designs in the District.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
82	1229 Merritt	Michal Dugan Residence	c. 1905 ⁴¹	C

The Dugan home is an eclectic and somewhat compressed example of the Tudor Revival style, in company with the Bungalow style in terms of its form and massing. It includes crossed gables, diamond windows in the second floor front gable and half-timbering over the entrance way. Of special note here are the central and eastern rounded bays. This is a very unusual design, which is unique to the District and, it would seem, to the City.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
88	1203 Merritt	Max Baker Residence	c. 1915 ⁴²	C

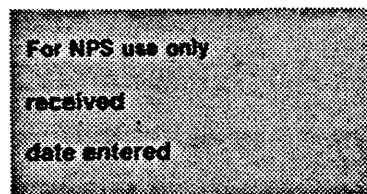
The Baker residence is a larger example of the Bungalow craftsman style with lines reminiscent of the Prairie style. It is covered in stucco and the second floor front windows include a wrought iron balcony. The home has overhanging eaves, supported by brackets on the corners. The most notable feature of the home is its extended sun porch, which is done in the same style as the main block of the house, repeating a parallel roof pattern.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
98	433 Hazel	Emil Krueger Residence	c. 1880 ⁴³	C

The Krueger home is a large frame, 2-1/2 story Queen Anne composition. It is fairly simple, but of note are the repeated gable roof patterns, which include a pent roof with shingle gables under two main block gables over the second floor and the first floor porches. Also of note are the original porch columns and

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the degree to which its integrity has been maintained. The building was built as a multi-family residence and continues in that use.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
103	1121 Merritt	Ralph Varney Residence	c. 1907 ⁴⁴	C

The Varney residence is another example of the predominant Colonial Revival style in the District; in this case, very similar in nature to the compositions on Washington Avenue. One will note, however, the changes made to the first floor porch which radically altered the composition from an architectural standpoint.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
107	1025 Merritt	Frank Schiesing Residence	c. 1878 ⁴⁵	C

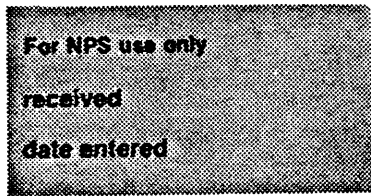
The Schiesing residence is one of the few Italianate influenced structures in the District. The other two noted on Washington Avenue are of a different massing and character than this example. The Schiesing house is characterized by a large central block with a rear wing. The hipped-roof has an overhanging eave with brackets and a return over the central pediment. Window treatments have been changed significantly on the building, although one can still note a couple of the original Italianate-styled windows on the rear of the side facade of the structure. Also noteworthy is the Queen Anne era wrap-around veranda which is a later addition to the structure.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
113	919 Merritt	E.P. Stevens Residence	c. 1875 ⁴⁶	C

The Stevens home is included as a very simple example of 19th Century Carpenter style construction. It is a frame two-story home, the massing and layout of the main block are reminiscent of the Italianate style and yet its simple cornice returns and rear wing are reminiscent of the Greek Revival styles. It has very little of the ornamentation one would expect in an Italianate composition other than the porch columns.

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<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
127	1112 Merritt	August Wiese Residence	c. 1875 ⁴⁷	C

The Wiese residence is also a small frame Italianate cottage. However, this example is much more in keeping with the style due to its massing and layout. It also evidences some examples of the more intricate wood carving associated with that period in the framed windows and carvings in the framing, which includes the original four-over-four windows. This is a nicely maintained example of the small Italianate house which appears to have been recently refurbished and restored; as such, it is noteworthy within the District. As with other frame Italianates, one should note the framing of each facade by pilasters and eave boards.

<u>Map No.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
128	1122 Merritt	James Chapman Residence	c. 1907 ⁴⁸	C

The Chapman home is a good example of the Colonial Revival square house we have talked about throughout this District. It is similar to others in the District; however, it has good detailing, particularly noting the leaded windows in the attic bay. It is a well maintained building, including the original enclosed porch, the corner bay window on the east facade, and the smaller bay to the rear. It has a series of pyramidal roof lines and jerkin-head roofs on the east and west. One of the better kept simple examples of the Colonial style which has maintained its integrity to the present.

<u>Map Nos.</u>	<u>Address</u>	<u>Historic Name/Use</u>	<u>Date</u>	<u>Class.</u>
130-135	401-418 Stevens Court	—	1947-1958	N

The six buildings on Stevens Court, a short cul-de-sac with access on Merritt Avenue, all date from the 1940's and 1950's. They are all non-contributing to the District and represent the subdivision of properties on Merritt and the rear of several properties on Washington Avenue.

Archaeological Resources: Because of the residential density of the Washington Avenue Historic District, it is unlikely that significant archaeological resources remain undisturbed near the surface. However, a burial mound was found in nearby Menomonee Park which raises the potential for additional archaeological resources within the boundaries of the Washington Avenue District. No research has been conducted to determine if additional sites occur within the District.

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NOTES

- 1 The Historic Names and Uses as well as the Dates of Construction were determined by systematically researching a number of sources in every case. Additional sources reviewed in individual cases are so noted elsewhere in these Notes. The major sources reviewed are as follows: Oshkosh City Directories, 1868, 1876, 1883-84, 1888-89, 1891, 1893, 1895, 1898, 1900, 1905, 1910, 1912, 1914, 1920, 1926, 1930, 1936, 1940, 1958; Sanborn-Perris Maps, City of Oshkosh, 1890, 1903, 1927; Winnebago County Register of Deeds records; City of Oshkosh Building Inspection Department records. Winnebago County tax records would have been very useful; however, they were not available.
- 2 Oshkosh Daily Northwestern, August 22 and 25, 1903.
- 3 Young, James A. ed., 1869-1969: A Century of Sail on Lake Winnebago, Oshkosh, Oshkosh Yacht Club, 1969.
- 4 City Assessment Blotter 2-375; Oshkosh City Directory, 1928.
- 5 City Assessment Blotter 2-374; Oshkosh City Directories, 1924-1930.
- 6 Oshkosh City Directories, 1893 and 1898, Winnebago County Register of Deed records.
- 7 Oshkosh City Directories, 1905 and 1910; Sanborn-Perris Map, 1903; Winnebago County Register of Deeds records.
- 8 Blueprints of Home from William Duwe, owner; Oshkosh City Directory, 1920; Interview with architect Ted Irion by Dorothy Steele, March 31, 1981.
- 9 Interview with architect Ted Irion by Dorothy Steele, March 31, 1981; City Assessment Blotter 2-336.
- 10 Sanborn-Perris Map, 1903; Oshkosh City Directory, 1905.
- 11 Sanborn-Perris Map, 1903, Oshkosh City Directory, 1905.
- 12 Oshkosh City Directories, 1883-84 and 1888-89; Interview with owners by C.W. Causier on May 16, 1985.

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- 13 Interview with owner James Larsen, by C.W. Causier, May 16, 1985; Oshkosh City Directories, 1876-1891; Winnebago County Register of Deeds records.
- 14 Karstedt, Clinton F., Oshkosh: One Hundred Years A City, Oshkosh, Oshkosh Centennial, Inc., 1953, p. 75; Oshkosh City Directories, 1868 and 1876.
- 15 Oshkosh City Directories, 1883-84 and 1888-89; Winnebago County Register of Deeds records.
- 16 Oshkosh City Directories, 1900-1910; Sanborn-Perris Map, 1903.
- 17 Oshkosh Daily Northwestern, September 16, 1908.
- 18 Oshkosh City Directories, 1893-1920.
- 19 Winnebago County Register of Deeds records.
- 20 Oshkosh City Directories, 1898-1905; Sanborn-Perris Map, 1903.
- 21 Op. cit., Young; Oshkosh of Today, Oshkosh, 1898, p. 62; Oshkosh City Directories, 1893 and 1895.
- 22 City Assessment Blotter 11-42.
- 23 Oshkosh City Directories, 1928 and 1930.
- 24 Oshkosh City Directories, 1910 and 1912; Winnebago County Register of Deeds records.
- 25 Interview with Ted Irion by Dorothy Steele, March 13, 1981; Oshkosh City Directories, 1926 and 1928; Winnebago County Register of Deeds records.
- 26 Oshkosh Daily Northwestern, May 27, 1942; Karstedt, pp. 65, 125.
- 27 NRHP Nomination Form.
- 28 Oshkosh Daily Northwestern, April 10, 1897; Karstedt, p. 215.
- 29 Oshkosh City Directories, 1905 and 1910; Sanborn-Perris Map, 1903.
- 30 City Assessment Blotter 11-97; Interview with Ted Irion by Dorothy Steele, March 13, 1981; Oshkosh City Directories, 1916.

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- 31 Oshkosh Daily Northwestern, December 16, 1888; Oshkosh City Directories, 1888-89.
- 32 Oshkosh City Directories, 1910 and 1912; Winnebago County Register of Deeds records.
- 33 Oshkosh City Directories, 1900 and 1905; Sanborn-Perris Map, 1903; Winnebago County Register of Deeds records.
- 34 Oshkosh City Directories, 1905 and 1910; Winnebago County Register of Deeds records.
- 35 Winnebago County Register of Deeds records; Oshkosh City Directory, 1898.
- 36 Oshkosh City Directories, 1893 and 1895; Winnebago County Register of Deeds records.
- 37 Oshkosh City Directories, 1910 and 1912; Sanborn-Perris Map, 1903.
- 38 Oshkosh City Directories, 1876 and 1883-84; Winnebago County Register of Deeds records.
- 39 Karstedt, p. 106.
- 40 Oshkosh City Directories, 1888-89 and 1891; Sanborn-Perris Map, 1890.
- 41 Oshkosh City Directories, 1900 and 1905; Sanborn-Perris Map, 1903.
- 42 Oshkosh City Directories, 1912 and 1914; Winnebago County Register of Deeds records.
- 43 Winnebago County Register of Deeds records; Oshkosh City Directories, 1876 and 1883-84.
- 44 Oshkosh City Directories, 1905 and 1910; Sanborn-Perris Map, 1903.
- 45 Winnebago County Register of Deeds records; Oshkosh City Directories, 1876 and 1883-84.
- 46 Winnebago County Register of Deeds records; Oshkosh City Directories, 1876 and 1883-84.
- 47 Winnebago County Register of Deeds records; Oshkosh City Directory, 1876.
- 48 Oshkosh City Directories, 1905 and 1910; Sanborn-Perris Map, 1903.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1870-1929 **Builder/Architect** various - see text

Statement of Significance (in one paragraph)

The Washington Avenue District represents one of the most prominent residential areas in the City of Oshkosh. Washington Avenue and, west of Main Street, Algoma Boulevard comprised a line of fine residential properties which cut across the City from Lake Winnebago to the western edges of the City. The Washington Avenue District is being nominated as the eastern portion of that line. The buildings on Merritt Avenue continue in the same architectural traditions and together, comprise a unified residential area.

The buildings in the Washington Avenue District include several notable architectural styles, along with several designs by noted local architects. The impression the visitor gets when in the District is of a very fine neighborhood which has been and continues to be well maintained by its owner-occupant residents. When walking through the district, one gets a sense of neighborhood; a sense of belonging to that particular area. One also gets the impression that homeowners in the District take a special pride in their homes. The District is also characterized by several rehabilitations and restorations of the older homes.

The Washington Avenue Historic District is being nominated for its architectural merit; however, as noted in the Inventory, some of the original owners are of local historic interest. (Total number of major contributing building 118 out of a total of 135. 17 noncontributing major buildings.)

HISTORICAL BACKGROUND

The area encompassing the Washington Avenue Historic District was originally part of three early claims in what became the city of Oshkosh. The homes on the south side of Washington Avenue were on two farmsteads claimed by Chester and Shipley Gallup. The area on the north side of Washington Avenue was originally claimed by David Evans. In the very early years, all of this land was farmed and it was not until the 1870s that some of the land began to be sold off for residential-size parcels. The early development of the City of Oshkosh began in the vicinity of the present day Main Street on the north side of the Fox River in the late 1830s. The early village area developed along the present Main Street and for a block or two on either side. By 1842, some 135 people lived in this small village or had farms on its edges. Within a few years, the first sustained boom period in the City's settlement began. In 1846, the population had jumped to 2,787 and by 1850 to 3,392. As the growth of the lumber milling industry continued into the 1860's and 1870's, Oshkosh population continued to boom, exceeding 25,000 by 1880. ¹

Settlement patterns during this period largely stayed to the west of the Washington Avenue District. As stated, the earliest settlement was in the vicinity of the Main Street corridor. As the City grew, the population moved to the east of Main Street only as far as the vicinity of the present

9. Major Bibliographical References

Karstedt, Clinton F. Oshkosh: One Hundred Years a City, Oshkosh, 1953, Oshkosh Centennial Inc.
Daily Northwestern, Oshkosh, various dates.
Oshkosh City Directories, various years.
Goff, Charles D., Governing, Politicking in Early Oshkosh, 1976, Oshkosh.

10. Geographical Data

Acreeage of nominated property 48.6 acres
Quadrangle name Oshkosh, WI Quadrangle scale 1:24000

UTM References see continuation sheet #10.

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	Zone	Easting	Northing		Zone	Easting	Northing
C	<input type="text"/>	<input type="text"/>	<input type="text"/>	D	<input type="text"/>	<input type="text"/>	<input type="text"/>
E	<input type="text"/>	<input type="text"/>	<input type="text"/>	F	<input type="text"/>	<input type="text"/>	<input type="text"/>
G	<input type="text"/>	<input type="text"/>	<input type="text"/>	H	<input type="text"/>	<input type="text"/>	<input type="text"/>

Verbal boundary description and justification

see continuation sheet

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

state	code	county	code

11. Form Prepared By

name/title Charles W. Causier, Senior Planner
organization Howard Needles Tammen & Bergendoff date 7/1/85
street & number One Park Plaza, Suite 600 telephone (414) 359-2300
11270 West Park Place
city or town Milwaukee state Wisconsin 53224

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

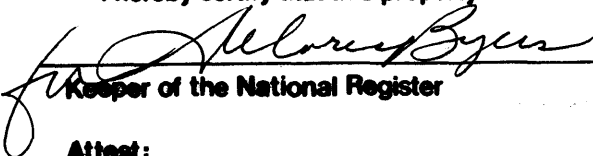
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature  date 4/14/86

title _____

For NPS use only

I hereby certify that this property is included in the National Register

 Entered in the National Register date 5/22/86
Keeper of the National Register

Attest: _____ date _____

Chief of Registration _____

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Chicago & North Western Railroad right-of-way. The greatest area of growth was to the north and west of Main Street in the Algoma Boulevard/UW-Oshkosh area and south of the Fox River, where working class housing development exploded. The area comprising the Washington Avenue District remained entirely in cultivation through the 1860's. In the 1870's, the first few individual lots were sold for residences as the City began to grow to the east.²

Real estate and construction activity increased in the 1880's and 1890's. The 1903 Sanborn-Perris map is the first to cover this area. At that time, more than one-half of the District had occupied lots, several of which were later subdivided and a second, or even third, home constructed within the original boundaries. This first settlement reflects some new residents as the City continued its post-Civil War lumbering and woodworking boom; however it also reflects a number of earlier residents who had prospered and were building their second home in what was becoming a fashionable middle income neighborhood.³

The greatest construction boom in the neighborhood was from 1890 to 1917. This period saw the construction of approximately half the existing homes in the District. During that period, the Washington Avenue area became a fashionable address for attorneys and other professionals as well as merchants and other middle to upper income families.⁴ Following the end of World War I, the remaining construction activity was sporadic and involved infilling and subdividing of large lots and replacing a few earlier homes destroyed by fire. Most of the earlier construction in the District is frame, as would be expected in "Sawdust City." However, masonry construction is more prevalent in the post-World War I homes.

The Washington Avenue District was described above as a fine residential neighborhood and it has been considered that since its early development. This is evidenced by the number of individuals and families who built more than one home in the District. For example, Elmer Leach, son of early surveyor Harvey Leach, built three homes in the District. The first was built c. 1893 and is located at 1225 Washington Avenue (Map No. 18). Fifteen years later, he built a house to the immediate east at 1231 Washington Avenue (Map No. 17) and moved next door. Apparently still not satisfied, he built his third home at 415 Hazel c. 1924 (Map No. 95). There are several other examples of people building multiple homes within the District. In addition to these individuals, the Weisbrod family had four homes within the District; R.J. Weisbrod's home at 907 Washington Avenue (Map No. 33) was built c. 1870 and was the first. J.M. Weisbrod built at 930 Washington Avenue (Map No. 48) approximately ten years later, E.W. Weisbrod built at 437 Linde (Map No. 71) in 1898, and Sophia Weisbrod is listed at 905 Washington Avenue (Map No. 34), immediately west of R.J. Weisbrod, in 1908.

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AREA OF SIGNIFICANCE - ARCHITECTURE

The Washington Avenue Historic District is being nominated primarily on the architectural merits of the homes within its boundaries. The following discussion of architectural significance includes the several basic styles found in the area and the local architects of note whose works are included. The Washington Avenue Historic District evidences several architectural styles of the late 19th and early 20th century. Of note in terms of numbers of examples are the Queen Anne and Colonial Revival styles. However, interesting examples of several other styles also exist in the District. The range of styles spreads from the Italianate, which is only sparsely represented, through the Tudor Revival and other Period Revivals of the 1920s.

Italianate

The Italianate style, although found sparsely in the District, contains two notable examples and two others worthy of mention. In the first category are the R.J. Weisbrod residence at 907 Washington Avenue (Map No. 33), which was built around 1870 and represents an early example of this style, and the John Hoernig house, 919 Washington Avenue (Map No. 31), built in 1883, which represents a later and more ornate example of the style with some significant transitional forms from the Queen Anne. This latter is seen most notably in the tower and the veranda porch. Two other Italianate buildings in the District of lesser note are the Frank Schiesing residence at 1025 Washington Avenue (Map No. 107) and the smaller August Wiese residence at 1112 Merritt Avenue (Map No. 127). These two are of interest as simpler examples of the Italianate style.

Queen Anne

The Queen Anne style is well represented within the Washington Avenue Historic District. Most notable are three Queen Anne homes which have been designed by prominent local architects. These include the D. C. Buckstaff

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residence at 1212 Washington Avenue (Map No. 59), which was designed by E.E. Stevens, a prominent local architect and one-time Mayor of the community. Stevens work is described in somewhat greater detail below. The second property is the Richard Guenther residence, designed by William Waters and built in 1888. The Guenther house is located 1200 Washington Avenue (Map No. 58). The Guenther home has many of the attributes of the Queen Anne style, including the rounded turret. The Buckstaff residence immediately to the east is a much grander architectural statement of the style as seen by its multiple towers, several roofs and much greater level of wooden ornamentation and detailing. The third building of note, also designed by William Waters, is somewhat simpler in composition. The R.P. Finney residence was also built in 1888 and is located at 1246 Washington Avenue (Map No. 62). This is a simpler Queen Anne production, lacking the turrets, but showing a great deal of character in a somewhat unique style for the District. Three other Queen Anne's of note in the District are the Lewis Houle residence at 1275 Merritt Avenue (Map No. 73), built in approximately 1894. This home includes much of the massing and blocking one finds in the later Colonial Revival styles, but also includes the Queen Anne tower, asymmetry and other features which make it a late example of that style. The next property is the H. Roenitz residence located at 1013 Washington Avenue (Map No. 27), which was built around 1885. This is a more traditional Queen Anne, smaller in scale, with turrets on the northeast corner, and represents a somewhat subdued example of the style. It includes a Queen Anne style veranda, which sweeps around one corner of the house. The final Queen Anne style home mentioned here is the John O'Brien residence built 1884 and located 901 Washington Avenue (Map No. 35). The O'Brien house is very similar to the Hoernig design, which was listed under the Italianate and yet, has transitioned into the Queen Anne. The O'Brien house shows a more geometric approach with subtler detailing and a lack of any of the window ornamentation which would have been part of the Italianate school.

Colonial Revival

Of all the styles found in the Washington Avenue District, the Colonial Revival styles are the most prevalent. Many of the buildings which remain to this day were constructed in the early decades of the 20th Century when the Colonial Revival style was at its peak of popularity. There are a number of variations on the style found in the District. Some are very simple such as the four-square houses, others are done in the more traditional gable roofed, Colonial Revival motif. A series of homes which have a similar design based on the square house are found at several locations around the District. It is not known whether this particular design is of

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local origin or has been imported; however, it has been copied faithfully in at least six of the homes in the Washington Avenue Historic District with varying degrees of ornamentation and surviving integrity.

In reviewing the Colonial Revival school in Oshkosh, one must first look at its transition from the Queen Anne. One example of that transition exists in the home at 1231 Washington Avenue (Map No. 17). This is one of three residences built by Elmer Leach in the District over a 25-year period. This is the second Leach home and it has many of the characteristics of the Colonial Revival and yet also has some of the characteristics of the earlier Queen Anne. It has several elements which are found in other Colonial Revivals in the District, including a pent roof at the entablature, the intersecting gables, the cut-away bays on two facades, and the rounded bay which is something of a truncated tower from the old Queen Anne form. The large porch which extends either all the way across the front or take up a good portion of the front facade of the structure is also typical of the style. This form evolved into the basic Colonial Revival form which is found in several of the other examples in the District, including the C.W. Felker residence at 1022 Washington Avenue (Map No. 52) and the best example, the George B. Hilton residence at 1122 Washington Avenue (Map No. 56). Other, less impressive variations of this aspect of the Colonial Revival are found in several other locations in the District.

The most prevalent aspect of Colonial Revival architecture in the District involves variations on the square house. The most interesting of these and perhaps the most elaborate is found at 1027 Washington Avenue (Map No. 25) in the C.W. Schmidt residence built in 1904. The Schmidt house has all of the elements found in this square house variation, including jerkin-head roofs on the sides, a symmetrical facade, a gable dormer on the front facade with attic windows, and varying degrees of classically-oriented architectural ornamentation. The home is characterized by fine wooden elements which give it an air of elegance and grandeur. The facade is fronted by an enclosed porch which spans the entire first floor. Originally, this was an open or screened porch, but in recent years, it has been covered with louvered windows.

Variations on this theme occur in at least a dozen homes in the District. Most notable are the simple square home concepts found in the residences at 1213 Washington Avenue (Map No. 20) and 1209 Washington Avenue (Map No. 21). More specialized is the example immediately west of the Schmidt house, the Frank LaBudde residence at 1021 Washington Avenue (Map No. 26), which is, in many ways, a copy of the Schmidt residence, but with much of the ornamentation missing. Both the Schmidt and LaBudde residences were built around the same time and both men worked for the German National Bank. Also included in this group of buildings is the Edward Kennedy

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residence at 421 Linde (Map No. 68) which has replaced the jerkin-head roofs with dormers on both sides and is somewhat simpler in ornamentation. Another example is the David Lawson residence at 1237 Merritt Avenue (Map No. 81) which is a variation on the theme and which does not include the jerkin-head roofs on the side. It does have a somewhat angular wrap-around front porch which is also characterized by unusual step-backs in the facade plane. The Ralph Varney residence at 1121 Merritt Avenue (Map No. 103), built around 1907, is a faithful copy of much of the detailing found on the Schmidt residence, but simplified somewhat in a down-scaled version of that home. The James Chapman residence at 1122 Merritt Avenue (Map No. 128) is another example of this style. Also of note is the Eugene Schickedantz residence at 1324 Washington Avenue (Map No. 66), which is very similar to the Chapman residence on Merritt Avenue. Finally, the 1895 Thomas V. Quinn residence is an earlier example of the style, which predates most of the other square homes. The Quinn residence has many of the same attributes of the home that was just mentioned, with the addition of a sweeping neo-classical front porch, which is curvilinear in nature and meets a curved corner bay on the southwest corner of the building. The impression conveyed by the veranda as well as the siting of the home on the property is one of much greater grandeur than in most of the other examples of the square house style, as evidenced in the District.

The third element of this style is found in the gambrel-roofed Colonial. The best example of this variation in the District is the Hewitt residence at 1222 Washington Avenue (Map No. 60). This interesting Colonial Revival home has intersecting gambrel roofs and a wide, sweeping stone veranda which expands to become a porte cochere. The siting of this home and its landscaping makes it a very elegant and noteworthy contribution to the Washington Avenue Historic District. Several other gambrel-roofed Colonials are found in the District, but none with the scope and beauty of the home at 1222 Washington Avenue.

Later Styles

Several other early 20th Century styles are also found in the District. The Prairie style and variations on that style are found in the Durler and the Gunz homes at 1203 and 1103 Washington Avenue, respectively (Map Nos. 22 and 23). The Tudor Revival style is also found in a few homes in the District, most notably, the Dr. Harry Meusel residence at 1369 Washington Avenue (Map No. 4). Immediately next to that is the only example of the French Normandy style in the District, the Dr. Donald G. Hugo residence, 1361 Washington Avenue (Map No. 5). These homes are among the best examples of the European Revival styles built in the 1920's in Oshkosh. One other style which should be mentioned is the Bungalow. There are several examples of the Bungalow style in the District, most notably the buildings

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at 1106 Washington Avenue (Map No. 54), the Arthur Schwalm residence and the Max Baker residence at 1203 Merritt Avenue (Map No. 83). Both of these are fine examples of early Bungalows and are the best of several examples found in the Washington Avenue Historic District. The most notable of the eclectic homes in the District is the E.W. Weisbrod residence at 437 Linde (Map No. 71). This home is most closely a variation of the Shingle style with Colonial Revival and Romanesque Revival elements.

ARCHITECTS

Two architects and one architectural firm are noted here as designing some of the significant buildings in the Washington Avenue Historic District.

William Waters

Three of the buildings in the District were designed by William Waters who has been generally recognized as the premier architect in the history of the City of Oshkosh. Waters was born in Delaware County, New York, attended public schools, and for one year, the Polytechnic Institute at Troy, New York, before moving to Oshkosh in 1867. Waters' first assignment in Oshkosh was to draft plans for the construction of Old Main on the Oshkosh Normal School campus which was built 1867-68. This was the first of many prominent local landmarks that Waters designed during his career in Oshkosh, which lasted from 1867 until his death in 1917. Waters principally provided design work for public and institutional buildings, including many of the buildings along Main Street, and many of the local school buildings, most notably, Dale School on Algoma Boulevard. He was equally adept at residential design. Stylistically, Waters' designs reflected the progression of styles from the Italianate to the Beaux Arts and Classical Revivals of the early 20th Century. In the Washington Avenue District, Waters designed three buildings in particular. These include the R.P. Finney house at 1246 Washington Avenue (Map No. 62), the Richard Guenther residence at 1128 Washington Avenue (Map No. 57), and the Oshkosh Yacht Club (Map No. 1).

Ephraim Eldorus Stevens

E.E. Stevens was born in Maine in 1851 and the following year, his family moved to Oshkosh, where his father was involved in the lime business. After completing education, Stevens worked as a mason. In 1868, he moved to Green Bay to study architecture and eventually returned to Oshkosh as an architect in 1878. A number of buildings in town remain which were designed by Stevens, but the most notable residence is the Buckstaff residence at 1212 Washington Avenue (Map No. 59). Stevens' is best remembered as being Mayor of the City of Oshkosh in the year 1889. In purchasing the

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Lucas Miller farmstead for use as North Park, now Menomonee Park for \$25,000, Stevens is responsible for starting the City Park system. The voters, in anger over this irresponsible action, resoundingly defeated his bid for re-election in 1890.

Auler and Jensen

The firm of Auler and Jensen evolved out of the William Waters firm, following his death in 1917. It remained one of the premier architectural firms in the City and two of its residential designs are found in the District. These are the Edward Durler residence at 1203 Washington Avenue (Map No. 22) and the Charles Gunz residence at 1103 Washington Avenue (Map No. 23). Both of these homes are reminiscent of the Prairie style. They were both built in 1921 and represent the type of work being done by Auler and Jensen during that period.

Boundary Justification

The boundaries selected for the Washington Avenue Historic District reflect the area characterized by larger, late 19th and early 20th Century homes along and adjacent to Washington Avenue proceeding eastward from Lake Winnebago to Bowen Street.

General boundary rationales are as follows: The eastern boundary of Lake Winnebago is self-evident.

The homes on the north block face of Winnebago, the street south of Washington, are of a different character than those on Washington. They are much smaller and somewhat more recent and, therefore, do not seem to be part of the Washington Avenue neighborhood.

The east side of Linde Street is part of the City Water Works complex. As such, it provides a much different type of land use which clashes with the residential nature of the District. In addition, the green area around the plant and, specifically, on the west side of Linde, serves as a natural edge for the District.

The northern boundary extends one block north of Washington to Merritt Avenue and includes residences on both sides of that street from Evans Street on the west to 1216 Merritt (Map No. 129) on the east. From that point, Menomonee Park is on the north side of the street. The residences on Merritt are closer in style and scale to those on Washington than surrounding blocks and so are included. Residences north of Merritt on Hazel, Oak, Grove and Evans are of a smaller scale and are excluded.

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West of Evans Street on Merritt, more recent commercial and multi-family residential uses replace those associated with the Washington Avenue District. The remainder of the western boundary also excludes the buildings along Bowen Street as the character of these residences is, once again, different from that on Washington. Bowen Street is an arterial which also serves as a natural western boundary. Homes on Washington west of Bowen are also of a noticeably different character and scale.

Boundary Description

The boundary of the Washington Avenue Historic District is described thusly: Proceeding westerly from the northeast corner of the parcel including the Oshkosh Yacht Club building at 1395 Washington (Map No. 1) along the south edge of Washington Avenue to a point opposite the west edge of Linde Street approximately in line with 1325 Washington Avenue (Map No. 11); and from that point north along the western edge of Linde to the south edge of Merritt Avenue and thence west to a point opposite the easternmost property line of 1216 Merritt Avenue (Map No. 129). The boundary extends north along that property line to the rear property line of 1216 Merritt Avenue and thence westward along the rear property lines of all the buildings fronting on Merritt to 902 Merritt (Map No. 115). The boundary proceeds south along the west lot line of 902 Merritt, across that street and then continues south along the western boundary of 911 Merritt Avenue (Map No. 114) extended to the north (rear) boundary of 908 Washington Avenue (Map No. 44) and the west along north property lines to the east edge of Bowen Street and from that point south to the north edge of Washington Avenue. The boundary then proceeds east along the north edge of Washington Avenue to a point opposite the west boundary of 817 Washington Avenue (Map No. 38) and then south to the rear property line of 817 Washington Avenue. From that point, the boundary follows the southern property lines of the homes on Washington Avenue to the southeast corner of the property at 1103 Washington Avenue (Map No. 23). The boundary then proceeds north to the north edge of Washington Avenue and then east to a point opposite the west property line of 1203 Washington Avenue (Map No. 22) and then south to the southwest corner of that property. The boundary then proceeds east to an intersection with the west lot line of 315 Lampert (Map No. 3) and then south to the south property line of 307 Lampert (Map No. 2). The boundary then proceeds easterly to the east edge of Lampert Street and then south, east and north along the Oshkosh Yacht Club/American Legion Post property (Map No. 1) to the starting point.

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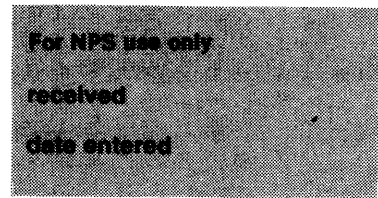
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NOTES

- 1 U.S. Census Population, 1880, microfilm, Oshkosh Public Library; Dr. Charles D. Goff, "Governing, Politicking in Early Oshkosh," Chapter XXI in James I. Metz, ed., Prairie, Pines and People: Winnebago County in a New Perspective, Oshkosh, 1976, p. 161.
- 2 Goff, Dr. Charles D., "A Yankee Athens Becomes Oshkosh," Chapter XVIII in Metz, op. cit., p. 143.
- 3 Sanborn-Perris Maps, 1890, 1903.
- 4 Oshkosh City Directories, 1875-1927.

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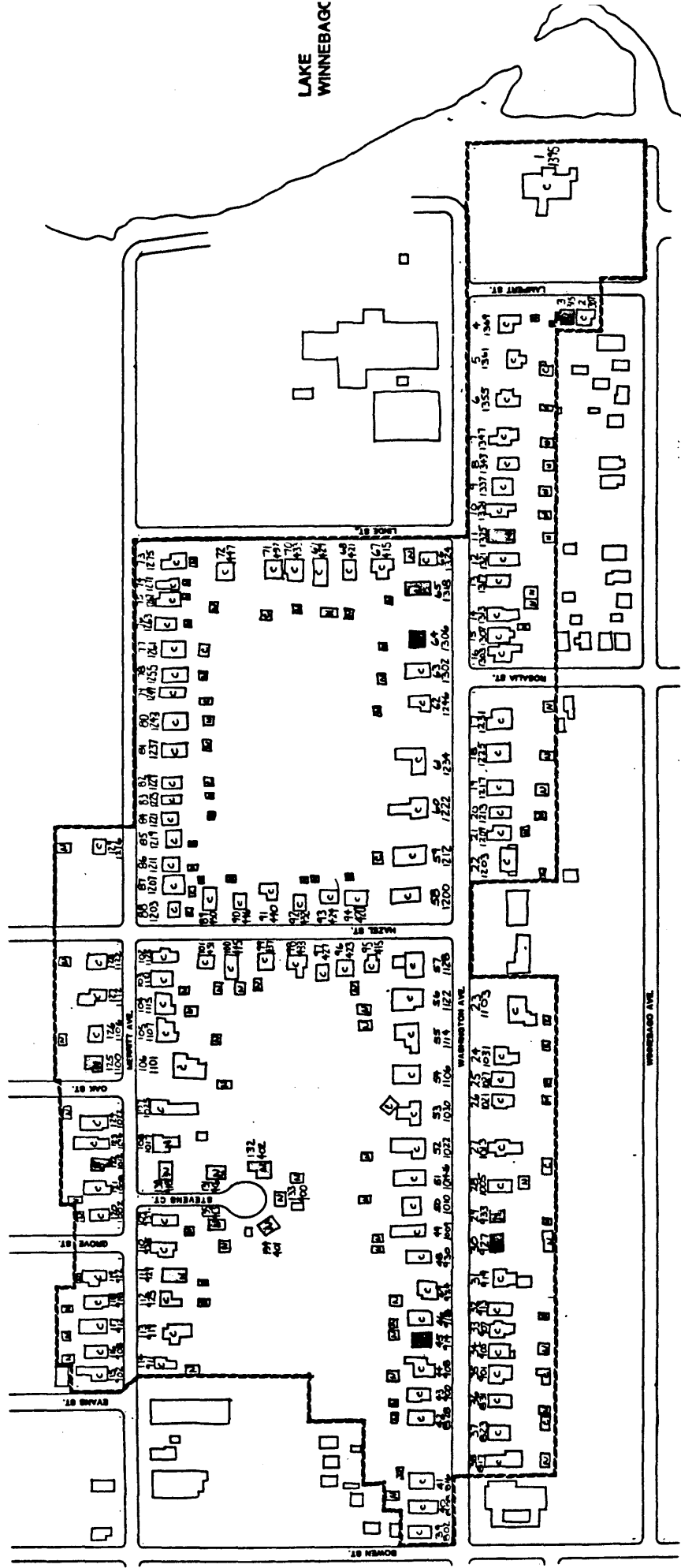
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B	16	378230	4874750
C	16	378230	4874970
D	16	377980	4874970
E	16	377980	4875020
F	16	377670	4875020
G	16	377670	4874820
H	16	377570	4874820
I	16	377570	4874750
J	16	377650	4874750
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M	16	378350	4874640
N	16	378480	4874640

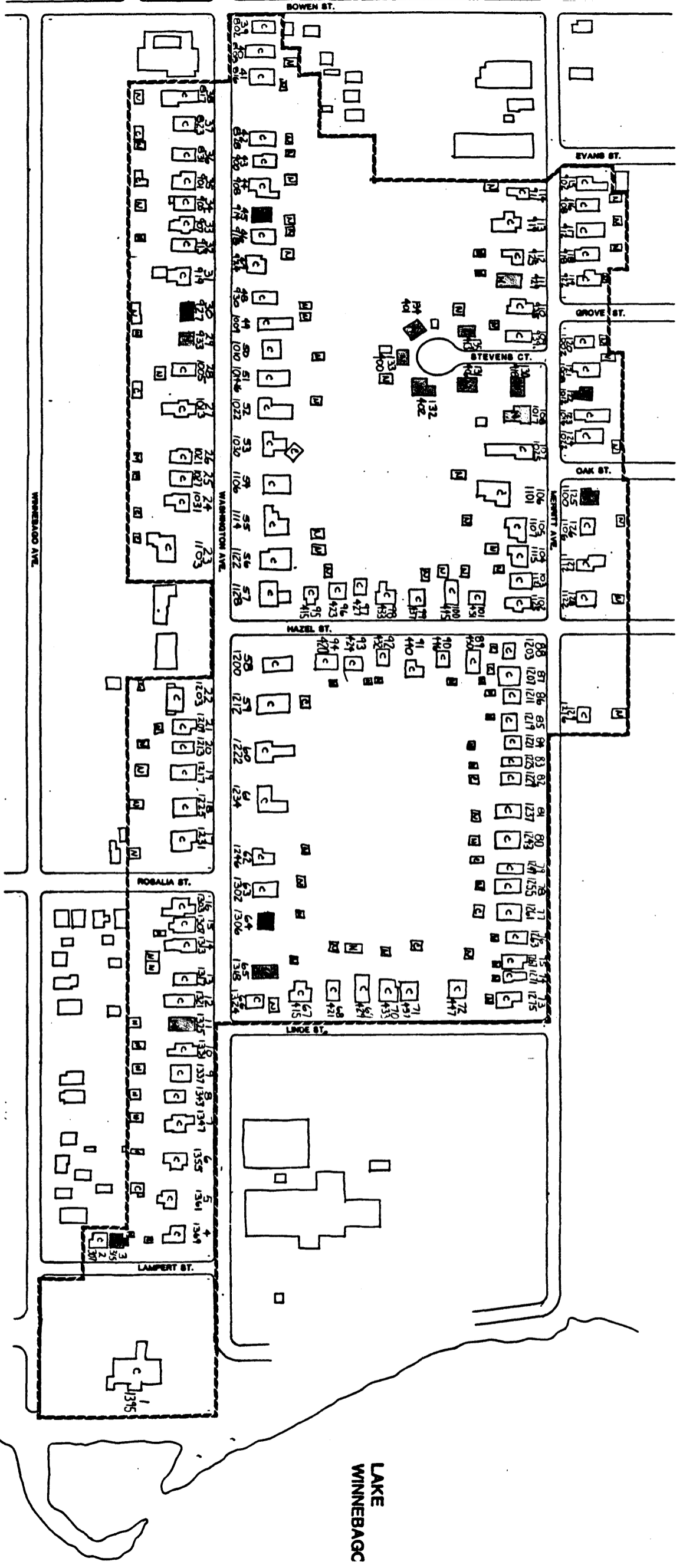
LAKE WINNEBAG

WASHINGTON AVENUE HISTORIC DISTRICT

HNTB

C- CONTRIBUTING
 N- NON-CONTRIBUTING
 XX- MAP NUMBER
 XXX- ADDRESS
 --- BOUNDARY





C-CONTRIBUTING
 N-NON-CONTRIBUTING
 XX-MAP NUMBER
 XXX-ADDRESS
 --- BOUNDARY

WASHINGTON AVENUE HISTORIC DISTRICT

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LAKE
 WINNEBAGO