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Nat. Register of Historic Places
National Park Service

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 Clyman Street Historic District
other names/site number

2. Location

street & number	Generally bounded by Western Avenue, Clyman Street, South Tenth Street, and South Fifth Street	N/A	not for publication
city or town	Watertown	N/A	vicinity
state Wisconsin	code WI	county Jefferson	code 055 zip code 53094

3. State/Federal Agency Certification

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


Signature of certifying official/Title

6/15/2015
Date

Deputy State Historic Preservation Officer – Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

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

8-3-13

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	37	5 buildings
<input type="checkbox"/> public-State	structure	0	0 sites
<input type="checkbox"/> public-Federal	site	0	0 structures
	object	0	0 objects
		37	5 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 previously listed in the National Register
0

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)
LATE VICTORIAN/Italianate
LATE VICTORIAN/Queen Anne
LATE 19th AND 20th CENTURY REVIVALS/Colonial Revival

Materials
(Enter categories from instructions)
Foundation STONE
Walls BRICK/WOOD
Roof ASPHALT
Other

Narrative Description

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

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

1855 - 1928

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.)

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: Watertown Historical Society
Watertown Public Library
Whitewater Area Research Center

10. Geographical Data

Acreage of Property 16.93 acres

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

1	<u>16N</u>	<u>360120</u>	<u>4783190</u>	3	<u>16N</u>	<u>360586</u>	<u>4782840</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16N</u>	<u>360593</u>	<u>4783095</u>	4	<u>16N</u>	<u>360076</u>	<u>4782949</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	Rowan Davidson, Intern Architect & Historic Preservation Assistant		
	Jennifer L. Lehrke, AIA, LEED AP, Principal Architect & Historic Preservation Consultant		
organization	Legacy Architecture, Inc.	date	August 29, 2014
street & number	529 Ontario Avenue, Suite FN1	telephone	(920) 783-6303
city or town	Sheboygan	state	WI
		zip code	53081

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title Various, see separate listing

organization

street & number

city or town

state

date

telephone

zip code

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

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

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Section 7 Page 1

Clyman Street Historic District
Watertown, Jefferson County, WI

Narrative Description

The city of Watertown is located along the Rock River in southeastern Wisconsin. Situated in the southern corner of the city in a small residential area, the Clyman Street Historic District is a well-defined cluster of 42 buildings. The development of the area's large homes began in the 1850s and continued over the next century. Representative of the prevailing architectural styles of the time, Gabled Ell, Italianate, Gothic Revival, Queen Anne, and Period Revival style residences are prominent within the district. The result is now one of Watertown's most architecturally intact historic residential areas.

This historic residential neighborhood is located south of Watertown's core and has a boundary roughly delineated along Western Avenue, South Tenth Street, Clyman Street, and South Fifth Street. Clyman Street and Western Avenue serve as wide boulevards traversing the city east-west, while the narrower numbered streets are perpendicularly oriented in a north-south direction. Larger lots typically face the boulevards, and smaller lots face the streets. The topography within the district is relatively flat and marked by wide boulevards organized along a rigid street grid. The streets have parallel parking on both sides and concrete curbs and gutters. The sidewalks are set apart from the streets' curbs by a very wide grass terrace lined with large mature trees. The residences in the district generally respect a uniform setback from the street. This setback is very deep along Clyman Street and moderately so on the north-south numbered streets. The neighborhood consists of lots of varied sizes; corner lots tend to be larger with smaller lots mid-block. The configurations of the lots are typical of urban practice, conforming to the standard conventions of the plats' block and lot configurations, generally being narrow, deep, and rectangular in shape. There is one alley in the district; therefore, most garages which are detached and at the rear of the lot, are accessed by a driveway. The garages are not included in the resource count. The railway tracks immediately to the south are the only noticeable interruption to this urban organization.

The Clyman Street Historic District's resources consist primarily of privately owned single-family residences. The district's 37 contributing and 5 non-contributing resources were built between 1855 and 1956. Many were the homes of successful businessmen and professionals in Watertown. As such, they are well constructed, reflecting the socio-economic status of their original owners. Each distinguished in their own way, the residences reflect the architectural trends of the era in which they were constructed. The homes display a range of scale and massing, are one and one-half to three-stories in height, and are primarily clad in wood or brick. Exterior alterations to the original residences have been minimal and have generally been limited to window replacements in their original openings and siding replacement. The residences within the Clyman Street Historic District are well preserved and have much of the same appearance today as they did when they were constructed.

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Clyman Street Historic District
Watertown, Jefferson County, WI

Building Descriptions

The following are brief descriptions of selected representative examples of the district's resources, in approximate chronological order by style.

Gothic Revival

Heber Smith House	910 South Eighth Street	1865
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Heber Smith, the owner of the Rough and Ready Milling Company in the 1860s, constructed a large Gothic Revival house at 910 South Eighth Street in 1865. During the early twentieth century another prominent Watertown family, the Pritzlaffs, who operated as hardware merchants, lived at this location.¹ The house is unusual in that few Gothic Revival houses were constructed in Watertown. The Smith House is a good example of a rambling, asymmetrical, and picturesque Gothic Revival style home with a steep multi-gabled roof and ornamental bargeboards.

The Smith house is set on a large corner lot facing Clyman and South Eighth streets and has an elongated plan of various narrow cream brick rectangular volumes. The primary spaces are located in a two story portion at the southern end of the house near Clyman Street. This volume is an L-shaped space with large double hung windows and the main entry door on the first floor. The gable ends have decorated cut-out bargeboards and feature pairs of tall narrow windows. Shed roof dormers pierce the deep overhanging open eaves. There are additional wooden decorations in each gable end. To the north of the house the building transitions to a one-and-a-half story series of spaces with a larger gable oriented east to west. A number of the windows in this section have been removed or replaced, and a garage projects in the front façade along South Eighth Street. The house has steeply pitched gabled roofs throughout and a number of brick chimneys penetrating at the peak. There is also a lower two story gabled bay projecting from the façade that is similar to the main two story gable end contributing to the asymmetrical plan and facades of the house. *(See Photo #3)* Historic porches have been removed and a significant addition has been made to the west side of the house.

Italianate

James Hill House	700 Clyman Street	1868
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Constructed in 1868 for the owner of the Vulcan Iron Works, James Hill, the house at 700 Clyman Street is an excellent example of the Italianate style. Hill settled in Watertown in 1859 and became a member of the state legislature, served as the Jefferson County District Attorney, and was considered a

¹ Rose, Evelyn Ruddick. *Our Heritage of Homes*, Page 64; City of Watertown Directories; City of Watertown Tax Rolls.

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civic leader in his time. The house was sold two years after its construction to Harlow Pease, a prominent local attorney. The house is generally associated more with the Pease family than with James Hill.² The Italianate house is marked clearly by characteristics and details such as broad overhanging eaves, ornamental brackets, a frieze board, and a shallow gable roof set on an elevated two story front gable form. The curving wraparound porch appears to be a later addition.

The Italianate style house is constructed of whitewashed brick with painted wood details on the exterior. The plan is irregular, culminating in the prominent gabled end entrance and porch facing south towards Clyman Street. A front porch having a flat roof and open balustrade curves around from the southern entrance to the east side, also facing a street from the large lot. The prominent porch is supported by paired and single rectangular fluted columns. The main façade also features a double leafed entrance door with an over light. On the eastern façade is a two-story gable roofed wing featuring a three-sided bay window with bracketed eaves that match the main façade. The rear, facing north, features a one-and-a-half story addition with segmented arched windows and with open porches characterized by round arched openings. There is a smaller bay on the west façade of the house. The low-pitched asphalt shingled roof is notable for its broad overhanging eaves ornamented by heavy paired brackets on all sides. All of the windows and openings align from the first to second floor and consist typically of long and tall windows featuring etched glass and pediment shaped heads. The exception is a centrally located large oculus window on the south facing gable end that contains stained glass. The intensive residential survey reports that the interior retains original woodwork, twelve foot ceilings on the first floor, wide plaster moldings, large amounts of etched and stained glass, and an open spiral staircase.³ (See Photo #2)

Joseph and Harriet Giles House

905 Western Avenue

1872

Joseph Giles was a successful civil engineer who notably worked for the Chicago and NorthWestern Railroad and on a number of the bridges in Watertown over the Rock River. He and his wife Harriet constructed this Italianate house at 905 Western Avenue in 1872.⁴ The two-story house faces Western Avenue to the north, is side gabled with a wing in a T-shaped plan directly to the rear, and is of cream brick. The house is notable for its classical symmetry, extended eaves, heavy molding, and the triple-arch window directly above the front entry and pavilion. Stylistic details are highlighted against the light colored brick through the use of dark wood.

² City of Watertown Directories; & City of Watertown Tax Rolls; & Jannke, W.F. *Watertown Walking Tours – Clyman Street*. Watertown: Watertown Tourism Council.

³ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*. La Crosse, Wisconsin: Architectural Researches, Inc., 1987, page 137.

⁴ Rose, Evelyn Ruddick. *Our Heritage of Homes*. Watertown, WI: Watertown Historical Society, 1980, page 63.

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Clyman Street Historic District
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The main entry is set in the center of the north facing façade in a pavilion open porch supported by four slender, square columns. The double leafed entry door is capped with a hooded segmental arch, as are all of the window elements on the building. On either side of the main entry is a tall, elongated window on the first floor centered on each wing. The east wing and the rear southern wing have tall windows with similar hoods. A single window repeats directly above on the second floor. On the western façade at the gable end of the western wing is a three-sided bay window detailed in a similar fashion to the others with heavy details and a hooded segmental arch. A group of three windows with stilted arches sits directly above the main entrance on the north façade. The central window of the three is taller than the others, maintaining the symmetry of the façade. The flanking windows on the second floor are only single lights and not paired. There are two round windows in each gable end on the eastern and western facades. The asphalt shingle roof sits on a low pitched gable roof with wide overhanging eaves. The main axis, from east to west, is slightly higher than the smaller southern wing and entry wing gables. The house is set on a large corner lot. (*See Photo #10*)

Gabled Ell

John Ford House

601 Clyman Street

1876

John Ford settled in Watertown in 1849 and worked for sixteen years as a mason before establishing a lumber business under the name Hamlin and Ford in 1873. After initial business success, Ford constructed a Gabled Ell house at 601 Clyman Street. In 1893, the house became the residence of Earl Cook, a prominent Watertown physician.⁵ The two-story house is oriented towards Clyman Street on a large lot. Constructed with cream brick, common to Watertown and the wider region, the house displays Greek Revival and Italianate style elements.

The front façade, facing north, has a pair of windows and an open, partial front porch at the first floor of the gable end. The porch has a balustrade at the roof. The wing has an additional two windows on the first floor facing Clyman Street. The east façade has another pair of tall rectangular windows, flanking a centrally located brick chimney. The rear is largely taken up by an enclosed porch on the first floor. The second floor continues the same pattern as below with three symmetrical windows located over those on the first floor. This pattern continues around the T-shaped plan on all sides. At the peak of the gable end facing Clyman Street is an oculus window. The asphalt shingle roof has a shallow pitch with deep eaves and an interior brick chimney centered on the north-south oriented ridgeline. Each window and door is capped with wooden pediments. The windows are replacements having a four-over-four-light configuration with applied muntins and are set within the original tall openings. There is a carriage house at the rear. (*See Photo #1*)

⁵ Butterfield, C.W., *the History of Jefferson County, Wisconsin*. Chicago: Western Historical Company, 1879, page 606.

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Queen Anne

John Schempf House

803 Clyman Street

1896

John Schempf, a descendant of George and Leonard Schempf who founded the Schempf Brother's store in 1848, became co-owner of the business with his brother Edward. The store grew to become the most important general store and department store in Watertown. In 1896, John Schempf constructed this large Queen Anne style house at 803 Clyman Street. John Schempf lived in the house until at least 1920, and the Schempfs continued to operate the store until 1936.⁶ The Schempf house is a wood frame house with a hipped and gabled roof house. The house displays elements of the Queen Anne Free Classic style having multiple projections and overhangs in addition to decorative shingles, two large wraparound porches with dentil trim and Tuscan columns. It is a good example of the Queen Anne Free Classic style in Watertown.

The two-and-a-half story house is arranged in an irregular plan facing Clyman Street on a large corner lot. Each façade is irregular with multiple windows and entries on each side, none of which follows a pattern or matches another exhibiting the irregularity characteristic of the Queen Anne style. The house is characterized by the large wraparound, flat-roofed porches with dentil trim under the eaves and a repeating colonnade. On the front (north) façade there is a stairway leading up to the main entry offset from the central axis of the building adding to the picturesque appearance of the large house. A number of the windows are grouped in sets of two or three in shallow bays on the second floor and are shaded by overhanging gable end projections. The building has Palladian and oriel windows, and shingles in each gable end. The house has a large, hipped, asphalt shingled roof with multiple lower cross gables, overhangs and projections that provide the irregularity of form and wall surface of the style. The gables projecting over the second story have brackets under each overhang. (*See Photo #4*) The house was designed by the Milwaukee architect O.C. Wehling; however, little is known about Wehling besides that his office was located in Milwaukee.⁷

E.W. Schulz House

901-903 Clyman Street

1898

E.W. Schulz constructed a large Queen Anne style house at 901-903 Clyman Street in 1898. Surprisingly, given the house's scale and detail, little is known about the building's architect or its original owner. The house sits on a large corner lot set back at a distance from Clyman Street. The two-and-a-half story house's irregular plan centers on a corner tower and a large curving wraparound porch. The scale of the house is notable, even along Clyman Street with its numerous larger homes.

⁶ City of Watertown Directories; City of Watertown Tax Rolls.

⁷ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 129.

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The irregular facades of the house are marked by fenestration location and orientation, with no two windows seemingly alike or following a precise pattern; however, certain internal functions are illustrated by window type and placement. Arched windows between floor levels indicate the interior stair. The front of the house facing Clyman Street features a large, flat roofed porch that curves around the corner tower to the west façade. The porch rests on a stone masonry foundation and has numerous wood Tuscan columns, dentil trim, a balustrade and screen. The main stair and entry are offset to the east. There is also a smaller multi-sided porch on the rear of the building. The house is clad in cream-colored stucco on a wood frame. The northwest corner tower extends three stories with five windows on each floor occupying the outward facing sides of the octagonal plan. The tower is capped with a steeply pitched eight-sided, conical roof that extends in flared rafter ends and a spire at the top. There are presently deep aluminum awnings over all of the windows on the building. The asphalt shingled hipped roof with lower cross gables extends to deep eaves, a massive brick central chimney, and large gabled dormers. The dormer on the front (north) facade has a gabled roof and a tri-partite window while the west façade has a side roof dormer, both finished in clapboard siding. There is a large detached garage to the rear. (See Photo #6)

Neoclassical

William and Philipina King House

802 South Eighth Street

1907

William King, a lumber baron with interests in Wisconsin, Minnesota, and Michigan, constructed this house at 802 South Eighth Street in 1907 as his retirement home. He spent a year before the house was built gathering various hardwoods for use in the interior of the new house. In 1941, the house was purchased by the J.F. Price family.⁸ The King house is located on a large corner lot and faces South Eighth Street. One of the only examples of the Neoclassical Revival style in Watertown, the house exhibits features such as the full length, one-story porch and two-story portico with large paired Corinthian columns, the symmetrical façade, and classical details such as modillions, quoins, side-lighted doors, and pedimented dormers.

The wood frame house sits on a stone foundation and has a square box form with a hipped roof. The front (east) façade is distinctive with its large and unusual lower full-width porch that has a flat roof with modillion decorated entablatures on a set of four large, fluted Corinthian columns. These columns are set in pairs flanking the main central entrance and extend up two full stories. The porch, with a balustrade, is also the full width of the house and is supported at the corners with much smaller Corinthian columns. The north and south ends of the porch and the pillars have been removed. The

⁸ Rose, Evelyn Ruddick. *Our Heritage of Homes*, page 63.

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porch, and its scale, combined with the classical emphasis of the house, resemble the plantation style houses of the American South during the mid-nineteenth century. The front (east) façade has irregular large windows on both floors, while the second floor has a door opening to the roof of this first floor porch. Fenestration on the other three facades is extensive and irregular, similar to what is expected in Queen Anne style designs. There is a two-story bay extended from the north façade, a decked porte cochere along the south façade, and an addition on the western rear façade along with an added garage. Many of the windows have elaborate leaded cut glass, including the main entrance's side lights and transom window. Carved wood quoins, intended to resemble stone, are located at each corner, and a large stone wall chimney, with an ornamental arch built into it further ornament the house. The hipped asphalt shingled roof has shallow overhanging eaves with classical dentils. A large gabled, pedimented roof dormer is centered on the front façade with two double hung windows. (*See Photo #11*)

Craftsman

Eugene and Virginia Meyer House

811 South Seventh Street

1906

Eugene Meyer, a successful shoe retailer in the early twentieth century and the son of local Watertown businessman Henry Meyer, constructed the house at 811 South Seventh Street in 1906. Eugene Meyer was primarily responsible for the growth and development of the Meyer's Shoe Store into an important retailer in Watertown that lasted into the mid-twentieth century.⁹ This two story brick Craftsman style house is characterized by wide overhanging eaves ornamented with large paired brackets, an enclosed brick porch, and a three-sided oriel window decorated with stucco and false timbering on the north façade. The house is set parallel to South Seventh Street on a small lot.

The front (west) facing façade of the house is dominated by a large brick enclosed porch. The porch, along with the rest of the house, is set on a raised concrete foundation, and has steps to a pair of wood doors. Three large brick square columns with white geometric inlaid ornament are spaced equally across the porch façade with the doors on the north side of the central pier. Large fixed windows fill the space in between and on the sides of the porch and above a low brick wall. The porch is capped with a flat roof with modillions. Above the porch roof, the brick wall continues up the underside of the exposed rafters of the roof. Five pairs of heavy decorative wood brackets extend out from the wall underneath the eaves. In between the brackets are four, one-over-one double-hung windows on the second floor. The north and south facades have fenestration and entries at random intervals. The north façade has a distinctive large oriel window with false timbering, and the south façade has a shallow chimney running up the side with detailed brick work in a diamond pattern. The asphalt shingled, side

⁹ City of Watertown Directories; & City of Watertown Tax Rolls.

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gabled roof has wide overhanging eaves with exposed rafters. The house exhibits the exposed functional elements common in the Craftsman style as well as characteristics from the Tudor Revival style such as decorative half-timbering on the side of the house and bracketed roof lines. *(See Photo #12)*

Georgian Revival

Oscar and Lydia Wertheimer House 810 Clyman Street 1907

Oscar Wertheimer inherited the management of the Watertown Grain Company from his father in the late nineteenth century and expanded the business. In 1907, Oscar and his wife, Lydia, constructed this Georgian Revival house at 810 Clyman Street and continued to live there until the 1930s.¹⁰ The house sits on a corner lot facing Clyman Street and is an excellent example of the Georgian Revival style with its box form, symmetrical façade, classical elements, and dormers.

The two-and-a-half story Wertheimer House is set on a rectangular, raised foundation. The front façade on the south side of the building faces Clyman Street and features a large full-width porch with grouped Doric columns on a brick base, modillions under the eaves, and a flat roof with a central pedimented entrance on a symmetrical façade. The main entry is a single door flanked by two pairs of large double hung windows. These windows repeat directly above in the second floor. The wood frame house is currently faced with narrow vinyl siding. A contrasting paint scheme on the modillions accentuates the classical details of the house. The east and west facades are not symmetrical and exhibit fenestration in accordance with interior functions. A single large double-hung window is located in each of two gable ends of the side gabled house, with emphasized cornice lines and frieze bands returning to the gable ends. A series of three large gabled dormer windows line the main (south) façade in a symmetrical pattern. There is also a garage addition to the northeast of the house. *(See Photo #5)*

William and Josephine Sproesser House 907 Clyman Street 1913

William Sproesser took over his father's jewelry store in Watertown in 1868 and expanded the business to include musical instruments. Sproesser also had interests in the Globe Milling Company, the Merchants Bank, and was president of the Public Library Board in the early twentieth century. In 1913, William and his wife, Josephine, constructed this large Georgian Revival house at 907 Clyman Street; William lived here until his death in the 1950s.¹¹

¹⁰ City of Watertown Directories; and City of Watertown Tax Rolls.

¹¹ Rose, Evelyn Ruddick. *Our Heritage of Homes*, Page 76; & Jannke, W.F. *Watertown Walking Tours – Clyman Street*.

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The large, two-and-a-half story, Georgian Revival style red brick house takes on the classical box form and features multiple wooden, arched, and pedimented roof dormers, deep overhanging eaves and cornice, and an accentuated entrance. The symmetrical front façade faces Clyman Street.

The house is constructed on an elevated foundation and has a stone band at the first floor around the building. A front porch with a full width staircase and wood balustrade sits in front of the main entrance, which is flanked by multi-paned windows and simple columns. The entry is covered by a second-story balustraded balcony placed under a second-story large bay window. This small porch is supported by heavy brackets. Large, paired multi-paned double-hung windows flank the main entrance with masonry window heads and stylized articulated keystones. Similar fenestration is used on the other facades of the house. The second floor has single fixed windows directly above the pairs below. The corners of the house feature brick quoins and there is a sun porch on the west façade with fluted, Doric columns and a balustrade. The asphalt shingle roof has a pair of dormers on the north and south facades on the side gable and single dormers on the east and west facades. These shallow arched dormers have large multi-paned windows in each. The denticulated cornice is decorated with modillions under overhanging eaves. These features make the Sproesser house an excellent and well-preserved example of a Georgian Revival house. (*See Photo #8*) There is a small, recent addition at the rear of the house.

Prairie School

Walter Volkman House

809 South Ninth Street

1926

Built by Walter Volkman in 1926 at 809 South Ninth Street, this house is a rare example of the Prairie School style in Watertown, featuring wide overhanging eaves, flattened gabled roof edges, leaded glass casement windows arranged in bands, and asymmetrical facades.¹² The light red brick house has two stories in a side gable configuration with its main entry facing South Ninth Street on a small lot. Sitting on a concrete foundation, the brick house is oriented north to south parallel to the street.

The main entry to the Volkman house is tucked inside a partially enclosed front porch that runs most of the length of the front (west) facing asymmetrical façade. The porch has massive square brick columns and inserted white tile accents on either side of a banded window of seven panes of leaded glass. The hipped roof of the porch has a very shallow pitch. Sets of three tall and narrow casement windows are present on the first floor and second floor on all sides of the house. These windows rest on concrete sills. Most of the walls are of unadorned bricks in a running bond. The south façade has a single-story, gabled sun porch. The flattened asphalt shingle gable roof has wide overhanging eaves to

¹² City of Watertown Directories; and City of Watertown Tax Rolls.

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emphasize the horizontal lines of the building. As one of the few houses in Watertown displaying Prairie style influences, the Volkman house exhibits only a few characteristics of the style, most notably the horizontal emphasis and geometric patterned leaded glass windows. (*See Photo #9*)

Colonial Revival

Frank P. Meadows House 902 Clyman Street 1928

The Meadow's family constructed a Colonial Revival house at 902 Clyman Street in 1928. Frank Meadows worked as a cashier in the Wisconsin National Bank in Watertown until 1930, when he became bank president, holding the position until 1936.¹³ The side-gabled Colonial Revival style house is a fine example of later Colonial Revival designs with its simplified gabled roof, brick wall construction, simplified form, and restrained detail.

The two-story Meadows House sits on a smaller lot facing Clyman Street. The brick building has a rectangular box form with a small wing on the east façade. The south (front) façade has a raised brick entry porch with Doric columns and an arched portico. On either side of the symmetrical façade is a large double-hung rectangular window with a concrete sill and brick header. These windows repeat on the second floor directly above with a smaller double-hung window above the main entry door. The west façade has a number of double hung windows, including a small one in the gable end along with knee brace brackets under the eaves, as well as a shallow, rectangular west bay window. The east façade has a brick one-story wing with paired casement windows on each side. Originally a deck, the second floor of this wing has been enclosed. The asphalt shingle roof has a small brick chimney protruding from the hip in a central location and has deep, overhanging eaves. (*See Photo #7*)

Building Inventory

The following inventory lists every building in the district and includes the address of the property; the historic name; the date or circa date of construction or substantial remodeling; the resource's contributing (C), or non-contributing (NC) status; and architectural style of the building.¹⁴

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Class</u>	<u>Style</u>
504 Clyman Street	Joseph & Mary Wright House	1872	C	Gabled Ell
510 Clyman Street	Julius & Eugene Wiggenhorn House	1876	C	Italianate
600 Clyman Street	Frederick W. Gamm House	1896	C	Queen Anne
601 Clyman Street	John Ford House	1876	C	Gabled Ell
610 Clyman Street	O.K. Coe House	1866	C	Italianate

¹³ City of Watertown Directories; City of Watertown Tax Rolls.

¹⁴ City of Watertown Directories; City of Watertown Tax Rolls; City of Watertown Assessor Records; City of Watertown Sanborn Fire Insurance Maps.

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611 Clyman Street	Edward L. Schempf House	c.1870	C	Gabled Ell
700 Clyman Street	James Hill House	1868	C	Italianate
802 Clyman Street	Theodore Prentiss House	1855	C	Italianate
803 Clyman Street	John Schempf House	1896	C	Queen Anne
809 Clyman Street	Henry & Linda Uehling House	1896	C	Queen Anne
810 Clyman Street	Oscar & Lydia Wertheimer House	1907	C	Georgian Revival
900 Clyman Street	Henry Mulberger House	1905	C	Queen Anne
901-903 Clyman Street	E.W. Schulz House	1898	C	Queen Anne
902 Clyman Street	Frank P. Meadows House	1928	C	Colonial Revival
907 Clyman Street	William & Josephine Sproesser House	1913	C	Georgian Revival
908-910 Clyman Street	John W. Cole House	1866	C	Italianate
914 Clyman Street	Charles and Elizabeth Kading House	1912	C	Colonial Revival
802 S. Eighth Street	William & Philipina King House	1907	C	Neoclassical
808 S. Eighth Street	Arthur & Amanda Minning House	1951	NC	Ranch
809 S. Eighth Street	House	1874	C	Gabled Ell
810 S. Eighth Street	Carl Nowack House	1919	C	Prairie School
900 S. Eighth Street	George Lehman House	1913	C	Dutch Colonial Revival
901 S. Eighth Street	August & Minna Buntrock House	1884	NC	Front Gabled
902 S. Eighth Street	Harry Bowen House	c.1920	C	American Foursquare
905 S. Eighth Street	Ferdinand Boltz House	1939	NC	Colonial Revival
910 S. Eighth Street	Heber Smith House	1865	C	Gothic Revival
905 S. Fifth Street	Wallace & Muriel Thauer House	1924	C	Dutch Colonial Revival
809 S. Ninth Street	Walter Volkman House	1926	C	Prairie School
903 S. Ninth Street	J. Arthur Tetzlaff House	c.1920	C	Cross Gabled
905 S. Ninth Street	House	c.1875	NC	Gabled Ell
809 S. Seventh Street	Lobegott Mollart House	1914	C	American Foursquare
811 S. Seventh Street	Eugene & Virginia Meyer House	1906	C	Craftsman
812 S. Seventh Street	C. Hugo Jacobi House	1884	C	American Foursquare
901 S. Seventh Street	Edwin & Elizabeth Faber House	1913	C	Georgian Revival
902 S. Seventh Street	Alvin & Lois Ellington House	1956	NC	Ranch
905 S. Seventh Street	Arthur Bickner House	1915	C	Cross Gabled
900 S. Sixth Street	Reinhard Achtenhagen House	1916	C	Queen Anne
901 S. Sixth Street	August Gamm House	1861	C	Greek Revival
904 S. Sixth Street	Frank F. Atkins House	1924	C	American Foursquare
703 Western Avenue	Charles F. & Josephine Viebahn House	1866	C	Italianate
801 Western Avenue	House	c.1860	C	Greek Revival
905 Western Avenue	Joseph & Harriet Giles House	1872	C	Italianate

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Narrative Statement of Significance

The Clyman Street Historic District is locally significant under National Register of Historic Places Criterion C, in the area of Architecture, for its concentration of single-family dwellings constructed between approximately 1855 and 1928. The district features Greek Revival, Italianate, Gothic Revival, Queen Anne, Period Revival, Neoclassical, Prairie and Craftsman styles; an architecturally and historically important collection of residential buildings that together constitute a well-defined, cohesive and visually distinct group of buildings.

The Clyman Street Historic District is roughly contained along Western Avenue, South Tenth Street, Clyman Street, and South Fifth Street. The district is located on the southern edge of the city of Watertown and is comprised of 37 contributing resources and 5 non-contributing resources. Individually, the contributing resources include very fine representative examples of several of the most popular styles applied to residential architecture in Wisconsin during the period of significance. Also, they represent several of Watertown's finest residences identified in the *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*.

The period of significance reflects eight decades of residential architecture and begins in 1855 with the construction of the neighborhood's oldest extant residence, the Theodore Prentiss House at 802 Clyman Street. In subsequent years residences constructed in the neighborhood conformed aesthetically to mid-nineteenth century, Late Victorian, late-nineteenth and early-twentieth century American, and Period Revival styles. The period of significance ends in 1928 with the construction of the Frank P. Meadows House at 902 Clyman Street which marks the end of a sustained period of construction in the district. Two houses within the district built during the period of significance are considered non-contributing as they have suffered sufficient loss of integrity through insensitive additions, porch enclosures and replacements, and alterations to the original windows and doors. Three non-contributing buildings built within the district after the period of significance do not conform to predominant architectural styles and the character of the district; two are examples of mid-century Ranch designs, the other is a small scale Minimal Traditional house.

The residences within the Clyman Street Historic District are well preserved and have much the same appearance today as they did years ago. Exterior alterations have been minimal and have generally been limited to window replacements in their original openings and siding replacement. The result is now one of Watertown's most architecturally intact historic residential areas.

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Historic Context

Watertown was first settled in 1836; within a year, a dam and sawmill were constructed on the Rock River. As more settlers arrived, many small log buildings were constructed, leading to the platting and incorporation of the Village of Watertown in 1842. During the 1840s, Watertown developed into a thriving industrial and commercial center with several saw mills, grist mills, a woolen mill, and an iron foundry. A commercial district on Main Street at the Rock River grew and prospered with an abundance of stores, saloons, and other businesses. Growth continued through the 1850s, especially after 1853 when Watertown was officially incorporated as a city, and the Watertown Plank Road was constructed connecting the area to Milwaukee. By 1855, with a population of 8,512, Watertown was the second largest city in Wisconsin. The arrival of the Milwaukee and Watertown Railroad in 1855 and Chicago and NorthWestern Railroad in 1860 encouraged further commercial and industrial development. Watertown was largely settled by German immigrants in the 1850s and 1860s.¹⁵

With several brickyards established in the community, larger masonry structures soon replaced the early log buildings, especially along the prospering commercial strips on Main and Water streets. Brickmaking flourished in Watertown by the 1850s with the city boasting a dozen manufacturers. Most large houses were built of brick by this time, and this can clearly be seen in the grand houses along Clyman Street and its surroundings. Many types of brick were used for a variety of purposes including the glazed and stamped bricks arranged in an angled pattern that cover the walk in front of 802 and 810 Clyman Street dating from 1880s (*See Photo #13*).¹⁶ As the early industries of saw milling, flour milling, and iron working declined during the late-nineteenth century, new industries developed and prospered. These industries included cigar making; the manufacture of wooden products; food production; and the making of shoes, boots, and other leather goods. By the twentieth century, Watertown had matured as a small city with a strong economy.¹⁷

Residential development in Watertown began immediately adjacent to the commercial district along the Rock River and radiated outwards relatively evenly. As multiple ethnic groups settled in Watertown, they tended to congregate in separate sections of the city. However, unlike other communities in the state, this clustering by ethnicity, social and economic status, and industry eventually weakened, and the development of a single prestigious residential neighborhood in Watertown did not occur. Rather, prominent citizens in commerce, professions, and industry

¹⁵ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 214.

¹⁶ Rose, Evelyn Ruddick. *Our Heritage of Homes*, page 3.

¹⁷ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*; Ott, John Henry, Ed. *Jefferson County, Wisconsin and Its People*. Chicago: S. J. Clarke Publishing Co., 1917, pages 145-150.

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constructed homes, still generally in small clusters, throughout the city. The city's residential neighborhoods, especially those on the south and west banks of the Rock River, exhibit a wide variation of size and style, a result of the mixing of working and upper class residency.¹⁸ A majority of the homes in the Clyman Street and Western Avenue neighborhood are of moderate to large size and reflect the architectural styles popular from the late nineteenth and early twentieth centuries, the height of development in Watertown.

During the mid- and late- nineteenth century, several large houses were constructed on the southern outskirts of the city, in what would become the Clyman Street Historic District. For several decades, this portion of Watertown remained the rural fringe of the city comprised of large estates not far from the major railway lines.¹⁹ The Clyman Street district incorporated portions of the original plat for the East Side of Watertown and Pritchard's 2nd Addition and began development in the 1850s with a small settlement near the recently introduced railway lines and industries immediately to the south. Clyman Street and Western Avenue were conceived as wide boulevards with large lawns and brick paved sidewalks, and the *Watertown Democrat* remarked on June 26, 1856 that: "Clyman Street is a model street for a city like this... and by the voluntary expenditures of those who own property on it has been made beautiful and attractive,... a little community has spring there – lots have enclosed, pasture lands cultivated into gardens, streets laid out, houses built."²⁰ The area became a popular location for the economic and political elite of Watertown to live, especially after the introduction of streetcars down South Fifth Street to Western Avenue by the Milwaukee Electric Railway and Light Company in the 1880s.²¹

The early twentieth-century saw a continuation of the development patterns of the late nineteenth century marked by large homes on large lots along the east-west boulevards of the neighborhood. The only notable change was a shift in favored styles away from the Italianate and Gothic Revival toward Period Revival styles and variations on the Queen Anne style. However, the influence of traditional historic styles- to a greater extent than many other locations during the period around the turn of the century- is notable in the Clyman Street District.²²

¹⁸ Kiessling, Elmer C. *Watertown Remembered*. Milwaukee, Wisconsin: Franklin Publishers, 1976.

¹⁹ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 314.

²⁰ Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 277.

²¹ Rose, Evelyn Ruddick. *Our Heritage of Homes*, page 4; Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 237; "Interurban line booming real estate." *Watertown Gazette*. August 14, 1908.

²² Rausch, Joan M. and Carol Lohry Cartwright. *City of Watertown, Wisconsin - Architectural and Historical Intensive Survey*, page 280.

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The neighborhood was heavily infilled during the 1920s, especially along the north-south numbered streets. These primarily Period Revival and Prairie style homes were more modest in size than those previously built along Clyman Street and Western Avenue. These homes were largely owned by professionals and business owners; residents who can be categorized as being in the upper-half of the socio-economic scale in Watertown.²³

While growth of the city was nearly nonexistent during the decade of the Depression, the district's development was already well established and slowed during the 1930s and 1940s. Final infill houses built in 1939 and into the 1950s tended to be smaller, less-detailed Period Revivals and contemporary style buildings including Ranch style houses. These houses, numbering only three, are outside the period of significance and are non-contributing to the district. No additional buildings have been constructed since that time.²⁴

Today the City of Watertown, with a population of 23,861, is the thirty-second largest municipality in Wisconsin and remains a regional center of employment, commerce, and professional services.²⁵ While other older neighborhoods in the city have seen more intrusive elements introduced and more unsympathetic remodeling, the Clyman Street District has been relatively stable and has remained largely intact (*See Photos #14 and #15*).

Architecture

The Clyman Street Historic District is locally significant in the area of architecture because many of its buildings are good examples of popular residential architectural styles from the mid-nineteenth to mid-twentieth centuries. As a whole, it is an area that maintains a high level of integrity that reflects the development of the district during the period of significance. The following are brief descriptions of the architectural styles and vernacular building forms represented within the district as well as good examples of those styles.

²³ City of Watertown Directories; City of Watertown Tax Rolls; City of Watertown Assessor Records, City of Watertown Sanborn Fire Insurance Maps.

²⁴ Watertown Directories; Watertown Tax Rolls; Watertown Assessor Records; Watertown Fire Insurance Maps.

²⁵ United States 2010 Census website. <<http://2010.census.gov/2010census/>> Accessed August 21, 2014.

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Greek Revival

The Greek Revival style is one of the first recognized styles seen in Wisconsin, dating from 1840 to 1870, a period of fast growth in Jefferson County. Because these buildings date so early in Wisconsin's history, they were often wood framed as it was the only readily available material of the time. The Greek Revival style is classically inspired with bold proportions and symmetrical placement of doors and windows. Emphasis is on the entry and cornice lines. Entrances are set off with full or partial porches with broad columns and wood trim around the door. Doors also feature transoms and sidelights. Cornice lines are wide and with multiple horizontal parts as if the façade is set within a heavy frame. In simpler designs, the columns are translated into fluted pilaster corner boards and the gabled roofline has returned eaves.²⁶

There are two Greek Revival style buildings in the district. The August Gamm House at 901 South Sixth Street, constructed in 1861, stands out with its high level of integrity and its cream brick, raised brick cornice and returns simulating a raking cornice. August Gamm and his brother George owned a crockery store in Watertown.²⁷

Gabled Ell

The gabled ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and is nearly always a residential form. The name is attributed to all buildings that are cruciform, "L," or "T" shaped in plan. Gabled ells generally appear as two gabled wings perpendicular to each other, with the exception of the cruciform version which appears as a central front gable wing flanked by perpendicular wings on each side. Although it is uncertain with what frequency construction of the two wings of the gabled ell form was done as a whole unit, it is certain that the form commonly evolved from front or side gable buildings. Examples of the gabled ell form exhibit a variety of combinations of stories amongst its multiple wings, although a one-and-a-half story main block with a one-story side wing is most common. Constrained by generally narrow urban lot sizes, gabled ells appear more commonly in rural or small communities. Exterior surfaces are most often covered with clapboards; however, brick and stone are not uncommon. A porch with either a shed or hipped roof is typically located at the ell created by the junction of the two wings; sometimes this porch is enclosed at a later date. Decorative elements of the gabled ell are generally brackets, turned posts, and a balustrade on the porch, making it the most visually interesting element of the otherwise simple form. Early examples may exhibit modest references to the Greek Revival or Italianate styles.²⁸

²⁶ Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*. Second Ed. New York: W. W. Norton & Company, 1981, page 27.

²⁷ Watertown Directories; Watertown Assessor Records.

²⁸ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*. Madison: Historic Preservation Division, State

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There are five buildings in the district that exhibit the Gabled Ell form. Among them, the Joseph and Mary Wright House at 504 Clyman Street, constructed in 1872, stands out with its high level of integrity and triangular pediment shaped window hoods. Joseph Wright was a successful insurance salesman during the late nineteenth century.²⁹

Gothic Revival

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. Typically, in its masonry form, it is a religious style and a residential style in its wood form. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings may have buttresses, battlements, and towers.³⁰

There is one Gothic Revival style building in the district, and intact examples of the style are relatively rare in Wisconsin. The J. Heber Smith House at 910 South Eighth Street, constructed in 1865, stands out with its high level of integrity and steep multi-gable roof, cut-out original bargeboards, and irregular plan. Heber Smith was the owner of the Rough and Ready Milling Company in the 1860s.³¹ For more information on the J. Heber Smith House refer to the Building Descriptions in Section 7.

Italianate

The Italianate style was popular in Wisconsin from approximately 1850 to 1880, a period of growth in Jefferson County. These buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low sloped hipped roof with wide soffits that are seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration arrangement is regular and balanced with tall thin windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets.³²

Historical Society of Wisconsin, 1986, page Architecture 3-5.

²⁹ Watertown Directories; Watertown Assessor Records.

³⁰ Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, page 31.

³¹ Rose, Evelyn Ruddick. *Our Heritage of Homes*, Page 64; Watertown Directories; Watertown Assessor Records.

³² Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, page 37.

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There are seven buildings in the district that exhibit the Italianate style. Among them, the Julius and Eugene Wiggenhorn House at 510 Clyman Street, constructed in 1876, stands out with its high level of integrity. It features a three-sided front bay window with dentils and bracket trim, and Federal style influences. Originally owned by Eugene Wiggenhorn, the founder of the local Wiggenhorn Brothers Cigar Company, the house was sold to his brother, Julius, in 1886, who also operated the successful family business in Watertown.³³

Another excellent example of the Italianate style can be seen in the Theodore Prentiss House at 802 Clyman Street, constructed in 1855. The Prentiss House stands out with its high level of integrity and a central pavilion with a triple arch entry, wide eaves, tall windows, and a frieze ornamented with classical motifs. Theodore Prentiss served as the first mayor of Watertown in 1853 and had business interests in railroads, law, and banking. He also was a member of the constitutional convention that preceded Wisconsin statehood in 1848.³⁴

Queen Anne

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wraparound porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double hung window.³⁵

There are six buildings in the district that exhibit the Queen Anne style. Among them is the Frederick W. Gamm House at 600 Clyman Street, constructed in 1896. It stands out with its high level of integrity and common Queen Anne hip and gabled roof with multiple overhangs and projections, extensive decorative shingles and barge boards, stained glass windows, and stone lintels. Frederick Gamm worked as a bank teller and bookkeeper at the turn of the century and was among a number of early tenants.³⁶

Another excellent example of the Queen Anne style can be seen in the Henry and Linda Uehling House at 809 Clyman Street, constructed in 1896. The Uehling House stands out with its high level of

³³ Watertown Directories; Watertown Assessor Records.

³⁴ Rose, Evelyn Ruddick. *Our Heritage of Homes*, Page 74; Butterfield, C.W., *the History of Jefferson County, Wisconsin*, p. 621; Watertown Directories; Watertown Assessor Records.

³⁵ Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, page 63.

³⁶ Watertown Directories; & Watertown Assessor Records.

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integrity and combination of hip and gable forms, multiple cross gables, extensive ornament, shingles in the gable ends, and recessed porches. Henry Uehling was an executive with the local May Creamery Company at the turn of the century.³⁷

Cross Gabled

Unlike other vernacular forms, the cross gable did not appear until late in the nineteenth century, commonly built in Wisconsin from 1890 to 1930. Examples of the form are usually two stories in height, roughly square in plan, and featuring a cross gable or cross gambrel roof; the term cross refers to two intersecting, identical roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with a greatly oversized roof or wall dormers. Early cross gable examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, compact form, and other elements of the American Foursquare and Bungalow styles. However, because of their simplicity and general lack of adornments, cross gabled buildings are not strongly associated with any style. Roof lines broken by small gables and full front porches with low, often gabled, roofs are typical. On the most common clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized symmetrically despite a typically offset front door. Varying window sizes and shapes often reflect the interior location of baths, kitchens, and staircases.³⁸

There are two buildings in the district that exhibit the Cross Gabled style. Among them, the Arthur Bickner House at 905 South Seventh Street, constructed in 1915, stands out with its high level of integrity, full length porch with panel posts and balustrade, and brick construction continued into the gable ends. Arthur Bickner was a traveling salesman during the early twentieth century.³⁹

Neoclassical

The Neoclassical Revival style was a revival of Greek and Roman classical styles and became known as the architecture of monuments, public, and institutional buildings. It was popular in Wisconsin from 1895 to 1935 as a result of the World's Columbian Exposition in Chicago in 1893 which featured buildings of this style. The style features symmetrical, classical design with pediments, pilasters, and columns clearly defining the building's entry. Often constructed of stone, the buildings feature a defined base, middle, and top, large window openings, and simple detailing.⁴⁰

³⁷ Watertown Directories; Watertown Assessor Records.

³⁸ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 3-9.

³⁹ Watertown Directories; Watertown Assessor Records.

⁴⁰ Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, page 69.

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There is one building in the district that exhibits the Neoclassical style. The William and Philipina King House at 802 South Eighth Street, constructed in 1907, stands out with its high level of integrity and full length porch with large Corinthian columns, symmetrical façade, and classical details. It is arguably the only good example of the Neoclassical revival in Watertown. William King and his family retired to this house after his career as the owner of a lumber company.⁴¹ For more information on the King House refer to the Building Descriptions in Section 7.

Prairie School

The Prairie style is influenced by the architecture of Frank Lloyd Wright and other architects in the Chicago-based Prairie School. It was popular in Wisconsin from 1895 to 1925 and is still used today. It is primarily a residential style which features a horizontal emphasis. This is evident in the low sloped roofs with wide soffits, horizontal banding of casement windows, and horizontal trim of accent materials in the façade. These buildings may be clad in brick with stone trim or stucco with dark wood trim. They have a large, low chimney or hearth which seemingly anchors the building to the ground.⁴²

There are two buildings in the district that exhibit the Prairie School style. Among them, the Carl Nowack House at 810 South Eighth Street, constructed in 1919, stands out with its high level of integrity and side gabled entry, horizontal wood banding, grouped fenestration, and stucco finish. Carl Nowack was a successful furniture store owner in Watertown during the early twentieth century.⁴³

Craftsman

The American Craftsman style, descending from the English Arts and Crafts movement in the nineteenth century, was popular in Wisconsin from 1900 to 1920. Typically, American Craftsman style houses in Wisconsin are two-and-one-half stories in height and constructed of brick, stucco, or stone with contrasting wood bands. The style is characterized by quality construction and simple exterior and interior detailing such as broad gable or hipped roofs, one or two large front dormers, decorative brackets or rafters, prominent chimneys, and simple sashes. Glazed sun porches or open wood pergolas are common in addition to the style's hallmark open porch and heavy piers.⁴⁴

There is only one building in the district that exhibits the Craftsman style. The Eugene and Virginia Meyer House at 811 Seventh Street, constructed in 1906, stands out with its high level of integrity and

⁴¹ Rose, Evelyn Ruddick. *Our Heritage of Homes*, Page 63; Watertown Directories; Watertown Assessor Records.

⁴² Blumenson, John J. G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*, page 73.

⁴³ Watertown Directories; Watertown Assessor Records.

⁴⁴ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-24.

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characteristic elements of the style, which include broad overhanging eaves ornamented with paired brackets, a large enclosed porch, and Tudor Revival influences. Eugene Meyer was a successful shoe retailer during the early twentieth century.⁴⁵ For more information on the Meyer House refer to the Building Descriptions in Section 7.

American Foursquare

The American Foursquare, popularized by mail-order catalogs and speculative builders, was a popular domestic architectural form in Wisconsin from 1900 to 1930. Part of a larger movement toward simplified and rectilinear residential architecture, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are the most commonly used exterior surface materials, often in combination, articulated by floor. The simple exterior is a reflection of the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch spanning the front façade often features Tuscan columns and a filled-in or ballustraded railing. Examples are occasionally embellished by Period Revival, Craftsman, or Prairie style details.⁴⁶

There are four buildings in the district that exhibit the American Foursquare form. Among them, the Lobegott Mollart House at 809 South Seventh Street, constructed in 1914, stands out with its high level of integrity and its massive two-and-a-half story scale, open full-length porch, arched openings, symmetrical front façade, gabled roof dormers, and plentiful window openings.⁴⁷

Colonial Revival

The term Period Revival is used to describe a variety of past styles that experienced renewed popularity in Wisconsin especially between 1900 and the 1940s. Architects of the period designed creative interpretations of the styles; however, wide availability of photographs through architectural journals allowed for a high degree of historical accuracy.⁴⁸ The Colonial Revival style became especially popular due to the restoration of Williamsburg, Virginia in the early twentieth century. The style is characterized by gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residences are typically two stories in height and faced with clapboards. Most commonly rectangular in plan, later examples may assume an L-shaped form to accommodate a breezeway and

⁴⁵ Watertown Directories; Watertown Assessor Records.

⁴⁶ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-25.

⁴⁷ Watertown Directories; Watertown Assessor Records.

⁴⁸ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-28.

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garage. The simple and regular style lent itself well to standardization, extending its popularity into the 1950s.⁴⁹

There are three buildings in the district that exhibit the Colonial Revival style. Among them, the Charles and Elizabeth Kading House at 914 Clyman Street, constructed in 1912, stands out with its high level of integrity and its symmetrical façade, pair of pedimented gable roof dormers, open porch, and leaded glass windows. Charles Kading was a teacher who became a lawyer, and later served as mayor of Watertown from 1916 to 1920. He was elected to Congress in 1926 and served until 1933. His wife, Elizabeth, was also a successful lawyer and served on the Civil Service Board and the Board of Control.⁵⁰

Georgian Revival

Because of their reference to early American Georgian architecture, some forms of the Colonial Revival style are more properly referred to as Georgian Revival. These tend to be structures larger in scale and more richly finished than typical Colonial Revival buildings. Characteristic of the Georgian Revival style are formal symmetrical facades, rectangular plans, hipped roofs, and classical embellishments including denticulated cornices, elliptical fanlights, sidelights flanking doorways, Palladian windows, broken pediments, and classical columns.⁵¹

There are three buildings in the district that exhibit the Georgian Revival style. Among them, the Edwin and Elizabeth Faber House at 901 South Seventh Street, constructed in 1913, stands out with its high level of integrity, large two-level porch, and a combination of board and stucco finishes. Edwin Faber was a prominent Watertown clothing merchant during the early twentieth century.⁵²

Dutch Colonial Revival

The Dutch Colonial Revival style is typically less formal than the Colonial or Georgian Revival styles. The style is most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.⁵³

⁴⁹ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-29.

⁵⁰ Ott, John Henry, Ed. *Jefferson County, Wisconsin and Its People*, pages 70-72; Watertown Directories; Watertown Assessor Records.

⁵¹ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-28.

⁵² Watertown Directories; Watertown Assessor Records.

⁵³ Wyatt, Barbara (ed.) *Cultural Resource Management in Wisconsin*, page Architecture 2-29.

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There are two buildings in the district that exhibit the Dutch Colonial Revival style. Among them, the Wallace and Muriel Thauer House at 905 South Fifth Street, constructed in 1924, stands out with its high level of integrity, decorative shingles, three-sided bay windows, and open full-length front porch with Ionic columns. Muriel Thauer became the president of the Perfection Table Slide Company, founded by her father, in 1924 and operated the successful Watertown business until 1953.⁵⁴

Conclusion

The Clyman Street Historic District is nominated under National Register Criterion C in the area of Architecture as a fine local group of buildings demonstrating the range of residential architectural styles during its peak period of development between 1855 and 1928. The district conveys a sense of historical and architectural cohesiveness through its high style architectural designs of 42 medium to large sized homes, which distinguish it from other residential areas within the city. Representative of the prevailing architectural styles of the times, Period Revival styles (such as Colonial Revival, Dutch Colonial Revival, and Georgian Revival), Italianate, Queen Anne, Gabled Ell, Prairie, and Craftsman styles are prominent within the district. The residences within the Clyman Street Historic District are well preserved and have much the same appearance today as they did years ago. The result is now one of Watertown's most architecturally intact historic residential areas.

Statement of Archeological Potential

This area of the state along the Rock River was likely home to Native American tribes. While it is almost certain that the construction of the extant resources would have greatly disturbed archeological artifacts, it is possible that Native American resources may be extant within the boundaries of the district in Watertown. Archaeological potential within the district remains unassessed.

Preservation Activities

The Clyman Street Historic District has been fortunate in consistently attracting long-term homeowners who have taken pride in their historic homes and have maintained them. In addition, the City of Watertown's Historic Preservation Commission is proactive in promoting, protecting, and preserving Watertown's historic resources. This nomination is a continuation of their efforts to carry out the recommendations contained in a previous intensive survey report. In listing this district, the Watertown Historic Preservation Commission hopes to provide the opportunity for homeowners to

⁵⁴ Watertown Directories; Watertown Assessor Records.

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take advantage of historic rehabilitation tax credits and/or other incentives to maintain and restore their properties.

Acknowledgments

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

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Clyman Street Historic District
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Verbal Boundary Description

The district consists of the legal parcels associated with the 37 contributing and 5 non-contributing resources within the district and may be defined by the general description:

Beginning on the curb line of the northeast corner of the intersection of Clyman Street and South Fifth Street, continue north along the east curb line of South Fifth Street to the north property line associated with 905 South Fifth Street, turn ninety degrees and continue east along said property line, turn ninety degrees at the property line associated with 900 South Sixth Street and continue north along the back of said property to the alley, turn ninety degrees and continue to follow the northern edge of said property line to the western curb of South Sixth Street, turn ninety degrees and continue south to a point perpendicular to the northern property line associated with 901 South Sixth Street, turn ninety degrees and continue east along the northern edge of said line, turn ninety degrees at the property line associated with 812 South Seventh Street and continue north along the back of said property, turn ninety degrees and continue east to the eastern curb of South Seventh Street, turn ninety degrees and continue north to the southern curb of Western Avenue, turn ninety degrees and continue east to the eastern property line associated with 801 Western Avenue, turn ninety degrees and continue south along said property line, turn ninety degrees and continue east along the northern property line associated with 809 South Eighth Street, turn ninety degrees and continue south along the back of said to the north property line associated with 810 Clyman Street, turn ninety degrees and continue east to the eastern curb of South Ninth Street, turn ninety degrees and continue north to the southern curb of Western Avenue, turn ninety degrees and continue east to the eastern property line associated with 905 Western Avenue, turn ninety degrees and continue south along said property line, turn ninety degrees and continue east to the northeast corner of the property associated with 809 South Ninth Street, turn ninety degrees and continue south along the back of said property to the northern property line associated with 910 Clyman Street, turn ninety degrees and continue east to the northeast corner of the property associated with 914 Clyman Street, turn ninety degrees and continue south to the northern curb of Clyman Street, turn ninety degrees and continue west to a point perpendicular to the eastern property line associated with 907 Clyman Street, turn ninety degrees and continue south, turn ninety degrees and continue west along the southern edge of said property, turn ninety degrees and continue north to the southeastern corner of the property associated with 901-903 Clyman Street, turn ninety degrees and continue west to the eastern curb of South Eighth Street, turn ninety degrees and continue north to the northern curb of Clyman Street, turn ninety degrees and continue west to the western curb of South Seventh Street, turn ninety degrees and continue to the southeastern corner of the property associated with 611 Clyman Street, turn ninety degrees and continue west along the southern edge of said property to the southwestern corner of said property, turn ninety degrees and continue south to the southeastern corner of the property associated with 601 Clyman Street, turn ninety degrees and continue west along the southern edge of said property, turn ninety degrees and continue north along

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the western edge of said property to a point perpendicular to the northern curb of Clyman Street, turn ninety degrees and return to the point of the beginning.

The boundary for the Clyman Street Historic District is clearly delineated on the accompanying sketch map and encloses an area of 16.93 acres.

Boundary Justification

The boundaries of the Clyman Street Historic District enclose all the areas historically associated with the district's resources. While adjacent areas are residential in nature, they do not have the historic integrity of the residences contained within the district boundaries, are of newer construction, and do not reflect the architectural character of the district's scale and typology. The resulting boundaries contain a cohesive district with as few non-contributing properties as possible.

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Section photos Page 1

Clyman Street Historic District
Watertown, Jefferson County, WI

Name of Property:	Clyman Street Historic District
City or Vicinity:	City of Watertown
County:	Jefferson County
State:	Wisconsin
Name of Photographer:	Rowan Davidson
Date of Photographs:	August 13, 2014
Location of Original Digital Files:	Wisconsin Historical Society, Historic Preservation Division, 816 State Street, Madison, WI

Photo #1 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0001)
601 Clyman Street, north facade, camera facing southwest.

Photo #2 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0002)
700 Clyman Street, south facade, camera facing north.

Photo #3 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0003)
910 S. Eighth Street, south and east facades, camera facing north.

Photo #4 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0004)
803 Clyman Street, north and east facade, camera facing southwest.

Photo #5 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0005)
810 Clyman Street, south and east facade, camera facing northwest.

Photo #6 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0006)
901-903 Clyman Street, north and west facade, camera facing southeast.

Photo #7 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0007)
902 Clyman Street, south and east facade, camera facing northwest.

Photo #8 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0008)
907 Clyman Street, northeast facade, camera facing southwest.

Photo #9 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0009)
809 S. Ninth Street, west facade, camera facing east.

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Photo #10 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0010)
905 Western Avenue, north and east facade, camera facing southwest.

Photo #11 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0011)
802 S. Eighth Street, east facade, camera facing west.

Photo #12 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0012)
811 S. Seventh Street, west and north facade, camera facing southeast.

Photo #13 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0013)
802 and 810 Clyman Street, stamped brick sidewalk, camera facing west.

Photo #14 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0014)
914, 908-910, 902, and 900 Clyman Street, Clyman Street view, camera facing northwest.

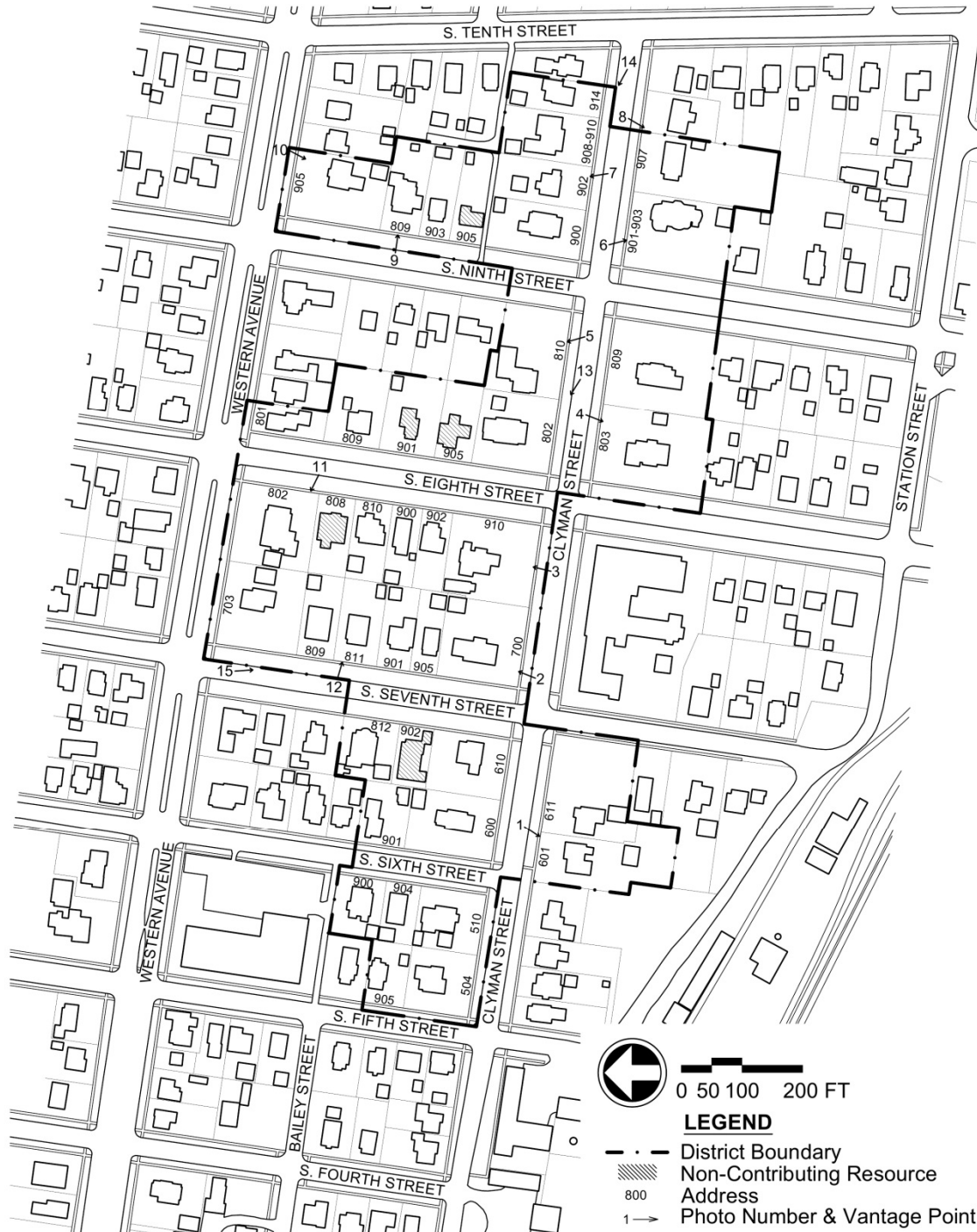
Photo #15 (WI_JeffersonCounty_ClymanStreetHistoricDistrict_0015)
809, 811, and 901 S. Seventh Street, Seventh Street view, camera facing southeast.

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National Park Service

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Clyman Street Historic District
City of Watertown, Jefferson County, WI

Section sketch map and photo key Page 1







For Sale By Owner
www.780CLYMAN.COM







210

18









809



905





811

Eggs-More
House







UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Clyman Street Historic District

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Jefferson

DATE RECEIVED: 6/19/15 DATE OF PENDING LIST: 7/07/15
DATE OF 16TH DAY: 7/22/15 DATE OF 45TH DAY: 8/04/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000503

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 8.3.15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



Office of
CITY MAYOR

JOHN DAVID
Mayor

106 Jones Street • P.O. Box 477 • Watertown, WI 53094-0477 • (920) 262-4000 • FAX (920) 262-4016

CITY OF
WATERTOWN

January 28, 2015

RECEIVED

FEB 04 2015

DIV HIST PRES

Dear Ms. Veregin,

I am writing to you today to confirm that the City of Watertown Historic Preservation Commission has reviewed and approved the nomination papers for the proposed Clyman Street Historic District. I would ask that the Wisconsin State Historic Preservation Review Board look favorably upon the nomination of this district as it will help Watertown continue its mission to preserve its historic neighborhoods and buildings and to raise awareness of the importance of historic preservation.

Please feel free to contact my office with any questions.

Sincerely,

John David
Mayor



RECEIVED 2280

JUN 19 2015

Nat. Register of Historic Places
National Park Service

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination

The following materials are submitted on this 15th day of June 2015,
for the nomination of the Clyman Street Historic District to the National Register of
Historic Places:

1 Original National Register of Historic Places Nomination Form

1 CD with NRHP Nomination Form Word Document

 Multiple Property Nomination form

15 Photograph(s)

1 CD with electronic images

1 USGS map(s)

1 Sketch map(s)/figure(s)/exhibit(s)

1 Piece(s) of correspondence

 Other _____

COMMENTS:

 Please insure that this nomination is reviewed

 This property has been certified under 36 CFR 67

 The enclosed owner objection(s) do _____ do not _____
constitute a majority of property owners.

 Other: _____