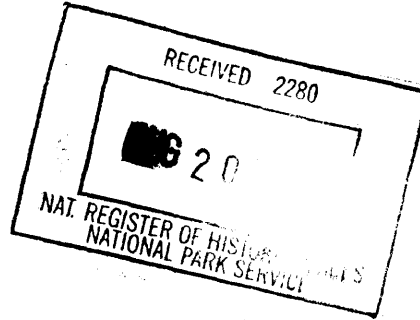


**United States Department of Interior  
National Park Service**



**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 DeLong, Henry and Elizabeth, House  
other names/site number N/A

**2. Location**

street & number	509 West Fulton Street	N/A	not for publication
city or town	Waupaca	N/A	vicinity
state	Wisconsin	code	WI
county	Waupaca	code	135
zip code	54981	zip code	54981

**3. State/Federal Agency Certification**

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

Alicia L. Cori  
Signature of certifying official/Title

August 8, 2002  
Date

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Delong, Henry and Elizabeth, House  
Name of Property

Waupaca  
County and State

Wisconsin

#### 4. National Park Service Certification

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

*Edson H. Beall*

10/4/02

*Edson H. Beall*  
Signature of the Keeper

Date of Action

#### 5. Classification

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

private  
\_\_\_ public-local  
\_\_\_ public-State  
\_\_\_ public-Federal

Category of Property  
(Check only one box)

building(s)  
\_\_\_ district  
\_\_\_ structure  
\_\_\_ site  
\_\_\_ object

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

contributing	noncontributing
1	1 buildings
	sites
	structures
	objects
1	1 total

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

Number of contributing resources  
is previously listed in the National Register  
0

#### 6. Function or Use

Historic Functions  
(Enter categories from instructions)  
DOMESTIC/single dwelling

Current Functions  
(Enter categories from instructions)  
DOMESTIC/single dwelling

#### 7. Description

Architectural Classification  
(Enter categories from instructions)  
Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements

Materials  
(Enter categories from instructions)  
Foundation stone  
walls brick  
concrete  
roof asphalt  
other wood

#### Narrative Description

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

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Waupaca, Waupaca County, WI

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**GENERAL DESCRIPTION**

The Henry and Elizabeth Delong House is a two story American Foursquare that is embellished with Classical Revival details. It sits on a large lot in a residential neighborhood in Waupaca, a small city in central Wisconsin. The site consists of two large lots and parts of two other lots on West Fulton Street, a major thoroughfare through Waupaca. West Fulton Street is part of a residential neighborhood that developed west of the city's downtown commercial district primarily during the early twentieth century. A few houses were built in this area of the city during the nineteenth century, but it was the early twentieth century when significant residential development began to take place. The Delong House was built in 1903 during the early years of this development.

West Fulton Street has always been a road that leads out of the community toward part of the Chain O'Lakes, a recreational area of Waupaca County that was developed in the nineteenth century. At one time, a short interurban line ran along Fulton Street to the Veterans' Home at nearby King, which sits in the Chain O'Lakes. Today, the street is a main highway through the city and carries a significant automobile and truck load. Because of this, it is a wide street that is improved with concrete curbs, gutters and sidewalks. Terraces sit between the street and sidewalk and streetlights are attached to large wooden poles that carry electrical wires.

Most of the houses along West Fulton Street sit on average-sized lots with similar, fairly long setbacks. Some of the houses along the street have larger lots both in length and width, and they are all landscaped with an abundance of mature trees and shrubs. A severe windstorm in June of 2001 damaged a number of mature trees along this street and some trees had to be drastically trimmed or removed.

The topography of this part of West Fulton Street is picturesque. As the street travels west from a low point near the downtown, located about four blocks to the east, it gradually rises to a high point several blocks further west. That means that each house sits slightly higher than its neighbor and the lots are slightly sloped from east to west. The north side of the street is slightly raised from the south side and the houses on this side also have gently sloped lots.

The Delong House sits in the eastern half of its large lot, surrounded by a lawn dotted with many mature trees and shrubs, including some very tall conifers. The terrace in front of the house is not landscaped. Much of the back of the lot is enclosed with a wood "privacy" fence and the interior of this fenced area is not formally landscaped.

At the west end of the lot there is an alley that runs back to the next street to the south. This alley also serves as the driveway for this house and its neighbor. A parking area has been made

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Waupaca, Waupaca County, WI

off of this alley for the Delong House and, at the southwest corner of the lot, there is a small period garage. The garage is a one-story building with wood siding. It is only in fair condition and is a non-contributing element of the property.

*Exterior*

The Delong House has two full stories and an attic story under a steeply-pitched hip roof. The house has a nearly square plan with the side walls being only a few feet longer than the end walls. The hipped roof is punctuated with dormers on the main and east elevations, and a projecting gable on the west elevation. The dormer on the main elevation has a flat roof and it is decorated with a Palladian motif. At the center of the dormer is a round-arched parapet filled with a sunburst. The parapet is flanked by cornices with dentils and paired Tuscan columns. In between the columns is a wide sash window with an upper pane that has muntins in a criss-cross pattern. The lower pane is enclosed for an air conditioner. The sides of the dormers are covered with clapboards.

The east elevation dormer has a hip roof with wide eaves with exposed rafters. Across the front is a bank of small openings. On the west elevation, the projecting gable sits on a tall bay. The gable peak is decorated with a sunburst. Under the wide roof eaves are exposed rafters and a wide wooden frieze.

The walls of the house are constructed of locally-made rusticated concrete blocks on the first story and dark red, locally-made bricks on the second story. One row below the top of the concrete block story is a course of blocks that have raised acanthus leaf scrolls. Just above the concrete blocks is a belt course of bricks laid in a dentil pattern. Interestingly, under the visible foundation of concrete blocks, the house sits on a stone sub-foundation.

The main elevation of the house is dominated by a front porch that spans the entire wall. It is constructed of rusticated concrete block piers that support a flat roof enclosed by a balustrade. The balustrade is made up of short paneled posts between balusters in a criss-cross pattern; except for the central balusters, which are plain posts decorated at the center with a cross motif. The porch roof eaves have exposed rafters and the porch, itself, is enclosed with sets of two or three period single-light sashes with transoms sitting on wood panels. In between the concrete block piers, the base of the porch is covered with lattice-work panels.

At the center of the porch is the entrance. It is made up of a wood and glass door surrounded by single-light sashes and transoms. The porch deck consists of wood planks that have been painted. The ceiling is painted wainscoting, and the north wall of the house is exposed. There are two large horizontally divided, two-light openings punctuating the north wall. These

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Waupaca, Waupaca County, WI

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windows are topped with transoms. The main entrance into the interior of the house is a single wood and glass door.

Above the porch on the main elevation are three symmetrical openings. Two double-hung sashes flank a central entry door that leads into a bedroom on the second floor. The double-hung sashes are filled with single lower lights and upper lights with muntins in a criss-cross pattern.

The east elevation of the house is punctuated with openings on both stories. There are two second story openings at each end that are filled with sashes that have single lower lights and upper lights with muntins in a criss-cross pattern. The three lower openings are filled with two-over-two-light, double-hung sashes. These windows are decorated with smooth concrete lintels that are set within the top row of the rusticated blocks of the first story.

The rear or south elevation of the house is very similar to the east elevation. The upper story has two openings at both ends that are filled with sashes that have single lower lights and upper lights with muntins in a criss-cross pattern. Close to the west opening, though, is a small double-hung sash opening that corresponds to the second floor bathroom. The first story of the south elevation has two openings under the second story windows. They are filled with two-over-two-light double-hung sashes with concrete lintels and modern metal awnings.

A large two-story bay dominates the center of the west elevation. This bay rises from the center of the first story and is topped with the afore-mentioned projecting gable. The bay is clad with wood and at the center are two openings that are filled with sashes that have single lower lights and upper lights with muntins in a criss-cross pattern. Under the windows is a paneled base with an inset rectangular pattern. Exposed rafters support the base of the bay. Above the two large openings is a band of three smaller openings filled with lights divided in a criss-cross pattern.

Under the bay is the side entrance to the house, and flanking the bay are two-over-two-light, double-hung sashes decorated with concrete lintels and fixed metal awnings. Above these first story windows are second story sashes with single lower lights and upper lights with muntins in a criss-cross pattern.

*Interior, first story*

The wood paneled and glass entry door in the wall of the main elevation leads directly into the living room of the house. On the interior, the entry door is trimmed with simple oak casements and a narrow cornice molding. This style of trim is used around other openings of the first floor. The living room is a large space that features a nook at the northwest corner. The walls of the

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Waupaca, Waupaca County, WI

living room are covered with plaster and the ceiling has been covered with mid-twentieth century acoustical tiles. The floor is covered with maple boards accented with wide oak baseboards.

The nook is defined by an opening framed with classical moldings carved in oak. Sitting on paneled bases at each end of the opening are fluted columns with plain capitals supporting square posts that rise to an oak beam that is decorated with an entablature molding. Attached to the opening and also sitting on the paneled bases are fluted pilasters that help support a shelf that sits on top of the pilasters and the columns. Paneled pilasters also decorate the moldings flanking the opening.

Along the south wall of the nook is a bench constructed of raised oak paneling. The plain seat lifts up for storage. Sitting on top of the tall back of the bench is a balustrade of plain square supports that covers the landing between the first and second run of the main staircase that is located south of the nook. The balustrade sits on a wide entablature molding. The rest of the nook features plaster walls punctuated by two openings trimmed with the simple oak casings and cornice moldings of the rest of the room, wide oak baseboards, and a maple floor. Like the living room, the ceiling of the nook is covered with acoustical tiles.

A set of raised panel oak pocket doors sit in the north wall of the living room and lead into the dining room. The dining room is decorated like the living room, with the same type of wood trim around doors and windows, baseboards, plaster walls, tile ceiling, and maple floor. An entrance at the southwest corner of the dining room leads into the kitchen, which has a mid-twentieth century appearance. The kitchen has plain wooden built-in cabinets finished in a dark stain along the south wall. The ceiling of the kitchen is covered with acoustical tiles and is accented with a narrow cornice molding. Half of the kitchen walls are covered with modern wainscot paneling and along the north wall where the stove is located, there is a covering of modern "brick" paneling. The east wall of the kitchen has a long counter and cabinets. The floor of the kitchen is maple.

To the north of the kitchen is a small hallway that runs back to the living room. In the hallway is a nook across from the entrance that leads to a small staircase. At the foot of the staircase is the side or west entrance and another staircase that leads to the basement. The nook consists of a built-in bench and a molding with hooks located above. North of the staircase that leads to the side entrance is an enclosed "back" staircase that leads up to the second floor.

At the end of the small hallway is the main staircase to the second story. It is a closed-string, two-run staircase that has no balustrade along the first run because it is located along the back of the bench in the nook. The landing between the two runs is lit by the two large windows of the west elevation bay. The second run has a square newel post that is simply decorated with

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moldings and a newel cap. The balustrade of this run is made up of a plain banister supported by turned post balusters.

*Interior, second story*

The second story has a short central hallway off of which are four small bedrooms, a bathroom, and a staircase to the attic story. The second story has similar details throughout. All of the doors are five horizontal panel wood doors trimmed with wood casings and cornice moldings. All of the baseboards are oak and they decorate maple floors. The walls of the second floor are plastered, as are the ceilings. The bedroom in the northwest corner has been converted to a sitting room. This room has the exterior door that leads out onto the porch roof. At the opposite end of the short hallway there is a bedroom in the southeast corner. At the southwest corner there is a smaller bedroom that has been converted into a closet-storage room.

In between the two rooms at the south end of the second floor there is the bathroom, which appears to have fixtures that date to the mid-twentieth century. Although the bathroom was probably part of the original plan of the house, according to the family history of the earliest owners, it was not used until several years after the original construction date, when city water became available. The bathroom walls are covered with paneling that has a glossy finish on the upper half of the walls and a finish that is scored to resemble ceramic tiles on the lower half of the walls. The floor is covered with carpeting. The fixtures date from the mid-twentieth century.

*Interior, attic and basement*

On the north side of the bedroom that is used as a closet, is the "back" enclosed staircase that leads to the first floor. To the north of this staircase is a set of steps that lead up to the attic story, which is finished for a studio apartment. The apartment was added in the early 1990s for a live-in nurse who worked for a previous owner. The apartment features a large open room with a kitchenette at the south end. Next to the kitchenette is a modern bathroom and next to the bathroom is a large closet. This area has modern drywall surfaces, moldings, and carpeting. The apartment space is currently used for a home office.

The house has a full basement. The walls of the basement are unfinished and it can be seen here that the concrete blocks were laid on a very wide stone foundation. The basement has a concrete floor and it is currently used for storage, utilities and recreation.

Delong, Henry and Elizabeth, House  
Name of Property

Waupaca  
County and State

Wisconsin

**8. Statement of Significance**

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

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

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

Property is:

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

**Areas of Significance**  
(Enter categories from instructions)

Architecture

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**Period of Significance**

1903

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**Significant Dates**

1903

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**Significant Person**  
(Complete if Criterion B is marked)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Gmeiner, Conrad (Builder)

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**Narrative Statement of Significance**

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



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Continuation Sheet

Section 8 Page 1 Delong, Henry and Elizabeth, House  
Waupaca, Waupaca County, WI

**SIGNIFICANCE**<sup>1</sup>

The Henry and Elizabeth Delong House is being nominated to the National Register of Historic Places under criterion C, architecture, because it is locally significant as a good and interesting example of the American Foursquare with applied Classical Revival detailing. The house is also of interest as the work of a master local builder, Conrad Gmeiner, who owned the Waupaca Brick Yard and was an early producer of concrete blocks in the community. The skill of this builder is evident in the finely-constructed house. The building is further noted for its use of high quality local materials--bricks and concrete blocks--which were produced by the builder. The Waupaca Brick Yard had a long and successful history, much longer than most local brick yards in Wisconsin. The yard produced a high-quality red brick from local clay and had success in the early introduction of concrete blocks. As such, this house is a good example of Gmeiner's building talent and his own building materials.

**HISTORICAL BACKGROUND**

The city of Waupaca is located near a chain of interconnected lakes about five miles in length. According to historical sources, Native Americans were attracted to these lakes and numerous prehistoric mounds and archeological sites have been identified in the Waupaca area. The city is located in one of the state's most picturesque areas, but it was a water power source that drew the early white settlers to form a community at this location. A group of five men from Vermont, among them E. C. Sessions and William and Joseph Hibbard, came to the area in 1849 and made land claims between that year and 1852. The land claims were formalized in 1853 and more settlers began to come after that time.<sup>2</sup>

In 1853, the county board established the county seat at Waupaca, and after attempts to move it elsewhere, the county seat was permanently set at Waupaca in 1855. A courthouse was built in Waupaca in that year on the square block of public land in downtown Waupaca that was established in the land sale of 1853. During the 1850s, the downtown commercial district of the city grew up around the courthouse, primarily in small frame buildings housing general stores and small shops that made goods such as shoes, harnesses, furniture, wagons, and agricultural implements.<sup>3</sup>

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<sup>1</sup> This footnote pertains to the period of significance and significant date on page one of Section 8. The period of significance for this house is the date of construction. The significant date for this house was selected based on historic tax assessment rolls and a historic newspaper clipping cited elsewhere in this narrative and in the bibliography.

<sup>2</sup> Carol Lohry Cartwright, *City of Waupaca, Wisconsin Intensive Survey Report Architectural and Historical Survey*, Waupaca: Waupaca Historic Preservation Commission, 1999, p. 7.

<sup>3</sup> *Ibid.*

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By 1857, Waupaca was incorporated as a village and important public advancements were made during the 1860s, such as the construction of a new public school building and the establishment of a cemetery. In 1860, the Masons formed the first fraternal group in Waupaca. During the 1850s and 1860s, citizens established Baptist, Episcopal and Methodist churches. Industry in Waupaca during this period revolved around grist milling, lumber milling, and small industrial shops. The coming of the railroad in 1871 would help boost the city's commerce and industry.<sup>4</sup>

During the first twenty years of the history of Waupaca, residential development coincided with the growth of the city's downtown commercial district and its industries. Both the topography of the area and the meandering Waupaca River determined, somewhat, how housing developed in the city. The location of the river near downtown and the bluffs around the city limited housing to certain areas early in its development. During the city's first few decades, housing was built primarily to the southeast and east of downtown, south of the river and north of Mirror Lake. Southwest and north of the downtown, there were bluffs that made house building difficult. Some houses were built northeast of the river, near some of the city's early mills.<sup>5</sup>

After the city was incorporated in 1875, the economy had tremendous growth. Most of the city's early frame commercial buildings in the downtown were demolished or destroyed by fire during this period and were replaced with two and three-story brick blocks. The growth of the city's downtown reflected the growth of retailing in Waupaca, but overall, the city's commercial economy was dominated by the potato trade of the late nineteenth century. Local farmers had good luck growing potatoes and eventually potato traders developed a larger market for potato growers. By the 1880s, dealing in potatoes was the most important commercial activity in the city and potato warehouses sprang up along the rail lines of the city. By the turn of the twentieth century, Waupaca was the leading potato shipping center in the country.<sup>6</sup>

The growth of the potato trade fueled the growth of Waupaca's residential areas, as well. The previously noted areas of residential growth expanded and became denser. During the late nineteenth century, the area both northwest and west of the city's downtown began filling in with houses as far as the topography would allow. In particular, Granite Street and its nearby streets northwest of downtown saw considerable residential development. More houses were also built in the east and northeast areas of the city near mills and potato warehouses. Another area of significant development was in the residential area southeast of the downtown, centering along

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<sup>4</sup> *Ibid*, pp. 7-8.

<sup>5</sup> "Waupaca, Wis., 1871," bird's eye view, Madison: M. Fowler & Co., reprint available at the Hutchinson House Museum of the Waupaca Historical Society, Waupaca, Wisconsin.

<sup>6</sup> Cartwright, p. 9.

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South Main and East Lake Streets. Money from the potato trade, retailing, and the lumber industry fueled the construction of many large and stylish houses there.<sup>7</sup>

During the early twentieth century, the city's downtown commercial district expanded both in buildings and in types of modern stores, including department stores. Industry was still dominated by the lumber mills and granite quarries and the city had slow and steady growth. During this time, new construction filled the neighborhoods established earlier. The area northwest of the downtown, centering on Granite Street, was the site of infill construction consisting of Bungalows, American Foursquare, and Craftsman houses. Another area of residential expansion was along West Fulton Street and other streets just west of the downtown. The residential area southeast of the downtown also saw the introduction of many infill houses, although several of these houses were built in the more elaborate Period Revival and Craftsman style, befitting the prominent neighborhood in which they were located. Residential construction also occurred in the city's southeast edge during this time, mostly with small homes.

The Great Depression of the 1930s and World War II in the 1940s put a hold on most of the economic growth and development in the city other than war-related production. After World War II, the lumber industry was in decline, but a new industry soon took over as an anchor for the city's industrial economy. During the 1950s and 1960s, the Waupaca Foundry expanded to fill in an entire 13-acre site where an old lumber mill had stood. The Waupaca Foundry continued to expand during the late twentieth century and today employs almost 2,000 people in several casting plants at two large sites in the city. The foundry was joined by smaller industries, such as a manufactured housing company, a potato chip factory, and a knitting mill.<sup>8</sup>

While the city's industrial base grew and developed after World War II, the city's commercial base changed dramatically. In the 1960s and 1970s, the downtown business district, although still important, was losing business to nearby communities with modern shopping malls and large discount stores. By the 1980s, many of the traditional businesses in downtown Waupaca were gone and a new shopping area had emerged on the city's west side.<sup>9</sup>

Post World War II residential construction grew up on the outskirts of already established neighborhoods in Waupaca. Only a few modern houses were built in the older neighborhoods, since most of the lots were already filled. Again, the dramatic topography of the city played a role in this development. The Waupaca River, Mirror Lake and the bluffs centered new residential construction in certain areas of the city. Also, the large Waupaca Foundry and old

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<sup>7</sup> Foote, C. M. and W. S. Brown, *Plat Book of Waupaca County, Wisconsin*, Minneapolis: C. M. Foote & Co., 1889.

<sup>8</sup> Cartwright, pp. 11-14.

<sup>9</sup> *Ibid.*, p. 14.

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granite quarries on the north side of the city restricted new subdivisions in that area. In the older neighborhoods, some large houses were divided into apartment buildings, a few old houses were razed, and, unfortunately, some were inappropriately altered. But, by and large, the older houses in Waupaca's older neighborhoods have been maintained. Today, many families are moving into these neighborhoods instead of into subdivisions because they like ambience of an old house in an older, small-town, neighborhood.

*Site-Specific Background*

This house was built by local builder Conrad Gmeiner in 1903 for his wife's parents, who were retiring from their farm and moving to Waupaca. Conrad Gmeiner came to Waupaca with his wife, Carrie Delong, in 1893 and started a potato farm. Gmeiner also purchased land (about one-half of Block 7 of Smith's Addition) along West Fulton Street, then on the outskirts of Waupaca. Gmeiner worked as a brick mason and contractor and built his own house on West Fulton Street of local brick. Around 1900, Gmeiner purchased the Waupaca Brick Yard, a successful local brickyard that was producing large quantities of brick at that time and continued to produce brick until the mid-twentieth century. Gmeiner particularly promoted his bricks for silos and also began to manufacture concrete blocks, a material just becoming popular in the state.<sup>10</sup>

In 1902, Conrad Gmeiner and his brother-in-law, Delmar Delong, purchased more land in Block 7 and in the spring of 1903, it was announced in the local newspaper that Gmeiner would build a house on West Fulton Street. According to historic tax assessment rolls, this house was completed in that same year. The house was built for Henry and Elizabeth Delong, who had come to Wisconsin in the mid-1800s and were retiring from farming. This house was built next to Conrad and Carrie Gmeiner's home, and, interestingly, Gmeiner and Delmar Delong paid the taxes on the home into the 1920s. After that time, Delmar Delong paid the taxes alone.<sup>11</sup>

Joining the Gmeiners and the Delongs, a third generation of Gmeiner family members built along West Fulton Street. In 1927, Archibald Gmeiner, Conrad and Carrie's son, and his wife built west of the Gmeiner house. This house was also constructed of Waupaca brick, but the bricks were over-fired and were supposed to be discarded. The young Gmeiners liked the attractive, dark red bricks, and used them in their home. After this house was completed, there were three Gmeiner-Delong homes along West Fulton Street.<sup>12</sup>

<sup>10</sup> *Ibid.*, p. 41; Scott Christie, "Historic" Landmark Nomination Form for the Historic Delong Home, 2001, on file with the Historic Preservation Commission, City of Waupaca, Waupaca, Wisconsin.

<sup>11</sup> Christie; Tax Rolls for the City of Waupaca, on file in the Area Research Center of the Library of the University of Wisconsin-Stevens Point, Stevens Point, Wisconsin; *Waupaca Post*, 2 April 1903, p. 5.

<sup>12</sup> Christie.

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Waupaca, Waupaca County, WI

**STATEMENT OF SIGNIFICANCE: ARCHITECTURE**

The Henry and Elizabeth Delong House is architecturally significant at the local level because it is a good and interesting example of the American Foursquare. Its decorative features draw from many architectural trends, including the Classical Revival style, a style was most often used for large institutional buildings. The house is also of interest as the work of local master builder Conrad Gmeiner, one of the most important builders in Waupaca. Gmeiner used his own materials, bricks and concrete blocks, from his Waupaca Brick Yard. The use of concrete blocks was not common in Waupaca in 1903, and in the case of this house, Gmeiner showcased not only his bricks, but also his new and distinctive concrete blocks.

The American Foursquare was popular throughout Wisconsin for both urban and rural homes from the turn of the twentieth century through 1930. Box-like massing, hipped roofs, wide overhanging eaves, and a full width front porch characterize the style. Often, as is the case at the Delong House, the first and second floors are treated in contrasting materials. Because the Foursquare is defined by form and massing, various stylistic vocabularies could be applied to add visual interest. Here, many of the elements are drawn from the Classical Revival style, while the projecting side bay is a carryover from the Queen Anne.

The Classical Revival style of architecture was popular in Wisconsin between 1895 and 1935. Developed by prominent architects, many of whom studied at the Ecole des Beaux Arts in Paris, the Classical Revival style was popularized at the World's Columbia Exposition of 1893 in Chicago, which featured a "white city" of formal, classical buildings painted white. Details of Classical Revival buildings include symmetrical form and massing, and heavy, classical details. Because of the heaviness of the style and its details, it is seen most commonly on public and institutional buildings.<sup>13</sup>

According to a 1999-completed survey of historic resources in Waupaca, the Delong house is the only Classical Revival-influenced house identified in the survey. In addition to this distinction, its details are well-executed and well-preserved. Most of the Classical Revival details are extant on the exterior of the house, and there are several classical details important to the interior, as well.

The classical details on the exterior include the interesting dormer on the main elevation. Shaped like a Palladian window, the dormer has fine classical details, including the round-arched parapet with sunburst, and the columns, dentils, and windows with muntins in a criss-cross pattern. The

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<sup>13</sup> Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-18.

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extensive use of windows with muntins in a criss-cross pattern, is one of the important Classical Revival details of the house. The criss-cross pattern on the balustrade over the front porch, the decorative beltcourse, and the denticulated brick belt course, are also classical details that add to the style of the house. While the eaves are supported by rafter ends rather than true modillions, they imply the classical motif.

The interior of this house features simple, but high-quality wood details, including the maple floors and the wood trim around all the doors and windows. The main staircase, constructed of oak, is very grand for what is essentially a small house. Its wide oak stairs and a fine oak balustrade add elegance to the living room of the house. The most classically-detailed area of the house is the nook, with its columns and pilasters. The raised panel bench is a finely crafted feature of the nook and creates an almost separate sitting area from the rest of the room.

Although the interior details of the house are simple, they are constructed of high quality materials with fine craftsmanship. In particular, the raised panel doors of the house are very well made, including the elegant pocket doors between the living and dining rooms. The wooden staircase and wood details of the nook are outstanding in their craftsmanship, as well. The interior of this house represents the emphasis on simple, but high-quality, craftsmanship that was emerging during the early twentieth century with the Arts and Crafts movement.

What is especially important about this house is its high degree of integrity. Most of the historic exterior details are extant and even the porch enclosures appear to be from the historic period. The remodeling in the interior of the house is mainly confined to the kitchen, the second floor bathroom, and the attic, which was probably originally unfinished. These few alterations do not detract significantly from the overall historic character of the interior.

*Builder and Building Materials*

The Delong House is associated with an important local builder. According to the 1999-completed intensive survey of Waupaca, **Conrad Gmeiner** was one of the most, if not the most, important builder of the first half of the twentieth century. As the owner of the local brick yard and an early manufacturer of concrete blocks, he was also important for providing building materials to the area during this period.

Conrad Gmeiner was born in 1865 and came to Waupaca in 1893. He was a general mason and contractor until around 1900, when he took over the Waupaca Brick Yard. He was especially known for promoting the use of bricks for silos in the early twentieth century. Gmeiner also manufactured concrete blocks and promoted their use in buildings. Gmeiner's known commissions included the large Fair Store building in downtown Waupaca (Main Street Historic

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District) that he built with Hans Knudson, and the N. P. Peterson Building (Main Street Historic District) that he built with C. W. Nelson. He built his own commercial block, the Gmeiner Block, in 1900. Gmeiner also built St. Mark's Church in 1904, a concrete block building; the city's Waterworks Pumphouse, on the shores of Mirror Lake in 1905; and the A. M. Hansen Machine Shop in 1907. He built his own house on West Fulton Street and his son's house next door. These are only a few of Gmeiner's commissions that were uncovered during the course of the 1999-completed intensive survey. There are probably many more. He advertised brick silos heavily and there are probably many of his silos still standing in Waupaca County and the area. Conrad Gmeiner died in 1943.<sup>14</sup>

Another noted feature of the house is its use of local building materials, in this case, materials produced by Gmeiner. The Waupaca Brick Yard initially developed as a typical local brickyard in Wisconsin, but, for several reasons, it grew into a large operation that lasted well into the twentieth century. The Waupaca Brick Yard had a profound impact on the appearance of buildings in downtown Waupaca because most of them are faced with local brick. Waupaca brick was not used extensively for houses, but there are a few residences that are of interest for their use of local brick. And, a group of largely vernacular houses that were identified in the 1999-completed survey are architecturally interesting for their use of local brick.

The earliest brickmaking in Wisconsin was done in small kilns throughout the state. Because early brickmakers used local clays, the bricks from this era took on a variety of colors. The Milwaukee area is famous for its cream colored brick, but many other areas of Wisconsin also produced cream bricks. In particular, southeastern Wisconsin had significant concentrations of clays that produced cream bricks. In central and western Wisconsin, there were significant concentrations of clays that produced red bricks and communities in these areas of the state have large concentrations of red brick buildings. Eventually, large brickmaking firms took over the business from local kilns, and, due to changing architectural tastes and the lack of profits for small brick yards, local brickmaking declined in the state.<sup>15</sup>

Brick was probably made in Waupaca as early as the 1850s or 1860s, but pioneer brick yards have not been located. The Waupaca Brickyard dates to an enterprise begun in 1881 by W. S. Bemis and George Hansen, located east of the city. By 1885, this firm was firing 850,000 bricks per year. In 1888, W. J. Chamberlin took over the brick yard, which had, by then, become known for its red brick. The brick was used primarily in the Waupaca area, but was also shipped elsewhere in the state. Chamberlin owned the yard until around 1900, when Conrad Gmeiner

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<sup>14</sup> Cartwright, p. 41.

<sup>15</sup> Wyatt, pp. 4-10—4-11.

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acquired it. At a time when many local brick yards were closing, Gmeiner infused new life into the Waupaca Brick Yard.<sup>16</sup>

Gmeiner promoted the use of bricks in buildings and in silos, a new type of agricultural structure becoming essential for dairy farmers in the early twentieth century. As a builder, he was able to promote brick use in his construction projects. The Waupaca Brick Yard employed from 15 to 35 people during the warm season when bricks could be made, and during the Great Depression of the 1930s, the brick yard was one of the few places where people could find steady seasonal work.<sup>17</sup>

One of the reasons for the longevity of the Waupaca Brick Yard was its clay deposits. The yard was located at a point where the Waupaca and Crystal rivers converged. In this area, there were large deposits of clay only a few feet below a layer of sand and gravel. The clay was dug from the pits along the rivers, then taken to the molding machine where the bricks were extruded and placed on drying cars. At first the bricks dried in sheds, then later, drying tunnels were erected and the bricks were heated with waste heat to speed up the drying process. The bricks were fired for five to seven days, then sat in the kilns for several days to cool down. Then the bricks were graded and shipped or stored.<sup>18</sup>

Conrad Gmeiner owned the Waupaca Brick Yard until his death in 1943 and, in 1944, the family sold the yard to Elmer Dushek, who continued to make bricks well into the post-World War II era. Many of his bricks were sold for post-war housing projects. Because of the post-war housing boom, the demand for bricks was great and in 1953 Dushek leased the yard to Charley Schultz, who added automatic machinery to operate the brick yard year around. But, the costs of digging deeper in the clay pits and rising labor costs ate up the savings from using the more efficient production methods. In 1963, Schultz gave up his lease and Dushek sold the yard to Edwin Pope. Pope operated the yard for about two years, then leased it to a short-lived company that closed the yard down in the mid-1960s for good.<sup>19</sup>

Because this house was built for a relative of Gmeiner's, it can be viewed as an important work that probably reflects much of his talent and, perhaps, some of his tastes. The selection of Classical Revival style details shows that Gmeiner and his in-laws wanted a distinctive house that was different from what others were building at that time. The high quality of the construction of the house also shows Gmeiner's talent as a first-class builder of homes.

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<sup>16</sup> Cartwright, pp. 108-109.

<sup>17</sup> *Ibid.*, p. 109.

<sup>18</sup> *Ibid.*

<sup>19</sup> *Ibid.*



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The high quality of materials for this house also shows Gmeiner's talent as a manufacturer of building materials. The soft-hued red bricks of this house make one of the most attractive examples of Waupaca red brick in the city. No doubt Gmeiner chose these bricks for their beauty and they are a pleasing contrast to the gray of the concrete blocks used in the first story of the house. They brighten up the neutral tone of the rusticated blocks and help give the house its elegant appearance.

The rusticated concrete blocks also show Gmeiner's talent at producing a relatively new type of building material. During this time, concrete blocks were just being introduced to most of Wisconsin and many brick yards and stone quarries were branching out into this type of material. It was affordable and durable and soon became the preferred material for building foundations. However, few buildings were completely constructed of the material and producers needed to promote the use of concrete blocks for entire buildings.

Gmeiner's use of concrete blocks in this house was, perhaps, a way to show off this new building material and its use beyond foundations. He was also able to show that the blocks could have a variety of surfaces. The row of blocks with acanthus leaf scrolls illustrates that attractive details could be cast into the blocks. Using this motif also added classical details to the house. The high quality of the concrete blocks is evident today in that they have withstood almost 100 years of wear with little damage.

The Henry and Elizabeth Delong House is locally architecturally significant as an example of the American Foursquare with Classical Revival detailing, an unusual application for a small house. It is also important because it is one of the works of master local builder, Conrad Gmeiner, and because it used local materials that were produced by Gmeiner, himself. These high-quality materials and the craftsmanship of the house show why Gmeiner was an important twentieth century builder. The brick and concrete block exterior, with its fine classical details, makes the Delong house an attractive and unusual historic house in the city. The interior details add to the distinctiveness of the house and its high level of integrity make the Delong house one of the most interesting historic houses in Waupaca.

Delong, Henry and Elizabeth, House  
Name of Property

Waupaca  
County and State

Wisconsin

### 9. Major Bibliographic References

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

**Previous Documentation on File (National Park Service):**

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

**Primary location of additional data:**

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

Name of repository:

### 10. Geographical Data

Acreeage of Property less than one acre \_\_\_\_\_

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

1	16	333180	4913730	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

### 11. Form Prepared By

name/title	Carol Lohry Cartwright, Consultant	date	10/1/2001
organization	for Waupaca Historic Preservation Commission	telephone	262-473-6820
street & number	W7646 Hackett Road	zip code	53190
city or town	Whitewater	state	WI

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*Waupaca Post*, 2 April 1903, p. 5.

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**BOUNDARY DESCRIPTION**

The Henry and Elizabeth Delong House sits on a rectangular parcel described as follows: beginning on the south curb line of West Fulton Street at a point 148 feet west of the northeast corner of Lot 1 in Block 7 of P. H. Smith's Addition, then west along the south curb line of West Fulton Street to a point 24 feet west of the east lot line of Lot 4, then south at right angles 234 feet, then east parallel with Fulton Street to a point 148 feet west of the east line of Block 7, then north 234 feet to the place of beginning.

**BOUNDARY JUSTIFICATION**

The boundary of this property has been its part of its historic site since the house was built in 1903.

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**HENRY AND ELIZABETH DELONG HOUSE**, Waupaca, Waupaca County, Wisconsin.  
Photos by Carol Cartwright, June 2001. Negatives on file in the Historic Preservation Division of  
the Wisconsin Historical Society, Madison, Wisconsin.

Views:

- 1 of 14: Site view, from the northwest.
- 2 of 14: Main elevation, from the north.
- 3 of 14: Main and west elevations, from the northwest.
- 4 of 14: East elevation, from the southeast.
- 5 of 14: Interior, first floor, living room.
- 6 of 14: Interior, first floor, nook.
- 7 of 14: Interior, first floor, nook.
- 8 of 14: Interior, first floor, dining room.
- 9 of 14: Interior, first floor, hallway and kitchen.
- 10 of 14: Interior, main staircase.
- 11 of 14: Interior, second floor north end.
- 12 of 14: Interior, second floor, northeast bedroom.
- 13 of 14: Interior, second floor south end.
- 14 of 14: Interior, second floor, southeast bedroom.

Delong, Henry and Elizabeth, House  
Name of Property

Waupaca  
County and State

Wisconsin

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

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

**Photographs** Representative black and white photographs of the property.

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

### Property Owner

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

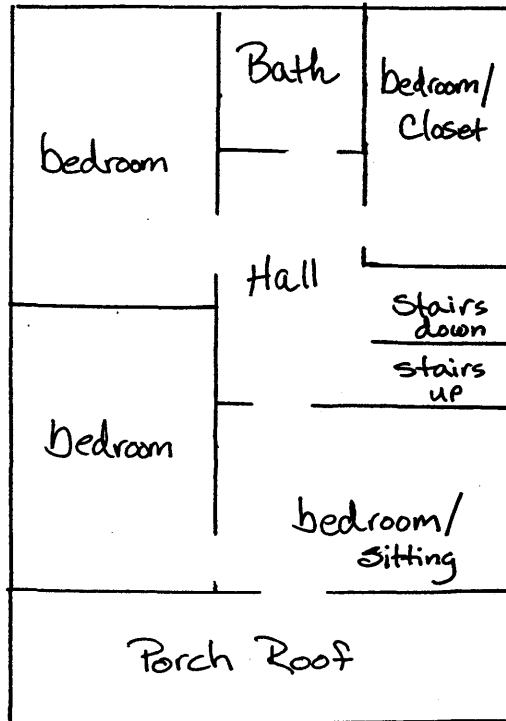
<b>name/title</b>	Steve and Deb Fenske	<b>date</b>	10/1/2001
<b>organization</b>		<b>telephone</b>	715-258-3581
<b>street&amp;number</b>	509 West Fulton Street	<b>zip code</b>	54981
<b>city or town</b>	Waupaca	<b>state</b>	WI

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

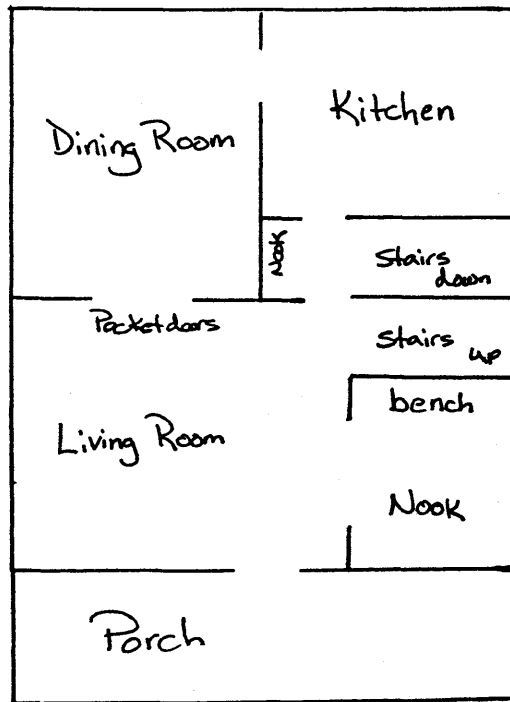
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this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

**DELONG, HENRY AND ELIZABETH, HOUSE**  
 Waupaca, Waupaca County, Wisconsin  
 Floor Plans

*Second Floor Plans*



*First Floor Plans*



*Not to Scale. Based on Plans Drawn by Scott Christie, Waupaca Historic Preservation Commission*