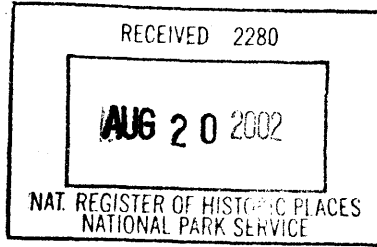


**United States Department of Interior
National Park Service**



1108

**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 Jensen, Matt and Lena, House
other names/site number N/A

2. Location

street & number	501 West Fulton Street	N/A	not for publication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. Cor...
Signature of certifying official/Title

August 16, 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

Jensen, Matt and Lena, House
Name of Property

Waupaca County
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

18-4-02

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- structure
- site
- object

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

contributing	noncontributing
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/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

Materials

(Enter categories from instructions)

Foundation granite

walls weatherboard

roof asphalt

other wood

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

Section 7 photos Page 1 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

GENERAL DESCRIPTION

The Matt and Lena Jensen House is a two story Queen Anne style house that sits on a large lot in a residential neighborhood in Waupaca, a small city in central Wisconsin. The site is a large lot on the corner of West Fulton Street, a major thoroughfare through Waupaca, and Harrison Street. 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 Jensen House, built in 1894, was one of the nineteenth century houses to be built in the neighborhood.

West Fulton Street leads out of the community towards 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 this 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 and is improved with concrete curbs and gutters and sidewalks. Terraces sit between the street and sidewalks 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 depth 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 have had to be drastically trimmed or removed. But, due to the abundance of trees in the area, that houses along the street are still well-landscaped and shaded.

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

The Jensen House has one of the deepest setbacks from the street and it sits toward the rear of its current lot. At one time, the house sat on a five-acre parcel, but over the years, most of the acreage was sold off until the current parcel was established. The Jensen House has a large front lawn due to its long setback. The lawn features many mature deciduous trees and large conifers, along with many woody shrubs. This landscaping continues around the east side of the house. Smaller shrubs and perennials decorate the area closer to the house and smaller trees sit along the

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

Smaller shrubs and perennials decorate the area closer to the house and smaller trees sit along the west elevation, where the lawn space is very narrow, and in the small lawn near the south elevation of the house. The terrace in front of the house is not landscaped.

Just southeast of the house is a large two-car garage. The garage is modern, but features a front gable decorated in a manner similar to the house. The gable details include a jigsawn bargeboard, applied vertical boards, and a pair of windows with gable arches at the center of the gable peak. The garage is covered with vinyl siding and has two modern vinyl garage doors covering the automobile bays. A gravel driveway runs from the street to the garage. The garage is a non-contributing element of the property.

There is a historic photograph of this house that was taken when it sat on its original five-acre site. The photograph shows some features that are no longer extant. They include a wire fence strung between wooden posts and a fenced animal pen near the old carriage house at the back of the property. The photograph also shows some trees and shrubs that had been newly planted and some trees that were natural to the property. The large, two-story carriage house was decorated in a manner that was complementary to the main house. There were a few other outbuildings on the site, but these, along with the carriage house, have been razed. Also shown on the photograph was a greenhouse that was attached to the west elevation of the house.

Exterior

The Matt and Lena Jensen House is a large and rambling Queen Anne style house that features details influenced by the Stick and High Victorian Gothic architectural styles. The two story house has a steeply-pitched intersecting gable roof covered with scalloped asphalt shingles. In the gable peaks are openings for the attic. The house has a general cross plan, but its projections and porches give it an irregular form and massing. A three-story tower projects from the intersection of the north and east ells of the house. The entire house is covered with clapboards that are decorated with applied vertical and horizontal stickwork. It sits on a granite stone foundation. The many picturesque details will be discussed in detail by elevation.

The main elevation is dominated by a two-story projecting front gabled section and the three-story tower. The gable peak has an abundance of detail, including a decorative bargeboard and a cross brace that features a central turned post. Two S-shaped decorations sit on top of the gable peak. Behind the cross brace, the gable peak is clad with vertical boards that have rounded ends that suggest imbricated wood shingles. At the center of the gable peak is a pair of single-light, double-hung sash attic windows topped with gable arches filled with stickwork. Decorative stickwork sits in between these windows, as well.

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Continuation Sheet**

Section 7 Page 3 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

The second story of the projecting gable section features a larger pair of single-light, double-hung sash windows topped with applied wood trim suggesting a pointed arch window head. A larger decorative cutout sits between the arches. Below the second story openings is a square bay. The bay is topped with a shed roof. The large single-pane window at the center of the bay has a border of large stained glass panes, some original and some replacements. The opening is framed with a plain wood surround.

The three-story corner tower serves as the entry pavilion. The tower has a steeply-pitched mansard roof topped with a small hip roof. The mansard roof has narrow eaves decorated with very small brackets attached to a narrow frieze. A small projecting gable rises from the center of each side of the tower eaves. The gables are partially filled in with round arches that correspond to applied round arches that interrupt the friezes. In the third story of the north and east elevations of the tower, there are tall single-light sashes decorated with gable arches. Attached to each side of the openings is a projecting balustrade that suggests a balconette. The balustrade features turned posts. Under each of these openings are the second story single-light, double-hung sashes.

The main entrance sits in the first story of the north wall of the tower. The entrance consists of a pair of wood and glass doors. The glazing in the doors is made up of etched central panes surrounded by narrow panes filled with decorative glass. A veranda covers the main entrance and wraps around to the projecting gable section of the east elevation. It has a hip roof supported by turned posts. The balustrade features turned posts and extends down to form railings along the wide wooden steps. The wooden deck of the porch is accented at the base by lattice panels sitting between granite piers.

The east elevation of the house features the east wall of the tower and the eastern portion of the veranda that was described above. At the center of the east elevation is the projecting gable section. The gable peak is decorated identically to the gable of the north elevation with bargeboard, applied vertical boards, and paired openings. Also like the north gable section, the second story paired openings of the east gable are the same.

The first story bay window of the east elevation is different from the north elevation bay. The east elevation bay has 45 degree angle ends flanking a large central window. The bay is covered with a shed roof supported by scroll brackets. The large central opening has a border of stained glass panes like the north bay, but it is flanked by two single-light sashes. The openings sit on paneled bases.

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Continuation Sheet

Section 7 Page 4 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

A long recessed ell extends back from the projecting gable section on the east elevation. The second story of this ell features a band of modern single-light sashes that light an apartment located in this ell. The first story features an enclosed ell porch that has a shed roof and banks of multi-light casement windows that date from the mid-twentieth century. An entry door is covered with a wooden screen door.

The west elevation of the house is plain. At the center is a shallow projecting gable section that has an undecorated gable. A pair of single-light, double-hung sashes sit on each story of the gable end wall. North of the projecting gable section is a plain wall with individual sashes on each story and south of the gable section is a two-story porch. The second story of the porch has been enclosed with clapboards and a modern paired opening. It is supported by two unfluted columns sitting on paneled bases. In the south and west walls under this porch, there is a tall sash window and two smaller sashes.

The rear elevation is also plain. The entrance into the apartment is located in the rear wall of the second-story enclosed porch, reached by a modern set of wooden steps. The rear wall of the enclosed porch of the east elevation features another bank of multi-light casement windows. The rear wall of the house has a pair of single-light sashes on the second story. Above these windows is an opening covered with a small wooden door. The first story is punctuated with an individual single-light sash.

Interior, first floor

The main entrance in the front elevation leads into the small foyer of the house. The raised panel and glazed entry doors are decorated with painted fluted trim and bull's eye blocks. The same trim surrounds a raised panel door in the west wall of the foyer that leads into the original front parlor of the house, now used as a bedroom. East of the main entrance is the narrow and steep main staircase. Under the staircase is a small closet trimmed with fluted casings and bull's eye blocks. The walls of the foyer are original plaster, as is the ceiling, and the floor is oak.

A period oak door with a large oval window covers the entrance into the old dining room that is now used as the living room. This door was added by the current owner. The living room has been renovated by the current owner. The wall and ceiling surfaces are covered with period wallpaper and accented by a narrow cornice molding. An antique light fixture hangs from the center of the ceiling. A large bay window along the east wall of the living room lights the room. This window is trimmed with fluted moldings and bull's eye blocks. The same trim decorates other windows and the door openings. The baseboards also have decorative molding. At the corner where they meet the door openings, there are plain blocks topped with cornice moldings.

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Continuation Sheet

Section 7 Page 5 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

All of the wood trim in the room is painted. The floors of the room are covered with narrow maple boards and rugs.

A wide opening in the west wall of the living room leads into the current dining room, which was probably a back parlor originally. This opening is enclosed with multi-light "French" style doors that were also added by the owner. This room has a replacement south wall where the room was altered for a bathroom that is accessed from the kitchen. The floor of the room is covered with narrow maple boards and the paired openings along the west wall are trimmed with fluted moldings and bull's eye blocks. Along the north wall of the dining room is another wall that has been altered. According to the moldings that are still extant, this wall had a very large opening that has been filled in with wall surfaces and shelves. The fluted moldings and bull's eye blocks are painted, as they are in the rest of the room.

A plain painted door in this wall leads into the old front parlor, now used as a bedroom. On the bedroom side of the enclosed opening, there are large built-in closets that span the entire south wall of the bedroom. The remainder of the room has plaster walls and a plaster ceiling from which an antique light fixture hangs. The floor of the room is carpeted, but the room has the same type of painted wood trim and baseboards seen in the living and dining rooms. The square bay in the north wall includes a window seat.

At the southwest corner of the living room is the entrance into the kitchen in the rear ell of the house. A five panel painted wood door covers this entrance and a similar door covers the entry into the bathroom at the northwest corner of the kitchen. The bathroom has modern fixtures and details. The kitchen, too, has been remodeled with replacement wall surfaces and modern cabinets and appliances. The cabinets sit along the south wall of the kitchen and wrap around the west wall. Under to the windows along the west wall is a sink and stove. The refrigerator is built into a nook in the north wall.

Behind the kitchen is a room that is used as a dinette. This room is also remodeled with newer wall and ceiling surfaces and carpeting. Along the west wall is a large closet with modern bi-fold doors for the laundry appliances. Attached to the kitchen and dinette on the east is the large enclosed ell porch. A multi-pane "French" door installed by the current owner covers the entrance to the porch from the kitchen. The porch has a wood floor and the west and north walls are covered with the clapboards of the original exterior walls of the house. Other wall surfaces are covered with modern vertical wood paneling. The porch ceiling is covered with wainscoting. Along the south porch wall is a staircase down to the basement. The door to the outside is a newer wood door with a multi-paned opening.

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Continuation Sheet**

Section 7 Page 6 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

Interior, second floor

A very narrow curved closed-string staircase leads to the second floor of the house. The narrow treads are painted, as are some of the balusters open to the foyer. At the foot of the staircase is a large newel that consists of a large turned post topped with a knob on a tall rectangular base. The base and newel are varnished, but decorating the sides of the base are dark rosemaled designs consisting of a vine and lines that suggest a raised panel.

The balustrade of the staircase is made up of two types of balusters. The painted balusters open to the foyer are turned posts, while the balustrade that surrounds the second floor landing has spool turned posts. It is not clear if any of these are replacements, but all of the balusters look original to the house. The balusters support a molded banister. The newel posts of the second floor landing are larger turned posts topped with knobs sitting on square bases. Off of the second floor landing are two five-panel doors that lead into the two front bedrooms of the house. These doors are trimmed with fluted moldings and bull's eye blocks. The doors and trim are painted with a wood grain finish, as is the trim around the window of the landing.

The plan of the second story has been altered twice in the twentieth century. The original floor plan featured three large bedrooms in the main portion of the house. Over the rear ell, there may have been one or more bedrooms. During the early twentieth century, the house was converted into a rooming house and the second floor was altered. The two bedrooms in the north and east projecting gable sections remained bedrooms. But the third bedroom, which was located behind the north bedroom, and accessed through this room, was divided into a kitchen and bathroom for the roomers. The rear ell has been modernized into a small apartment.

The walls and ceiling of the north bedroom are covered with wallpaper and the fluted trim and bull's eye blocks around the doors and windows of the room have been painted. The bedroom has a maple floor. In the southwest corner, there is a painted raised panel door that led into the bedroom that was later divided. It now leads into a large closet. A door in the east wall of the closet leads into the east bedroom. The south half of this room is still a bathroom, but it is attached to the rear apartment and has been modernized.

The east bedroom is used for storage. It has plaster walls and a plaster ceiling and a maple floor. The doors and windows are trimmed with fluted moldings and bull's eye blocks that are painted. There are two enclosed doors at the southwest end of this bedroom that once led into the bathroom and rear ell. On the other side of the doors is the modern apartment.

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Continuation Sheet**

Section 7 Page 7 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

The rear ell is currently divided into two sections, a larger living room and kitchen area and a rear bedroom that is attached to the modern bathroom. These rooms are part of the modern apartment. The apartment has been completely modernized with carpeting and vinyl flooring, new drywall surfaces, modern windows, and updated electrical and plumbing fixtures.

While the interior of the house has been altered over time, the Jensen House retains a high level of architectural integrity on its primary facades, with all or most of its original decorative features intact. Despite the alterations to the floor plan, many interior features also remain, including the staircase, moldings and door surrounds. And while the room functions have been changed, much of the original floor plan also remains intact.

Most of the interior remodeling is confined to the rear ell. The main rooms of the house are fairly well intact, and as stated above, have most of their wood trim and original doors. The kitchen and rear wing of the first floor are modernized, and some changes took place in the old parlor areas of the house, but these alterations do not significantly detract from the overall integrity of the first floor.

The second floor is somewhat more remodeled, but again, this remodeling is largely in the rear ell. The second floor landing is intact, as are the north and east bedrooms, which have their original floors, wood trim, and doors. Only the room behind the north bedroom has been significantly altered. The modern apartment does detract from the overall interior integrity of the house, but given that so much of the original details of the rest of the house are intact, this area does not negate the architectural significance of the house.

Jensen, Matt and Lena, House
Name of Property

Waupaca County
County and State

Wisconsin

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1894

Significant Dates

1894

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Knudson, Hans (Builder)

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 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

SIGNIFICANCE¹

The Matt and Lena Jensen House is being nominated to the National Register of Historic Places under criterion C, architecture, because it is locally significant as a good example of the Queen Anne style and one of the best and most unusual examples of the style in the city. It is also the work of an important local builder, Hans Knudson. There are several good examples of the Queen Anne style in Waupaca, but this house stands out because some of its details reflect the Stick and High Victorian Gothic styles that were popular around the same time as the Queen Anne style. The other good examples of the Queen Anne style in the city are more typical of the variations that were built during the style's popularity. In this house, the Queen Anne style was given a distinctive appearance by the addition of other stylistic elements. The house has a high level of integrity, particularly on the exterior, and its well-preserved appearance makes it stand out as one of the finest historic houses in the city.

HISTORICAL BACKGROUND

The city of Waupaca is located near a wide 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.²

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.³

¹ This footnote pertains to the period of significance and significant date on page one of Section 8. The period of significance for this house includes the date of construction. The significant date for this house was selected based on historic tax assessment rolls and newspaper accounts, all cited elsewhere in this narrative and in the bibliography.

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

³ *Ibid.*

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 2 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

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 first fraternal group would be formed, the Masons. During the 1850s and 1860s, Baptist, Episcopal, and Methodist churches were formed. 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.⁴

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.⁵

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 a larger market was built 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.⁶

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 residential development was in the historic residential area southeast of the

⁴ *Ibid*, pp. 7-8.

⁵ "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.

⁶ Cartwright, p. 9.

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Continuation Sheet

Section 8 Page 3 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

downtown. Money from the potato trade, retailing, and the lumber industry fueled the construction of many large and stylish houses there.⁷

During the early twentieth century, the city's 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 Foursquares, 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 more elaborate Period Revival and Craftsman style buildings, befitting the more 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.⁸

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.⁹

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

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

⁸ Cartwright, pp. 11-14.

⁹ *Ibid.*, p. 14.

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Continuation Sheet

Section 8 Page 4 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

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. And, 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

Matt Jensen was one of the many Danish immigrants who came to Waupaca during the late nineteenth century. He was born in Denmark in 1850. When he was 16, he apprenticed as a tailor, but after two years, he determined that he would rather learn the butcher's trade and worked as an apprentice for another three years. In 1872, he came to America and worked in Calumet County in a brickyard, then worked in Oshkosh, and then in the pineries at a sawmill. After working briefly as a butcher in Neenah, in 1874, he came to Waupaca to start his butchering business. Through the next several years, Jensen worked to expand his business, and also built two business blocks in the downtown. He sold his butcher shop in 1895, but remained a stock buyer for a time. He eventually was able to live off of his investments of four commercial buildings, four rental houses, and some land.¹⁰

Matt Jensen married Lena Jensen, also a Danish immigrant in Waupaca. After he had achieved considerable business success, Jensen had this house built in 1894. He hired one of the best builders in town, Hans Knudson, to complete the house. Matt Jensen lived here until his death in 1911 and his wife lived on in the house for a time. Some time during the mid-twentieth century, the house was converted into a rooming house for single women teachers. It was during this period that the house was altered on the second floor.¹¹

STATEMENT OF SIGNIFICANCE: ARCHITECTURE

The Matt and Lena Jensen House is architecturally significant at the local level because it is a good and well-preserved example of the Queen Anne style, with unusual and interesting details from the Stick and High Victorian Gothic styles. The Jensen House is one of the best examples of the style in Waupaca and stands out because of its unusual details and its high quality design,

¹⁰ *Commemorative Biographical Record of the Upper Wisconsin Counties of Waupaca, Portage, Wood, Marathon, Lincoln, Oneida, Vilas, Langlade, and Shawano*, Chicago: J. H. Beers & Co., 1895, pp. 167-168.

¹¹ *Ibid.*, p. 168; 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; Scott Christie, "Historic" Landmark Nomination form for the Matt Jensen House, 2000, on file with the Historic Preservation Commission of the City of Waupaca, Waupaca, Wisconsin; *Waupaca Post*, 22 February 1894, p. 5; Cartwright, p. 43.

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building materials, craftsmanship, and preservation. The house was the work of an important local builder of the nineteenth century, Hans Knudson. His known works are of high quality and his craftsmanship is evident in this house.

The Queen Anne style was popular in Wisconsin between 1880 and 1910, and it is seen in the state in large numbers. Often called "Victorian," the style is characterized by asymmetry and irregularity of plan and massing. Queen Anne houses often have a variety of surface materials, such as wood shingles, stone veneer or stucco. Common details of the style include steeply pitched multiple gable or combination hip and gable roofs, gable projections, bays with elaborate hoodmoldings or cornices, round or polygonal turrets or oriels, classical details, and large, wrap-around verandas. Fenestration is irregular in both size and in placement of openings. Many Queen Anne houses built after 1900 are less picturesque and more symmetrical than their earlier counterparts, but the style had so many variations that both picturesque and classical versions were built throughout the period of its popularity.¹²

True Stick style houses are not common in Wisconsin. Rather, Stick style details tend to ornament largely Queen Anne style buildings, particularly Queen Anne houses that were built during the early period of that style's popularity. The most important feature of the Stick style is an application of numerous horizontal, vertical, and diagonal boards to the walls of a house along with an abundance of picturesque wood details. The High Victorian Gothic style is also not common in the state. This style was largely used to add distinctive details to Queen Anne buildings. The High Victorian Gothic style is a heavier and more complex style than the earlier Gothic Revival style. On brick buildings, the style is characterized by the use of polychromatic surface materials and the pointed arch. It was popular during the late nineteenth century, around the same time as the Queen Anne style.¹³

According to a 1999-completed survey of historic resources in Waupaca, there are several good examples of the Queen Anne style in the city. The Jensen House stood out in the survey for its abundance of picturesque details, especially its use of unusual details not seen on other houses in the city. As such, it was one of the seven Queen Anne houses identified as being potentially eligible for the National Register. The survey also commented that the house had a high level of integrity that made it stand out as one of the best of the seven potentially eligible Queen Anne houses in the city.

¹² Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-15.

¹³ *Ibid.*, pp. 2-10, 2-14.

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The Jensen House is a good example of the Queen Anne style because it has many of its most characteristic features. The asymmetry of the style is seen in its irregular plan and massing and asymmetrical details. The applied stickwork and interesting vertical wood in the gable peaks of the main and east elevations add to the variety of surface materials typical of the style. The bargeboard and cross braces, the curved veranda with turned posts and turned-post balustrade, and the bay windows with colored glass surrounds are all common details of Queen Anne houses, as well. A corner tower or oriel is common on Queen Anne houses, and this house also has this feature.

But what makes this house stand out is the unusual nature of some of its details. The elaborately detailed gables have some features not usually seen in typical Queen Anne houses. Instead of a wood-shingled gable peak, two of the gables of this house have an unusual vertical wood siding with a scalloped edge. The bargeboard decorating these gables is also more Stick style-like than typically seen on Queen Anne style houses. The result is that the decorated gables, a feature common to Queen Anne style houses, do not have common Queen Anne features, but rather features that suggest the Stick style. Queen Anne houses often had some applied stickwork to create a variety of surface textures and materials. On this house, though, the stickwork on the main and east elevations is more abundant than is typically seen on Queen Anne houses in Waupaca and, again, reflects the influence of the concurrent Stick style.

The windows of this house are typical of the windows seen in Queen Anne style houses in Waupaca. However, the decorative features giving the impression of pointed arches, found on the main and east elevations, are not typical of Queen Anne houses, but suggest the High Victorian Gothic style. The mansard-like roof of the square tower, its form and massing, and its placement at the intersection of the two projecting gable sections is also somewhat different from typical Queen Anne houses. The details of the tower also suggest the High Victorian Gothic style.

The result is a distinctive house unlike any other in the city. And, its high level of integrity adds to its unusual style to make it architecturally significant. Almost all of the original exterior details are extant and the areas of remodeling are confined to the rear of the house, which was more simply detailed originally.

The interior of this house reflects a more typical Queen Anne type of decoration. The fluted trim around doors and windows that is accented with bull's eye blocks is typical of trim seen in Queen Anne houses. The classically influenced main staircase is also typical of a Queen Anne house. Almost all of these features are extant and are in good condition. Even in areas where the interior has been remodeled, the wood trim is almost all extant, along with the well-crafted raised panel doors. The unusually narrow curved staircase is an outstanding feature of the house, and

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Section 8 Page 7 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

the rosemailed decoration on the base of the newel post adds interest and reflects the Scandinavian heritage of the original owner.

Also adding to the architectural importance of this house is its association with local builder, *Hans Knudson*. According to the 1999-completed intensive survey, Hans Knudson was one of the notable local builders in the city. Knudson was a Danish immigrant who came to Waupaca in 1881 and began his building career around 1890. One of his earliest commissions in Waupaca was the Danes Home in 1894. The Danes Home was the most important public building in Waupaca during the late nineteenth and early twentieth centuries. Knudson also built the old 1912 high school (not extant) and constructed schools and public buildings outside of the city. One of his most important out-of-town jobs was the old brick hospital building at the Veterans' Home at King. Aside from these commissions, it is known that Knudson built the large Fair Store building in downtown Waupaca, the old Holy Ghost Church, and two of his own houses.¹⁴

The high quality of this house and the craftsmanship of its exterior and interior details supports Knudson's reputation as a master builder in Waupaca. The house, itself, was probably from a plan book, so was not Knudson's design. But, a house this complex and with this many unusual details would have been a challenge for a builder, and the results show that Knudson was up to the challenge.

A near exact match for this house has been published in a book of photographs of "Victorian" homes that were based on late nineteenth century plans.¹⁵ One of the photographs of this book shows a house with almost the exact details as the Jensen House. The plan and location of its details are all identical to the Jensen House. The only difference is that the porch seen in the photograph in the book is more Italianate, while the Jensen House porch is very Queen Anne. Although no specific plan was given in this book, the photograph adds to the suggestion that this house came from a plan book, a popular source of building designs in the nineteenth century.

The Matt and Lena Jensen House is architecturally significant and eligible for the National Register because it is a good and unusual example of the Queen Anne architectural style with details that suggest the Stick and High Victorian Gothic styles that were popular around the same time. It represents the variety of details that were used on Queen Anne houses throughout the long period of the style's popularity and also represents a possible plan book house, another popular trend of the period. The house has a high degree of craftsmanship using high-quality materials, and is the work of one of Waupaca's master builders. Because of the high level of

¹⁴ Cartwright, pp. 42-43.

¹⁵ Edmund V. Gillan, Jr. and Clay Lancaster, *Victorian Houses: A Treasury of Lesser Known Examples* (New York: Dover Publications, 1973), plate 90.

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Section 8 Page 8 Jensen, Matt and Lena, House
Waupaca, Waupaca County, WI

integrity, the high quality of materials and craftsmanship of its builder, and its unusual interpretation of the Queen Anne style, the Jensen House is significant and is an important architectural landmark in the city.

Jensen, Matt and Lena, House
Name of Property

Waupaca County
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreeage of Property less than one

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

1	16	333200	4913710	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 Comm	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

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Waupaca, Waupaca County, WI

MAJOR BIBLIOGRAPHIC REFERENCES

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

Gillan, Edmund V., Jr. and Clay Lancaster. *Victorian Houses: A Treasury of Lesser Known Examples*. New York: Dover Publications, 1973.

Property Ownership Plat Book for the City of Waupaca, 1930s. On file in the City of Waupaca Building Inspection Office, Waupaca City Hall, Waupaca, Wisconsin.

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

Tax Rolls for the City of Waupaca. On file in the Library of the University of Wisconsin-Stevens Point, Stevens Point, Wisconsin.

Waupaca Post, 22 February 1894, p. 5.

"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.

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

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_____ Waupaca, Waupaca County, WI

BOUNDARY DESCRIPTION

The Matt and Lena Jensen House has a historic boundary that is described as follows: Part of Block 7 of P. H. Smith's Addition. A rectangular parcel beginning at the northeast corner of Lot 1 in Block 7 of said addition, then west 80 feet, then south 170 feet, then east 80 feet, then north 170 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 1894. Originally, the Jensens owned a five-acre site, but during the early twentieth century, much of the original parcel was sold except for this site.

Jensen, Matt and Lena, House

Waupaca

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

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

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

Photographs

Representative black and white photographs of the property.

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

Property Owner

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

name/title	Jerry Brown	date	10/1/2001
organization		telephone	715-258-8322
street&number	501 West Fulton Street	zip code	54981
city or town	Waupaca	state	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.

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Waupaca, Waupaca County, WI

JENSEN, MATT AND LENA, HOUSE. Waupaca, Waupaca County, WI. Photos by Carol Cartwright, June, 2001. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Views:

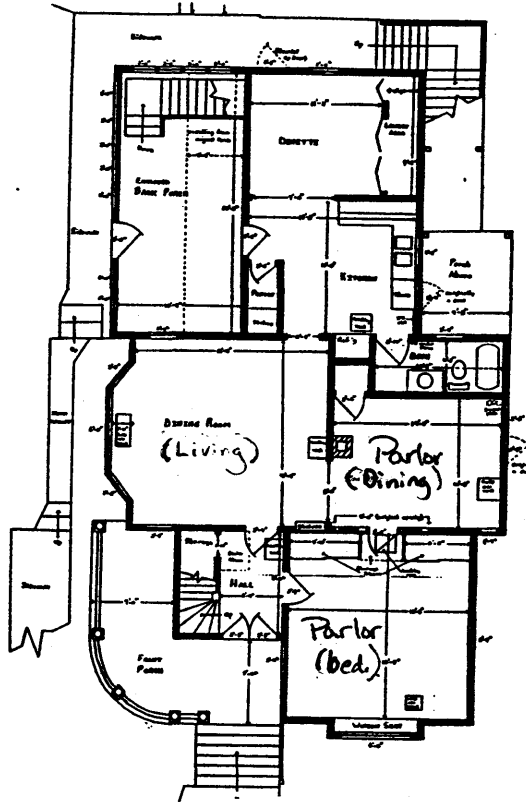
- 1 of 12: Site view, from the north.
- 2 of 12: Main elevation, from the north.
- 3 of 12: East elevation, from the east.
- 4 of 12: West elevation, from the west.
- 5 of 12: South elevation, from the south.
- 6 of 12: Interior, first floor, living room looking into foyer.
- 7 of 12: Interior, first floor, looking into living room from dining room.
- 8 of 12: Interior, first floor, living room.
- 9 of 12: Interior, first floor, looking into dining room from living room.
- 10 of 12: Interior, first floor, looking into bedroom from dining room.
- 11 of 12: Interior, second floor, balustrade along landing.
- 12 of 12: Interior, second floor, bedroom door off of landing.

JENSEN, MATT AND LENA, HOUSE
Waupaca, Waupaca County, Wisconsin
Floor Plans

Not to Scale. Plans Courtesy of Owner



*First Floor
Plans*



*Second Floor
Plans*

