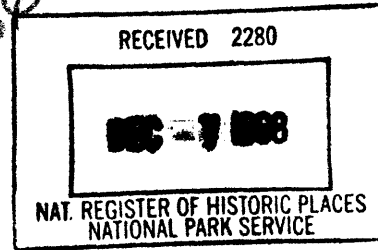


1586



**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 Prairie Street Historic District
other names/site number N/A

2. Location

street & number	Various (see inventory)	N/A	not for publication
city or town	Columbus	N/A	vicinity
state	Wisconsin	code	WI
county	Columbia	code	021
zip code	53925		

3. State/Federal Agency Certification

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

Alicia Z. Voel 11/18/98
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer-WI

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

Prairie Street Historic District

Columbia

WI

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Elson H. Beall

1-7-99

for

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

36 4 buildings

 sites

 structures

 objects

36 4 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

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/religious facility

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Stick/Eastlake

Queen Anne

Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation Stone

walls Brick

 Weatherboard

roof Asphalt

other Wood

Narrative Description

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

Prairie Street Historic District

Columbia

WI

Name of Property

County and State

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.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

ca.1860 - 1936

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Koch, Henry C./Ibisch, Carl

Barber, George F./

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.

Narrative Statement of Significance

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

Prairie Street Historic District
Name of Property

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9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 12 acres

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

1	16	335900	4800450	3	16	336360	4800220
	Zone	Easting	Northing		Zone	Easting	Northing
2	16	336060	4800550	4	16	336340	4800110
	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	Timothy F. Hegglund/consultant for:the	date	08/12/97
organization	Columbus Historic Landmarks Commission	telephone	608-251-9450
street & number	1311 Morrison St.	zip code	53703
city or town	Madison	state	Wisconsin

Prairie Street Historic District
Name of Property

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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Various (see separate list)	
organization		date
street&number		telephone
city or town	state	zip code

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

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

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Continuation Sheet

Section 7 Page 1 Prairie Street Residential Historic District
Columbus, Columbia County, WI

Description

The Prairie Street Historic District is an exceptionally fine and highly intact historic residential neighborhood that is one of two potential historic residential districts in the city of Columbus, Wisconsin, that was identified by the recently completed Columbus Intensive Survey.⁽¹⁾ The Prairie Street District is centered on a five-block-long stretch of West Prairie Street and is located to the northwest of the historic commercial center of the city. Most of the downtown of Columbus is listed on the NRHP (Columbus Downtown Historic District - NRHP 3/5/92). The 1990 population of Columbus was 4093. Many of the houses in the district were the residences of the owners of the buildings and businesses in the downtown and, not surprisingly, they include many of the city's finest houses, the earliest contributing example being the fine Gabled Ell form Reuben W. Chadbourn House (ca.1860) at 654 W. Prairie Street, and one of the latest, the very late Craftsman style-influenced Jesse Hoton House (1936) at 346 S. Lewis Street. The district contains forty-two buildings. Thirty-nine of these buildings were built as single family houses, two are or were carriage houses associated with two of these houses, and one building is the cream brick Late Victorian style Olivet Congregational Church at 313 W. Prairie Street, built in 1877.⁽²⁾ Stone foundations underlie all the district's nineteenth century buildings and several of its early twentieth century ones and clapboard is the most common siding material, although brick is also frequently found. The contributing buildings in the district represent many of the major styles and vernacular forms that were applied to domestic architecture in Columbus and other Wisconsin communities prior to 1936, but it is particularly rich in examples of Italianate, Queen Anne, and Period Revival design, several of which are also the work of some of the most prominent architects who practiced in Wisconsin and in other states during the period of significance. Buildings in the district range in size from small Bungalows to several of the largest houses in the city, including the exceptional Tudor Revival style Frederick A. Chadbourn House (314 S. Charles St.), built in 1900 and listed individually in the NRHP 12-28-90, but most are middle to large-size houses within their local context. Given the range of construction dates and styles present in the district, it is not surprising that it is now more notable for its diversity of designs than for its stylistic consistency. This diversity, though, is the end product of the historic progression of the neighborhood and reflects the fact that many of the later houses in the district occupy lots that were originally part of larger parcels associated with the district's earlier houses. Continuity is provided by the fact that all of the buildings in the district save three, regardless of size, style, or date of construction, were built as single family residences. The only exceptions are the Olivet Congregational Church and the carriage houses associated with the Frederick A. Chadbourn house and with the Reuben W. Chadbourn House (649 Narrow St.), the last one of which was subsequently remodeled and turned into a single family residence.

¹ Heggland, Timothy F. *Intensive Survey Report of Columbus, Wisconsin*. Madison: July, 1997. The other district is the smaller South Dickason Boulevard Residential Historic District, which is located one block to the southeast and which is being listed concurrently.

² Garages and other small outbuildings were not evaluated or counted due to their small size, lack of architectural significance, and typically later date of construction. The two carriage houses, however, are included in the building count because they are as large as some of the houses in the district and because the already listed carriage house associated with the Frederick A. Chadbourn house is itself an outstanding design.

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Section 7 Page 2 Prairie Street Historic District
Columbus, Columbia County, WI

The district includes portions of twelve city blocks, six of which are part of Lewis' Plat of the Town of West Columbus (1854), five of which belong to Lewis' First Addition to the Plat of the Town of West Columbus (1856), and one of which is part of Newcomb's Addition to the Original Plat of Columbus (1859). All three of these plats were laid out on a grid plan and were surveyed by Alfred Topliff, the first County Surveyor of Columbia County. The twelve blocks within the district are surrounded on three sides by the much larger historic residential area that encircles the downtown commercial area, which begins two blocks southeast of the southeast end of the district. The bulk of the district consists of buildings situated on both sides of the northwest-southeast-running W. Prairie Street, beginning at its northwestern terminus (its point of intersection with Hibbard Street) and ending at its southeastern point of intersection with S. Spring Street. Hibbard and Spring streets both being northeast-southwest-running thoroughfares that are parallel to each other and located five blocks apart. The topography of the district is flat for the most part but rises gradually at its northwest end so that houses located on the uphill (northwest) sides of S. Lewis and S. Charles streets have views that look out over the rest of the district. With the single exception of the aptly named Narrow Street, all other streets within the district boundaries are lined with wide parkways, mature shade trees, and concrete sidewalks and have concrete curbs and gutters.

Prairie Street (which was originally, but for only a very short time, called Pleasant Street) attained a special prominence early in the history of the city. The reasons for this rise to prominence, which began in the 1860s, are conjectural but most likely were related to W. Prairie Street's location close (but not too close) to much more heavily traveled and consequently noisier and dustier thoroughfares such as W. James and S. Ludington streets, coupled with the fact that W. Prairie Street was (and still is) situated within easy walking distance of the downtown commercial district. These factors apparently helped convince several very prominent early Columbus businessmen such as brothers Reuben W. and Smith Chadbourn to make their homes (640 and 651 W. Prairie St., respectively) within the district in the 1860s.³ And, the presence of such established men probably convinced others like them to move to the area for the same reasons.

Integrity levels within the district vary but for the most part are very high. Nearly all of the district's buildings are still in very good to excellent, largely original condition and continue to serve as single family residences, while several of the district's most architecturally distinguished buildings are in exceptionally intact condition. Only two of the district's historic buildings have lost so many of their original design elements as to justify classifying them as non-contributing resources: the Robert Griffith House (ca. 1868 - 406 W. Prairie St.) and the John Sedgwick House (1869 - 430 W. Prairie St.), both Italianate style houses that have been resided and have lost detailing. The only other non-contributing buildings within the district are: the Mrs. Marie Fergus House (1955 - 347 S. Charles St.) and the Oscar Derr House (1954 - 236 S. Lewis St.); both of which are of too recent a date of construction to satisfy the National Park Service's 50-year rule, but which are otherwise sympathetic additions to the district. Despite these non-contributing buildings,

³ Stare, Frederic Arthur. "The Story of Columbus." Installment No. 40. pp. 57-58. This article by Stare is one of a series of newspaper columns written by him under the title shown above, which ran in the *Journal-Republican* from 1951 until 1963. Altogether there were at least 566 installments of this column, which is an invaluable source of local historic material, and paginated copies of it (821 pages in all) have been bound into four volumes that are available at the Columbus Public Library and on microfilm at the State Historical Society of Wisconsin. Future footnotes will simply refer to this column as "*Stare*" and will provide a date, if possible, or else an installment number or page number, whichever is available.

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Section 7 Page 3 Prairie Street Historic District
Columbus, Columbia County, WI

though, the district as a whole still retains to a remarkable degree the overall appearance it had during the latter portion of its period of significance.

The following inventory lists every building in the district and includes the names of the original owners, the construction date, the address, and contributing (C) or non-contributing (NC) status. The inventory is then followed by descriptions of some of the district's best and most representative resources, which are listed in rough chronological order according to style.

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Classification</u>
236	S. Charles St.	Lillian Whitney House	1929	C
250	S. Charles St.	Martin Starkweather House	1862	C
314	S. Charles St.	Frederick A. Chadbourn House & Carriage House	1900	C (NRHP) (2)
344	S. Charles St.	Reuben C. Chadbourn House	1928	C
347	S. Charles St.	Mrs. Mary Fergus House	1955	NC
551	W. Harrison St.	Hobart E. Sutton House	1898	C
224	S. Lewis St.	Harry Eichberg House	1928	C
231	S. Lewis St.	William Strahmel House	/1938	C
236	S. Lewis St.	Oscar Derr House	1954	NC
254	S. Lewis St.	D. M. Sturges House	ca. 1860	C
346	S. Lewis St.	Jess Hoton House	1936	C
410	S. Lewis St.	Helen M. Brown House	1899	C
649	Narrow St.	Reuben W. Chadbourn Carriage House	ca. 1860	C
313	W. Prairie St.	Olivet Congregational Church	1877	C
329	W. Prairie St.	A. D. Chapman House	1896	C
332	W. Prairie St.	Hiram Seffens House	1870	C
341	W. Prairie St.	Fred Briese House	ca. 1920	C
352	W. Prairie St.	John Williams House	1869	C
353	W. Prairie St.	William R. Turner House	1889	C
406	W. Prairie St.	Robert Griffith House	1869	NC
407	W. Prairie St.	Frank Specht House	1927	C
415	W. Prairie St.	Emmons E. Chapin House	1867	C
422	W. Prairie St.	Jennie Edwards House	ca. 1902	C
425	W. Prairie St.	M. M. Bartley House	1914/1924	C
430	W. Prairie St.	John Sedgwick House	1869	NC
434	W. Prairie St.	S. W. Andrews House	1897	C
443	W. Prairie St.	Andrew O. Sexton House	1877-78	C

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457	W. Prairie St.	Frank Goffin House	1926	C
458	W. Prairie St.	Nelson Sawyer House	1874	C
461	W. Prairie St.	William A. Polley House	ca. 1869	C
509	W. Prairie St.	J. R. Goff House	1897	C
510	W. Prairie St.	Myron Sawyer House	1877	C
525	W. Prairie St.	Frank H. Roob House	1924	C
532	W. Prairie St.	Fred W. Hurd House	1907	C
546	W. Prairie St.	John J. Sutton House	1879/1900	C
549	W. Prairie St.	J. I. Merriam House	1896	C
613	W. Prairie St.	Olivet Congregational Church Parsonage	1920	C
628	W. Prairie St.	C. S. Stowell House	1928	C
651	W. Prairie St.	Smith W. Chadbourn House	1869-1870	C
654	W. Prairie St.	Reuben W. Chadbourn House	ca. 1860/1876	C
551	W. School St.	Henry Lueders House	1885	C

Italianate

Columbus is unusually fortunate in possessing a number of excellent examples of the Italianate style and four of the best are located in the Prairie Street Historic District. The district contains eight examples of the style in all, each of which is two-stories in height and has cut stone foundation walls, and five of which have either cruciform, L, or T-plans. The remaining three are smaller hipped roof versions of simple design having a two-story square or rectilinear plan main block to which is attached a slightly less tall and less wide rear wing. Two of the three smaller examples, the John Sedgwick House (430 W. Prairie St.), built in 1869, and the Robert Griffith House (406 W. Prairie St., also built in 1869, are both frame construction examples that were originally clad in clapboard. Unfortunately, because both of these examples have now lost most of their style-defining features and have been resided in wide gauge metal siding, they are thus considered to be non-contributing resources in the district. The third example, however, the slightly earlier but very similar Emmons E. Chapin House (415 W. Prairie St.), built in 1867, although also resided, still retains its simple window surrounds and the transom over its main entrance; enough original features, in other words, to still be considered a contributing resource.

Of the district's five asymmetrical plan Italianate style houses, one, the Myron Sawyer House (510 W. Prairie St.), is very simple in design despite being situated on a prominent corner lot at the north corner of Prairie and Birdsey streets. Built in 1877, the Sawyer House has the tall vertical massing of the style and it is clad in clapboards and still retains its original two-over-two-light double hung windows and its style-defining wide overhanging eaves.⁽⁴⁾ Far more elaborate,

⁴ *Columbus Democrat*, November 18, 1876, p. 1; December 9, 1876, p. 1; and April 14, 1877, p. 1. See also: *Columbus Republican*, October 28, 1876, p. 1, and May 19, 1877, p. 1; and *Stare*, Installments Nos. 154 - 159, pp. 230-238 (*Columbus Journal-Republican*, May 13, 1954-June 17, 1954). The carpentry contractor for the house was William Butler.

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Section 7 Page 5 Prairie Street Historic District
Columbus, Columbia County, WI

though, is the house built for Myron's brother, Nelson Sawyer, whose excellent cream brick-clad house occupies another prominent corner lot across the street on the east corner formed by the intersection of Prairie and Birdsey streets. The Nelson Sawyer House (458 W. Prairie St.) was built in 1874 and has a cruciform plan main block and brick walls that are sheltered by the wide, overhanging, bracketed eaves of the combination hip and gable roof. Notable features abound on this house and include the characteristically tall round-arched window openings (paired on the southwest-facing main facade), which still contain their original one-over-one-light wooden sash windows, and most especially the elaborate, highly intact wooden ornamentation on the house, which includes gable ornaments, the original partial-width front entrance porch, double main entrance doors, an exceptionally fine shed-roofed porch that shelters the principal first story windows on the main facade, and other features too numerous to mention. A contemporary account described the house as follows:

The elegant new house of Nelson Sawyer is finished and ready to be occupied. In design and workmanship it ranks among the best in town. Outwardly it is an ornament to the place, and inwardly it is a convenient and commodious dwelling, with all the "modern improvements" attainable in this place. [Henry] Bolte did the masonry and brick work, Messrs. [James] Caswell and [Milford] Loomis did a large share of the carpenter work, W. E. Butler doing considerable of the fine inside work, Seffens & Son did the plastering, and the Irons Brothers put on the finishing coats of paint, and all have done their work well.(5)

It is to be regretted that the architect of this exceptional house has not yet been positively identified, but a good guess would be either Edward Townsend Mix or Henry C. Koch, both prominent Milwaukee architects who were working on other projects in Columbus at the same time.

Nelson Sawyer (1833-1889) was a prominent merchant in Columbus who was engaged in the hardware business with his brother, Lewis J. Sawyer 1835-1920). Myron Sawyer, a younger brother, ran a grocery store in Columbus, and the oldest brother, Lucius Sawyer (1829-1907) manufactured pumps in Columbus until leaving for Iowa in 1868. All four brothers were born in Wendell, Massachusetts, and a number of other houses in the city are associated with them as well, including the D. M. Sturges House at 254 S. Lewis St., which both Myron and Nelson Sawyer owned consecutively before building their Prairie Street houses.(6) The Nelson Sawyer House, however, is the finest of this group, being almost totally intact and in exceptional condition today, thanks to the careful restoration given it by its present owners.

Another excellent cream brick-clad example of the Italianate style is the John Williams House (352 W. Prairie St.), built in 1869 on a prominent corner lot at the north corner of W. Prairie and S. Main streets. The Williams House also has a cruciform plan main block and brick walls that are sheltered by the wide, overhanging eaves of the shallow-pitched hip roof. Notable features on this house include the characteristically tall round-arched window openings that feature corbelled brick hood molds and which still contain their original one-over-one-light wooden sash windows. The only change to the house has been the replacement of the original partial-width front porch with a somewhat later and

⁵ *Columbus Republican*, May 8, 1875, p. 1. See also: *Columbus Democrat*, May 24, 1872, p. 1, and *Columbus Republican*: April 18, 1874, p. 1; July 25, 1874, p. 1; and August 15, 1874, p. 1.

⁶ *Stare*, Installments Nos. 154 - 159, pp. 230-238 (*Columbus Journal-Republican*, May 13, 1954-June 17, 1954).

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Section 7 Page 6 Prairie Street Historic District
Columbus, Columbia County, WI

probably less ornate one that is screened in for summer use. A contemporary account of the house stated that:

The large brick residence of Mr. John Williams is rapidly approaching completion. It is of the same style as that of Mr. H. A. Whitney [229 N. Ludington St., built in 1868], except that it has an additional wing; and it will be an ornament to the village when finished. In dimensions it is 29 x 32 with wings 20 x 24. The brick work is being done by Kernel and Growler of Beaver Dam [Wisconsin] and the carpenter work by O. F. Roberts of Columbus.(7)

John Williams(1842-1910) was born in Wales, apprenticed as an apothecary there, and came to America with his brother, Thomas Williams, in 1860. In 1861, they opened a pharmacy in Columbus, which they operated as Williams Bros. for many years.(8)

Another outstanding Italianate house that was built in the same year as the Williams House is the very large (4300 square feet) house built in 1869 for Smith W. Chadbourn (651 W. Prairie St.). The house has an irregular plan and is of frame construction, has clapboard-clad exterior walls that are crowned by a denticulated cornice, and it is sheltered by a multi-gable roof whose very wide overhanging eaves are supported by shaped, exposed rafter ends. The main facade of the house faces northeast onto Prairie Street and all its second story windows and some first story ones, as well as the main entrance door, have basket handle-arched openings that still contain their original two-over-two-light windows. The most imposing element of the facade now is the Neoclassical style front porch, which is later in date than the house itself and is probably the result of a later turn-of-the-century remodeling. The initial construction of this house was a newsworthy event, as was related in one of the newspapers of the day:

We observe that Mr. S. W. Chadbourn is erecting at upper end of the street perhaps the largest residence of wood in Columbus. Its location is excellent, and the style of architecture rather out of the ordinary. We hear that its probable cost will be from \$6000 to \$8000.(9)

The original parcel of land associated with the Chadbourn House comprised the entire block upon which the house is situated and even as late as 1900 the parcel comprised slightly more than half the block. The house is located on the south corner formed by the intersections of W. Prairie and S. Charles streets. In 1888, Chadbourn had a barn built in the rear of this parcel to house a horse and carriage. This somewhat modified vernacular form building is still extant today. It is located on the lot now associated with 347 S. Charles St. and it is accessed from W. School Street.(10)

⁷ *Columbus Democrat*, May 27, 1869, p. 3. The interior plastering was done by Hiram Seffins, Williams's next door neighbor. See also: *Columbus Republican*: September 9, 1869, p. 3.

⁸ *Stare*, Installments Nos. 237 - 243, pp. 352-363 (*Columbus Journal-Republican*, January 12, 1956 - February 23, 1956). See also: Butterfield, Consul W. *History of Columbia County, Wisconsin*. Chicago: Western Historical Company, 1880, p. 981. These sources all contain biographical information on the Williams brothers.

⁹ *Columbus Democrat*, September 3, 1869, p. 3.

¹⁰ *Columbus Republican*, 1888. As reported in the January 1996 issue of "The Columbus Old Times," an ongoing compilation of historic Columbus newspaper items produced by local resident Dennis Teichow.

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Section 7 Page 7 Prairie Street Historic District
Columbus, Columbia County, WI

Smith W. Chadbourn was the brother of Reuben W. Chadbourn, whose house occupied the block directly across the street (654 W. Prairie St.).⁽¹¹⁾ The concentration of Chadbourn family houses in this immediate area (five altogether, all in the Prairie Street Historic District) resulted in this part of the district being informally known as "Chadbourn Hill." Chadbourn's house is still in excellent condition today

The latest of the district's Italianate style houses is the very fine John J. Sutton House (546 W. Prairie St.), built in 1879. The Sutton house is located on a large, almost double lot, which is the east corner formed by the intersections of W. Prairie and S. Lewis streets, and it is of frame construction, has exterior walls clad in clapboard, and is sheltered by a multi-gable roof whose wide overhanging eaves are supported by large shaped brackets. The main facade of the house faces southwest onto Prairie Street and all the original first and second story windows have flat-arched openings that still contain their original two-over-two-light windows. In addition, the majority of the first story window openings also have surrounds that are surmounted by triangular-arched wooden hood molds of elaborate design. As originally constructed, the Sutton House was cruciform in plan and a photo illustrating its original appearance is included in *Stare*, p. 250 (Installment No. 166). In 1900, however, Sutton caused an imposing highly decorated Classical Revival style-influenced three-story square plan tower to be built in the junction of the main front-facing wings, the tower being surmounted by a hipped Mansard roof and crowned with a finial. In addition, the relatively modest original front porch was replaced at the same time with the much larger Classical Revival style-influenced veranda that is still in place today.

The sensational nature of the events surrounding the construction of this house (Sutton's original house on this site was burned by an arsonist in 1878) guaranteed that it would receive newspaper coverage. The most tantalizing of the various mentions the house received was the first one.

Mr. John J. Sutton went to Milwaukee on Tuesday for plans for a new house on the burnt corner. The plan he had blocked out on a sheet of wrapping paper covered an area of 60 by 30 feet, which would indicate that John has no small house in mind. Workmen are busy removing the old walls and debris, in preparation for the new structure, on which Mr. [Henry] Bolte will do the masonry.⁽¹²⁾

Unfortunately, the name of the source of Sutton's "plan" was never reported, although a later mention stated that Milford Loomis was the carpentry contractor on the house.⁽¹³⁾ It is highly likely, however, that the designer was Milwaukee architect Edward Townsend Mix, whose house for Andrew Sexton at 443 W. Prairie St. was built the year before and uses numerous details that are striking similar, such as the triangular-arched hood molds above some of the windows. Whoever the designer was, it is fairly certain that he earned his fee since Sutton was a formidable character. John J. Sutton (1838-1915) was, for a variety of reasons, one of the best known, if not *the* best known resident of Columbus during much of his lifetime. Born in New York state, Sutton came to Wisconsin and the Columbus area with his parents

¹¹ *Stare*, Installment No. 40, pp. 57-58.

¹² *Columbus Republican*, July 19, 1879, p. 1.

¹³ *Ibid.* September 6, 1879, p. 1. See also: *Columbus Republican*; August 30, 1879, p. 1; March 6, 1880, p. 1; and June 9, 1900, p. 1. See also: *Stare*, Installment Nos. 160-178, pp. 239-268 (*The Columbus Republican-Journal*, June 24, 1954 - November 11, 1954.

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and siblings in 1845. Sutton eventually became a stock dealer on a large scale. He owned thousands of acres of farmland in Wisconsin, Minnesota, and on the island of Cuba, and he was also a self-taught but effective lawyer whose litigious tendencies were notorious. The house he built for himself was a large one for its day and is still one of the city's impressive homes now.

Stick Style

One of the finest houses in the district, and the only example of the Stick Style in Columbus, is the Andrew O. Sexton House at 443 W. Prairie St., built between 1877-78. The house has an irregular but essentially cruciform plan, walls that are clad in clapboards, and the whole is sheltered by a steeply pitched multi-gable roof that has wide, overhanging eaves that are supported by large brackets. Practically all the style-defining characteristics mentioned in the Stick Style subsection of the Architecture Section of the *Cultural Resource Management Plan* (CRMP) are present here.

Stick Style houses have tall proportions with high and steep roofs. They are complex and irregular in massing and silhouettes, and are normally built with clapboards having an overlay of other horizontal and vertical boards and, sometimes, diagonals. Eaves have considerable projection and are supported by large brackets.(14)

The most striking feature of the house is its three-story-tall, nearly square plan tower, which is placed within the junction of the two wings that comprise the northeast-facing main facade of the house. This tower, like the rest of the house, is clad in clapboards and has wall surfaces which are divided into panels by vertical and horizontal boards. The base of the tower and the main entrance to the house is completely sheltered by a very fine enclosed veranda, which still retains its multi-light storm windows.

Not only is the Sexton house in superb original condition today, but it is also the only documented frame construction house designed by the very prominent Milwaukee architect Edward Townsend Mix that has so far been identified.

On Monday of this week ground was broken for the new residence of Mr. A. O. Sexton, between the dwellings of E. E. Chapin and Mr. W. A. Polley. The structure is to be of wood, and its main portion including porch, tower, and verandah, will be 36x36, with twenty-two foot posts; and the wing will be 16x22. The tower will be 11x13 and will be three stories in height. The building will be finished in best style with all the modern appointments, and will be an abode where any man ought to be happy. Sexton, too, is always placid wherever he is. R. D. Vanaken has the contract and will push the work with his wanted celerity. Its cost above the foundation will be \$3000. The plan is by E. T. Mix of Milwaukee.(15)

¹⁴ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, State Historic Preservation Division, 1986, Vol. 2, p. 2-14.

¹⁵ *Columbus Democrat*, June 30, 1877, p. 1. See also: *Columbus Democrat*, December 9, 1876, p. 1; May 5, 1877, p. 1; *Columbus Republican*, March 16, 1878, p. 1.

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Andrew O. Sexton (1822-1908) was born in Central, New York, coming to Wisconsin and the Town of Columbus in 1846. Sexton farmed in the area until 1855, when he moved to Columbus and began the career as a grain and produce merchant that he would follow until his retirement in 1901. Besides his business activities, Sexton was also twice mayor of Columbus in the 1880s.(16)

High Victorian Eclectic

When one is unsuccessful in trying to fit a Victorian era building into an existing stylistic category, the usual fall back position is to declare it to be a Victorian style or a High Victorian Eclectic style building. This makes more sense than may at first be apparent since two of the defining characteristics of Victorian era architectural design were a willingness to raid the storehouse of architectural history for design elements, coupled with the courage to combine them in new ways. The resulting designs differed wildly in quality but when a competent professional architect was in charge, the results could be impressive, as they are in the case of the Olivet Congregational Church (313 W. Prairie St.), built in 1877 to a design by the very prominent Milwaukee architect, Henry C. Koch.(17)

The Congregationalists were the oldest religious organization in Columbus, having been established in 1850, and their original Greek Revival style church was built in the same year. This greatly altered building, now minus its steeple, is still extant at 210 W. Mill St., but was long ago converted into apartments. Their new church was a bit of stylistic departure for the Congregationalists, as was reported in one of the local papers:

It [the then partially finished church] is very different architecture from the time-honored conception of a meeting house. Our grandfathers would have passed such a structure by under the impression, perhaps, that it was a resort for amusement. But it is nevertheless a fine church, admirably adapted to its purposes, and very tasty and convenient. ... The mason work was done by Henry Bolte, H. Seffans has the contract for lathing and plastering, and M. Loomis is superintending the carpenter work. The estimated cost of the edifice was \$6000, and including three lots for its site at the corner of Spring and Birdsey [sic] streets, the expense will not exceed \$7000. The structure is to be encased in brick and completed as soon in the spring as the weather will permit. The auditorium is 39 feet and six inches by 42 feet in dimension, and is 28 ½ feet high. This does not include an alcove or octagonal recess at the east end, 5 feet wide and 23 feet long, which is to be used for a rostrum upon a platform 18 inches high. To the south of this and at the southeast corner, will be the orchestra, with a concave front and capable of seating 20 musicians. On the west side is the gallery room, which is really a church parlor. This is six feet above the auditorium proper, is 16 feet high and 20 ½ by 30 feet in dimensions, opening upon the auditorium below by eight folding doors, making the rooms really one apartment when desired. The audience room is lighted by eight windows, 3 feet 4 inches wide, by 13 feet six inches high. An entrance from the northeast or lower corner, opens directly into the auditorium, but the principal entrance is at the northwest corner, through a vestibule 12 by 15 feet

16 *Stare*, Installment Nos. 100 (p. 153) and 279 (p. 417).

17 *The Milwaukee Sentinel*, August 28, 1876, p. 8.

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in extent. This apartment gives also upon the gallery, and down a stairway from it the lecture room is reached. The space in the basement beneath the vestibule will be utilized as a kitchen for the use of the ladies of the society.(18)

The Olivet Church has a cut stone foundation, its walls are clad in cream brick, and it is sheltered by a steeply pitched multi-gable roof. The original portion of the church has an L-plan and a very tall square plan, staged, three-story corner steeple that is crowned by a Second Empire style Mansard roof. All windows have pointed arch openings, placing the building within the Gothic Revival style as well, the whole building being a mixture of the two styles, with the Gothic Revival being predominant. The building is still in very good, largely intact condition today despite the construction of a modern, sympathetically designed addition across its northwest-facing rear elevation and across a part of the northeast-facing main W. Prairie Street facade.(19)

Queen Anne

The district's ten Queen Anne style houses are its largest group of buildings belonging to a single style. These buildings were built between 1885 and 1907 and include several of the most outstanding examples of the style in Columbus plus a number of good representative examples whose designs are typical of the examples found in the city's other historic neighborhoods. The designers of most of these houses are still unknown, but several are the work of very well known architects of the period and one is the work of a local architect. The size of these houses varies somewhat but most are of medium to large size within their local context and all are of frame construction, have cut stone foundation walls, and all but one (which is clad in cream brick) are clad at least partially in clapboard and wood shingles. In addition, most of these houses are believed to be located on parcels created by the subdivision of larger parcels that originally belonged to the district's older properties.

The oldest example of the Queen Anne style in the district is the Henry Lueders House at 551 W. School St. The Lueders House was built in 1885 and it too is a design by the very prominent Milwaukee architect, Henry C. Koch, which may partially explain why it is the earliest example of this style in the district.(20) Although technically the Lueders House has a cruciform plan, in actuality it is more accurate to speak of it as being a rectilinear plan building that has a very shallow projecting ell on each of its four sides. The house has cut stone foundation walls, cream brick exterior walls, and it is sheltered by a multi-gable roof that has gable ends decorated with bargeboards that are ornamented with rosettes and overhanging eaves supported by wooden brackets. The main facade faces northeast onto W. Prairie Street and a small, shed-roofed, partial width front porch with a denticulated cornice shelters the main entrance to the house. The house is

¹⁸ *Columbus Democrat*, December 23, 1876, p. 1. See also: *Columbus Democrat*: August 5, 1876, p. 1; January 27, 1877, p. 1; April 14, 1877, p. 1; and May 19, 1877, p. 1. See also: *Columbus Republican*: June 9, 1877, p. 1; and September 22, 1877, p. 1.

¹⁹ For a definitive history of the church and its congregation up to 1963 see: Stare, Frederic Arthur. *History of Olivet Congregational Church: Columbus, Wisconsin*. Columbus: Columbus Journal-Republican Press, 1963.

²⁰ The original signed plans are in the possession of the current owners, Dr. John and Elizabeth Poser.

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two- and one-half stories in height, measures 37-feet-wide x 56-feet-deep, and there is a two-car garage of modern date attached to the rear. An unusual feature of the house is a small hip-roofed screened porch that shelters and is placed in front of the front-facing dormer of the main roof. The carpentry contractor for the house was Milford Loomis.(21)

Henry Lueders was a prominent merchant in Columbus and a partner in the firm of Lueders & Krause, commission merchants. Lueders was also, for many years, the chief of the Columbus volunteer fire department.

Perhaps the most impressive and elaborate example of the Queen Anne style in the district and in Columbus is the S. W. Andrews House at 443 W. Prairie St. The Andrews House is a late example of the style that shows the influence of the emerging Classical Revival style. It is a two-and-a-half story 31-foot-wide x 48-foot-deep house that was built in 1897. It has a cruciform plan, stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a multi-gable gable roof whose wood shingle-clad multiple gable ends each feature variations on the theme of triple window Palladian-inspired window surrounds. A particularly outstanding feature of the house is the elaborate veranda that wraps around the south corner of the first story. The flat roof of this veranda is supported by grouped Tuscan Order columns that rest on tall cut stone pedestals. The denticulated cornice of the veranda is also decorated with swagged ornament above the section that leads to the main entrance door. Several of the uniformly flat-arched window openings of the house also feature classically derived window frame designs as well, and the entire house is in excellent, highly intact condition today.(22)

No information about S. W. Andrews, the owner of this splendid house, was found during the course of this research, but a great deal is known about its designer. The Andrews House was designed by George F. Barber, a highly successful architect based Knoxville, Tennessee, whose mail order plans for both the houses and the building materials themselves were shipped throughout the country in the last two decades of the nineteenth century and the first decade of the twentieth. Barber's design for Andrews was featured in the April, 1897 issue of his *American Homes Magazine*, a publication he edited that was devoted to his designs. In it, he included an illustration of the house, floorplans, and the following description:

The house shown on page 110 is an example of the modernized Colonial, recently prepared by Geo. F. Barber & Co., for Mr. S. W. Andrews, Columbus, Wis. It is a very neat home of modest size and modest cost--about \$3500--and one suited to almost any locality.

The entrance to the tastily arranged hall is through a convenient vestibule; the hall being provided with an open fireplace and artistic mantel fits it for reception purposes, yet serving to give entrance to the apartments opening from it. The rooms are very conveniently arranged, both as to size and location. One desirable feature is a lavatory or washroom opening from the kitchen.

²¹ *Columbus Democrat*: January 17, 1885, p. 1. See also: *Columbus Democrat*: March 6, 1885, p. 1; April 24, 1885, p. 1; May 1, 1885, p. 1; July 17, 1885, p. 1; November 29, 1885, p. 1, and *Columbus Republican*, July 4, 1885, p. 1.

²² *Columbus Republican*; April 10, 1897, p. 1 and April 24, 1897, p. 1.

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On the second floor four chambers are provided, and these with the large bath-room, sewing room, and ample closets makes this floor unusually complete.

The cellar is under the whole house, and is divided into laundry, vegetable and fuel rooms. The foundation is stone veneered with brick. The entire exterior is weatherboarded, and the gables and roof shingled and stained with Cabot stains. The painting is a light straw color, gables yellow, blinds olive, trimmings of white, sash black. The porch ceiling of robin's egg blue. A good quality of glass, hardware and plumbing is used throughout.

The vestibule has tiled floor and wainscoting. The hall, parlor, sitting and dining-rooms are all finished in quartered oak, and the floor of the dining-room has a center of white maple with a handsome parquetry border.

The house is heated by steam, but grates, mantels, and tiles in all the main rooms are provided in harmonious designs and qualities to suit other fittings.

The dimensions are, length over porches, 54 feet 6 inches by 36 feet, total width. Stories, 9 feet, and 8 feet 2 inches. Cellar, 7 feet.(23)

As with many houses built from plans, the Andrews House is somewhat different in its details from Barber's published designs. For instance, the exterior of the Andrews House foundation is stone, not brick, as specified above, the polygonal dormer on the front-facing slope of the main roof shown in Barber's drawing was omitted during construction, and the dimensions of the house are somewhat smaller than Barber specified. Otherwise, Barber's house for Andrews is almost exactly as originally designed and is one of the district's finest buildings.

Also built to a design of Barber's is the almost equally fine house at 549 W. Prairie St. built for J. I. Merriam in 1896. Although the attribution of this design is not certain, Barber published an almost identical design for a house said to have been built in Knoxville, Tennessee (Design No. 56) and there can be little doubt as to the authorship of the Merriam design.(24) The Merriam House is a two-story, 32-foot-wide x 48-foot-deep building that was built in 1896 and it has a cruciform plan, stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a combination hip and gable roof whose multiple gable ends are clad in diamond and fish scale pattern wood shingles. A particularly outstanding feature of this house too, is its elaborate verandah, which wraps around the north corner of the first story of the house. The shed roof of this verandah is supported by multiple columns that rest on wood pedestals and the porch also has a spindled frieze and spindled balustrade. Its most visually arresting feature, however, is a polygonal gazebo-like element that is placed at the corner of the verandah. Other fine decorative wooden elements enliven the gable over the entrance and the principal gable ends of the house.

²³ *American Homes Magazine*, April, 1897, p. 114. George F. Barber & Co., Knoxville, Tennessee.

²⁴ Andrews House site file. City of Columbus Historic Landmarks and Preservation Commission Site Files. Contains correspondence between Ms. Heidi Poser of Columbus and Prof. Michael Alcorn, of the University of Las Vegas.

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Once again, little is known about J. I. Merriam, the owner of this house, save that he was an alderman in Columbus when his house was being built.(25) The house is located on the south corner of the intersection formed by W. Prairie and S. Lewis streets. Interestingly, the illustration of this house drawn by Barber also shows two choices of plans for the house, one with the house oriented the way it is in Columbus, the other choice being a mirror image of the first. Like the Andrews House, the Merriam House is also in excellent, highly intact condition today, and is one of the finest examples of this style in Columbus.

Another fine example of Queen Anne style design in the district is the Hobart E. Sutton House, built in 1899 at 551 W. Harrison St. The H. E. Sutton House occupies a prominent corner lot formed by the intersections of W. Harrison and S. Lewis streets and while it appears at first glance to have the visual complexity of the cruciform examples described above it is, in fact, actually an essentially rectilinear plan building that has a shallow projecting two-story polygonal bay on each of its side elevations and one on its main northeast-facing W. Harrison Street facade as well. The house is two-and-one-half stories in height, measures 28-foot-wide x 43-foot-deep, has cut stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a multi-gable roof that has overhanging boxed eaves and multiple gable ends that are clad in diamond, fish scale, and regular pattern wood shingles. Like the Barber-designed houses described earlier, a very large wraparound verandah is the most distinctive feature of the house. This verandah spans the width of the main facade and most of the length of the southeast-facing side elevation and it has a hip roof that is supported by numerous Tuscan Order wooden columns.

Hobart Eugene (Gene) Sutton (1862-1942) was the eldest child of John J. Sutton (see 546 W. Prairie St.) and he spent most of his long working life assisting his father in his live stock dealing and real estate ventures.(26) His new house was built on the site of a much older one that was moved to a new site at 453 S. Lewis St. The architect of Sutton's new house was Julius Schultz, about whom little is known save that he apparently practiced in Columbus for just a short time in the late 1890s before moving elsewhere.(27) The H. E. Sutton House is still highly intact today and is very well maintained by its current owners.

There are six other examples of the Queen Anne style in the district as well. The oldest of these and the least typical is the house at 353 W. Prairie St., built in 1889 on the south corner of W. Prairie and S. Main streets for William R. Turner, a principal in the Turner and Blumenthal Marble Works in Columbus.(28) The district's smallest example of the style is the A. D. Chapman House at 329 W. Prairie St., built in 1896. This cruciform plan house was built for Chapman by carpentry contractor Milford Loomis. Although the original clapboard cladding has now been covered with wide gauge metal siding, the house still retains its original decorative exterior woodwork, which includes its small front verandah.(29)

25 *Columbus Republican*, January 25, 1896, p. 1. See also: City of Columbus Real Estate Tax Assessment Rolls.

26 *Stare*, Installment Nos. 174-175, pp. 260-264 (*Columbus Journal-Republican*, October 7, 1954-October 21, 1954).

27 *Columbus Republican*, December 11, 1897. See also: *Columbus Democrat*, August 16, 1899 and City of Columbus Real Estate Tax Assessment Rolls.

28 City of Columbus Real Estate Tax Assessment Rolls. See also: *Stare*, Installment Nos. 35-36, pp. 50-51.

29 *Columbus Republican*, January 25, 1896, p. 1. See also: City of Columbus Real Estate Tax Assessment Rolls.

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The four remaining examples of the Queen Anne style in the district are all equal in size to the four most outstanding examples discussed earlier and they all have an equally high degree of integrity as well but are less elaborate in design. The J. R. Goff House at 509 W. Prairie St. is a cruciform plan two-story house located on the west corner of the intersection of W. Prairie and S. Birdsey streets that was built in 1897 at a cost of \$3500 by carpentry contractor Milford Loomis and masonry contractor John Roob.(30) The Helen M. Brown House at 410 S. Lewis Street is nearly equal in quality to the first four houses described in this section but much less is known about it. The house was built in 1899 on the west corner formed by the intersection of W. School and S. Lewis streets and it is similar to the H. E. Sutton House built the year before in being essentially a rectilinear plan house that has shallow projecting two-story (in this case, rectilinear) bays on each of its side elevations and another on its main southeast-facing S. Lewis Street facade, giving the house the overall appearance of a cruciform plan building. And also, like several of the houses described earlier, the most distinctive feature of the Brown house is its very large wraparound verandah.(31) The last two Queen Anne style houses in the district are the cruciform plan Jennie Edwards House at 422 W. Prairie St., built ca.1902, and the very late Fred W. Hurd House at 532 W. Prairie St., built in 1907.(32)

Craftsman

There are three houses in the district that are examples of Craftsman style or Craftsman style-influenced design, and all of them are somewhat late examples of the style. The newest of them, and also the newest contributing building in the district, is the Jess Hoton house at 346 S. Lewis Street, built in 1936.(33) This very late Front Gable form example is rectilinear in plan, 26-feet-wide x 31-feet-deep, two-stories in height, has a poured concrete foundation, exterior walls clad in reddish brown brick, and it is sheltered by a simple gable roof that has wide overhanging eaves that are supported by exposed rafter and purlin ends. Windows are three-over-one-light double hung wooden sash throughout and the main entrance on the southeast-facing facade is sheltered by a full-width front porch whose gable roof also has overhanging eaves supported by exposed rafter and purlin ends.

The second example, the Fred Briese House at 341 W. Prairie St., was built ca.1920.(34) The Briese House makes for an interesting comparison with the Hoton House, which is very similar in its overall design. Like the Hoton House, the Briese House is also two-stories in height, rectilinear in plan, 26-feet-wide x 30-feet-deep, has a poured concrete foundation, and it is sheltered by a simple gable roof that has wide overhanging eaves supported by exposed rafter ends. In addition, the main entrance on the northeast-facing main facade is also sheltered by a full-width front porch whose gable roof has overhanging eaves supported by exposed rafter and purlin ends. Differences between the two include the Briese House's additional use of brackets to support the eaves of the main roof and the porch, which is a hallmark of the Craftsman style, and its use of squat tapered columns to support the porch roof, also a typical characteristic of the style.

30 *Columbus Republican*, June 12, 1897, p. 1 and March 12, 1898, p. 1.

31 *Ibid.*, March 18, 1899, p. 1, and *Columbus Democrat*, August 16, 1899, p. 1.

32 See *Stare*, Installment No. 209, p. 315 (*Columbus Journal-Republican*, June 23, 1955) for the Edwards House, and *Stare*, Installment No. 68, p. 104, for the Hurd House. See also: City of Columbus Real Estate Tax Assessment Rolls.

33 City of Columbus Real Estate Tax Assessment Rolls.

34 *Stare*, Installment No. 277, p. 415 (*Columbus Journal-Republican*, November 1, 1956).

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Despite the fact that its original siding has now been covered over with wide gauge metal siding, the Briese house is still a good representative example of the Craftsman style.

The finest example of the Craftsman Style house in the district and one of the best in Columbus is the Olivet Congregational Church Parsonage at 147 W. Prairie St., which was given to the church by Frederick A. Chadbourn (314 S. Charles St.) in memory of his parents. The parsonage occupies a prominent corner lot that forms the west corner of the intersection of S. Lewis and W. Prairie streets and it was built on the site of an earlier red brick parsonage belonging to the church. This large two-story, rectilinear plan, side gable house has poured concrete foundation walls that are clad in the same dark reddish brown brick that covers all the exterior walls of the house. These walls are sheltered by a gable roof whose wide overhanging open eaves are supported by exposed rafter and purlin ends. Two identical gable-roofed dormers that each contain two nine-light sash are positioned on the northeast-facing main slope of this roof and their roofs have exposed rafter ends as well. The four-bay-wide main facade of the house faces northeast onto W. Prairie Street. The overall design of this facade is that of a symmetrical three-bay-wide house having the main entrance in the center of the middle bay, to which a fourth bay containing an enclosed sunporch in each story has been added, creating the four-bay design. Many Craftsman and many Colonial Revival designs utilize this same overall design scheme, but the fourth bay that contains the double porches is inset from the other three. In this case, however, the fourth bay was placed in the same plane as the other three, creating an asymmetrical facade. All the windows on this facade are grouped, with the first story ones all having multi-light transoms and the second story ones all having either multi-light transoms (the second story porch) or multi-light upper sash.

The gift of the parsonage to the church by Chadbourn was the largest single donation that had ever been received by a Columbus church up to that time and as such made news.

The new parsonage will face Prairie Street and will be a sturdy frame structure with red brick veneer. The plans call for a large living room, a sun parlor, dining room, kitchen, lavatory, a pastor's study and consultation room with separate entrance from the outside as well as one from the living room, a large fireplace, all on the first floor.

On the second floor will be four rooms, and a commodious sleeping porch, and a stairway leading to a roomy attic. The building will be heated by a hot water system and all interior woodwork will be oak and birch.

Detached, but near the kitchen door, there will be a garage to conform architecturally with the dwelling. Mr. Carl Ibisch will be the builder.(35)

The parsonage was completed in 1920, it is still owned by the Olivet Church, and it is in excellent, highly original condition today, as is the one-car brick-clad detached garage that is located adjacent to it, which was constructed at the same time as the house.

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Period Revivals

Although the Prairie Street Historic District is most significant architecturally for its nineteenth century buildings, it also has a scattering of fine buildings representing the various period revival styles that came to predominate nationally following World War I.

Tudor Revival

Architecturally, the most impressive house in the district, and arguably in Columbus, is the Tudor Revival style Frederick A. Chadbourn House at 314 S. Charles St., built in 1900 to a design by the Milwaukee architectural firm of Van Ryn & DeGelleke. This outstanding house and its equally impressive carriage barn were listed in the National Register of Historic Places in 1990 and since their history and architecture is dealt with in great detail in the corresponding NRHP nomination form it will not be repeated here.(36)

Colonial Revival

Although residential examples of the Colonial Revival are the most commonly encountered of all period revival buildings in Wisconsin, they are represented by just two examples in the district. The oldest of these (by two years) is the Frank Goffin House at 457 W. Prairie St., built in 1926.(37). This simple two-story house has an almost square plan, 26-foot-wide x 28-foot-deep, side-gabled, asymmetrically designed, two-bay-wide main block whose main facade faces northwest onto Prairie Street and to whose southeast-facing side elevation is attached a slightly recessed, gable-roofed 9-foot-wide x 14-foot-deep, two-story sun porch ell. The house has a brick-clad poured concrete foundation, it is sided in clapboards, and all windows are six-over-one light double hung sash, and the main entrance is sheltered by a fine pedimented entrance porch that has an arched soffit and which is supported by slender Tuscan Order columns. Although simple in form, the Goffin House is a typical representative example of the style and it is in very good, highly intact condition.

Slightly larger and two years newer is the C. S. Stowell House at 628 W. Prairie St., which was built in 1928.(38) The Stowell House is similar to the Goffin House in having a two-story side-gabled main block and a subordinate (in this case, one story) sun porch ell. It too has a brick-clad poured concrete foundation, it was originally sided in clapboards, and all windows are six-over-one light double hung sash. It differs, however, in having a 33-foot-wide x 27-foot-deep rectilinear plan main block, a three-bay-wide, symmetrically designed, southwest-facing main facade, and a centered main entrance that is sheltered by a flat-roofed entrance porch whose roof is edged with balustrade. Despite having been resided in narrow gauge vinyl clapboard the Stowell House is still considered to be a contributing, representative example of the Colonial Revival style.

³⁶ Poser, Mary and Heidi Poser. Frederick A. Chadbourn House National Register of Historic Places Nomination Form, 1990. A copy of this form is on file with the Registration Division of the Department of Historic Preservation at the State Historical Society of Wisconsin in Madison, Wisconsin.

³⁷ City of Columbus Real Estate Assessment Rolls.

³⁸ Ibid.

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Dutch Colonial Revival

There are only two examples of the somewhat less common Dutch Colonial Revival style in the district. These are the front-gambrelled Frank Sprecht House at 407 W. Prairie St., built in 1927, and the side-gambrelled Lillian Whitney House at 236 S. Charles St., built in 1929.(39)

The Sprecht House occupies the small, west, corner lot created by the intersection of S. Main and W. Prairie streets and it is rectilinear in plan, measures 24-feet-wide x 30-feet-deep, and its main facade faces northeast onto W. Prairie Street. The house has rock-faced concrete block foundation walls, exterior walls clad in clapboard, and most of its windows are three-over-one light double hung sash that are arranged in groups. The main gambrel ends of the house face to the front and rear and the main entrance, with its pedimented entrance hood, is placed in the first story of the right hand bay on the main facade.

The Whitney House, by way of contrast, occupies a parcel that comprises nearly a quarter of its block, permitting the house to be placed longitudinally on the parcel with its longest dimension facing the street. As a consequence, the house has a side-gambrelled design, which otherwise is very similar in its essentials to the design of the Sprecht House. The main block of the house measures 28-feet-wide x 26-feet-deep, and its principal facade faces southeast onto S. Charles St. The house originally had exterior walls clad in clapboard, which, in 1997, were resided in vinyl siding of identical design. Most of its windows are six-over-one light double hung sash that are arranged in groups, and the main entrance, with its pedimented entrance hood, is placed in the first story of the right hand bay on the main facade. In addition, there is also a two story flat-roofed 18-foot-wide x 26-foot-deep wing attached to the northeast-facing side elevation of the main block that has a single car garage in its first story and living quarters above that may be a later addition to the house.

Georgian Revival

Two of the district's finest period revival houses are both examples of the Georgian Revival style. The oldest, again by just three years, is the fine Frank H. Roob House at 525 W. Prairie St., built in 1926.(40) The two-story side-gabled Roob House has a rectilinear plan main block that measures 36-feet-wide x 28-feet-deep and poured concrete foundation walls that are clad in the same red brick laid in Flemish Bond that covers all the exterior walls of the house. These walls are sheltered by a gable roof having wide overhanging boxed eaves, which are somewhat unusual for a house designed in this style. The symmetrical three-bay-wide main facade of the house faces northeast onto W. Prairie Street and the main entrance is positioned in the first story of the middle bay. This fine entrance is characteristic of the style and consists of a paneled entrance door flanked by four-light sidelights and crowned by a fine multi-light fanlight, the whole being sheltered by a finely proportioned, pedimented entrance porch. Almost all the windows on this facade consist of eight-

³⁹ City of Columbus Real Estate Assessment Rolls. See also: *Stare*, Installment Nos. 336, p. 496 and 468, p. 693 (*Columbus Journal-Republican*, December 19, 1957 and October 13, 1960), for more information on Lillian Whitney and her house.

⁴⁰ City of Columbus Real Estate Assessment Rolls.

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over-one-light double hung sash with those of the first story being grouped in pairs on either side of the entrance and the second story ones being positioned individually. In addition, a one-story flat-roof rectilinear plan brick sunporch pavilion is attached to the northwest-facing side elevation of the house.

The finest Georgian Revival house in the district and in Columbus is the large house at 344 S. Charles St. built in 1928 for Reuben C. Chadbourn on the half block-size parcel that was adjacent to the half block-size parcel associated with the house of his father, Frederick A. Chadbourn (314 S. Charles St.).⁽⁴¹⁾ The main block of this one-and-one-half story L-plan house measures 50-feet-wide x 36-feet-deep and has poured concrete foundation walls and exterior walls that are clad in red brick. Sheltering these walls is a multi-gable roof clad in wood shingles, the cornice line of which is broken in places by stylistically atypical gable-roofed wall dormers. The asymmetrically designed principal facade faces southeast onto S. Charles Street and consists of an 18-foot-wide front-gabled wing to the left and a recessed, 32-foot-long side-gabled wing to the right. First story windows are quite tall and are six-over-nine light double hung wood sash flanked by operable paneled wood shutters, second story windows are six-over-six light double hung sash, and the main entrance is placed in the first story of the left-hand bay of the side-gabled wing. This entrance consists of a paneled door that is enframed by a Georgian style wooden surround featuring flanking pilaster strips, an arched transom, and a crowning arched pediment. In addition, there is also a gable-roofed 17-foot-wide x 19-foot-deep clapboard-clad bedroom wing attached to the northeast-facing side elevation of the house that was built in 1936.

Reuben C. Chadbourn was the third generation of the Chadbourn family to head the family-owned Columbus First National Bank. His house was designed by Jesse A. Barloga (1888-1947), an architect based in Rockford, Illinois, who was well known in that state for his residential work, and whose work the Chadbourns had seen while visiting.⁽⁴²⁾

The overall integrity of the Prairie Street Historic District is very good and the great majority of the buildings in it are highly intact, well maintained, and are in very good to excellent condition. Even most of the few buildings in the district that have been resided, such as the Dutch Colonial Revival style Lillian Whitney House at 236 S. Charles St. and the Colonial Revival style C. S. Stowell House at 626 W. Prairie St., still retain enough of their original design characteristics to be considered contributing resources in the district. The significance of the district is further enhanced by the integrity of its residential setting, which still retains both the appearance and function of an historic residential neighborhood.

⁴¹ City of Columbus Real Estate Assessment Rolls.

⁴² Chadbourn Historic District, Columbus Nomination Form. City of Columbus Historic Landmarks and Preservation Commission files.

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Significance

The proposed Prairie Street Historic District is a residential district in the city of Columbus that is centered on a five-block-long stretch of the northwest-southeast-running West Prairie Street, the ends of which are bounded by S. Hibbard and S. Spring streets. The district is located to the northwest of the already listed Columbus Downtown Historic District (NRHP 3-5-92) and of the South Dickason Boulevard Residential Historic District, which is being listed concurrently. The Prairie Street Historic District was identified by the Columbus Intensive Survey in 1997 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Italianate, Stick Style, High Victorian Gothic, Queen Anne, American Craftsman, and Period Revival Styles and the Gabled Ell and Front Gabled vernacular form subsections of the Architectural Styles study unit of the CRMP.(43) The results of this research is detailed below and shows that the Prairie Street Historic District is locally significant under NR Criterion C as an architecturally and historically important collection of mostly residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

This district is comprised of 36 contributing resources, 4 non-contributing ones, and two that are already listed in the NRHP. The contributing resources include very fine representative examples of the most popular styles applied to residential architecture in Columbus during the period of significance and also excellent individual examples of the Italianate, Stick Style, Queen Anne, and Period Revival styles.(44) Individually, the district's resources are fine examples of architectural styles and vernacular forms that were important in Columbus during the period of significance and several are among the finest examples found by the Columbus Intensive Survey. Collectively, these buildings are notable architecturally because they typify the stylistic and historic evolution of the district and of the larger residential area that surrounds it during the period of significance (ca.1860-1936). During this period many of the multi-lot parcels associated with the district's oldest buildings were subdivided and larger, generally more fashionable and up-to-date houses were typically built upon the new parcels, a trend that resulted in a district that is now as notable for its stylistic diversity as for its historic continuity. In addition, several of the buildings in the district are the work of some of the finest architects who practiced in Wisconsin and elsewhere during the period of significance.

Historic Context

The 821-page collected columns of Frederic A. Stare provide an excellent general history of the city of Columbus up to World War II and a detailed history of the city and its built resources is also embodied in the City of Columbus Intensive Survey Report, printed in 1997. Consequently, the historic context that follows deals primarily with the history of the district itself and with the immediate surrounding area.

43 Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, Division of Historic Preservation, 1986, Vol. 2, pp. 2-6, 2-10, 2-14, 2-15, 2-24, 2-25, 2-26, and 2-28 - 2-31.

44 The period of significance is bounded by the construction dates of the contributing resources in the district.

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Today, Columbus is located in Columbia County and has a population of 4100. In 1839, though, when Major Elbert Dickason (1799-1848), the first settler of the land that was to become the city of Columbus arrived, all this land was included within the boundaries of the larger and as yet undivided Portage County and was then without formal governmental organization. Dickason, a veteran of the Blackhawk wars, had contracted with Lewis Ludington (1786-1857), the non-resident purchaser of a 1300 acre tract of land straddling the Crawfish River in that county, to manage and improve the property for their mutual benefit. Arriving at the site in the spring of 1839, Dickason's first act was to build himself a log cabin (non-extant) on the banks of the Crawfish at a spot close to where the railroad depots are located today. Dickason, like so many other town founders of that time, settled along a river because it provided both a reliable source of water and because it was the only readily available means of generating power for industrial purposes. This power source was put to good use the following year when Dickason constructed a saw and grist mill (non-extant) on the river bank with additional financial assistance from Ludington. Building such a mill was usually the first step in building up a town in the days before the coming of the railroads because the locale surrounding a mill was a natural gathering place for area farmers and was thus a logical place around which to build a trading center. This held true in this place as well. With Dickason's mill in place, which was among the first in this section of the state, the rich gently rolling prairie that surrounded it became especially attractive to settlers wishing to engage in agricultural pursuits. They did not arrive in sufficient numbers to save Dickason, however, who was unable to generate enough income to meet his financial obligations to Ludington. Consequently, Ludington replaced him with Col. Jeremiah Drake (1784-1868), who arrived at the site in 1842 and promptly set about enlarging the mill and building the first frame dwelling in the place for himself.(45)

By 1843, farmers were coming from as far as Madison and Stevens Point to have their grain milled at the place that Dickason had christened Columbus and the farms of new arrivals were beginning to dot the countryside surrounding it. In the same year, H. A. Whitney built the first store (and tavern) in Columbus and the long lines of farmers waiting their turn at the mill persuaded him to build the first hotel in the new community in the following year at the corner of James and Ludington streets, where its 1857 replacement now stands. Also in 1844, Lewis Ludington, the town proprietor, recorded the first plat of the future city, which was known as Ludington's Plat (or the Original Plat) and comprised a nine-block area (Blocks 1-9) bounded by Mill, Spring, Prairie, and Water streets. In 1845, the second store in the community was constructed for Josiah E. Arnold and Daniel E. Bassett, and its first doctor, Dr. James C. Axtell, and its first lawyer (future Wisconsin Civil War governor James T. Lewis) also set up office in that year.(46)

By 1846, population in the region had grown to a point where it made sense to set Columbia County off from Portage County. Most of Columbia County's earliest settlers were transplanted Yankees and persons of English descent, but by 1848, the first of what would prove to be a large number claiming German descent would begin to arrive as well. Not coincidentally, 1848 also saw the construction of the first brewery in Columbus on the banks of the Crawfish (non-extant), which was the property of Jacob Jussen. In 1849, Ludington platted a four-block addition to his original plat called Ludington's Addition (Blocks 10-13) bounded by Water, Prairie, Spring, and School streets and a year later he platted a second six-block addition called the Addition to Columbus (Blocks 14-19) bounded by Mill, Spring, Newcomb, and Water streets. These nineteen blocks now comprise the historic commercial core of Columbus, which quickly spread outward from the Ludington Street/James Street

45 *Stare*, Installment Nos. 10-12, pp. 10-13 and Nos. 13-18, pp. 14-22. See also: Butterfield, op. cit., p. 511.

46 Butterfield, op. cit., p. 666.

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intersection and Whitney's first hotel to encompass all of the area that is now listed in the NRHP as the Columbus Downtown Historic District (NRHP 3-5-92).

These plats were typical of their time in that they overlaid the topography of the land with a relentless grid of streets. They are atypical in not being aligned to the cardinal points of the compass. As Stare noted:

Instead of running due north and south, Ludington and all other parallel streets run $47\frac{1}{2}^{\circ}$ East for the reason that the trail from Madison to Fond du Lac came into town from the southwest along the top of a slight ridge, which became Ludington St., and all cross streets are at $42\frac{1}{2}^{\circ}$ North. Therefore, the corners of a square room or house would be very nearly the points of the compass [if located on these streets].(47)

Ludington, a native of New York, named his new plat's widest street Broadway (this is today's Dickason Boulevard). Prairie Street (which was originally, and for only a very short time, named Pleasant Street) was named for the countryside surrounding the plat, and Ludington Street, of course, he named after himself. Additional platting activity further increased the size of the community in the first years of the 1850s. Almon P. Birdsey platted Birdsey's Addition, bounded by Spring, James, Lewis, and Newcomb streets (Blocks 1-9) in 1854 and he added eighteen additional blocks bounded by Broadway and by Newcomb and Lewis streets (Blocks 10-27) to this plat in the following year. Also added to the community in 1854 was the Village (so-called) of West Columbus, which was bounded by Broadway and by Harrison, Lewis, and Fuller streets, and was platted by James T. Lewis, an attorney and future Governor of Wisconsin during the Civil War years.

By 1853, when the first newspaper in the community (the *Columbus Reporter*) began publication, Columbus had a well-established business core centered around the intersection of Ludington and James streets that was surrounded by residential plats to the northwest and northeast. All this development was concentrated for the most part to the northwest of Water Street, which is not surprising. As its name suggests, Water Street was bordered to the southeast by the Crawfish River and by the mill pond created by the dam of the mill (which was located where today's Udey Street intersects with the river). Since land to the northwest of Water Street was higher than the river and since it increased in elevation as one traveled northwest, it was therefore safe from flooding, which circumstance naturally favored development in that area of the city.

By 1855, Columbus had a population of 800 and:

had already seven stores with two or three more to be opened in the spring. There was a drugstore, a good flouring-mill, a saw-mill, two wagon-shops, one of which had made a hundred wagons, and the other fifty, during the year previous; three groceries and provision stores, two hotels, four blacksmith shops, three boot and shoe stores, three tailor shops, one jewelry store and one harness shop. The Congregational Church was building, and it was thought the coming spring would lay the foundations of Methodist and Universalist houses of worship.(48)

47 Stare, Installment No. 19, p. 22.

48 Butterfield, op. cit., p. 669.

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The first bank in Columbus was established in 1856 by William L. Lewis, but the most momentous news of that year was the arrival of the Milwaukee & Watertown railroad in the winter, the first to reach the village. This all-important change guaranteed that Columbus would be able to hold on to its existing trading advantage in the area and it also led eventually to the creation of an industrial zone bordering the tracks just to the east of Newcomb and Whitney streets that still exists to this day. Perhaps in anticipation of the growth the railroad would bring, no fewer than ten additions to the community were platted in 1856 and 1857 (Ingalsbe's, Farham & Co.'s, Mill's, Manning's, Warner's, William's, Warner & Fuller's, Whitney's, Thyng's, and Lewis' first addition to West Columbus). Also in 1857, the original Whitney Hotel burned down and was replaced by the splendid new Italianate style building at 101 S. Ludington St. that was just recently restored.

The development of the commercial center of the village was accompanied by growth of other kinds as well. In 1850, the first church in the village was built on the corner of Broadway and W. Mill Street for the Congregational Society of Columbus.⁽⁴⁹⁾ In 1859, a second institution was erected at the opposite (southwest) end of Broadway. This was the second public school building erected in the village, which was built on the 400 block of Broadway near the corner of School Street at a cost of \$6000 in 1859.⁽⁵⁰⁾ Part of the reason that these two institutional buildings were both built on Broadway was that the greater width of this thoroughfare (99-feet as opposed to 70-feet for Ludington and James streets and 66-feet for the others) provided a setting that was more visible, more spacious, and was especially appropriate for buildings of this type. Nor were institutions the only ones who built on Broadway for this reason. Some of the finest homes in the new community were also constructed on this street as well during the 1850s.

Growth was not limited just to Broadway either. Both Ludington and James streets began to acquire their share of the village's more impressive houses during this period as well. This was due to the fact that the commercial core of the village centered on the intersection of these two streets, which, as a consequence, were soon extended out beyond the village boundaries and into the surrounding countryside, Ludington Street becoming the road to the cities of Madison to the southwest and Fond du Lac to the northeast and James Street becoming the road to the cities of Portage to the northwest and Milwaukee to the southeast, via Watertown and Waukesha. As a result, most of the road traffic from the area surrounding Columbus entered and exited the village along these two streets, making them its principal thoroughfares. It is not surprising, therefore, given this special status, that lots along these streets rose in value accordingly and that some of the village's most prosperous prospective home owners began to build houses on them. By the end of the 1850s, both streets, but especially James Street, were the setting for some of the village's most notable houses, among them being the Greek Revival style house of John Swarthout (239 W. James St.), built in 1851, and the brick-clad Italianate style Gov. James T. Lewis House (711 W. James St., NRHP 4-9-82), built between 1854 and 1856.

By the beginning of the 1860s, though, many of the lots on James and Ludington streets and on Broadway were occupied and potential homeowners began to look elsewhere in the village for homesites. Another factor that directed attention to other streets was undoubtedly the amount of traffic on James and Ludington streets. Being the main entrances into Columbus

⁴⁹ Butterfield, op. cit., p. 678. This greatly altered Greek Revival style church is still extant and is located at 210 W. Mill St. It is now an apartment house.

⁵⁰ Ibid., p. 675. This building is no longer extant. Part of the first one, built in 1846, still exists as a Greek Revival style house located at 426 S. Ludington St..

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meant that traffic from the surrounding area kept these two streets in constant motion in the warmer months of the year, with accompanying noise, odor, and wear and tear on what, until the first years of the twentieth century, were unpaved roads. So far as can be determined, the first person to build a house within the district boundaries was local banker Reuben W. Chadbourn, whose Gabled Ell form house at 654 W. Prairie St. and carriage barn (649 Narrow St.) occupied the entire northwest half of this particular block. With Chadbourn as an example (and, let us not forget, he was also the town's principal moneylender) others soon began to build on W. Prairie Street as well. Built at the same time as Chadbourn's house and at the opposite end of the same block was the smaller Gabled Ell form house of D. M. Sturges at 254 S. Lewis St.. Two years later, Martin Starkweather built his own large Gabled Ell form house (250 S. Charles St.) just across S. Charles St. from Chadbourn on his own half-block parcel.

The convenience of living near the village's major thoroughfares and near the downtown, however, continued to be a factor in the choice of land for homesites and new owners still tended to build their homes within close proximity to the existing developed core of the village. Spurred on by the coming of the railroad and continuing growth in the rural area that surrounded it, Columbus experienced substantial population growth in the 1860s and in 1864 was officially incorporated as the Village of Columbus. Spurring on this growth was the arrival of industry in the village. Among these was the brewery established by Henry Kurth on S. Ludington Street in 1865, just to the west of what were then the village boundaries, which evolved into one of the community's largest business enterprises before being destroyed by a fire in 1916. Another important new institution also commenced in 1865 was Farnham & Allen's grain storage elevator (partially extant but greatly altered), built along the railroad tracks at their point of intersection with Broadway just north of the depot. This was a significant event since it provided another important service to the surrounding agricultural community. In 1869, still another new commercial enterprise came to town. This was the foundry and wagon shop (non-extant) constructed for the firm of Hall & Caswell. All this economic growth contributed to the growth of the village's residential areas as well, including the Prairie Street Historic District. Construction in the district had come to a halt during the Civil War, but resumed with a vengeance following its end. The last years of the decade saw the construction of five Italianate style houses in the district: the Emmons E. Chapin House at 415 W. Prairie St., built in 1867; the John Williams House at 352 W. Prairie St., built in 1869; the Robert Griffith House at 406 W. Prairie St., built in 1869; the John Sedgwick House at 430 W. Prairie St., built in 1869; and the Smith W. Chadbourn House at 651 W. Prairie St., built in 1869 on a half-block size parcel opposite the one of his brother. Indeed, by the end of 1869, a local newspaper was writing that:

Prairie street [sic] is now almost entirely occupied by fine residences; and there are along it few unoccupied lots. Within noticeably short time it has become among the most beautiful avenues in the village.(51)

During the 1870s the growing prestige of Prairie Street brought still more new homes into the district. These included the Gabled Ell style house of Hiram Seffins at 332 W. Prairie St., built in 1870, and the Italianate style houses of Nelson and Myron Sawyer at 458 and 510 W. Prairie St., built in 1874 and 1877, respectively, and of John J. Sutton at 546 W. Prairie Street, which was built in 1879 to replace his earlier house on the same site. Also built in 1877, was the new High Victorian Eclectic style brick Olivet Congregational Church at 313 W. Prairie St., and the splendid Stick Style house of Andrew O. Sexton at 443 W. Prairie St. By the end of the 1870s, Prairie Street had evolved into the most prestigious street in Columbus,

51 *Columbus Democrat*, September 3, 1869, p. 3.

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and it retained this status even after World War II.

Starting in the 1880s, the next 50 years saw the gradual filling in of the district as new houses were built, for the most part, on parcels that were either being sold off from larger ones belonging to earlier houses, or on ones that had not yet been built upon. The 1880s was a slow time for building in Columbus generally, and this was true in the district as well, the only new buildings constructed in it being its first Queen Anne style buildings: the Henry Lueders House at 551 W. School St., built in 1885; and the William R. Turner House at 353 W. Prairie St., built in 1889. The 1890s, though, witnessed a revival of building activity throughout the city and also in the district. Six Queen Anne style houses were built in the district in this decade and they are among its finest buildings. These houses include: the J. I. Merriam House at 549 W. Prairie St., built in 1896; the A. D. Chapman House at 329 W. Prairie St., built in 1896; the S. W. Andrews House at 434 W. Prairie St., built in 1897, the J. R. Goff House at 509 W. Prairie St., built in 1897, the Hobart E. Sutton House at 551 W. Harrison St., built in 1898; and the Helen M. Brown House at 410 W. Lewis St., built in 1899.

The new century began with the construction of the district's grandest house and its first period revival design, the Tudor Revival style Frederick A. Chadbourn House at 314 S. Charles St., built in 1900. The decade continued with the construction of the Queen Anne style Jennie Edwards House at 422 W. Prairie St., built in 1902, and the Queen Anne style Fred W. Hurd House at 532 W. Prairie St., built in 1907. Other houses built in the Craftsman and Bungalow styles would be built in the district in the following two decades, of which the most important was the Olivet Church Parsonage at 613 W. Prairie St., built in 1920. Still more houses built in the various period revival styles, would follow. Fortunately, the continuing prestige of the district meant that several of the newer buildings built within it, such as the Georgian Revival style Frank Goffin House at 457 W. Prairie St., built in 1926, and especially the Georgian Revival style Reuben C. Chadbourn House at 344 S. Charles St., built in 1928, continued to reflect the district's earlier history of being the home of architecturally significant buildings.

By the beginning of the Great Depression, the Prairie Street Historic District had assumed most of its present appearance. Fortunately, the ongoing prestige of the street continues to attract owners to its houses that share much the same status in the community as the ones that built these houses in the first place and this has helped the district to remain fundamentally unchanged, both visually and in terms of its role in the community, since it reached maturity. Partly, this is due to the fact that the Prairie Street Historic District has remained overwhelmingly a neighborhood of single family residences; few of its houses are believed to have ever been subdivided into rental units. Partly too, it is due to the superior design quality of these buildings, which are once again being appreciated and lived in as they were meant to be. These factors have also resulted in a great deal of very high quality restoration activity in the district, which is helping to ensure that the district continues to maintain its historic appearance.

Architecture

The Prairie Street Historic District was identified by the Columbus Intensive Survey as one of the areas in Columbus that is most worthy of listing in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because it is a well-defined residential neighborhood whose buildings are very good to outstanding, largely intact, representative examples of several of the successive architectural styles that were applied to residential buildings in Columbus between the years 1860 and 1936. The architectural significance of the contributing resources in the district is based in part of their

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ability to portray the architectural evolution of the larger neighborhood that surrounds the district, but their greatest significance is as representative examples of locally important architectural styles. In addition, the district contains numerous excellent buildings of individual architectural distinction. These buildings include four of the best examples of the Italianate style in Columbus, an outstanding example of the Stick Style, five outstanding examples of the Queen Anne style, an excellent example of the Craftsman style, an outstanding Tudor Revival style example, and two superior Georgian Revival style examples, plus many less notable but still fine buildings. Of equal importance is the fact that a number of the district's buildings are the work of some of the finest architects practicing in Wisconsin and elsewhere during the period of significance.

The buildings within the Prairie Street Historic District today constitutes a mix of thirty-nine single family houses, two carriage houses associated with these houses (one of which has since been converted into a house) and one church building constructed between 1860 and 1936. Of the forty-two buildings in the district, nine were built in the 1860s, six in the 1870s, two in the 1880s, eight between 1890 and 1900, three in the first decade of the twentieth century, one in the 1910s, nine in the 1920s, one in the 1930s, and two in the 1950s. Despite the district's relatively small number of 1860s buildings, one tendency that would characterize future development in the district were already discernible by the end of the 1860s. Larger, more elaborate houses tended to be built on multiple lot corner parcels, which is not surprising given the greater visibility and exposure gained thereby, while the lots between the corners tended to be occupied by smaller buildings. This tendency continued to govern the construction of buildings in the district until well after the turn of the century.

Most of the buildings built in the district in the 1860s are believed to have survived to the present day, enough to suggest that the district's first houses were largely frame construction clapboard-sided Gabled Ell form and Italianate style buildings, among which was one larger, very fine brick Italianate style building: the John Williams House at 352 W. Prairie St., built in 1869; and a very fine frame example, the Smith W. Chadbourn House at 651 W. Prairie St., also built in 1869. This stylistic distribution mirrored the building situation in the other residential neighborhoods that closely surrounded the downtown commercial core of Columbus during the 1860s as well. As the Gabled Ell form and Italianate style study sections of the Architectural Styles study unit of the CRMP make clear, the architectural styles found in Columbus in the mid-1860s were typical of other Wisconsin communities of that day, which were then just beginning to follow national architectural trends. Thus, the oldest houses in pre-Civil War Wisconsin communities tend to have been built in the Greek Revival style or were vernacular expressions of it, such as the Gabled Ell form, as were their first commercial buildings, and they were mostly built of wood. This was true in Columbus as well, which still possesses a number of early examples, including two excellent examples of the colonnaded temple variant of the Greek Revival style: the John Swarthout House at 239 W. James St., built in 1851; and the David D. Kelsey House at 206 N. Ludington St., built in 1853.⁽⁵²⁾ By 1867, examples of the newly fashionable Italianate style such as the district's Chapin House were beginning to be built in the village as well.

In the 1870s, more of the lots in the district were built upon even as new residential construction in Columbus expanded into the areas surrounding the district. Six buildings were constructed in the district during this decade. Several of the buildings built in the district in the 1870s were notable, including the Italianate style houses of Nelson Sawyer at 458 W. Prairie St., built in 1874, and of John J. Sutton at 546 W. Prairie St., built in 1879, both of which may possibly have been the work of

⁵² A third example, the Gov. James T. Lewis House (ca.605 W. James St.), built in 1856, has since been demolished.

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noted Milwaukee architect Edward Townsend Mix, who was, in fact, the architect of the splendid Stick Style house of Andrew O. Sexton at 443 W. Prairie St., built in 1877-78. Also built in 1877, was the High Victorian Eclectic style brick Olivet Congregational Church at 313 W. Prairie St., designed by the equally renowned Milwaukee architect Henry C. Koch.

Only two houses were built in the district in the 1880s but one of them was notable for being both the first Queen Anne style house in the district and the only known house in Columbus designed by Milwaukee architect Henry C. Koch, the architect of the Olivet Congregational Church; the Henry Lueders House at 551 W. School St., built in 1885. Between 1890 and 1899, however, new houses in the Queen Anne style began to appear throughout the district. Six houses from this decade were constructed in the district, of which three in particular are especially noteworthy. Two of them, the J. I. Merriam House at 549 W. Prairie St., built in 1896, and the S. W. Andrews House at 434 W. Prairie St., built in 1897, were designed by George F. Barber, a Knoxville, Tennessee, architect whose firm was one of the earlier and more prolific purveyors of plans and ready built houses in America between the mid 1880s and his death in 1915. The third one, the Hobart E. Sutton House at 551 W. Harrison St., built in 1898, was the work of Julius Schultz, an architect who was apparently from Columbus and who practiced in the city for a very short time around the turn-of-the-century.

Although much of today's district was in place by 1900, the process of building new houses on sub-divided portions of original parcels continued during the first three decades of the new century and these buildings also reflected the changes in architectural fashion that were occurring elsewhere in the state. Houses designed in the Queen Anne style continued to be built until nearly the end of the first decade of the twentieth century in Columbus, and three were built within the district between 1900 and 1909. A notable exception, however, and a sign of things to come, was the early and extraordinarily fine Tudor Revival house designed by the Milwaukee architectural firm of Van Ryn and DeGelleke for local banker Frederick A. Chadbourn at 314 S. Charles St. This was by nearly two decades the earliest Period Revival house in Columbus and would have been so in almost any other community in Wisconsin of that day as well, save for Milwaukee. It is also a remarkable house by any standard and is already listed in the NRHP.

The 1910s saw the construction of a single house in the district, the Bungalow style M. M. Bartley house at 425 W. Prairie St., which was built in 1914 and enlarged again in 1924.⁽⁵³⁾ The next two decades saw the construction of the last of the district's contributing resources and it is interesting to note that fully one fourth of all the district's resources were built between 1920 and 1936. These houses are a mix of Craftsman style and period revival style buildings, among which is the fine Craftsman style Olivet Congregational Church Parsonage at 613 W. Prairie St., built in 1920, by local contractor Carl Ibisch. Other fine buildings include examples of Colonial Revival, Dutch Colonial Revival, French Provincial, and Georgian Revival style houses, the most impressive of the latter being the Reuben C. Chadbourn House at 344 S. Charles St., built in 1928 by local contractor Alvin Ibisch to a fine individualistic design by Rockford, Illinois, architect Jesse A. Barolga.

Architects and Builders

Unlike the usual district that involves buildings constructed in the nineteenth and early twentieth centuries, the identities of the designers of a number of the buildings within the Prairie Street Historic District are known, as are the builders.

⁵³ City of Columbus Real Estate Assessment Tax Records.

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The following is a summary of available information on these men, two of whom were among the most important Wisconsin architects of their time.

Edward Townsend Mix

Edward Townsend Mix (1831-1890) was born in New Haven, Connecticut, but spent his early years on a farm his family purchased in Andover, Illinois. In 1846, the family moved back east to New York City. After several years as a clerk and office boy in that city, Mix, while on a visit to New Haven in 1848, chanced to walk into the architectural offices of a Major Stone in that city "at that time one of the leading architects in New England."⁽⁵⁴⁾ Liking what he saw of the work, Mix joined Stone as an assistant and remained in his office for seven years, at the end of which he declined an offer of partnership in order to return to the Midwest. In 1855, Mix worked as a foreman in the office of prominent Chicago architect William W. Boyington, with whom in the spring of 1856 he formed a partnership. In that same year, Mix moved to Milwaukee to superintend work there that they had designed, the firm then being known as Boyington & Mix. The financial depression of 1857 caused the two men to sever their ties by mutual consent. Mix remained in Milwaukee, where he gradually became that city's pre-eminent architect.

In 1864, Mix was appointed State Architect by Governor Fairchild, and had charge of all state building until he resigned in 1867. Mix designed many of his adopted city's largest and most important buildings during his career in Milwaukee, including such outstanding extant buildings as: the Mitchell Building at 207 East Michigan Ave., built in 1876; the Grain Exchange Building at 225 East Michigan Street, built in 1879; the Milwaukee Club at 706 North Jefferson Street, built in 1883; the Alexander Mitchell mansion at 900 West Wisconsin Avenue, built in 1873; the Robert Patrick Fitzgerald House at 1119 North Marshall Street, built in 1875; All Saints Episcopal Cathedral at 800 East Juneau Avenue, built in 1869; Immanuel Presbyterian Church at 1100 North Astor Street, built in 1874; St. Paul's Episcopal Church at 904 East Knapp Street, built in 1890; and the National Soldier's Home, built in the late 1860s.⁽⁵⁵⁾

Besides his better known work in Milwaukee, Mix was also active in designing buildings in other Wisconsin cities, including Columbus, where his ad ran in the *Columbus Democrat* for much of the 1870s. At least five of his buildings are known to have been built in Columbus and available sources suggest that there were others besides. Those that have been identified are: the now altered United Methodist Church at 222 S. Dickason Blvd., built in 1873;⁽⁵⁶⁾ the excellent Zion Evangelical Lutheran Church at 254 W. Mill St., built in 1878;⁽⁵⁷⁾ the Griswold Block at 100 S. Ludington Street, built in 1875;⁽⁵⁸⁾ the now demolished Richard D. Vanaken House at 334 S. Ludington St., built in 1878;⁽⁵⁹⁾ and the Andrew O. Sexton House at 443 W. Prairie St. in the Prairie Street Historic District, built in 1877-78.⁽⁶⁰⁾

⁵⁴ *The United States Biographical Dictionary*, Wisconsin Volume, 1877: pp. 653-655.

⁵⁵ Korom, Joseph. *Milwaukee Architecture: A Guide to Notable Buildings*, Madison: Prairie Oak Press, 1995.

⁵⁶ *Columbus Democrat*, May 23, 1873, p. 1

⁵⁷ Butterfield, Consul W., op. cit., p. 683.

⁵⁸ *Columbus Democrat*, March 20, 1875, p. 1

⁵⁹ *Columbus Republican*, February 25, 1877, p. 1.

⁶⁰ *Columbus Democrat*, June 30, 1877, p. 1.

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Henry C. Koch

Henry C. Koch (1841-1910) was born in Hanover, Germany in 1841 and came to Milwaukee with his parents the following year. A graduate of the Milwaukee German-English Academy of that city, Koch began his studies as an architect in the office of pioneer Milwaukee architect George W. Mygatt. At the outbreak of the Civil War Koch joined the Union army and served with distinction on the staff of Gen. Philip Sheridan as a topographical engineer. In 1866, Koch returned to Milwaukee and entered into partnership with Mygatt. The partnership ended in 1870 and Koch practiced alone until 1877, when he formed the firm of H. C. Koch and Co. with his brother-in-law, H. Paul Schnetzky. In 1887, Schnetzky left the firm and in 1890 Koch gained a new partner, Herman J. Esser. In 1899, Esser left and in 1902, Koch's son, Armand D. Koch, joined the firm as a partner, the firm becoming H. C. Koch and Son.(61)

Koch was an exceptionally able and extremely well known architect who designed hundreds of Milwaukee and Wisconsin's finest public and private buildings during his long career, and he enjoyed a national reputation as a designer of churches and courthouses. Among the many important, excellent extant buildings he designed in Milwaukee are the following: the Pfister Hotel at 424 East Wisconsin Ave., built in 1893; the Wells Building at 324 East Wisconsin Ave., built in 1901; Milwaukee City Hall at 200 East Wells St., built in 1895; Turner Hall at 1034 North Fourth St., built in 1883; Calvary Presbyterian Church at 935 West Wisconsin Ave., built in 1870; and the Roman Catholic Church of the Gesu at 1145 West Wisconsin Ave., built in 1893.(62)

Koch, like E. T. Mix, was an outstanding and prolific architect and he is credited with designing twenty courthouses in Wisconsin and elsewhere during his career and at least twelve school buildings, along with his other works. Besides his best known work in Milwaukee, Koch designed buildings in many other Wisconsin cities including Madison, where he designed Science Hall on the University of Wisconsin campus, built in 1887, and the now-demolished Dane County Courthouse at 200 W. Main St., built between 1883-1886. In Columbus, Koch designed at least two buildings, both of which are located in the Prairie Street Historic District. These are: the High Victorian Eclectic Style Olivet Congregational Church at 313 W. Prairie St., built in 1877;(63) and the early Queen Anne style Henry Lueders House at 551 W. School St., built in 1885.(64)

George F. Barber

George F. Barber (1854-1915) was a native of DeKalb, Illinois, who grew up on a farm in Kansas. Barber began his career as a carpenter but he evolved into an excellent, mostly self-taught architect and building contractor. By the mid-1880s, Barber was acting as the architect for the DeKalb firm of Barber and Boardman, Contractors and Builders. In 1888, Barber moved to Knoxville, Tennessee, for health reasons, he affiliated with a Knoxville real estate developer, J. C.

61 Architect's Files, Registration Section, Division of Historic Preservation, State Historical Society of Wisconsin.

62 Korom, Joseph, op. cit.

63 *The Milwaukee Sentinel*, August 28, 1876, p. 8.

64 Original drawings in the possession of the current owner.

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White, and by 1892 he was producing the first of the mail order design catalog of his house plans that were to make him a national reputation.(65)

From his office in Knoxville, Tennessee, he [Barber] designed houses which were built in most of the contiguous states. Barber designs have been identified in Oregon, Minnesota, Wisconsin, Illinois, Ohio, and New York, as well as all of the southeastern states. Pattern-books advertising Barber's house designs were widely distributed. When a client responded, Barber would send the plans, along with the pre-cut and marked raw materials, by rail to the site, where the new homeowner would have the structure built on a prepared foundation.

Barber's designs were generally of the more bizarre and asymmetrical Queen Anne modes. He favored ornate turrets and towers, extensive sawn and turned woodwork, horseshoe arches, rooftop crestings and finials, and similar outlandish touches. In his later years Barber prepared many Colonial Revival style buildings. Barber was associated with Thomas A. Klutz from 1902 to 1908.(66)

There is at least one Barber designs in the Prairie Street Historic District and there are probably more elsewhere in the city. The S. W. Andrews House at 434 W. Prairie St., built in 1897 is a known Barber design and the J. I. Merriam House at 549 W. Prairie St., built in 1896, while not definitely linked to Barber, is nevertheless identical to another known Barber design. In addition, the Charles Topp House at 152 S. Birdsey St., built in 1900 to a design by J. C. Schultz of Columbus, is, in fact, identical to still yet another known Barber design.(67)

Julius C. Schultz

Only a little is known about Julius Schultz, the reputed architect of the Topp House noted above and the known architect of several other Columbus buildings, including one in the Prairie Street Historic District. The various newspaper mentions of Schultz's local projects refer to Schultz alternately as "C. F. Schultz," "Julius Schultz," and "J. C. Schultz," and describe him as "our young architect," a phrase that could mean that Schultz was located in Columbus, was a native of or had family in Columbus, or both. However the term "our" is to be interpreted, though, it was first used in conjunction with a Schultz design for the now-altered Zion Evangelical Lutheran Church School at 437 W. Mill St., which was built in 1897.(68)

⁶⁵ Barber, George F. *Cottage Souvenir No. 2*. The original 1892 edition was reprinted in 1982 by the American Life Foundation and Study Institute, Watkins Glen, NY, and this information is included in the introduction written by Michael A. Tomlan.

⁶⁶ Wells, John E. and Robert E. Dalton. *The South Carolina Architects: 1885 - 1935*. Richmond: New South Architectural Press, 1992, pp. 6-7.

⁶⁷ *Columbus Republican*, August 4, 1900, p. 1. See also: City of Columbus Real Estate assessment Tax Rolls. The original drawings signed by Schultz are in the possession of the current owner.

⁶⁸ *Columbus Republican*, February 13, 1897, p. 1 (C. F. Schultz). See also: *Columbus Republican*, September 4, 1897, p. 1 (Julius Schultz).

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By the end of 1897, more commissions had come Schultz's way as well.

Our architect, J. C. Schultz, has made plans for a new residence which Chris. Kurth will erect next season on the grounds next to bottling works of the Kurth Co. The estimated cost is \$4500. He is also at work on plans for a \$3000 residence for H. E. Sutton, to be built next season on the site of his present residence.(69)

The large, very well designed Queen Anne style Christian Kurth House was built at 820 Park Ave. in 1898, as was the Queen Anne style Hobart E. Sutton House, which was built in the same year at 551 W. Harrison St., which is within the Prairie Street Historic District. A final building designed by J. C. Schultz whose exact location is still unknown was a two-story brick business block on Ludington St., built in 1898-99 "on a vacant lot owned by E. S. Griswold next to the Jackson shops."(70) This, however, was the last mention of Schultz in the Columbus papers and information about his subsequent career and whereabouts has not yet been found.

Van Ryn and DeGelleke

The Milwaukee architectural firm of Van Ryn and DeGelleke designed only a single project in Columbus, but it was a spectacular one; the superb Tudor Revival style Frederick A. Chadbourn House and carriage barn at 314 S. Charles St., built in 1900. The choice of the firm was somewhat unusual since the firm had built its enviable reputation primarily on its designs for public and institutional buildings.

Both Van Ryn and DeGelleke were of Dutch Heritage. Henry J. Van Ryn was born in Milwaukee on June 8, 1864. His father, a native of Utrecht, Holland, came to Milwaukee and was a successful tobacco manufacturer until his death in 1878. Henry Van Ryn was educated in Milwaukee's public schools until 1881, when, at the age, of 17, he became an apprentice architect in the Milwaukee office of Charles A. Gombert. Later, Van Ryn worked as a draftsman in the offices of Milwaukee architects James Douglas and Edward Townsend Mix. After completing his apprenticeship in 1888, Van Ryn established his own architectural practice in downtown Milwaukee at the Plankinton Bank Building. In the fall of 1897, Van Ryn established a partnership with Gerrit DeGelleke, who had recently returned to Milwaukee after completing an architectural studies course at the University of Pennsylvania.

Gerrit J. DeGelleke was born in Milwaukee on August 19, 1872. His father, a native of Holland, was a Milwaukee building contractor. After graduating from Milwaukee's East High School in about 1890, DeGelleke went to work as a draftsman for Henry Van Ryn, but left in 1895 to take a two-year course in architectural studies at the University of Pennsylvania. After graduating in 1897, DeGelleke returned to Milwaukee as an architect and formed a partnership called Van Ryn and DeGelleke with his former boss. The firm was very prosperous and most of their extensive residential and commercial work was designed in the period revivals of the day. The firm specialized, however, in institutional work and designed school buildings and hospitals throughout the state. Between 1912 and 1925, the

69 *Columbus Republican*, December 11, 1897, p. 1.

70 *Ibid.*, September 3, 1898, p. 1.

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firm designed all of the Milwaukee public school buildings including the Milwaukee Area Technical College building and Bay View and Riverside High Schools.(71)

Jesse A. Barloga

The hiring of Jesse A. Barloga (1885-1947) to design the fine Georgian Revival style Reuben C. Chadbourn House at 344 S. Charles St., which was built in the district in 1928, seems to have been a unique event so far as Columbus is concerned since no other project by this designer is known to have been built in the city.

A native of Pecatonica, Ill. he [Jesse A. Barloga] was educated in architecture at the University of Illinois, and after a few years experience acquired in the office of Frank A. Carpenter of Rockford, in 1910 established practice for himself. During the thirty years Mr. Barloga was active he designed varied types of buildings, although probably better known in the field of residential work. Among his clients were Harold Clark of Rockford, and Ruth Hanna McCormick for whom he designed several buildings on her country estate near Byron, Ill. Also, he designed the West High School and the News Tower in Rockford.(72)

Richard D. Vanaken

Richard D. Vanaken, Sr. (1830-1918), was the best known and most prolific carpentry contractor in Columbus in the nineteenth century, so much so, in fact, that in his obituary it was stated with only slight exaggeration that: "It is said that nearly half of the buildings now [1918] in the city, both residences and business places, were built by him."(73) Vanaken was born in Ulster County, New York, in 1830. He apprenticed as a carpenter in Kingston, New York, in 1845, and practiced there until moving to Columbus in 1856. Subsequently, Vanaken acted both as a builder and, as was the fashion of the times, occasionally as an architect as well when clients did not have plans from any other source. By 1880, a biographical entry in the *History of Columbia County* credited him with the construction of 260 buildings in and near Columbus, which number included, among many others, one in the district: the S. W. Andrews House at 434 W. Prairie St., built in 1897.(74). In all of these buildings Vanaken acted as the carpentry contractor, but the extent of his role in their design is unknown. He was clearly conversant with the work of the architects of his day, however, since at least five of the buildings in Columbus that he was the contractor for were designed by Edward Townsend Mix of Milwaukee, including a house of his own on S. Ludington Street. A much more complete listing of his known projects in and about Columbus is included in the *Columbus Intensive Survey Report*.

71 Hatala, Carlen, and Les Vollmert. North Grant Boulevard Historic District National Register Nomination Form. City of Milwaukee Department of City Development, September, 1993, pp. 8-37 - 8-38. On file in the Registration Section, Division of Historic Preservation, State Historical Society of Wisconsin.

72 Withey, Henry F. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, 1970, p. 37.

73 *Stare*, op. cit., Installment No. 86, p. 132. This installment is devoted to Vanaken.

74 Butterfield, Consul W., op. cit., pp. 979-980. See also: *Columbus Democrat*, June 30, 1877, p. 1.

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Milford Loomis

Milford Loomis (1829-1908) was one of the early carpenters in Columbus and one of its more prolific contractors in the nineteenth century. Loomis was born in Union, New York, in 1829, and was the son of Warren Loomis, a carpenter and house mover. Milford Loomis received his education in the public schools of Union and in 1845, at the age of 16, moved to Columbus with his family. Soon after his arrival in Columbus, Loomis set up in trade as a carpenter, perhaps initially in association with his father, and soon became one of the leading men in this field in the area.(75)

In the course of his long career Loomis built all kinds of buildings and was even known locally for a time as a builder of timber trestle bridges, having completed ones in the villages of Danville and Lowell, Wisconsin, in 1868.(76) His work in the Prairie Street Historic District is especially notable, his name being associated with more buildings here than any other builder. The following is a list of buildings in the district on which he worked: the Nelson Sawyer House, 458 W. Prairie St., built in 1874;(77) the John J. Sutton House at 546 W. Parry St., built in 1879;(78) the Olivet Congregational Church at 313 W. Prairie St., built in 1877;(79) the Henry Lueders House at 551 W. School St., built in 1885;(80) the A. D. Chapman House at 329 W. Prairie St., built in 1896;(81) and the J. R. Goff House at 509 W. Prairie St., built in 1897.(82) A much more complete listing of his known projects in and about Columbus is included in the *Columbus Intensive Survey Report*.

Carl Ibisch

While not, perhaps, as prolific a builder as Richard D. Vanaken, Carl Ibisch was the best known carpentry contractor to work in Columbus during the first half of the twentieth century. Ibisch was a member of a well-established Columbus family whose house and lands are still located along the Crawfish river at 321 N. Spring St. Although the details of his early career are not yet known, by 1919 he was an established contractor in partnership with Otto Hasenfus and they were then busy with the construction of Louis Sullivan's Farmers and Merchants Bank (159 W. James St., NHL). This is now Columbus's best known building and Sullivan afterwards described Ibisch as "one of the finest craftsman I have ever worked with."(83) In the same year, Ibisch and Hasenfus also became involved with the Badger Casket Co., a small scale casket manufacturing concern then located in Milwaukee that a group of local men were trying to re-establish in

75 *Stare*, Installment Nos. 346 and 347, pp. 513-514 (*Columbus Journal-Republican*, March 6 and March 13, 1958).

76 *Columbus Democrat*, October 15, 1868, p. 1.

77 *Columbus Republican*, May 8, 1875, p. 1.

78 *Ibid.* September 6, 1879, p. 1.

79 *Columbus Democrat*, December 23, 1876, p. 1.

80 *Ibid.* January 17, 1885, p. 1.

81 *Columbus Republican*, January 25, 1896, p. 1.

82 *Ibid.* June 12, 1897, p. 1.

83 Columbus Historic Landmarks and Preservation Commission. *Columbus Historic Architecture Tours*. Columbus: n.d., p. 31.

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Columbus. At first this factory was housed in an addition to the Ibisch and Hasenfus carpentry shop, but within a few years a new building was built near the depot (extant - 336 N. Spring St.) to house its expanded operations. Carl Ibisch was the vice-president of this firm, Hasenfus was a director, and it existed in Columbus until 1926, when the operations were moved to Madison. (84)

Throughout this entire period and for many years afterwards, however, building contracting was Ibisch' principal business and over the course of his working life Ibisch established himself as the leading man in this line in Columbus. During his career Ibisch was responsible for the construction of many important Columbus buildings including the fine Craftsman style Olivet Congregational Church Parsonage in the district at 613 W. Prairie St., built in 1920. (85)

Besides Carl Ibisch' own work, the work of the next generation of his family began to grace Columbus around the same time. A notable example was the carpentry work done by Arvin Ibisch on the Georgian Revival style house at 344 S. Charles St. built in 1928 for Reuben C. Chadbourn. (86) Again, a more complete listing of the known projects of Carl Ibisch is included in the *Columbus Intensive Survey Report*.

The Prairie Street Historic District is being nominated to the NRHP because the buildings within it designed by Edward T. Mix, Henry C. Koch, and other notable architects and builders constitute a visually impressive residential grouping that is also representative of the historic patterns that shaped the larger neighborhood of which the district is a part. Not only are these buildings within the district impressive as a group, but several of the individual houses are also the best and the most intact examples of the more important architectural styles found in Columbus. The significance of the district is further enhanced by its highly intact and very well maintained state of preservation.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. Earlier buildings are known to have occupied the sites of several of the houses in the district including 551 W. Harrison Street; and 341, 546 and 613 W. Prairie Street. Sanborn-Perris maps and Bird's Eye views of the city (1868 and 1893) indicate that there were also earlier buildings on several other lots in the district facing onto W. Prairie Street as well. Despite subsequent construction activity, some archeological remains from all of these earlier buildings may still be extant. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of these pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

84 Stare, op. cit. Installment Nos. 544-545, pp. 788-789 (*Columbus Journal Republican*, December 13 and December 20, 1962). Ibisch was still alive and living in Columbus as of 1962.

85 Stare, Frederick Arthur. *History of Olivet Congregational Church, Columbus, Wisconsin*. Columbus: 1963, p. 76. Reprinted from the *Columbus Democrat*, April 3, 1920, p. 1.

86 Chadbourn Historic District, Columbus Nomination Form. City of Columbus Historic Landmarks and Preservation Commission files.

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Criteria Consideration A

Both the Olivet Congregational Church at 313 W. Prairie Street and its parsonage at 613 W. Prairie Street are subject to Criteria Consideration A, which they satisfy because both derive their primary significance from their architectural distinction.

Preservation Activity

The Prairie Street Historic District has been fortunate in that it has consistently been able to attract new owners who have taken pride in their historic houses and have had the means to maintain them. The district has also benefited from the educational activities of the City of Columbus Historic Landmarks and Preservation Commission, which has been the sponsor and prime mover of the Columbus Intensive Survey and of this NRHP nomination. The result has been to increase local awareness of the value of the neighborhood's historic building stock at a time when restoration activity in other areas of Columbus is growing.

Fortunately, the area surrounding the district still enjoys the same advantage of proximity to the downtown that led to its initial development and as the price of new housing in Columbus continues to rise, interest in this neighborhood is increasing and it is hoped that the creation of the Prairie Street Historic District will help this interest gather momentum. Fortunately too, several of the best of the district's buildings (the Nelson Sawyer House and the S. W. Andrews House) have recently been the subject of meticulous restoration projects. It is hoped that these highly visible restorations will inspire other property owners in the area with similar houses to begin their own restoration projects.

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VERBAL BOUNDARY DESCRIPTION

The boundaries of the district begin at a point located on the E corner of Block 17, Village of West Columbus addition, this corner being formed by the intersection of W. Prairie and S. Spring streets. The boundary line then proceeds in a SW direction along the NW curbline of S. Spring St. to a point that corresponds to the S corner of the lots associated with 313 W. Prairie St. The line turns 90° and proceeds in a NW direction along the rear lot lines of 313 - 353 W. Prairie St. to a point on the SE curbline of S. Main St., then continues in a NW direction across S. Main St. and along the rear lot lines associated with 407 - 461 W. Prairie St. to a point on the SE curbline of S. Birdsey St., then continues in a NW direction across S. Birdsey St. and along the rear lot lines associated with 509, 525, and 549 W. Prairie St. to a point on the SE curbline of S. Lewis St. The line then continues in a NW direction across S. Lewis St. to a point on the NW curbline of said street, then turns 90° and runs in a SW direction along said curbline to the S corner of Block 3 of Lewis' Addition to the Village of West Columbus Addition, then continues in a SW direction across W. School St. to the E corner of Block 4 of Lewis' Addition to the Village of West Columbus Addition. The line then turns 90° and runs in a SE direction along the SW curbline of W. School St. to a point that corresponds to the E corner of the lot associated with 551 W. School St., then turns 90° and runs in a SW direction along the SE side of said lot to the S corner, then turns 90° and runs in a NW direction along the rear lot line of said lot to a point on the SE curbline of S. Lewis St., then continues in a NW direction across said street to the NW curbline, then continues in a NW direction along the SW side of the lot associated with 410 S. Lewis St. to the W corner of said lot, then turns 90° and runs in a NE direction along the rear lot line of said lot to a point on the SW curbline of W. School St. The line then continues in a NE direction across said street to the NE curbline, then turns 90° and runs in a NW direction along said curbline to the W corner of Block 12 of Lewis' Addition to the Village of West Columbus Addition, then turns 90° and runs in a NE direction along the SE curbline of S. Hibbard St. to the N corner of said block, then turns 90° and runs in a SE direction along the SW curbline of W. Prairie St. to a point on said curbline directly opposite the W corner of the lot associated with 250 S. Charles St. The line then turns 90° and runs in a NW direction across W. Prairie St. to said W corner, then continues in a NW direction along the rear lot lines of the lots associated with 250 and 236 S. Charles St. to the point on intersection with the SW curbline of Narrow St. The line then turns 90° and runs in a SE direction along said SW curbline and across S. Lewis St. to a point on the SE curbline of said street, then turns 90° and runs in a SE direction along said SE curbline to the N corner of Block 1, Village of West Columbus addition. The line then turns 90° and runs in a SE direction along the SW curbline of W. Harrison St. to a point that corresponds to the E corner of the lot associated with 551 W. Harrison St., then turns 90° and runs in a SW direction along the side lot line of said lot and continuing along the rear lot line of the lot associated with 231 S. Lewis St. to the N corner of the lot associated with 532 W. Prairie St. The line then turns 90° and proceeds in a SE direction along the rear lot lines of 532 and 510 W. Prairie St. to a point on the NW curbline of S. Birdsey St., then continues in a SE direction across S. Birdsey St. and along the rear lot lines associated with 485 - 406 W. Prairie St. to a point on the NW curbline of S. Main St., then continues in a SE direction across S. Main St. and along the rear lot lines associated with 352 and 332 W. Prairie St. to the E corner of the lot associated with 332 W. Prairie St. The line then turns 90° and proceeds in a SE direction along the rear lot lines of 532 the side lot line of said lot to a point of intersection with the NE curbline of W. Prairie St., then continues in a SW direction across said street to the SW curbline, then turns 90° and

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National Park Service

National Register of Historic Places
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Section 10 Page 2 Prairie Street Historic District
Columbus, Columbia County, WI

VERBAL BOUNDARY DESCRIPTION, CONTINUED

proceeds in a SE direction along said curbline to the POB. The boundaries enclose an area of approximately twelve acres, more or less.

BOUNDARY JUSTIFICATION

The boundaries of the Prairie Street Historic District contain all the land historically associated with the district's individual resources. Buildings were included within the district based on their type, degree of integrity, and their date of construction, with those buildings included within the district being generally larger, more architecturally distinctive, and more intact than adjacent buildings of the same type located outside it. Located to the northwest of the district is an area of modern houses while areas located to northeast, southeast, and southwest of the district consist of other neighborhoods of single family houses whose individual resources are generally smaller and have a lesser degree of integrity than do the resources within the district.

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

**National Register of Historic Places
Continuation Sheet**

Section Photo Page 1 Prairie Street Historic District
Columbus, Columbia County, WI

Items a-d are the same for each photo.

Photo 1

- a) Prairie Street Historic District
- b) Columbus, Columbia County, WI
- c) Timothy F. Heggland, April 18, 1997
- d) State Historical Society of Wisconsin
- e) 313 W. Prairie St., View looking SW
- f) Photo 1 of 14

Photo 2

- e) 443 W. Prairie St., View looking SW
- f) Photo 2 of 14

Photo 3

- e) 600 Block W. Prairie St. View to NW
- f) Photo 3 of 14

Photo 4

- e) 525 W. Prairie St., View looking SW
- f) Photo 4 of 14

Photo 5

- e) 549 W. Prairie St., View looking S
- f) Photo 5 of 14

Photo 6

- e) 613 W. Prairie St., View looking SW
- f) Photo 6 of 14

Photo 7

- e) 651 W. Prairie St., View looking W
- f) Photo 7 of 14

Photo 8

- e) 551 W. School St., View looking W
- f) Photo 8 of 14

Photo 9

- e) 344 S. Charles St., View looking NW
- f) Photo 9 of 16

Photo 10

- e) 551 W. Harrison St., View looking S
- f) Photo 10 of 14

Photo 11

- e) 546 W. Prairie St., View looking NE
- f) Photo 11 of 14

Photo 12

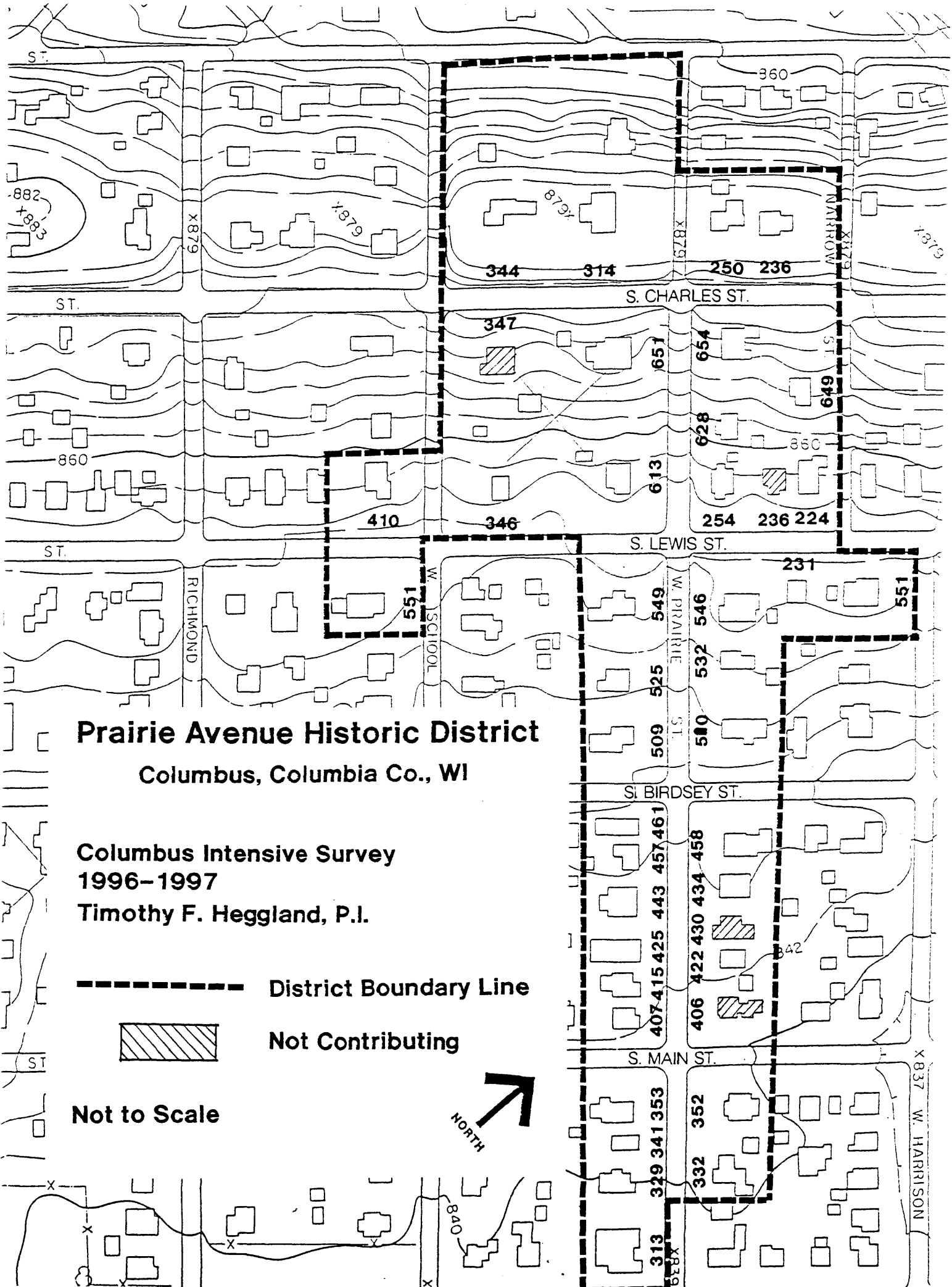
- e) 434 W. Prairie St., View looking N
- f) Photo 12 of 14

Photo 13

- e) 352 W. Prairie St., View looking N
- f) Photo 13 of 14

Photo 14

- e) 332 W. Prairie St., View looking NE
- f) Photo 14 of 14



Prairie Avenue Historic District
Columbus, Columbia Co., WI

Columbus Intensive Survey
1996-1997
Timothy F. Heggland, P.I.

----- District Boundary Line
▨ Not Contributing

Not to Scale

