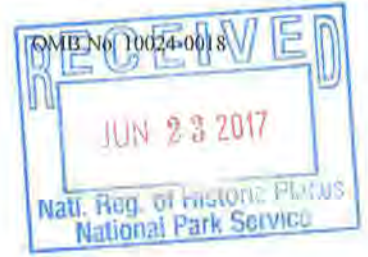


56-1444



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 Dix Street-Warner Street Historic District  
other names/site number

2. Location

street & number	Roughly bounded by Maple Avenue, Dix Street, Hibbard Street, Warner Street, Fuller Street, and S Charles Street.	N/A	not for publication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.)

Signature of certifying official/Title

6/23/2017  
Date

State Historic Preservation Office -Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Dix Street-Warner Street Historic District

Columbia

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

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

*Edson H. Beall*

8.7.17

*[Signature]*

Signature of the Keeper

Date of Action

**5. Classification**

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

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)

building(s)  
 district  
 structure  
 site  
 object

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

contributing	noncontributing
25	0 buildings
	0 sites
	0 structures
	0 objects
25	0 total

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

N/A

**Number of contributing resources previously listed in the National Register**

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)  
DOMESTIC/Single dwelling

**Current Functions**

(Enter categories from instructions)  
DOMESTIC/Single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

MODERN MOVEMENT

LATE 19<sup>TH</sup> AND 20<sup>TH</sup> CENTURY REVIVALS/Colonial Revival

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls Weatherboard

BRICK

roof ASPHALT

other STONE

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1941-1970  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked)

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Wright, Frank Lloyd  
\_\_\_\_\_  
\_\_\_\_\_

**Narrative Statement of Significance**

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

Dix Street-Warner Street Historic District  
Name of Property

Columbia  
County and State

Wisconsin

## 9. Major Bibliographic References

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

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

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

### Primary location of additional data:

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

Name of repository:

## 10. Geographical Data

Acreage of Property 12.06 acres

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

1 16 335530 4800620  
Zone Easting Northing

2 16 335580 4800620  
Zone Easting Northing

3 16 335610 4800170  
Zone Easting Northing

4 16 335610 4800010  
Zone Easting Northing

X 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. Heggland	Date	April 27, 2016
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Rd.	zip code	53560
city or town	Mazomanie	state	WI



Dix Street-Warner Street Historic District

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Wisconsin

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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.)

<b>name/title</b>	Various, See Separate List			<b>Date</b>	April 27, 2016
<b>organization</b>				<b>telephone</b>	
<b>street &amp; number</b>				<b>zip code</b>	
<b>city or town</b>	<b>state</b>	WI			

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

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

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Section 7 Page 1

Dix Street-Warner Street Historic District  
Columbus, Columbia County, Wisconsin

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**Description:**

The Dix Street-Warner Street Historic District is a small residential district comprised of 26 single family residences located on the far west side of the city of Columbus. These residences are situated on either a small hill at the south end of the district that is one of the highest points on the west side of the city (the 900 blocks of Warner Street, Dix Street, and S. Charles Street), or else they are located on the east side of the 400-800 blocks of Dix Street. The houses located in the 400-800 block of Dix Street occupy flat land and face west onto what was open farm fields during the period of significance. Consequently, all of the district's houses originally possessed open views of the surrounding countryside and were designed to take advantage of these views. The earliest house in the district is a fine example of the Colonial Revival style, built in 1941, and the district contains one more late example of the Colonial Revival style, but all of the other houses in the district are either excellent examples of the Ranch style or else they illustrate various aspects of the Modern Movement styles, there being 16 examples of the Ranch style in the district, two examples of the Split-Level style, one example of the Wrightian style, and five examples of the Contemporary style, all of which were built between 1951 and 1970. All of the houses contribute to the significance of the district.

Almost all of the houses in the district are larger than houses of comparable age located in the neighboring residential area to the east and to other houses built in Columbus during the period of significance. The district's houses are mostly one story in height, and most of them are clad wholly or partially of wood clapboards or vertical wood boards, although some are clad in brick and stone. A number of these houses are believed to have been architect-designed but the only one that has been positively identified as such is the E. Clarke & Julie Arnold House at 954 Dix Street, which was designed by Frank Lloyd Wright and which is listed individually in the National Register of Historic Places (NRHP #07000339).<sup>1</sup> Lots in the district vary in size and in plan, but the houses they contain are all surrounded by mown lawns, they are shaded by a mixture of mature deciduous and coniferous trees, and most of them also have ornamental plantings located next to the houses themselves, and the houses are accessed by poured concrete driveways and footpaths. Streets in the district are edged with concrete curbs and gutters, and poured concrete sidewalks edge the lots of the houses located on Dix and S. Charles streets.

What distinguishes the houses in the district from the houses that surround them is their size, high degree of integrity, and high quality of design. Most of the houses in the areas that lie adjacent to the district to the east are of similar vintage and are also examples of the Ranch style, but the houses in the district are both larger and have more iconic designs than those in the adjacent areas.

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<sup>1</sup> The E. Clarke & Julia Arnold House was listed in the NRHP 4/12/2007.

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Dix Street-Warner Street Historic District  
 Columbus, Columbia County, Wisconsin

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**Inventory:**

The following inventory lists every building in the district along with the names of the original owners, the construction date, the address, and also the resource's contributing ( C ) or non-contributing ( NC ) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

CO = Colonial Revival  
 CON = Contemporary  
 RA = Ranch  
 WR = Wrightian

C	255	Brevity Lane	Willard & Joyce Lund House	1965	CO
	838	S. Charles Street	Marshall & Freda Wright House	1953	RA
C	856	S. Charles Street	Carroll B. & Phyllis Callahan House	1951	CON
C	910	S. Charles Street	Dr. Raymond C. & Maryan Howe House	1941	CO
C	411	Dix Street	John & Joan Duffy House	1970	RA
C	525	Dix Street	Gordon & Rita Zander House	1965	RA
C	545	Dix Street	Walter Stadler House	1965	RA
C	601	Dix Street	Walter Handler House	1963	RA
C	625	Dix Street	John Feuling House	1965	RA
C	711	Dix Street	Frederick & Betty Inabnet House	1965	RA
C	717	Dix Street	David G. & Beverly Meister House	1966	RA
C	932	Dix Street	William V. & Edna Dargan House	1958	RA
C/NRHP	954	Dix Street	E. Clarke & Julia Arnold House	1956	WR
C	992	Dix Street	Lauris G. & Nellie Anthon House	1958	RA
C	994	Dix Street	Milton & Margaret Patchett House	1961	RA
C	998	Dix Street	Charles A. & Marian Metzger House	1966	RA
C	710	Fuller Street	Otto & Minnie Yohn House	1958	RA
C	732	Fuller Street	John P. & Margaret Platz House	1963	CON
C	826	Hibbard Street	Martin Hogman, Jr. House	1955	RA
C	655	Maple Avenue	Emil Schneider House	1966	RA
C	972	Warner Street	William L. & Rita Gavinski House	1956	CON
C	977	Warner Street	John R. & Kay Caldwell House	1957	RA
C	986	Warner Street	Roger & JoAnn Thomas House	1957/ 1994	CON
C	987	Warner Street	John P. & Margaret Platz House	1959	CON
C	997	Warner Street	Donald & Vivian Smith House	1958	RA
C	998	Warner Street	Hugh M. Caldwell, Jr. House	1956	RA

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Dix Street-Warner Street Historic District  
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Colonial Revival Style

Modern Movement style designs predominate in the Dix Street-Warner Street Historic District. Nevertheless, both the oldest and one of the newest houses in the district were both designed in the Colonial Revival style. Why this should be so is a matter of speculation. For some owners it is likely that this style's cultural association with the concept of "home" was a deciding factor. For others, having a second story and the extra space it provided may have also been a deciding factor. Whatever the reasons, it is clear that the Colonial Revival style never fell entirely out of favor with new home owners during this period and there is ample evidence today to show that that it has actually increased in popularity over time.

The Dr. Raymond C & Maryan Howe house, located at 910 S. Charles Street and built in 1941 is actually one of the last Colonial Revival style houses to be built in Columbus prior to the beginning of World War II and is one of the city's finest examples of the style. This very fine, custom built, probably architect-designed house has an irregular plan, a very large sloping site, and represents the mature, scholarly-influenced Colonial Revival style designs that were produced in this country prior to World War II.

The Willard & Joyce Lund House, built in 1965 and located at 255 Brevity Lane on a lot that comprises a whole triangular-shaped city block is the district's other Colonial Revival style house. Its design represents the much more popular post-World War II subtype that consists of a two-story, side-gabled main block, to one side of which is attached a one-story, gable-roofed, one or two-car garage that opens either to the front or to the side, depending upon the size of the lot. The vast majority of these houses have a main façade that faces the street and that facade typically has a first story that is clad in masonry with the remainder of the house clad in siding of wood, steel, aluminum, or vinyl, depending on the age of the house.

Modern Movement Styles

The Modern Movement styles that have generally accepted definitions at this time are described below.

Wrightian

As the name implies, Wrightian style buildings are ones whose designs, if not actually designed by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because

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Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1917, when he moved away from the Prairie School style that he was then closely associated with. The district's only example of this style is the E. Clarke and Julia Arnold House, located at 954 Dix Street, which was actually designed by Frank Lloyd Wright and which is listed individually in the NRHP (# 07000339).

Ranch Style

As the name implies, the inspiration for today's modern Ranch style houses came from the vernacular houses that could once be found on historic ranches located in the nation's southwestern states and especially in California. In the 1930s, California architects such as William Wurster and Cliff May transformed these vernacular designs into a modern idiom that became known as the Western Ranch House; an idiom whose growing popularity owed much to the publishing activities of *Sunset Magazine*. In addition, the Prairie School style houses of Frank Lloyd Wright, with their low, ground-hugging appearance, hipped roofs, and wide, overhanging eaves, were another important source of inspiration. By the beginning of World War II, house catalogs featuring Ranch style designs had begun to appear, and after the war ended, the Ranch style was quickly embraced by builders all over the country. The style soon evolved into the ubiquitous, single-family residential form that can now be found in most of the nation's mid-twentieth century suburbs.

Ranch style houses are one-story, typically have either a rectangular, L-shaped, or U-shaped plans, and most examples also have attached garages or a carport. These automobile-related elements typically face the street. Examples of this style also share a number of other common characteristics. *A Field Guide to American Houses*, characterizes Ranch houses in the following way: "Asymmetrical one-story shapes with low-pitched roof predominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden or brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas."<sup>2</sup>

Ranch style houses come in a variety of sizes and utilize a variety of cladding materials, including wood, steel, or aluminum clapboards, and brick or stone; many examples combine two or even three of

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<sup>2</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 479.



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these materials. There are 18 Ranch style houses in the district, of which 2 are examples of the Split-Level subtype, which is discussed below. Of the district's 16 remaining Ranch style houses, the best and most intact representative examples are listed below.

838 S. Charles Street	Marshall & Freda Wright House	1953
411 Dix Street	John & Joan Duffy House	1970
525 Dix Street	Gordon & Rita Zander House	1965
601 Dix Street.	Walter Handler House	1962
625 Dix Street	John Feuling House	1965
711 Dix Street	Frederick & Elizabeth Inabnet House	1965
717 Dix Street	David G. & Beverly Meister House	1966
992 Dix Street	Lauris G. & Nellie Anthon House	1958
655 Maple Avenue	Emil Schneider House	1966
977 Warner Street	John R. & Kay Caldwell House	1957
998 Warner Street	Hugh M. Caldwell, Jr. House	1956

Split Level

Split Level style houses are another subtype of the Ranch style that “retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. Again from *A Field Guide to American Houses*, “Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. The Split-level form made it possible to locate these on separate levels. The lower level usually housed the garage and commonly, the “noisy” family room with its television, which was becoming a universal possession. The mid-level wing contained the “quiet” living areas and the upper level, the bedrooms.”<sup>3</sup> The vast majority of these houses have a front-facing, gable-roofed block to which is attached a side gabled ell. The resulting combination is in some ways a modern version of the nineteenth century Gable Ell Vernacular form. Hip-roofed and even flat roofed examples can also be found.

Of the district's 18 Ranch style examples, two of them are examples of the Split-Level style subtype:

994 Dix Street	Milton and Margaret Patchett House	1961
997 Warner Street	Donald and Vivian Smith House	1958

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<sup>3</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 481.

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Contemporary Style:

The Contemporary style is a provisional term that is applied to buildings that typically were built after World War II and that are truly modern in inspiration and owe little to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into separate styles is still in its infancy, it is easier to identify Contemporary style buildings of architectural merit than it is to categorize them.

The district contains some of the finest Contemporary style houses that were built in Columbus between 1951 and 1959 and it is probable that several were also architect-designed, although the identity of these architects is still unknown at this time. District examples of these Contemporary style houses are listed below in two separate groups.

The first group comprises a subset of the Contemporary style for which a provisional definition has already been proposed. These are flat-roofed one-story houses, a subtype that “is a derivation of the earlier International style and houses of this subtype [that] are sometimes referred to as American International. They resemble the International style in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone.”<sup>4</sup> District examples of this group are listed below.

856 S. Charles Street	Carroll B. & Phyllis Callahan House	1951
987 Warner Street	John P. & Margaret Platz House	1959

The second group consists of the other Contemporary style single family residences that are as yet unclassified in terms of subtypes and they are the work of still unidentified architects and designers. These buildings represent different design strategies, but all have architectural significance and historic integrity. District examples of this second group are listed below.

732 Fuller Street	John P. & Margaret Platz House	1963
972 Warner Street	William L. & Rita Gavinski House	1956
986 Warner Street	Roger & JoAnn Thomas House	1957/1994

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<sup>4</sup> McAlester, Virginia and Lee. Op. Cit., p. 482.

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**Integrity**

Houses in the district are notable for their excellent modern designs, are constructed of high quality materials, are very well maintained, and retain a high degree of integrity, although three have been resided in vinyl in recent years.

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**Significance**

The Dix Street-Warner Street Historic District represents the city of Columbus' finest concentration of historic, Modern Movement style, single family houses. One of these houses, the E. Clarke & Julie Arnold House, was designed by Frank Lloyd Wright and is already individually listed in the National Register of Historic Places (NRHP #07000339), and future research may identify other architect-designed houses in the district. Most of the district's houses were built by local or area building contractors using previously published plans as a starting point; four of them were actually built and first occupied by contractors who were active in Columbus during the period of significance. The district's Period of Significance extends from 1941 to 1970, these being the dates of construction of the earliest and latest resources in the district.

The Dix Street-Warner Street Historic District is eligible for listing in the National Register of Historic Places under Criterion C, in the area of Architecture at the local level of significance as an architecturally significant collection of single-family residences that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Columbus.

**Methodology**

The National Register of Historic Places, in 2002, published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.<sup>5</sup> This bulletin developed a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The Dix Street-Warner Street Historic District nomination has utilized this context and the nomination itself has been prepared in accordance with the guidelines that are found in the Documentation and Registration section of this bulletin. In addition, the post-World War II history of the city of Columbus has also recently been documented in the *Update of City of Columbus Intensive Survey Report*, which was completed in 2013. This survey looked briefly at the physical growth of the city in the years from 1940 up until 1975, this being the period during which the Dix Street-Warner Street Historic District attained its present appearance. The history that follows will take a general look at the physical growth of the city only as it pertains to the history of the district, providing context for its developmental history.

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<sup>5</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.

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**History**

The entrance of the United States into World War II effectively ended building activity in Columbus. The first house in the district was constructed before restrictions on materials and on non-war-related construction was put into place. No new buildings were built in Columbus until the last year of the war. Once the war ended, Columbus found itself in the same situation as the rest of the nation; it needed more housing for its returning soldiers and their families, but materials to build these housing units were still tightly controlled by the federal government. Mostly, the shortage of materials was the natural result of the nation's transition from wartime to a peacetime economy, but the pressure to accommodate the housing needs of the country's returning veterans was pressing. Providing housing was an important civic responsibility by the citizens of Columbus.

The first thing that the City Council did to make the post-war period more manageable was to enact an ordinance that gave the city new fire limits and, more importantly, its first building code. This ordinance was passed on August 7, 1946 and meant that for the first time a system of building permits was in effect and regulated permissible building practices were also codified and enforceable.<sup>6</sup> This was an important step: it meant that once materials restrictions were lifted and building construction resumed, the new construction would be subject to scrutiny by city officials and would be held to a standard that could be applied more or less uniformly.

The restrictions that existed at the end of the war in 1945 regarding the allocation of building materials would continue for at least two more years. The federal government finally lifted restrictions on lumber at the beginning of 1947, and this act made possible the first great expansion of post-war residential construction, both in the nation in general and in Columbus in particular. With the lifting of materials restrictions, local lumberyards and building contractors were finally able to provide for the pent-up needs of their clients and beginning in May of 1947, a listing of newly issued building permits in Columbus became a regular, almost weekly feature in the local Columbus newspaper.<sup>7</sup> These new houses were built all over the city, some on newly platted lots and some on new lots that were created when larger original parcels were split.

The building statistics of this period reveals the impact that the post-war housing shortage had on Columbus. In 1946, even with the wartime materials restrictions still in place, the valuation of the money spent on building activities in the city totaled \$197,275, of which residential construction included 31 new homes and remodeling projects that amounted to \$122,575, while new business buildings and remodelings amounted to \$74,700. In 1947, the total valuation was \$185,238, of which residential construction amounted to \$154,038 and included 20 new homes, 12 garages, and 15

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<sup>6</sup> "Council Proceedings." *Columbus Journal-Republican*: August 16, 1945, p. 6.

<sup>7</sup> *Columbus Journal-Republican*: May 15, 1947, p. 1; July 24, 1947, p. 8 (for example).



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Dix Street-Warner Street Historic District  
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remodeling projects, while five business remodelings amounted to \$31,200.<sup>8</sup> By the end of 1948, 23 more new homes had been built or were under construction.<sup>9</sup>

By the end of 1948, nearly 60 new houses had been built in Columbus since the end of the war and by the start of 1949, the housing crisis in Columbus was over. While building activity in the city continued at a steady pace, the pace now was more in keeping with the normal growth that a city of Columbus's size could expect. By the end of 1949, only 15 new houses had been completed or were near completion in the city, a 25% drop from the year before.<sup>10</sup> Most of the new houses built during this period were constructed on unsold lots in existing plats, such as the Plat of West Columbus, which had been platted as early as 1854 and was bounded by Lewis, Harrison, and Fuller streets, and Lewis's First Addition to the Plat of West Columbus, which had been platted in 1857 and was bounded by Lewis, Fuller, and Dix streets and by Maple Avenue. Signs of the times included the beginning, in August of 1949, of the publication of weekly illustrations and floor plans for model homes in the local newspaper under the heading "Dreams Can Come True." Likewise, advertising for local and area building contractors also began to appear in the newspaper as well as did articles on home planning.<sup>11</sup>

The end of 1950 revealed that the start of the new decade had also been the best ever year for construction in the city, with \$265,011 spent on construction. Much of this building activity represented expansions of Columbus's existing industrial plants (Borden Dry Milk Plant and Columbus Canning Co.), but a significant amount was also associated with single-family housing construction, which was now entering a more mature stage.

Evidence is reported in the comparison of the last three years that the unit cost of homes in Columbus is definitely on the increase. In 1948, 23 homes were built at a total cost of \$162,600. In 1949, 15 new homes were built at a total cost of \$125,000. And last year 15 homes were built at a total cost of \$148,000. Two new homes built here in the past year hit the \$20,000 mark. Three other homes went above the \$10,000 mark.<sup>12</sup>

What had been driving building activity in Columbus and elsewhere in the nation since the war ended in 1945 was the phenomenon that is now known as the post-war baby boom. For many couples, the war had disrupted plans to marry or to begin families, but with the return of peace, the numbers of newborns soared and Columbus was no exception. The earliest post-war houses built in Columbus

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<sup>8</sup> "Estimate Building Total At \$185,328." *Columbus Journal-Republican*: April 1, 1948, p. 13.

<sup>9</sup> "Residential Construction In City Shows Slight Increase In 1948." *Columbus Journal-Republican*: December 30, 1948, p. 1.

<sup>10</sup> "Residential Construction Shows Decrease in 1949." *Columbus Journal-Republican*: December 29, 1949, p. 1.

<sup>11</sup> *Columbus Journal-Republican*: August 4, 1949, p. 3 (for example).

<sup>12</sup> "Building Here Sets New Record." *Columbus-Journal-Republican*: January 18, 1951, p. 1.

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were very much a part of this phenomenon and the relatively modest size of most of the city's new houses reflected the incomes of these young families. By 1951, though, the number of new houses being built in Columbus had slowed considerably, and lists of new building permits issued in Columbus were being published only two or three times a year in the local newspaper instead of weekly.

Among the 15 houses constructed in Columbus in 1951 was the new Contemporary style (probably architect-designed) house located at 856 S. Charles Street that was built for prominent local attorney Carroll B. Callahan (1908-1995) and his wife, Phyllis. This was the first house built in the Dix Street-Warner Street Historic District after the end of the war and it was located next door to the district's earliest house, the Colonial Revival style house located at 910 S. Charles Street that had been built in 1941 for Dr. Raymond C. Howe and his wife, Maryan, and which was also probably architect-designed. Howe was a dentist and when his house was built, it stood all alone at the south end of S. Charles Street in a location that was also the southwest corner of the city of Columbus at that time. The northeast-southwest-running S. Charles Street ended at the southwest corner of the 1.25-acre Howe property where it intersected with the north-south-running Dix Street (known originally as Line Street), which street then constituted the western boundary of the city. Beyond Dix Street to the west, all the land was still farmland that was located in the Town of Columbus and the Howes had this part of the city pretty much to themselves for the next ten years.

Two years after the Callahan house was built, Marshall Wright (1901-1985), an area business leader and the owner and operator of the Chevrolet-Buick automobile agency in Columbus, built a new brick-clad Ranch Style house that cost \$22,000 next door to the Callahans at 838 S. Charles Street.<sup>13</sup> A year later, Martin Hogman, Jr. purchased a multi-lot parcel lot adjoining Marshall Wright's and in 1955 began construction on his own large brick and wood-clad Ranch style house, which was completed in 1956 and is located at 826 Hibbard Street.<sup>14</sup>

The construction of the Wright, Callahan, and Hogman houses marked the beginning of a new era in Columbus that saw some of the city's business leaders and members of its professional class deciding to build new and larger suburban homes for themselves and their families on undeveloped land located on the outskirts of the city. That these three houses and the Howe house were all grouped together at this location was due mostly to the fact that at that time, large, previously platted but unoccupied lots were located near the top of a small hill that comprises what is now the south end of the district. The four parcels that these houses sit on face either onto both Dix and S. Charles streets or onto both S. Charles and Hibbard streets and the houses themselves are positioned on top of the hill at the north ends of their respective lots, which gives them views looking both west and east over the surrounding

<sup>13</sup> "Building Permits Total 29 To Date." *Columbus Journal-Republican*: July 30, 1953, p. 4.

<sup>14</sup> "Building Permits Drop To Fourteen." *Columbus Journal-Republican*: July 29, 1954, p. 1.

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area, most of which was still open, undeveloped land at that time that these houses were built.

It may have been the emergence of this enclave of what, for Columbus, were expensive new houses that encouraged local farmer Otto Yohn to plat part of his Town of Columbus farm into lots in June of 1954 and offer them for sale.<sup>15</sup> Yohn's new plat, named the Lo Yon Plat, also comprised part of the top of the same hill that is located at the south end of the district and it was bounded by Dix Street to the east, Fuller Street to the south, and by additional unplatted farmland in the Town of Columbus to the west. The north-south running Warner Street divides this plat into two unequal size blocks, and the larger of these two blocks is located on the west side of Dix Street directly opposite the Howe and Callahan properties.

Once this new plat was readied for sale, it was not long before its lots were purchased by other families who were similar to those who had already built here. The first to do so was another prominent local attorney, E. Clarke Arnold, who was the law partner of Carroll B. Callahan. The land that Arnold purchased in 1954 was a two-acre, multi-lot parcel located on the west side of Dix Street opposite the Howe parcel and the Callahan parcel. Arnold then contracted with Frank Lloyd Wright to design a stone-clad house for himself and his family. This house was completed late in 1956, at which time it was the only house in the Lo Yon Plat.

The Clarke Arnold house is about finished, in fact they are now living in this Frank Lloyd Wright house.<sup>16</sup>

The Arnolds were not to be alone for long, however. Even as the Arnold house was nearing completion, other new owners of parcels in the plat were also in the process of building nearby. As the same newspaper article noted:

Foundations are up on the houses of Roger Thomas, Hugh Caldwell, and John Caldwell. On the John Caldwell house, the framing is scheduled to start this week.<sup>17</sup>

John R. Caldwell (1922- ) was a Columbus native and he was the president of Caldwell Lumber Co. in Columbus when his new brick-clad Ranch Style house was completed in 1957. His house is located at 977 Warner Street on a parcel that lies immediately adjacent to the parcel belonging to E. Clarke Arnold, who was one of Caldwell's closest friends.<sup>18</sup> The Contemporary Style Roger Thomas house was built at 986 Warner Street on the opposite side of the street from Caldwell and it was also

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<sup>15</sup> This two-block plat is known as the Lo Yon Plat.

<sup>16</sup> "19 New Homes Now Being Built In Columbus Area." *Columbus Journal-Republican*: September 13, 1956, p. 1.

<sup>17</sup> "19 New Homes Now Being Built In Columbus Area." *Columbus Journal-Republican*: September 13, 1956, p. 1.

<sup>18</sup> "He was a great mentor." *Columbus Journal*, November 20, 2004, p. 1. Obituary of E. Clarke Arnold.

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completed in 1957. Thomas (1925-2003) was also a Columbus native and at the time he built his new house he was employed by the Kaasa Seed Co. in Columbus (his wife, JoAnn Kaasa, was the daughter of the founder), but in 1961 he joined the Farmers and Merchants Union Bank in Columbus and he was serving as the Chairman of the Board of this bank when he died in 2003. Hugh Caldwell, Jr. (1927-2007) was also a Columbus native and was the son of Dr. Hugh M. Caldwell. His new Ranch style house, completed in 1956, was located at 998 Warner Street next door to the Thomas house.

The availability of large, open lots that had expansive views was clearly one factor that motivated these families to build in this location, but another factor may also have been the construction of the city's new Fuller Street Elementary School, which was completed in 1952 on a site located just four blocks to the south of the district on Fuller Street, a site that was also situated adjacent to the city's already existing Dickinson High School. Since John Caldwell, E. Clarke Arnold, Roger Thomas and Hugh Caldwell were all in their early thirties when their houses in the district were built, proximity to local schools may well have been another important factor in their decision-making.

The expanded enclave on the top of the hill soon attracted others: Columbus barber William Gavinski in 1956, at 972 Warner Street; building contractor Charles Metzger in 1957, at 998 Dix Street; Columbus Water & Light Department Superintendent Donald Smith in 1958, at 997 Warner Street; plat developer and retired farmer Otto Yohn himself in 1958, at 710 Fuller Street; building contractor and Columbus Implement Company owner and manager Lauris Anthon in 1958, at 992 Dix Street; retired mining engineer and metallurgist William V. Dargan in 1958, at 932 Dix Street; building contractor John P. Platz in 1959, at 987 Warner Street; and Milton Patchett, the Columbus Superintendent of Schools, in 1961, at 994 Dix Street.

By 1961, all but one of the parcels in the Lo Yon Plat portion of the district had been built upon and with no more hilltop sites available, prospective home builders looking for open views and spacious lots turned instead to the large empty lots located just to the south of the Lo Yon Plat that lined the east side of Dix Street from Hibbard Street north to Maple Avenue.<sup>19</sup> At this time, these lots looked west out onto what was then still open farmland on the opposite side of the street, this farmland being located in the Town of Columbus, and the west-facing ends of the blocks located along this stretch of Dix Street each contained just two lots. As a result, each of the west-facing lots on this stretch of Dix Street is also a corner lot as well, which allowed the future owners of the houses that were to be built on them to build houses of larger than average size and it also gave them leeway to build less conventional plans. The first to do so was Walter Handler, whose Ranch Style house was built by

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<sup>19</sup> The last house to be built in the Lo Yon Plat was John P. Platz's second house, which he built in 1963 at 732 Fuller Street. At this time, the east side of Dix Street constituted part of the western boundary of the City of Columbus and this would continue to be true for a number of years thereafter. The lots along the east side of Dix Street were part of the old Lewis' First Addition to the Plat of West Columbus, platted in 1857.

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Simon Brothers, Builders, of Sun Prairie, Wisconsin in 1962, at 601 Dix Street. Handler was followed in 1965 by: Gordon Zander, 525 Dix Street; Walter Stadler, 545 Dix Street; Village Liquor Store owner John Feuling, 625 Dix Street; Fred Inabnet, 711 Dix Street; and Dr. Willard Lund, 255 Brevity Lane. In 1957, Emil Schneider built his Ranch Style house at the north end of the district at 655 Maple Avenue, and in the same year, local Ford dealer and real estate developer Charles A. Metzger built his large Ranch Style house at 998 Dix Street. The last to build was John Duffy, a partner in the large Columbus grain and livestock hauling firm of Duffy Brothers, Inc., whose Ranch Style house was built in 1970 at 411 Dix Street.

Once the John Duffy House was built, construction in the district was complete and all available lots were filled. The houses in the Dix Street portion of the district continued to enjoy unobstructed views across the street until the land on the west side of the street was annexed to the City in the late 1970s and new houses began to be built there. Today, the Dix Street-Warner Street Historic District is still almost completely unchanged from its appearance in 1970 and this impression is heightened by the high degree of integrity that the district's buildings display and the excellent maintenance they continue to receive. The district is still a highly valued residential neighborhood today, and it continues to be a distinctive mid-twentieth century enclave.

### **Architecture**

The Dix Street-Warner Street Historic District is locally significant under National Register of Historic Places Criterion C, in the area of Architecture as a collection of 26 houses representing Columbus's finest assemblage of post-World War II residential design. All but one of the buildings in the district were built between 1951 and 1970, and they were mostly designed in one of the several Modern Movement styles that were popular during this period, with the majority being examples of the Ranch Style. Fortunately, these buildings are almost all still highly intact today and are in excellent condition and they are still being used for their original purposes. As a result, the district today still retains the appearance that it had in 1970, when the district's last building was completed.

The earliest house in the district is a fine example of the Period Revival style. This is the Colonial Revival style house located at 910 Charles Street that was built in 1941 for Dr. Raymond C. Howe and it is almost certainly the work of a still-unidentified architect. Residential construction in Columbus and elsewhere in the nation was then suspended following the nation's entrance into World War II and it did not resume until after the war ended in 1945. Due to the acute housing shortage for returning war veterans, the home building industry boomed as soon as supplies of construction materials became available to builders. By 1947, construction materials were available again and a period of rapid building commenced.



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Interestingly, one of the casualties of the war would be new houses designed in the Period Revival styles such as the Colonial Revival and the Tudor Revival styles that had dominated home construction before the war. Instead, the new house designs that Columbus-area builders provided their early post-war customers with were almost always examples of Modern Movement designs and especially the Ranch style and its two principal subtypes; the Split-Level, and the Bi-Level or Raised Ranch. Eighteen of the districts' houses are examples of these styles, while another five are examples of the Contemporary style, and one other is an example of the Wrightian style. Most of these styles are not discussed in the Wisconsin Historical Society's Cultural Resource Management Plan (CRMP) and even today they do not have commonly accepted definitions. The authors of the CRMP, which was written in 1986, acknowledged this problem in their discussion of buildings constructed from 1950 to the present, which they called "Contemporary Style" buildings, and which the National Register of Historic Places calls "Modern Movement" buildings.

Contemporary architecture cannot be defined or described in the manner of other preceding stylistic movements. "Contemporary" can be used to designate any twentieth century building of distinction and potential interest, whose identity or features cannot be ascribed to styles and forms discussed in this report. Although architectural historians have invented names for some contemporary schools of architecture (i.e., Brutalism, The New Formalism, Neo-Expressionism, Late Modernism, Post-Modernism, etc.), buildings of these genres are not of sufficient age, and generally do not have widely-recognized and understood scholarly value, to be evaluated for significance according to National Register criterion. Other widely accepted terms for mid-twentieth century residential architecture such as "ranch house," "tract home," and "split-level," refer to buildings generally not surveyed in the Wisconsin program. As with contemporary schools of architecture, a terminology will likely be adopted as scholarship develops and as these buildings reach 50 years of age.<sup>20</sup>

That these post-war buildings cannot yet be placed within accepted architectural stylistic categories and in some cases are less than 50-years-old does not mean that they are ineligible for listing in the National Register of Historic Places. The "House and Yard" chapter of the context developed by the authors of the *National Register Bulletin: Historic Residential Suburbs* specifically discusses "The Contemporary House," and by extension, it acknowledges that such buildings can be eligible for NRHP-listing, depending on their age and the degree of architectural distinction that they possess. This context begins its discussion of post-World War II residences with "The Suburban Ranch House," of which there are 18 examples in the Dix Street-Warner Street Historic District.

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<sup>20</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

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The suburban Ranch house of the 1950s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation's growing fascination with the lifestyle of the West Coast and the changing functional needs of families. ... Picture windows, broad chimneys, horizontal bands of windows, basement recreational rooms, and exterior terraces or patios became distinguishing features of the forward looking yet lower cost suburban home. ... In the 1950s, as families grew larger and children became teenagers, households moved up to larger Ranch houses, offering more space and privacy. With the introduction of television and inexpensive, high-fidelity phonographs, increasing noise levels created a demand for greater separation of activities and soundproof zones. The split-level house provided increased privacy through the location of bedrooms on an upper level a half story above the main living area and an all-purpose recreation room on a lower level. The Ranch house in various configurations, including the split-level, continued as the dominant suburban house well into the 1960s.<sup>21</sup>

Typically, suburban Ranch style houses were builder's houses and their designs were based to a large degree on purchased plans; architect-designed, custom-built Ranch style houses were the exception. Contemporary style houses built during this same period, on the other hand, were mostly custom-built and they typically required the services of an architect in order to make them a reality. The important role of the architect in the creation of the Contemporary style has been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of "The Contemporary House."

The influence of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe, and other modernists inspired many architects to look to new solutions for livable homes using modern materials of glass, steel, and concrete, and principals of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of the indoor and outdoor living area and open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls, patios and terraces, carports, and transparent walls of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.<sup>22</sup>

Most of these characteristics can be found to some degree in the Contemporary style houses that were built in the district, but the designs of these buildings vary considerably. Some are variations on Ranch style and Split-Level style themes, while still others represent an architect or builder's personal

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<sup>21</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002, pp. 66-67.

<sup>22</sup> Ames, David L. and Linda Flint McClelland. *Op. Cit.*, p. 67.

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interpretation of Contemporary style thinking.

**Architects**

Unfortunately, little information on the designers of the buildings in the district has been found. Building permits from this period were not kept, local newspapers were not forthcoming, and with the single exception of the district's Frank Lloyd Wright-designed residence, no other architect has yet been identified. It is very likely that other architect-deigned houses exist in the district, the Carroll B. and Phyllis Callahan House located at 856 S. Charles Street, the William L. and Rita Gavinski House located at 972 Warner Street, and the Roger and JoAnn Thomas House located at 986 Warner Street all being likely candidates.

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who is generally considered to be America's greatest architect and Wisconsin's most famous son, designed a single building in the district, the stone-clad E. Clarke and Julia Arnold House at 954 Dix Street, which was completed in 1956 and listed in the National Register of Historic Places in 2007.<sup>23</sup> No attempt will be made to retell the story of Wright's life and work here, however, since both are too well known and large in scope to be repeated in this format. Wright's design for the Arnolds is a fine representative example of one of the several variant modular plans that he used when designing his later Usonian concept houses, the module in this case being based on a 60-120 degree equilateral parallelogram having four-foot sides.

**Builders**

The principal resources that were employed to identify builders who practiced in Columbus during the post-World War II period are the local newspaper and City of Columbus Building Permits. Unfortunately, no building permits dating back to the period of significance (1941-1970) were found, and while individual builders occasionally placed ads in the local newspaper, the paper itself did not identify buildings by building contractor, so much still remains to be done in terms of assembling historic information about these persons. What follows is essentially a roughly chronological list of those builders identified in this way. Their only identified buildings, however, are ones that they actually built and lived in themselves, although the length of their tenure in these houses is not always known.

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<sup>23</sup> National Register of Historic Places, E. Clarke and Julia Arnold House, Columbus, Columbia County, Wisconsin, National Register #07000339.

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John P. Platz

John P. Platz, (1911-1992) was born in Columbus in 1911, he was educated in the Columbus schools, and he afterwards attended the University of Wisconsin. Platz worked as a building contractor in Columbus for his entire 40-year career, a career that was interrupted by his service in the U.S. Army's combat engineers during World War II. He married Margaret Gibbs in 1938 and the couple had two sons. As was typical of many building contractors, Platz occupied a number of different residences that he built over the years, keeping them until they were sold and then going on to the next. What is special about Platz's own houses, however, is their Contemporary style designs. His earliest post-war house, located at 606 Hamilton Street and built by him in 1947, is Columbus' earliest example of Split-Level design, while his next two, located at 850 S. Lewis Street, built in 1957, and his first house in the Dix Street-Warner Street Historic District, located at 987 Warner Street and built in 1959, are both fine examples of Contemporary style designs. His last house, built in 1963 and also located in the district at 732 Fuller Street, is still another excellent example of Contemporary style design and Platz was still living in this house in 1992, when he died at the age of 80.<sup>24</sup>

Charles A. Metzger

Charles A. Metzger (1913-1999) was born in 1913 in the Town of Lowell in Dodge County, which is located just to the east of Columbus, and he worked as a carpenter contractor for his entire career. Metzger served in the U.S. Army during World War II and in 1950 he married Marian Cromheecke and the couple subsequently had three children. Metzger died in Columbus at the age of 86 on January 4, 1999, at which time he was still living in his house in the district located at 998 Dix Street that he had built in 1957.<sup>25</sup>

Lauris G. Anthon

Lauris G. Anthon (1916-2000) was born in 1916 in the village of Morrisonville in Dane County, which is located just to the south of Columbus. Anthon married Nellie Punswick in 1939 and at first the couple operated a dairy farm in the Town of Leeds, which is located west of Columbus in Columbia County. He subsequently operated the Columbus Implement Co. in the early 1950s and in the later 1950s and 1960s he managed Columbus Milk Producers in Astico, Wisconsin, which is located just to the east of Columbus in Dodge County. In addition, he was also a dealer in real estate and a home builder in the Columbus area, one of these houses being his own, which was built in the district in 1958 and is located at 992 Dix Street. Anthon died in Columbus in 2000 at the age of 84.<sup>26</sup>

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<sup>24</sup> *Columbus Journal-Republican*, September 14, 1992, p. 16. Obituary of John P. Platz.

<sup>25</sup> *Columbus Journal*, January 9, 1999, p. 11. Obituary of Charles A. Metzger.

<sup>26</sup> *Columbus Journal*, March 11, 2000, p. 8. Obituary of Lauris G. Anthon.

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R. J. Caldwell Lumber Co.

The oldest lumberyard in Columbus is the Caldwell Lumber Co. and it is still in business today. The following is taken from their website:

In 1919 R. J. Caldwell and his cousin William Mair purchased the yard from Brittingham and Hixon. The lumberyard, known as Mair and Caldwell, included a feed mill and also sold coal, a major source of heat at the time. Ironically it was the sale of coal that kept us afloat during the Great Depression. After William Mair died in 1940, the yard was renamed R. J. Caldwell Lumber Company. In 1949 Bill Caldwell joined the company, and two years later his brother John was also working there. After their father's death in 1954, the two boys became partners. Today, Doug and Tom (John's sons) represent a third generation of Caldwells in the lumber business.<sup>27</sup>

As is typical of many lumberyards, R. J. Caldwell Lumber Co. also sold plans for houses, as a 1956 newspaper ad for the company made clear.

We have a large selection of homes for you in our spring supply of plan books. Our expert help will be available at all times to help you plan your new home. Stop by before you build and get our free estimate on your new home.<sup>28</sup>

There is therefore little doubt that when John R. Caldwell, the company's president, decided to build a house of his own in the district in that same year it was to his own firm that he turned for planning purposes. John Robert Caldwell (1922- ) was born in Columbus in 1922 and graduated from Columbus High School in 1940 and then, in 1944, from the University of Wisconsin, with a degree in chemical engineering. After serving in the U.S. Navy during World War II, Caldwell returned to the University of Wisconsin for a master's degree in chemical engineering and he worked briefly for Kimberly-Clark, Inc. until 1949, when he returned to Columbus to help run the R. J. Caldwell Lumber Co. The following year he married Kay Blackburn and the couple subsequently had three sons and a daughter. Caldwell continued to run the family firm until his retirement, after which his sons took over. In addition to his company responsibilities Caldwell also served as the first chairman of the board of directors of the Columbus Community Hospital and he was also a past president of the Wisconsin Retail Lumber Association.<sup>29</sup> Kay Caldwell died in 2009, but John R. Caldwell was still living in his brick-clad Ranch Style house located in the district at 977 Warner Street as late as 2013.

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<sup>27</sup> [www.caldwelllumber.com/aboutus.html](http://www.caldwelllumber.com/aboutus.html) Accessed July, 2015.

<sup>28</sup> *Columbus Journal-Republican*, April 5, 1956, p. 7.

<sup>29</sup> John Caldwell: World War II Veteran. [http://wisnews.com/article\\_8e60375c-3e60-11e2-b13b-001a4bcf887a.html](http://wisnews.com/article_8e60375c-3e60-11e2-b13b-001a4bcf887a.html)  
Accessed Dec. 1, 2015.



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Simon Brothers, Builders (Sun Prairie, Wisconsin)

The two Simon brothers, Donald E. Simon (1928-2001) and Thomas Simon (1936-2014) were the children of Norman J. Simon (1904-1956) and Alvina Keller Simon (1907-2004). Norman J. Simon was one of the children of Michael F. Simon (1874- ), who started a contracting firm in Waunakee, Dane County, Wisconsin, in 1893 that was afterwards run by his son, Michael F. Simon, Jr. This firm, owned by his descendants, is still in business in Waunakee and is known as Michael F. Simon Builders.<sup>30</sup> Initially, Norman J. Simon chose not to work in the family building firm and he and his wife, Alvina, operated a small farm in the Waunakee area instead; it was there that their two sons were raised. In 1946, however, the Norman J. Simon family moved to Sun Prairie, also in Dane County, and there Simon started a building contracting business of his own. His eldest son, Don E. Simon (1928-2001), meanwhile, attended the University of Wisconsin for three years and was then drafted to serve in the Korean War. When he returned, he entered into business with his father in Sun Prairie in 1956 and when his father died later in that same year he was joined by his brother, Thomas. Their firm, Simon Brothers, Builders, built a fine Ranch style house in the district in 1962 for Walter Handler, located at 601 Dix Street. Subsequently, Thomas Simon established a separate but complementary career as a real estate and insurance sales in Sun Prairie while the family contracting firm continued to be run by Don E. Simon. Don E. Simon, an important area real estate developer, then recast this firm as Don Simon Homes, which would become one of the largest home builders in Wisconsin in the years preceding his death.<sup>31</sup>

**Conclusion**

The Dix Street-Warner Street Historic District is eligible for inclusion in the National Register of Historic Places at the local level for its architectural significance as a highly intact ensemble of well-designed, Post World War II, single family residences. The district is clearly visually distinct from the surrounding historic residential neighborhood having homes of considerable architectural merit. The buildings in the district are especially notable within their local context for being excellent and frequently outstanding examples of the various facets of the Modern Movements styles that they represent. They are also notable for being larger and more expensive than houses in neighboring areas, for their associations with locally notable owners, and for their high degree of integrity. Collectively these houses represent the finest group of Contemporary style single family residences in Columbus during the period of significance; their significance is enhanced by their high degree of integrity.

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<sup>30</sup> Breuer, Tom..”Building a legacy: Michael F. Simon Builders takes ownership in its work.”

<<http://www.ibmadison.com/In-Business-Madison/June-2014/Building-a-legacy-Michael-F-Simon-Builders-takes-ownership-in-its-work>>

<sup>31</sup> <<http://www.probuilder.com/obituary-donald-e-simon>> Accessed December 2, 2015.

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**National Register of Historic Places**  
**Continuation Sheet**

Section 8 Page 14

Dix Street-Warner Street Historic District  
Columbus, Columbia County, Wisconsin

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**Acknowledgments**

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

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

**Preservation Activity**

The Dix Street-Warner Street Historic District is fortunate in that it has been consistently able to attract owners who take pride in their historic houses and have, in some cases, restored them. In addition, the City of Columbus' Historic Landmarks and Preservation Commission has been active in educating owners of historic resources in Columbus as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

**Archeological Potential**

The extent of any archeological remains in the district is conjectural at this time. No information regarding possible prehistoric remains in this area was found in the course of this research. While, it is likely that any remains of pre-European cultures that may once have been located within the district would have been greatly disturbed by the building activity associated with the subsequent development of the area, archaeological potential is unassessed.

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

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**Continuation Sheet**

Section 9 Page 1

Dix Street-Warner Street Historic District  
Columbus, Columbia County, Wisconsin

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**Major Bibliographical References**

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Heggland, Timothy F. *Update of City of Columbus 1997 Intensive Survey Report*. Columbus: City of Columbus, 2015.

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

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Dix Street-Warner Street Historic District  
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**Verbal Boundary Description:**

The district's boundaries begin at a point that corresponds to the SE corner formed by the intersection of the east-west-running Maple Avenue and the north-south running Dix Street, this point also being known as the NW corner of the lot associated with 655 Maple Ave. The line then continues S along the E curbline of Dix Street, crossing Sunset Rd., Chapin St., Sturges St, Brevity Lane, and Hibbard St., until reaching a point that corresponds to the N corner of the lot associated with 856 S. Charles St. The line then turns 45° and continues SW across Dix Street to a point on the W curbline of Dix Street that corresponds to N corner of the lot that is associated with 932 Dix Street. The line then continues SW along the NW lot line of said 932 Dix Street until reaching a point on the E curbline of Warner St. that corresponds to the northwestern most corner of the of the lot associated with 954 Dix Street. The line then turns 45° and continues S along the E curbline of Warner St. until reaching a point that lies directly opposite from a point on the W curbline that corresponds to the NE corner of the lot associated with 972 Warner St. The line then turns 90° and continues W across Warner St. to the NE corner of the lot associated with 972 Warner St. The line then continues W along the N lot line of said 972 Warner St. to the NW corner of the lot, then turns 90° and continues S along the rear (West) lot lines of the lots associated with 972, 986 and 998 Warner St. until reaching a point on the N curbline of Fuller St. that corresponds to the SW corner of the lot associated with 998 Warner St. The line then turns 90° and continues E along said N curbline and across Warner St. to a point that corresponds to the SE corner of the lot associated with 710 Fuller St., this point also being the NW corner formed by the intersection of the east-west running Fuller St. and the north-south running Dix St. The line then turns 90° and continues N along the W curbline of Dix St. to a point that lies opposite the SW corner of the lot associated with 910 S. Charles St. The line then turns 90° and crosses Dix St. to said SW corner of the lot associated with 910 S. Charles St., then turns 45° and continues NE along the N curbline of S. Charles St. to a point that corresponds to the E corner of the lot that is associated with 838 S. Charles St. The line then turns 90° and continues NW along the NE side lot line of the lot associated with 838 S. Charles St. to a point that corresponds to the S corner of the lot associated with 826 Hibbard St. The line then turns 90° and continues NE along the rear lot line of the lot associated with 826 Hibbard St. to the lot's E corner, then turns 90° and continues NW along the side lot line of said lot to a point located on the S curbline of Hibbard St. The line then continues NW across Hibbard St. to the N curbline of said street. The line then turns 90° and continues in a NE direction along the N curbline of Hibbard St. until reaching a point that corresponds to the SW corner formed by the intersection of the NE-SW running Hibbard St. and the east-west-running Brevity Lane, which point also corresponds to the E corner of the triangular lot (block) that is associated with 255 Brevity Lane. The line then turns 90° and continues W along the S curbline of Brevity Lane until reaching a point that lies directly opposite the SE corner of the lot associated with 717 Dix St. The line then turns 90° and continues N across Brevity Lane to a point on the N curbline that corresponds to the SE corner of the lot associated with 717 Dix St. The line then continues N along the E side lot line of said 717 Dix St. to the NE corner of said lot,

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Dix Street-Warner Street Historic District  
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then turns 90° and continues W along the rear lot line of said lot until reaching the SE corner of the lot associated with 711 Dix St. The line then turns 90° and continues N along the rear lot lines of the lots associated with 711, 625, 601, 545, 525, and 411 Dix Street until reaching a point that corresponds to the NE corner of the lot associated with 411 Dix St. The line then turns 90° and continues E along the rear lot line of the lot associated with 655 Maple Ave. until reaching the SE corner of said lot. The line then turns 90° and continues N along the E side lot line of the lot associated with 655 Maple Ave. to a point located on the N curblineline of Maple Ave. that corresponds to the NE corner of said lot. The line then turns 90° and continues W along said N curblineline to the POB.

**Boundary Justification:**

The boundaries of the district enclose all the land that has historically been associated with the district's resources. Houses located in adjacent residential areas east of the district are generally smaller in size than those in the district, they occupy smaller lots, and many have less integrity than those in the district.

**UTM References Continued:**

5	<u>16</u>	<u>335500</u>	<u>4799800</u>
	Zone	Easting	Northing
6	<u>16</u>	<u>335320</u>	<u>4799800</u>
	Zone	Easting	Northing
7	<u>16</u>	<u>335320</u>	<u>4799900</u>
	Zone	Easting	Northing

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Dix Street-Warner Street Historic District  
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Section photos Page 1

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Items a-d are the same for photos 1 – 22.

Photo 1

- a) Dix Street-Warner Street Historic District
- b) Columbus, Columbia County, WI
- c) Timothy F. Heggland, December 3, 2015
- d) Wisconsin Historical Society
- e) 910 S. Charles Street, View looking N
- f) Photo 1 of 22

Photo 2

- e) 856 S. Charles Street, View looking NW
- f) Photo 2 of 22

Photo 3

- e) 856 S. Charles Street, View looking E
- f) Photo 3 of 22

Photo 4

- e) 838 S. Charles Street, View looking NW
- f) Photo 4 of 22

Photo 5

- e) 954 Dix Street, View looking W
- f) Photo 5 of 22

Photo 6

- e) 977 Warner Street, View looking E
- f) Photo 6 of 22

Photo 7

- e) 986 Warner Street, View looking NW
- f) Photo 7 of 22

Photo 8

- e) 972 Warner Street, View looking NW
- f) Photo 8 of 22

Photo 9

- e) 972 Warner Street, View looking E
- f) Photo 9 of 22

Photo 10

- e) 997 Warner Street, View looking ENE
- f) Photo 10 of 22

Photo 11

- e) 992 Dix Street, View looking W
- f) Photo 11 of 22

Photo 12

- e) 932 Dix Street, View looking W
- f) Photo 12 of 22

Photo 13

- e) 987 Warner Street, View looking SE
- f) Photo 13 of 22

Photo 14

- e) 994 Dix Street, View looking W
- f) Photo 14 of 22

Photo 15

- e) 732 Fuller Street, View looking N
- f) Photo 15 of 22

Photo 16

- e) 601 Dix Street, View looking E
- f) Photo 16 of 22

Photo 17

- e) 525 Dix Street, View looking SE
- f) Photo 17 of 22

Photo 18

- e) 625 Dix Street, View looking E
- f) Photo 18 of 22

Photo 19

- e) 711 Dix Street, View looking E
- f) Photo 19 of 22

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Dix Street-Warner Street Historic District  
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Photo 20

e) 655 Maple Avenue, View looking SSW

f) Photo 20 of 22

Photo 21

e) 717 Dix Street, View looking E

f) Photo 21 of 22

Photo 22

e) 411 Dix Street, View looking E

f) Photo 22 of 22

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Section figures Page 1

Dix Street-Warner Street Historic District  
Columbus, Columbia County, Wisconsin

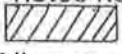
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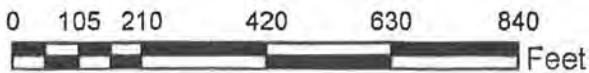
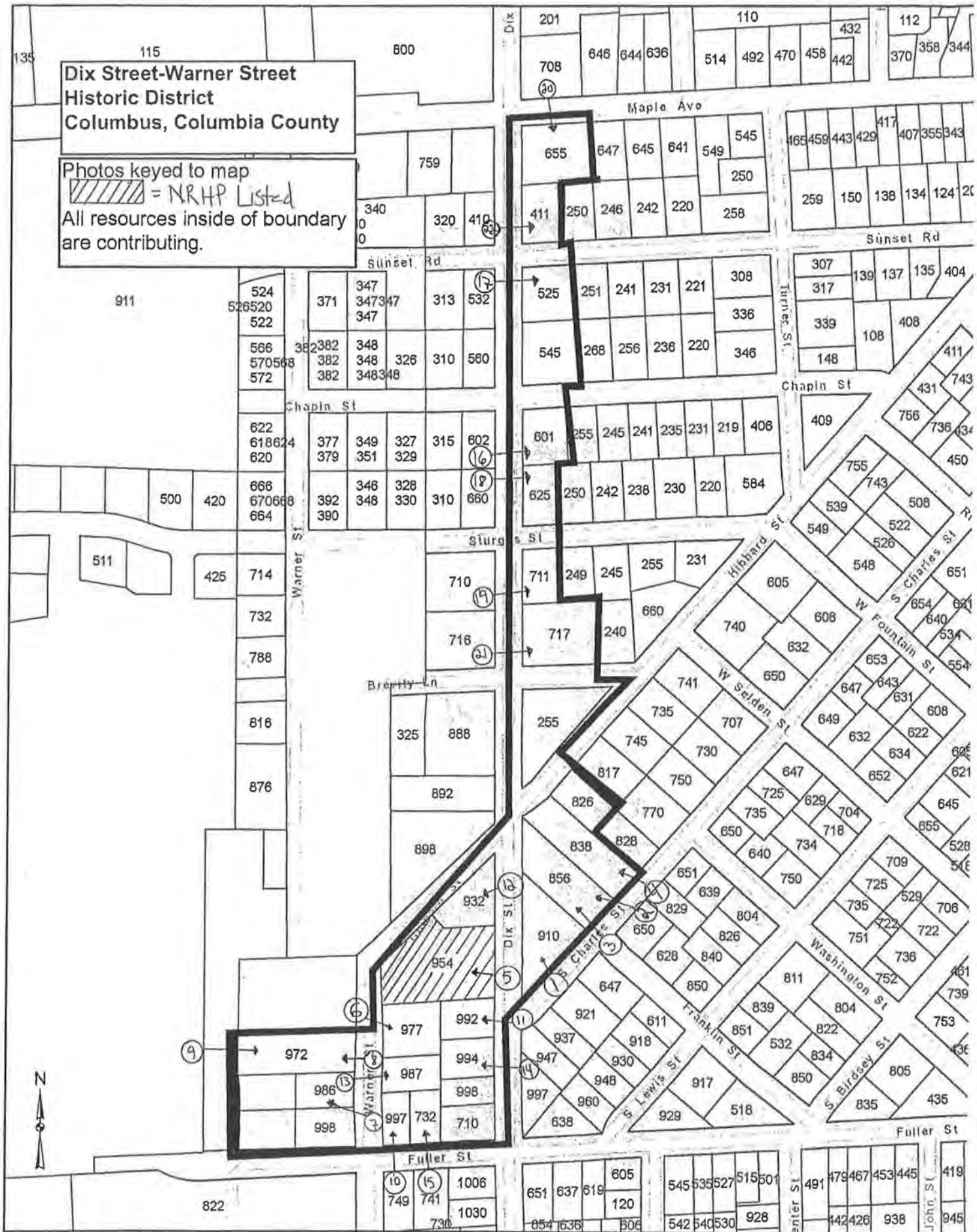
\_\_\_Insert Figures

\_\_\_End Figures

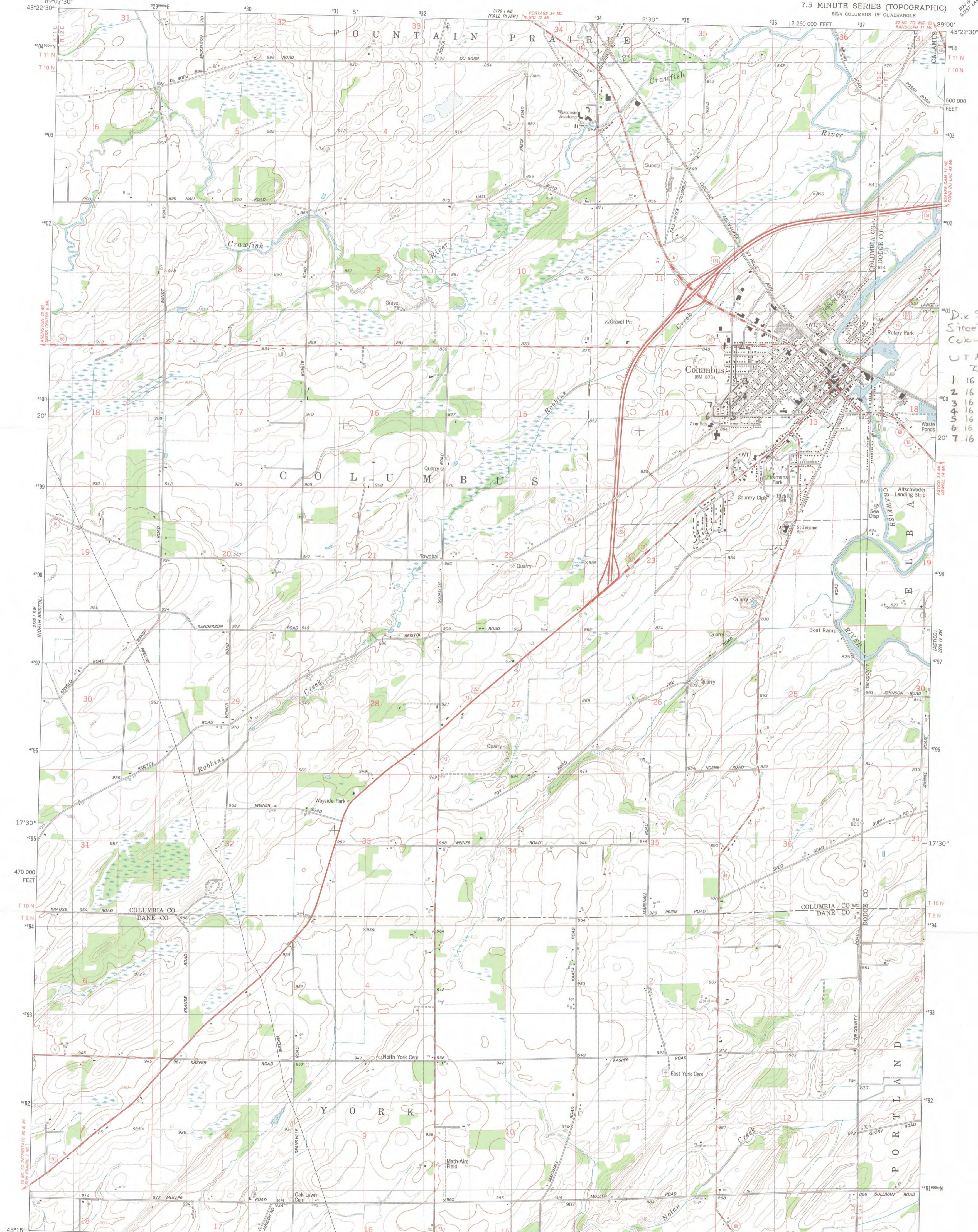


**Dix Street-Warner Street  
Historic District  
Columbus, Columbia County**

Photos keyed to map  
 = NRHP Listed  
 All resources inside of boundary are contributing.



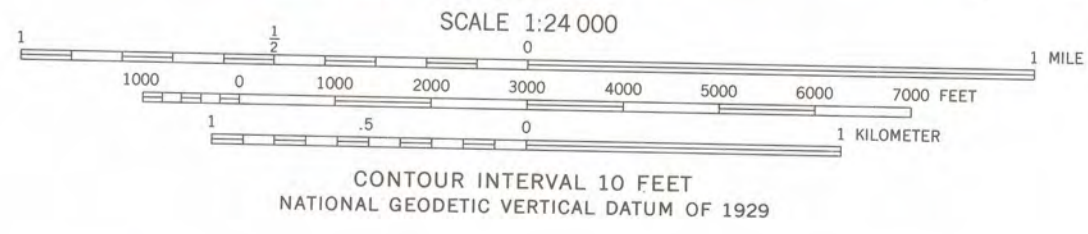
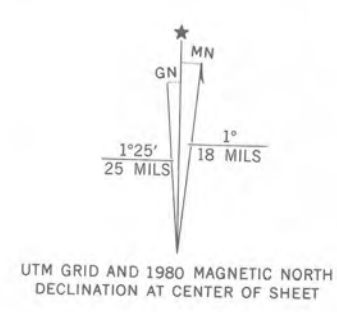




Dix Street - Warner  
Street Historic District  
Columbus, Wisconsin  
UTM Coordinates

Z	E	N
1	16	335530 4800 620
2	16	335580 4800 620
3	16	335610 4800 170
4	16	335610 4800 010
5	16	335500 4799 800
6	16	335320 4799 800
7	16	335320 4799 900

Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA  
Topography by photogrammetric methods from aerial photographs  
taken 1975. Field checked 1976. Map edited 1980  
Projection and 10,000-foot grid ticks: Wisconsin coordinate  
system, south zone (Lambert conformal conic)  
1000-meter Universal Transverse Mercator grid, zone 16  
1927 North American Datum  
To place on the predicted North American Datum 1983  
move the projection lines 4 meters north and  
9 meters east as shown by dashed corner ticks  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



CONTOUR INTERVAL 10 FEET  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION  
Primary highway, hard surface  
Secondary highway, hard surface  
Light-duty road, hard or improved surface  
Unimproved road  
Interstate Route  
U. S. Route  
State Route

COLUMBUS, WIS.  
SE/4 COLUMBUS 15' QUADRANGLE  
N4315-W8900/7.5  
1980  
DMA 3170 1E-SERIES 8661

















































932













732































UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 6/23/2017      Date of Pending List: 7/18/2017      Date of 16th Day: 8/2/2017      Date of 45th Day: 8/7/2017      Date of Weekly List: 8/11/2017

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      8/7/2017 Date

Abstract/Summary Comments:

Recommendation/ Criteria

Reviewer Edson Beall      Discipline Historian

Telephone \_\_\_\_\_      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: Dix Street - Warner Street Historic District

Address of Property in District: 255 Brevity Ln

City: Columbus County: Columbia

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 2-4-17

Print or Type Name: Natalie Murphy + Craig Murphy

Mailing Address: 255 Brevity Ln

City: Columbus State: WI Zip: 53925

**NOTARY**

State of Wisconsin, County of Columbia

The above statement was subscribed and sworn before me this 4 day of

Feb, 2017

[Signature]  
Notary Public Signature

My commission Expires: 1-21-18



GLENN GROTHMAN  
6TH DISTRICT, WISCONSIN



24 WEST PIONEER ROAD  
FOND DU LAC, WI 54935  
(920) 907-0624

1217 LONGWORTH BUILDING  
WASHINGTON, DC 20515  
(202) 225-2476

GROTHMAN@HOUSE.GOV

COMMITTEE ON EDUCATION AND THE WORKFORCE

COMMITTEE ON THE BUDGET

COMMITTEE ON  
OVERSIGHT AND GOVERNMENT REFORM

UNITED STATES  
HOUSE OF REPRESENTATIVES

February 20, 2017

Wisconsin Historic Preservation Review Board  
c/o Peggy Veregin  
Wisconsin Historical Society  
816 State Street  
Madison, WI 53706

Wisconsin Historic Preservation Review Board:

I am writing in support of the Dix Street-Warner Street Historic District nomination to the Wisconsin State Register of Historic Places and the National Register of Historic Places. The Historic District, located in Columbus, is part of the Sixth Congressional District which I represent.

The Dix Street-Warner Street Historic District represents the city of Columbus' finest concentration of historic, Modern movement style, single family houses. One of these houses, the E. Clarke & Julie Arnold House, was designed by Frank Lloyd Wright and is already individually listed in the National Register of Historic Places. The homes found here symbolize the Contemporary, Ranch, Split Level, and Wrightian styles – a fresh and forward thinking design. These homes represent an impressive collection of large, modern designed houses of the post-war period.

Please give all due and fair consideration consistent with current federal law and agency regulations, keeping me apprised of your efforts and findings by contacting Alan Ott, District Director, at 24 West Pioneer Road, Fond du Lac, WI 54935 or by calling (920) 907-0624. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Glenn Grothman".

Glenn Grothman  
Member of Congress





WISCONSIN  
HISTORICAL  
SOCIETY



TO: Keeper  
National Register of Historic Places

FROM: Peggy Veregin  
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Twenty-third day of June 2017, for the nomination of the Dix Street-Warner Street Historic District to the National Register of Historic Places:

<u>1</u>	Original National Register of Historic Places Nomination Form
<u>1</u>	CD with NRHP Nomination form PDF
<u>        </u>	Multiple Property Nomination form
<u>22</u>	Photograph(s)
<u>1</u>	CD with image files
<u>1</u>	Map(s)
<u>1</u>	Sketch map(s)/figures(s)/exhibit(s)
<u>2</u>	Piece(s) of correspondence
<u>        </u>	Other:

COMMENTS:

<u>        </u>	Please ensure that this nomination is reviewed
<u>        </u>	This property has been certified under 36 CFR 67
<u>  X  </u>	The enclosed owner objection(s) do or do not constitute a majority of property owners
<u>        </u>	Other: