

**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 Southwest Historic District
other names/site number N/A

2. Location

street & number 115 Belleville, parts of Grove, Lincoln, Newbury, Oak, Ransom, West Sullivan, East and West Thorne, Watertown, and Watson streets and Woodside Avenue N/A not for publication
city or town Ripon N/A vicinity
state Wisconsin code WI county Fond du Lac code 39 zip code 54971

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 *[Signature]*, SHPO Date *5/12/04*

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

Southwest Historic District
Name of Property

Fond du Lac
County and State

Wisconsin

4. National Park Service Certification

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

Edson H. Beall

6/22/04

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
161	27 buildings
	sites
	structures
	objects
161	27 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**
1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
EDUCATION/school

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/multiple dwelling
VACANT/not in use

7. Description

Architectural Classification

(Enter categories from instructions)

Mid-19th Century/Greek Revival
Late Victorian/Italianate
Late Victorian/Queen Anne
Late 19th & 20th Century Revival/Classical Revival

Materials

(Enter categories from instructions)

Foundation STONE
walls WOOD
BRICK
roof ASPHALT
other WOOD

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

DESCRIPTION

General Description

The Southwest Historic District is a large neighborhood that sits a little over a block south and southwest of the downtown commercial district in Ripon, a small community in east-central Wisconsin. Ripon is a rural community with a historic downtown (Watson Street Commercial Historic District, NRHP, 1991) and the historic, private Ripon College (Ripon College Historic District, NRHP, 1995). The land around Ripon is primarily agricultural, although there is a large resort community nearby, centered around picturesque Green Lake. Nearby are the similar small communities of Waupun, Berlin, Markesan, and Princeton and even smaller communities like Brandon and Alto.

Several major state highway, Highway 44, Highway 49, and Highway 23, run through Ripon. They provide access to the communities mentioned above, as well as to larger communities such as Fond du Lac and Oshkosh. These highways lie just outside both the northeastern and eastern borders of the Southwest Historic District. Traffic from these highways is heavy and it is bypassed around the city's downtown commercial district, as well. Ripon's downtown is in the middle of a revival after suffering from changes in retailing during the 1960s and 1970s. It has been a Main Street community for a number of years and its storefronts are now mostly filled and many of its buildings renovated.

Most of the streets that run through the Southwest Historic District are quiet, residential streets with little traffic. The major exception is Watson Street, which is a major thoroughfare from the downtown area to the residential neighborhoods located in the south part of the city. Along this wide street, there is two-way traffic with parking allowed on both sides of the street. Other streets in the district also allow two-way traffic, but some limit parking to only one side of the street. As can be seen on the district map, some of the interior streets in the district are not through streets, further limiting their traffic load and forcing more traffic on Watson Street.

The topography of the district is relatively flat. Outside the district, west of Lincoln Street and east of Newbury Street, the land falls to a lower level, much more sharply west of Lincoln Street. Also, northwest of the district, in the location of Ripon College, the land rises sharply, cresting near the oldest college buildings. To the south of the district, the land remains relatively flat, extending outside of town to the agricultural fields of the adjacent Town of Metomen. The streets in the district are all fully improved with concrete curbs, gutters and sidewalks (in most areas). Electric lines on tall wooden poles run throughout the district, and standard sodium vapor streetlights are attached to these poles.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

The landscaping within the district is dense and mature. There are many large trees in the terraces between the curbs and sidewalks of the district and many more mature trees and shrubs around the houses. Most of the houses have similar setbacks from the street, allowing for generous sized front lawns; larger lots feature wide side and back yards, as well. There are a few significant exceptions to these general characteristics. In particular, the old Catlin and Runals homes on Woodside and Watson, respectively, have long setbacks that reflect their very large lots during the pre-Civil War era. Also, along the west side of Lincoln Street are three houses that sit on very large, wooded lots, reflecting their early history as "suburban" estates. Although Lincoln Street is the most heavily wooded area, the entire district has an abundance of trees and shrubs that make it one of the most picturesque in the city.

Contributing to the cohesiveness of the district is its low ratio of non-contributing to contributing buildings, an interesting statistic considering the size of the district. Of the 189 buildings in the district, only 27 buildings are non-contributing, mostly because they are post-1950 construction and are outside the period of development of the district of the district. These houses are scattered throughout the district and do not overly detract from its historic streetscapes. The vast majority of the buildings in the district have a similar scale, compatible historic building materials, and similar type of construction, giving a cohesiveness to the district streetscapes.

Another reason for the cohesiveness of the district is the appearance of the areas outside of its boundaries. Beyond the northern boundary of the district, the area is mixed in its uses. Directly north of the district is a mixed use area that includes modern buildings associated with Ripon College, a few old houses that have less integrity or distinctiveness than those in the district, some open spaces, and commercial buildings. East of the district, there is a continuation of this neighborhood, but the houses, in general, have much less integrity and distinctiveness, or are of a different era than the bulk of the houses located in the district. One exception is a small area along Metomen Street that features a group of turn of the twentieth century houses that have been determined to be potentially eligible for the National Register of Historic Places in their own right.

To the south of the district the neighborhood continues, primarily as houses built in the mid-twentieth century and beyond. Also in this area is a large park and the complex of the Ripon Medical Center that interrupts the continuous flow of the neighborhood. To the west of the district is a distinct change. Once the edge of town, this area has some large open spaces and modern buildings associated with Ripon College. There are also some relatively new apartment buildings and modern homes located in this area. The result is that the district described within these boundaries is very cohesive as a nineteenth and early twentieth century neighborhood, distinct from any other area in the city.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Description of Selected Buildings

Greek Revival

122 Watertown St., Jeremiah & Caroline Walcott House
c.1853, c.1878¹

The Greek Revival style Walcott House has a rectangular main block with a one-and one-half story rear ell. The main block has a low-pitched gable roof decorated with a simple wood frieze and returned eaves. The house is covered with clapboards and wooden pilasters accent the corners of the main block. The symmetrical fenestration of multi-light sashes is decorated with later-added shutters. The main entrance sits in the southwest corner of the south elevation and is decorated with narrow sidelights. The front porch with a hip roof supported by round columns spans the south elevation and was probably added at the turn of the twentieth century. The picturesque corner lot features a decorative picket fence in the style of the nineteenth century.

This house was originally built for Jeremiah and Caroline Walcott around 1853 and sat facing Watson Street, just east of its current location. It was moved to this site around 1878 for the construction of the Reed House at 538 Watson St. Jeremiah Walcott was a Rhode Island and New Hampshire native who studied at Dartmouth College and the Auburn Theological Seminary. In 1853, he came to Ripon as pastor of the Congregational Church and as an administrator of Ripon College, at that time known as Brockway College. He retired in 1873 and died in 1880. Caroline Walcott died in 1891. In 1925, Eugene Schallern purchased the house and the Schallern family owned it into the 1970s.²

Italianate

522 Ransom St., Richard & Emogene Dart House
1854; builder: Marcellus Pedrick

This house has a two-story main block and a small one-story north ell. The main block has a hip roof and a rectangular plan. The one story ell also has a hip roof. The walls of the building are

¹ Dates of construction and names of buildings are all referenced along with the other properties in the district in the Building Inventory section following this section.

² Pedrick Genealogical Books, Walcott entry, on file in the Ripon Historical Society, Ripon, Wisconsin; "Schallern House Built 98 Years Ago," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin; Tax Rolls for the City of Ripon, on file in the Area Research Center of the Library of the University of Wisconsin-Oshkosh, Oshkosh, Wisconsin; City Directories for the City of Ripon, on file in the Ripon Public Library, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

constructed of grout, an early form of concrete construction developed in Wisconsin. The grout was poured into molds to create blocks measuring 10 inches long, five inches deep, and five inches high. The walls are 15 inches thick and consist of a wall of blocks, an air space, and another wall of blocks. These walls are punctuated with regular fenestration of six-over-six-light, double-hung sashes topped with segmental stone arches. The main entrance sits in the northeast corner of the east elevation and is decorated with narrow sidelights. Topping the entrance is a segmental stone arch that is filled in over the door. In the ell there are segmental arched openings similar to those of the main block.

Pioneer builder Marcellus Pedrick built this house in 1854 for Richard Catlin and his wife, Darwina. Reportedly, Darwina Catlin was not satisfied with this house and Catlin had a larger, more stylish Italianate style stone house built one street over. Catlin sold this house to his nephew, Richard Dart, a New York State immigrant who came to Wisconsin with his family in 1840. Dart settled in Catlin's house and in 1859; he married Emogene Hinkley, also of New York State. The Darts held the house into the 1910s.³

515 Ransom St., Marcellus Pedrick House
1858, Builder: Marcellus Pedrick

Like the Dart house, the main block of this building is constructed of grout on a limestone foundation. The two-story main block has a low-pitched hip roof with wide overhanging eaves decorated with brackets attached to a wooden frieze. The windows of the main block are slightly taller on the first story and are filled with six-over-six-light, double-hung sashes. Second floor windows are single-light sashes. All of the windows of the main block are decorated with pediment hood moldings with brackets and footed sills. A porch that was probably built during the late nineteenth century spans the west elevation. It has Queen Anne style details including a hip roof with a pediment covered with wood shingles, a spool and spindle balustrade and frieze, cut-out brackets, and turned posts. Behind the porch is a simple wood-paneled entry door.

A one and one-half story ell projects from the building's east elevation. It also has a shallow hip roof with wide eaves and brackets, but the ell is of frame construction covered with clapboards. Attached to this ell is a smaller one-story ell, also with a hip roof and clapboard-covered walls. The windows on the first story of the two rear ells are similar to those of the main block, as are second story windows. A side entrance sits in the north elevation of the one-and-one-half story ell, and a porch spans the ell. The porch has a shed-roofed overhang supported by simple wood posts.

³ Tax Rolls; Pedrick Books, Dart entry; information from historic house tour, no date, on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Marcellus Pedrick built this house in 1858 and lived in it until 1864, when he built a larger frame Italianate house at 523 Watson St. After Pedrick, several families owned the house in the nineteenth century. In the early twentieth century, the house was the home of Hollis Akin, a local furniture store owner and undertaker. Around 1920, Belle Lawson acquired the house and owned it into the 1970s. She donated the house to the Ripon Historical Society, whose headquarters on Watson Street backed up to this lot. The house is operated as a house museum by the society, which operates a museum, office, and library across the east lot line.⁴ This house was listed on the National Register of Historic Places in 9/29/76.

621 Ransom St., Philo & Ruth England House 1857, 1907

The Italianate style England house has two stories and a rectilinear plan with projecting ells. A two story square ell projects from the front of the main or west elevation. Two small one-story ells project from the east or rear of the house. The house has a very low-pitched, almost flat roof with very wide overhanging eaves. A wide molded frieze runs under the eaves. The walls of the house are clad with beaded horizontal board siding and the house sits on a cut limestone foundation. Punctuating the walls are largely tall windows filled with multi-light sashes decorated with cornice moldings and architrave surrounds with footed sills. On the first story of the main elevation, there is a larger single-pane window that was probably a c.1907 addition. The main entrance is covered with a porch that spans and wraps around the north side of the projecting ell. The porch has a hip roof supported by narrow square posts sitting on bases. Similar pilasters are attached to the house walls at the each end of the porch.

This house was built for Philo and Ruth England in 1857. The Englands were from Vermont and immigrated to Ripon in 1854 with their children. In the 1868 Ripon City Directory, England is listed as a farmer. The house originally sat on a large parcel with its main entrance facing Watson Street. After Philo England's death in 1871, his son George A. England owned the house; and in 1883, it passed to another son, Frederick England and his wife, Anna. Frederick died in 1897, but Anna continued to own the property until 1926. In 1907, the land facing Watson Street was sold and Anna England changed the entrance orientation toward Ransom Street.⁵

In 1918, Anna England converted the house into two apartments and only spent summers in Ripon. She rented out the other apartment to a series of Ripon College professors. In 1926, a Ripon College professor, William H. Barber, purchased the house. Barber was the college

⁴ Tax Rolls; Information from the Ripon Historical Society, Ripon, Wisconsin.

⁵ Tax Rolls; Pedrick Books, England entry; Christina Rukavina, "A House That's Homed Many Profs," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

registrar, college dean, acting president, and chair of the physics department. Esther Barber, his wife, was a long-time music professor at the college. The Barbers modernized the house with a new physical plant during their tenure, but the exterior was little changed.⁶

512 Woodside Ave., Richard & Darwina & Phoebe Catlin House
1857

The Italianate style Catlin house has a two-story main block with a rectilinear plan and a low-pitched hip roof topped with a cupola. The large cupola has a hip roof with wide eaves decorated with brackets and a frieze with dentils. It has round-arched openings on all four sides. The roof of the main block has eaves that are also widely overhanging and decorated with large pendant brackets attached to a wide paneled frieze. The cut limestone walls of the house are punctuated with six-over-six-light, double-hung sash windows and decorated with cornice moldings and functional shutters. A large bay projects from the first story of the south elevation of the house. This bay has a flat roof with wide overhanging eaves decorated with brackets and a paneled frieze. The openings of the bay are filled with two-over-two light sashes decorated with shutters. The walls and foundation of the bay, like the house, are constructed of cut limestone.

The main entrance is in the southeast corner of the east or main elevation. It is decorated with a transom. Spanning the entire first story of the main elevation is a porch that, according to a historic photograph, is an alteration of an earlier porch. The porch has a hip roof decorated with a paneled frieze and brackets supported by round columns. The balustrade is composed of spool and spindle posts. The building sits on a very large lot, and at one time, took up an entire city block. Its setting includes a wide lawn with many mature trees and shrubs.

In 1854, Richard Catlin had Marcellus Pedrick build a large, Italianate-influenced house out of grout, a new and unusual concrete-like material. Although the house was large for the time period, apparently Catlin's wife did not like it. No doubt Darwina Catlin approved of this large Italianate house built of limestone blocks and completed in 1857. Darwina died in 1870 and in 1871, Catlin married Phoebe Burling, 36 years his junior. Catlin suffered a stroke in 1873 and died in 1874, but did not leave Phoebe a wealthy widow. Even selling off additional lots from the Catlin property in the early twentieth century did not make Mrs. Catlin financially secure. It is said that during her last years in the house, Mrs. Catlin lived in only one room and sold off antiques and furnishings for cash. In the 1930s, after Phoebe Catlin's death, Marshall Scott purchased the house and renovated it.⁷

⁶ *Ibid.*

⁷ Pedrick Books, Catlin entry; Linda Bjella, "Stately House Tells of Ripon's History," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

532 Watson St.

Marcellus & Mary Ann and Samuel & Mildred Pedrick House

1864-65, 1919; Builder: Marcellus Pedrick; Architect for Remodeling: Henry Auler

The Italianate style Pedrick house has a main block of two stories and a rear ell of one and one-half stories. The irregular plan of the house comes from the large addition made to the northwest side of the building in 1919. The original plan of the house included a rectangular main block with a recessed ell projecting from the north wall. The original ell is still extant behind the 1919 addition. A low-pitched, almost flat roof sits over the entire house. The roof has wide overhanging eaves decorated with pendant brackets attached to a wide paneled frieze. This detail appeared on the original main block and was replicated for the north ell addition.

The openings of the original main block punctuate the clapboard walls and are generally paired round-arched openings filled with round-arched sashes. The windows are decorated with a single cornice molding with brackets. A shallow bay projects from the first story of the south elevation. The main entrance is in the west elevation and consists of a wood paneled Italianate style door with oculus openings decorated with sidelights. A segmentally arched overhang supported by four tapered square posts sitting on a large base decorates the entrance. It probably replaced the original porch around 1919.

The north ell addition is also clad with clapboards and its walls are punctuated with grouped windows. On the first story of the west or main elevation, a set of three large windows are topped with fanlights. A pair of identical windows sits in the north elevation. Above the first story windows there is a set of five windows topped with a simple cornice. A pair of these windows also sits in the north elevation.

Marcellus Pedrick came to Wisconsin from New York State in 1849. He worked as a stone mason and built several of the grout buildings of Ripon, two of which are located in this district. Pedrick was also a grain and lumber dealer and had a farm in the town of Metomen. He married Mary Ann Smith in Fall River in 1858. Pedrick's son, Samuel, was born in Ripon in 1868, graduated from Ripon College in 1891, and received a law degree from the University of Wisconsin in 1894. Samuel Pedrick was a prominent and successful attorney and civic leader in Ripon. But, his primary legacy to Ripon was his local history work, particularly his many-volume genealogical files on the families of Ripon, an impressive and valuable collection used extensively today.⁸

⁸ Pedrick Books, Pedrick entry; Linda Bjella, "Heatley Home Built by Pioneers," and Tom Hoyt, "Pedrick House One of First Mansions Built by Pioneers," newspaper articles on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Samuel Pedrick remodeled the original house in 1919, using plans from Oshkosh architect Henry Auler. In 1946, Pedrick sold this house to Ripon College and it was used as a men's dormitory until 1954. After that it was the long-time home of Truman and Elaine Heatley.⁹

614 Watson St., F. M. Hubbard House
1865

The Italianate style F. M. Hubbard House is a two-story residence with a slightly irregular plan. On the north side of the house are two stepped back ells. The entire house is covered with a very low-pitched hip roof with very wide overhanging eaves decorated with brackets attached to a wide frieze. The painted brick walls are punctuated with very tall and narrow openings and several bays. The tall openings on the main or east elevation are paired or tripartite round-arched windows, each with four lights. They sit under elaborate round-arched surrounds with arched hood moldings decorated with brackets and paneled pilasters. Decorated panels fill the arches below the hood moldings. The bay windows on the north, south, and east elevations are similar. They have low-pitched hipped roofs and feature the similar paired round-arched wall openings. The main entrance is a simple glazed wood door covered by a modern overhang. The original porch and a tower the projected over the first stepped ell were removed around 1950.

F. M. Hubbard had this house built in the summer and fall of 1865. Between 1870 and 1921, the house was owned by J. J. Foote, a local attorney. After two subsequent owners, Richard and Ann Yates purchased the house, owning it into the 1980s. The Yates had to replace a deteriorated porch on the main elevation that, according to a historic photograph, was an early twentieth century replacement for the original porch. They also replaced a rear enclosed porch and took off the tower due to their deteriorated conditions.¹⁰

648 Lincoln St.
Dennis & Mary Akin House
1866

The expansive, wooded and landscaped three acre lot that this house occupies still suggests a "suburban estate" on the edge of town, where this mid-nineteenth century house was built. The house, itself, is a two-story Italianate style residence whose exterior has changed little since its construction date. The house has a rectangular plan with two-story ells projecting from both the

⁹ *Ibid.*

¹⁰ Tax Rolls; Linda Bjella, "Yates Residence Leaves Lasting Impression," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin; *Ripon Commonwealth*, 21 July 1865, p. 4, 22 September 1865, p. 4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

north and south elevations. There is also a one and one-half story rear wing attached to the main block. The house has a low-pitched hip roof with overhanging eaves decorated with brackets attached to a wide frieze. The roof eaves rise to a gable at the center of the main or east elevation. The cream brick walls are punctuated with largely symmetrical fenestration of two-over-two light double-hung sash windows. The windows are decorated with cornice moldings, footed sills, and shutters.

The main entrance to the house sits at the northeast corner of the main elevation. It is covered by what is probably the original Italianate porch. It has a hip roof supported by narrow square columns with brackets sitting on paneled bases. An ell porch with similar details spans the north wall of the rear ell. Attached to the northwest corner of the house is a modern one-story brick addition.

Dennis and Mary Akin came to Ripon in 1866 after a distinguished history in nearby Marquette. Dennis Akin came to that village from New York State in 1848 and platted it in 1849. He remained there as a druggist until 1864. He may have moved to Ripon because Ripon was growing while Marquette was fading. In Ripon, Akin operated a shoe store and was a wool buyer. The Akins' daughter, Lavina, owned the house after her parents died, both in 1913. Lavina Akin owned the property until 1930, a few years before her death. The next owner was William Jaeger and his wife, who updated the physical plant of the house without changing its significant historical features.¹¹

515 W. Thorne St., Samuel & Martha Sumner House
1867

Sitting on a large well-landscaped corner lot, the Sumner House is a very typical mid-nineteenth century Italianate house with a two-story main block and one-and-one-half story rear ell. The entire building is constructed of cream bricks and both the main block and the rear ell have hip roofs covered with standing seam metal. The main block and the ell have wide overhanging eaves supported by large brackets attached to a wide frieze. Most of the openings of the first story are segmentally-arched, tall and narrow, four or six-light sashes. These windows are decorated with segmental brick arches. The second story openings are shorter, but filled with similar glazing and decorated with segmental brick arches. A few windows in the rear ell have been replaced with modern sashes or have been partially or entirely enclosed.

¹¹ Linda Bjella, "Jaeger Home on Lincoln St. was Once Country Estate," newspaper article on file in the historic house files of the Ripon Historical Society; Pedrick Genealogical Books, Akin entry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

A two-story shallow ell projects from the west elevation. It features tall and narrow openings filled with multi-light sashes and decorated with segmental brick arches. A one-story bay projects from the east elevation. It has a low-pitched roof with wide eaves, brackets, and a frieze. The bay's openings are segmentally-arched and filled with narrow multi-light windows that are paired on the east elevation. A full front porch spans the north elevation and covers the simple main entrance that is decorated with a transom. The later-added porch has a flat roof supported by heavy square posts and a plain balustrade of square posts. A similar porch partially spans the east elevation of the rear ell.

Samuel Sumner was a native of Maine and came to Ripon in 1850. He opened a general store with several partners, then operated it on his own. He was a civic leader who served on the city council, as mayor, and on the school board. In 1861 he married Martha Leonard of Vermont and in 1867, they had this house completed as their residence. When Sumner died, his widow offered the house to Ripon College, but the college declined to purchase it and after a series of owners, the house and grounds went into decline. In 1935, Chester Hanson extensively renovated the house for a funeral parlor. The house was a funeral parlor until 1956, then it was a Ripon College faculty home until 1974 when Ralph Wickstrom returned the house to a private residence and it has remained as such until today.¹²

825 Watson St., Edmund & Dorlesca Runals House
1869

The large Italianate style Runals house sits back from the street on a large lot with many mature trees. It is an apartment building now, but was built as one of the largest homes in Ripon during the mid-nineteenth century. The house has a two-story main block with a two-story ell attached to both the rear and the northeast corner of the main block. The house is topped with a short mansard roof that may have been a later addition since it is somewhat out of proportion to the rest of the house. The roof features metal cresting, small, shallow, round-arched dormers and wide eaves. Decorating the eaves are brackets attached to a wide frieze. The second story openings are paired tall and narrow sashes decorated with large round-arched brick surrounds. First story openings are similar, but also include a large single pane opening on the west elevation. A large, later-added, veranda spans the west elevation and runs around both the north and south elevations. It has a hip roof with overhanging eaves and brackets, Ionic columns, a modern balustrade and lattice panels covering the porch base.

¹² Pedrick Genealogical Books, Sumner entry; Bjella, Linda, "Wickstrom Home Proved Versatile," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 11 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Edmund L. Runals was a native of New York State where he studied law. In 1846, he came to the Town of Ripon and farmed until 1852 when he moved into the village of Ripon. He was elected justice of the peace, worked as a surveyor, and promoted a railroad. He was admitted to the Wisconsin bar in 1854 and practiced law while operating his farm. He was a civic leader, not only as justice of the peace, but as tax assessor, member of the State Assembly, city attorney, and member of the city council. He married Dorlesca Avery in 1850 and they moved into this house in 1869. Runals died in 1888 and Mrs. Runals sold the property a few years later. Fred and Lela Soper owned the house during the first three decades of the twentieth century. Fred Soper was also a member of the State legislature. In the early 1950s, the house was converted into apartments.¹³

626 Lincoln St., Alexander Hamilton House
1878; Builder: J. B. Barlow

Sitting on a large wooded lot, the Alexander Hamilton House features simple Italianate details, including a hip roof, overhanging eaves, and tall windows with cornice window hoods. The cream brick house has a square main block with a large north ell, also of cream bricks with a square plan. The windows are filed with six-over-six light sashes. There are two entrances into the house on the main elevation, one at the northeast corner of the main block and one in the southeast corner of the ell. The simple wood paneled doors are sheltered by two porches. The porch across the main block has a hip roof supported by thin posts on narrow bases. Similar posts support the roof of the porch that spans the ell.

Alexander Hamilton was a native of England who came to the U.S. around 1845, became a Baptist minister in 1851, and was pastor of several churches in Wisconsin, including Ripon. His last posting was Ripon, where he died in 1885. Hamilton and his wife built this house in 1878 when Lincoln Street was the edge of town.¹⁴

538 Watson St., Lewis and Angeline Reed House
1878-79; Builder: George Wren

The small Greek Revival house now at 122 Watertown Street was moved to that location for the construction of this house, a large Italianate style mansion on a large corner lot. The house is two stories in height and constructed of cream bricks. It has a complex hip roof with wide overhanging eaves supported by paired brackets attached to a wide frieze. Large, two-story bays

¹³ Tax Rolls; City Directories; Pedrick Genealogical Books, Runals entry; Newspaper photograph and caption, on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

¹⁴ Pedrick Genealogical Books, Hamilton entry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 12 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

and a two-story ell project from the north, south, and east elevations of the house and a one and one-half story ell projects from the west or rear elevation. Both hip and gable roofs cover these projections.

Most of the openings of the house are tall and segmentally arched. They are filled with arched, single-light sashes and decorated with brick segmental arches and keystones. The main entrance sits on the front or east elevation and consists of a double entry door covered with an Italianate porch with hip roof supported by thin chamfered columns on paneled bases. A similar porch covers a side entrance in the south wall of the rear ell. The entire house sits on a fine cut limestone foundation. A large frame carriage house is at the rear of the property. It features a steeply pitched hip roof and clapboard covered walls.

Lewis Reed came with his family from New York state to a farm near Ripon in 1857. Reed was educated in local schools and studied at the University of Wisconsin. He was a teacher, served in the Civil War, studied law, and was admitted to the bar in 1867. He practiced in Ripon, was a municipal judge, alderman, and mayor. He and his wife, Angeline, were married in 1870 and moved into this house in May of 1879. The house remained in the Reed family into the 1950s and has been most recently been owned by a great-grandson of Reed, Gerald Grout.¹⁵

Second Empire

541 Woodside Ave., Edwin and Caroline Manville House
1875

The two-story Manville House has a sloping mansard roof over a main block with a square plan that gives it its Second Empire style. The center of the mansard roof is raised to form a hip and, instead of dormers, projecting gables sit over the second story windows. These gables are supported by unusual curved brackets that sit next to Italianate style brackets located under the wide eaves of the mansard. The Italianate style brackets under the overhanging eaves are attached to a paneled frieze. Punctuating the cream brick walls of the house on the first story are segmentally arched openings decorated with segmental brick arches. The windows are two-over-two-light, double-hung sashes with operational shutters.

The main entrance is in a small, one-story entry pavilion that projects from the west elevation. It has a hip roof and segmentally arched windows. A later added, c. 1910 porch covers the entrance. It has a segmentally arched roof supported by round columns that sit on brick

¹⁵ Pedrick Genealogical Books, Reed entry; Linda Bjella, "Grout Home Has Rich Family Heritage," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin; City Directories.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

balustrades. Along the south elevation there is a rectangular bay with a hip roof with brackets and segmentally arched openings. An entrance on the south elevation is covered with a hipped-roof overhang with brackets. Projecting from the rear or east elevation is a remodeled sunroom.

Edwin Manville was born in New York State and came to Ripon with his wife, Caroline, and their children. He was a partner in the Dodge and Manville carriage manufacturing company, a successful business in the nineteenth century. Around 1888, the couple sold this house to J. E. Brown, who owned it until 1921. Between 1921 and 1974, Ceylon Kohl owned the house.¹⁶

Queen Anne

719 Watson St., Hiram and Albina Mead House
1886

This rambling, two-story Queen Anne style house was so unusual for 1886 that the newspaper noted it was built with a "Queen Anne pattern." The house has an irregular plan with a steeply-pitched hip and gable roof covered with slate tiles. The roof is accented with dormers and projecting gables and large brick corbelled chimneys. The bulk of the house is covered with clapboards and the gables and dormers are clad with wood shingles.

Most of the window openings are filled with single-light sashes. In the bay on the main elevation is a single-light opening with a decorative transom. The double entry doors are covered with a veranda with a steeply-pitched hip roof. A projecting gable over the porch entrance is decorated with a wood panel in a block pattern. The porch posts are connected by arches and a large arch flows down to form brackets under the projecting gable. Other details of the porch included a balustrade of plain posts and a lattice-paneled porch base. The entire house sits on a cut limestone foundation and there is a small modern ell attached to the rear elevation.

Hiram H. Mead was born in New York State and ran a harness shop there before coming to Sheboygan Falls in 1848. He came to Ripon in 1853 where he became a successful banker. He was associated with both the Bank of Ripon and the First National Bank. He died in 1907, one year after his wife, Albina. Later owners were Homer Hodgson and Dr. George and Dorothy Conant, who operated a botanical laboratory on the second floor for many years. Dorothy Conant lived in the house into the 1980s.¹⁷

¹⁶ Tax Rolls; Pedrick Genealogical Books, Manville entry; Linda Bjella, "Unique Architecture Marks Prellwitz Home," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

¹⁷ Tax Rolls; City Directories; Pedrick Genealogical Books, Mead entry; "Fine Architecture Seen Here," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 14 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

632 Watson St., Herman and Anna Mueller House
1893

The two story Mueller house has an abundance of Queen Anne details, including an irregular plan with many projections, a steeply-pitched hip roof, two large gable-roofed ells, and a massive square corner tower. The tower dominates the house plan. It is topped with a pyramidal roof decorated with a large eyebrow window. The walls of the house sit on a cut stone foundation and are covered with narrow clapboards accented with vertical and horizontal boards and a central band of scalloped shingles. The tower is decorated with bull's eye style blocks.

Most of the openings in the house are single-light, double-hung sashes. But, on the main or east elevation of the tower, there is a round-arched opening and a square opening interrupted with a wood-paneled spandrel. A decorative wood panel separates the windows in the projecting gable of the main elevation and the second story windows sitting under the gable. The gable of the two-story ell has a fanlight window and there is a large single light in the first story of the main elevation. The main entrance is in the tower and above the entrance there is a rectangular opening with a small porch that features latticework arches.

A veranda wraps around the east and north elevations. It has a steeply pitched hip roof that intersects with a gable roof over the main entrance. The gable roof ends with a shingled pediment. The porch has thick turned posts, brackets, a sawtooth frieze, and a cutout balustrade in a geometric pattern. Latticework panels cover the porch base. A shed roofed porch spans that west end of the south elevation and covers a side entrance into the house. Both porches have a set of wooden steps with turned post balustrades and square newels.

Herman Mueller immigrated to Wisconsin in 1868 at the age of 15. He came to Ripon and clerked for a hardware store, then started a tobacco store. In the 1880s, Mueller started the Mueller & Faustman dry goods store, one of the most successful in the city. He retired in 1905 and died in 1912, seven years after his wife, Anna. Later owners were William and Elsa Dysart and Jerry and Fay Marchant.¹⁸

648 Watson St., Daniel and Amelia Fenelon House
1894

The Queen Anne style Fenelon house features a massive rectangular block with a steeply pitched hip roof and many projections. The house is covered with narrow clapboards on the first story

¹⁸ City Directories; Pedrick Genealogical Books, Mueller entry; Tour of Homes entry for 632 Watson St., in historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 15 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

and wavy wood shingles on the second story. The walls are punctuated with primarily large single-light, double-hung sashes. A wide belt course divides the two sections of the house. The foundation is composed of cut limestone blocks.

A dormer with a very steep gable roof covered with scalloped wood shingles projects from the roof. A small sash window is inset behind the curved walls of the dormer. A bay that also features curved walls projects from the main elevation. It is supported by a base with modillions and has a set of single-light sash windows identical to windows sitting in the wall next to the bay. The veranda begins on the main elevation and spans about half of the south elevation. It features a broad shingled gable, round columns, a spool-and-spindle balustrade and a wide set of wooden steps. The main entrance sits under the veranda in the south elevation. The south elevation also features a projecting gable covered with wood shingles and decorated with modillions and a large bracket. A tall and narrow bay sits under part of this gable and features a very tall multi-light opening. On the north elevation, there is a wide two-story bay topped with a large octagonal dormer with a pent roof.

527 Watson St., Edgar and Blanche Burnside House
1897

The two-story Queen Anne style Burnside house has an irregular plan and a hip roof with projections. Heavy modillions decorate the eaves of the roof on the main elevation. The walls of the house are covered with narrow clapboards on the first story and wood shingles on the second story. Projecting from the roof of the main elevation is a large shingled gable with a set of small rectangular openings. Under this gable is a bay with a tripartite sash opening on the second story. Under the bay is another tripartite window with a single center pane and transom.

The veranda spans the main elevation and wraps around the south elevation. It has a hip roof with a pediment decorated with a scroll carved panel. The porch is supported by large round columns sitting on limestone bases and a plain balustrade runs between the columns. A smaller, but similar, porch covers the entrance on the south elevation. A round bay with a conical roof that suggests a tower has single-light sash windows. A square bay projects from the second story on the north elevation. The entire house sits on a cut limestone foundation.

Edgar Burnside was a Wisconsin native who attended school and clerked in a drug store in Markesan. He came to Ripon in 1882 and worked in the F. S. Wilson drug store. He purchased the Akin Brothers drug store and ran that business for many years. In 1887, he married Blanche McArthur and they had this house built in 1897. Edgar Burnside died in 1947.¹⁹

¹⁹ City Directories; Pedrick Genealogical Books, Burnside entry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 16 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

526 Watson St., Lyle and Jennie Burgess House
1898

The large and rambling Queen Anne style Burgess house has an irregular plan with many projections. The steeply pitched hip roof has three large projecting gables on the north, south, and east elevations. These broad gables are covered with shingles and punctuated with Palladian windows. On the main elevation, one of these gables sits over a projecting two-story section of the house that features a small second-story recessed porch supported by a round column, a gable with large modillions, and a two-story rounded bay with a conical roof that suggests a tower. The tower roof has an eyebrow window. A very large veranda spans the main elevation and south elevations. It has a hip roof with a large pediment with a scroll carved panel. Large round columns sitting on limestone bases support the roof. A turned post balustrade sits between the limestone bases. A very wide set of steps rises to the porch in front of the entrance.

There are projecting gables on the north elevation and both a projecting gable and projecting upper story on the south elevation. Most of the windows are single-light, double-hung sashes, but on the main elevation, there are several larger two-pane windows topped with transoms. On the north side of the house is a porte-cochere with a gable roof decorated with massive cross pieces. The columns sit on large bases.

Lyle Burgess was born on a farm near Rosendale, Wisconsin in 1859. When he was 25, he came to Ripon and worked as a salesman for the Ripon Knitting Works. Burgess and several others reorganized the company in 1884 and built it into the largest industry in Ripon. He married Jennie Pickard in 1886 and this house was completed around 1898. According to newspaper reports, Burgess built a smaller house on this lot in 1888, then in 1897, he sold the house to G. E. Cole, who moved it to 910 Watson St. This house was completed around 1898.²⁰

Craftsman

622 Watson St., Louise Higby House
1909; Builder: Frank Farvour

This two-story Craftsman style house has a rectangular plan with a wide side-gable roof. A raised gable sits at the center of the main elevation. The side gables are decorated with several sash windows, a horizontal beam, and very narrow brackets. A brick chimney runs up through the gable on the north elevation. The upper level of the two-story house is covered with wood shingles, while the first story is constructed of brick. On the main elevation there is a wide front

²⁰ *Ripon Commonwealth*, 8 October 1897, p. 3; Tax Rolls; Pedrick Genealogical Books, Burgess entry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 17 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

porch that spans two-thirds of the wall. It has a broad gable roof supported by massive brackets, a shingled gable, and massive brick piers. The enclosed brick balustrade spans the porch except for the entrance on the north side, where there is a set of steps leading up to the main entrance.

The fenestration of the house consists of similar eight-over-one light double-hung sashes that are decorated with plain, narrow wood surrounds on the second story and undecorated on the first story. Some of the windows are grouped. On both the north and south elevations, there is a very shallow one-story bay with a narrow shed roof and clad with wood shingles. Three small openings light these bays.

Louise Higby was the daughter of Hiram and Albina Mead (719 Watson St.). A widow when her parents died, she found the family home too large and had this home built in 1909. She lived until 1924, then the house was occupied by Charles and Mary Doman into the 1980s.²¹

Georgian Revival

537 Watson St., William and Florence Haseltine House
1906; Builder: Frank Farvour

The large, two-story Georgian Revival Haseltine house has a rectangular plan and a massive hip roof. The walls of the house are clad with clapboards and punctuated by two-over-two light, double-hung sashes. On the first floor of the main elevation, a larger four-light window is flanked by two smaller two-light windows, creating a tripartite opening. At the southwest corner of the building is a one-story circular bay. It has a domed roof and two sash windows along with a larger single pane opening.

Covering the main entrance is a two-story massive portico with a roof that projects from the main roof into a full pediment. The pediment is decorated with a dentil molding and a central fanlight. Under the pediment is a dentiled frieze. Supporting the roof are four colossal Ionic columns sitting on a wood floor that is supported by a cut limestone foundation. The main entrance is a single entry door decorated by sidelights and pilasters. Above the main entrance is a second-story porch that features a turned post balustrade and a set of doors.

William Haseltine was a Wisconsin native whose father worked in the lumber business in Schofield then operated the Oakwood Hotel at Green Lake. Haseltine attended MIT, spent two years in Alaska, and then came to Ripon in 1899, becoming director of the Ripon Light and Water Company. He married Florence Reed in 1905 and they had this house built for their

²¹ City Directories; Pedrick Genealogical Books, Mead entry.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 18 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

family. The Haseltine's son, also William, lived in the family home into the 1980s and Charles Haseltine was living in the home in the 1990s.²²

750 Ransom St., Irvin F. Strauss House
1913; Architect: William Waters; Builder: Frank Farvour

The Strauss house is a two-story, rectangular, Georgian Revival residence with a gable roof that ends on the north and east elevations in full pediments. The walls of the building are covered with narrow clapboards and accented at the corners with vertical boards. The walls are punctuated with 12-over-one light, double-hung sashes that are paired on the first floor of the main elevation. Projecting from the south elevation is a sunroom. It has a hip roof with a balustrade of plain posts. The sunroom windows feature 18 upper lights.

Dominating the main or east elevation is a massive portico. The portico roof projects from the main roof into a full pediment decorated with a wide frieze and accented with a small central fanlight. Under the pediment is a wide frieze supported by four colossal fluted Ionic columns. A set of steps with a curved balustrade leads to the main entrance. A large frontispiece with a cornice, frieze, and wide pilasters frames the entrance.

Irvin F. Strauss was the son of dry goods merchant Ferdinand Strauss. He joined the family firm and operated it as one of the most successful retail stores in Ripon. He was also the owner of a glove factory and later acquired the Oakwood Hotel at Green Lake. Strauss had Oshkosh architect William Waters draw the plans for this house in 1913 and it was built in that year. After acquiring the Oakwood Hotel, in 1923, Strauss moved from this house to live at Green Lake. Strauss' first wife, Helen, died in 1918 and he married Erna Pike in 1920. Purchased by C. John Haas in 1923, the Haas family owned the property into the 1970s.²³

Colonial Revival

841 Watson St., Kenneth and Mary Higby House
1912; Builder: Frank Farvour

The Higby house is a two-story Colonial Revival residence with a rectangular, side gable plan that sits on a large, well-landscaped lot. It has a steeply pitched gable roof with gable-roofed dormers projecting from the front wall. The dormers have full pediments and single-light sashes. The roof eaves are returned at each end and a brick chimney rises above the roofline on the south

²² City Directories; Pedrick Genealogical Books, Haseltine entry.

²³ City Directories; Pedrick Genealogical Books, Strauss entry; Blueprints of the home in possession of the owner.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 19 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

elevation. The symmetrical fenestration consists of single-light sashes punctuating the house's wood shingled walls. The main entrance sits at the center of the west or main elevation. It is covered with a hip roof porch supported by four round columns. The wood paneled door is decorated with sidelights and a transom.

Several ells project from the main block of the house. On the south elevation is a one-story sunroom ell with tall, modern windows. A similar-sized ell projects from the north wall. Above the south elevation sunroom is an enclosed "sleeping" porch. The hipped roof porch is enclosed with four-light windows. Projecting from the northeast corner of the main block is a small story and one-half ell also with a steeply pitched roof and returned eaves.

Mary and Kenneth Higby occupied this house between its construction in 1912 and the 1950s. Ralph Root and Stephen Riley later owned it.²⁴

Dutch Colonial Revival

216 Watertown St., Carl & Eva Faustman House
1921; Builder: Frank Farvour

The large Faustman house is an example of the Dutch Colonial Revival style. It has a massive side gambrel roof, making the house almost two and one-half stories in height. The massive wood shingled front and rear walls of the gambrel slope down on the north and south elevation to cover the entire second story. Projecting from the main or south elevation of the gambrel are three dormers, a central shed-roof dormer flanked by two gable-roofed dormers. The gable-roofed dormers have returned eaves and pilasters and multi-light sashes. The shed-roofed dormers have multi-light casements.

The first story of the house is constructed of red bricks. The openings of the first story are grouped multi-light sashes. The main entrance is in the entry pavilion that projects from the south or main elevation. The entry door is decorated with sidelights and a round arch set under the gable of the entry pavilion. Projecting from the first story of the east elevation is a sunroom with large openings and a roof balustrade with plain posts and geometric patterns.

Carl and Eva Faustman owned the house into the late 1920s. Between the 1940s and 1980s, Leonard Karel owned the house.²⁵

²⁴ *Ripon Commonwealth*, 19 July 1912, p. 5; City Directories.

²⁵ Tax Rolls; City Directories.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 20 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Tudor Revival

203 Watertown St., Fred and Hazel Griffith House
1929-30; Builder: Frank Farvour

Sitting on a large, well landscaped, corner lot is the Griffith house, a large and rambling two-story Tudor Revival residence. The house has a main block with a cross plan and other projecting ells, all constructed with multi-color tan and brown bricks. The roof of the house is complex, with multiple gables, and it totally covered with wood shingles. There are several projecting dormers with both shed and gable roofs. They all have leaded glass casement windows in a criss-cross pattern. All of the gable peaks are covered with wood shingles in a horizontal pattern that suggests horizontal boards.

On the north elevation of the house is a second story opening filled with a pair of casement windows enclosed in a wood frame accented with brackets. The casements are filled with leaded glass in a criss-cross pattern. There are also sets of paired 15-light casements decorated with wide wooden lintels with an arrow detail. The main entrance on the north elevation is recessed in a very shallow entry pavilion. Above the entrance, the gable is decorated with half-timbering and an infill of horizontally and diagonally laid bricks. Rough stones decorate the walls that flank the recessed entrance.

On the south elevation are two projecting gable-roofed sections with wood shingles decorating the gable peaks. Second story windows in these sections are paired casements and sets of three 15-light casements are located in the first story. Also in the first story is a large set of 15-light casements with six-light transoms that almost create a window wall. Located in the garage ell are a large modern garage door and some small casement openings. The east elevation of the house has a projecting one-story gable-roofed ell with a hip roof cut-in on the east elevation. This is the "sun room," and its walls are largely enclosed with numerous multi-light casements.

Classical Revival

602 Watson St., "All-Modern" Apartment Building
1928; Architect: Auler, Jensen & Brown

Advertised at its opening in 1928 as the "All-Modern" Apartment Building, this Classical Revival style building is two-stories in height with a flat roof and brick walls. Brick corbelling at the corners suggest quoins and a classical cornice with modillions and a frieze decorates the roofline, creating a narrow parapet. A stone water table accents the foundation of the building.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 21 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Openings of the second story are generally symmetrical six-over-one light, double-hung sashes. On the east or main elevation, these windows are in tripartite groups at the corners and a window pair flanks a tall, round-arched opening above the main entrance. This opening is decorated with a brick surround with keystone and tabs, an extended stone sill with brackets and a wrought-iron balustrade that suggests a balcony.

Most of the windows of the first story are also six-over-six-light double-hung sashes. On the main elevation, there are tripartite openings at each end of the building. They are accented with flat brick arches, shutters, and wrought-iron balustrades. The main entrance to the building sits near the northeast corner of the main elevation. It is decorated with a stone frontispiece of pediment, frieze, and pilasters. The original multi-light door has been replaced.

The "All-Modern" Apartment Building was the result of a cooperative effort by the Ripon and Waupun Realty companies and when the building opened, it was lauded as the "last word in apartment house construction." Modern features of the building included electric refrigerators, steam heat, water softeners, constant hot water, gas ranges, and a laundry equipped with locally-produced "Big 3 Washers," installed by the Barlow and Seelig Manufacturing Company, later the Speed Queen Manufacturing Company. Each apartment had four rooms and a bathroom: a living room with a "Murphy" bed, a dining alcove, a kitchen, and bedroom.²⁶

742 Woodside Ave., Roosevelt School
1921, Architect: Henry Auler

The Roosevelt School is a large, rectangular building with simple Classical Revival-influenced details. The red brick building has two stories and a flat roof. A wide, but simple cornice accents the roofline, creating a parapet. A smaller cornice sits below the main cornice, accenting the ceiling level of the second story. The building sits on a raised brick foundation punctuated with partially enclosed paired or grouped openings. On the main elevation, the ends of the building project from the main wall. These end walls are decorated with very large panels of "herringbone" pattern brickwork accented with stone-defined brick borders accented with stone tabs. The recessed main wall between these end walls features a central grouping of five openings that are partially enclosed with metal panels and small modern windows on each story. There are also single openings that sit south of the central window groupings on each story. Additionally, on the first story, there are entry pavilions topped with pairs of very tall, openings. The other openings of the main elevation are enclosed in an identical manner to the central window groupings. Similar groups of openings sit in the walls of the other elevations of the building and they are also identically enclosed.

²⁶ "Plan Opening for Apartment," *Ripon Commonwealth*, 5 October 1928, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 22 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

The entry pavilions sit in the first story of the main elevation next to the projecting end walls. They have few details and the south entry pavilion has largely been obscured by a modern addition. The entrance in the north entry pavilion has a simple stone surround, while the entrance in the south entry pavilion is covered with a modern overhang that attaches it to the 1955 one-story addition projecting from the southeast corner of the school. A new entrance that was part of the modern addition covered the old entrance in the entry pavilion. The addition, a non-contributing element of the school has a flat roof, brick walls, and openings that are almost entirely enclosed.

The Roosevelt School was completed in 1921, and it was the largest elementary school built during the early twentieth century in Ripon. An example of "modern" school construction of the era, the building featured wide and well-lit corridors and large classrooms lit with window groups. There were four classrooms on each floor, suggesting a graded curriculum. The school had wood floors in classrooms, and terrazzo floors in the hallways and the basement. Aside from the classrooms, there were rooms in the basement that could be used for different purposes, including a gymnasium, manual training, and domestic science. The Roosevelt School was used into the 1990s, but is currently vacant.²⁷

²⁷ City Directories; "School Nearing Completion," *Ripon Commonwealth*, 4 November 1921, p. 1.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 23 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

Building Inventory

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
115 Belleville	Pohlman	Side Gable	c.1905 ¹	C
603 S. Grove St.	Reichmuth-Lambert	Colonial Revival	c.1920 ²	C
604 S. Grove St.	McDonald-Gury	Cross Gable	c.1878 ³	C
613 S. Grove St.	John & Carrie Weiske	Bungalow	c.1915 ⁴	C
614 S. Grove St.	C. August & Louise Stellmacher	American Foursquare	c.1915 ⁵	C
615 S. Grove St.	Stellmacher-Goodenough	Dutch Colonial	c.1905 ⁶	C
616 S. Grove St.	Herman C. Everez	Queen Anne	c.1901 ⁷	C
621 S. Grove St.	August & Leila Schmaekel	Queen Anne	c.1905 ⁸	C
622 S. Grove St.	George Jones	Queen Anne	1899 ⁹	C
627 S. Grove St.	Residence	Gabled Ell	c.1880 ¹⁰	NC
628 S. Grove St.	Fred & Almira Preston	Queen Anne	c.1900 ¹¹	C
629 S. Grove St.	Fred Schlender	Bungalow	c.1920 ¹²	C
634 S. Grove St.	James & Francella Pynch	Queen Anne	1897 ¹³	C
637 S. Grove St.	Residence	Ranch	c.1970 ¹⁴	NC
640 S. Grove St.	Residence	Queen Anne	c.1910 ¹⁵	C

¹ This footnote refers to the period of significance, which includes the dates of construction of all of the properties in the district as well as their historic alterations.

² Tax Assessment Rolls for the City of Ripon, on file in the Area Research Center of the University of Wisconsin-Oshkosh Library, Oshkosh, Wisconsin; City Directories for the City of Ripon or for Fond du Lac County (including Ripon), on file at the Ripon Public Library, Ripon, Wisconsin.

³ Tax Rolls.

⁴ Tax Rolls, City Directories.

⁵ *Ibid.*

⁶ *Ibid.*

⁷ *Ibid.*

⁸ *Ibid.*

⁹ *Ibid.*, *Ripon Commonwealth*, 7 April 1899, p. 5.

¹⁰ Field Observation.

¹¹ Tax Rolls, City Directories.

¹² *Ibid.*

¹³ Tax Rolls.

¹⁴ Field Observation.

¹⁵ Tax Rolls, field observation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 24 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
645 S. Grove St.	William Lambert	Queen Anne	c.1900 ¹⁶	C
646 S. Grove St.	Masche-Reichmuth	Colonial Revival	c.1915 ¹⁷	C
649 S. Grove St.	Krueger	Queen Anne	c.1902 ¹⁸	C
515-19 Lincoln St.	Apartment Building	Contemporary	c.1970 ¹⁹	NC
518 Lincoln St.	Perkins & Helen Bottum	Queen Anne	c.1900 ²⁰	C
524 Lincoln St.	Gustav Gherke	Queen Anne	1900 ²¹	C
530 Lincoln St.	George L. Riggs	Queen Anne	1891 ²²	C
608 Lincoln St.		Contemporary	c. 1960	NC
614 Lincoln St.		Contemporary	c. 1960	NC
619 Lincoln St.	J. Bowen	Cross Gable	c.1890 ²³	C
626 Lincoln St.	Alexander Hamilton	Italianate	1878 ²⁴	C
627 Lincoln St.	Chambers-Banville	Side Gable	c.1905 ²⁵	C
633 Lincoln St.	Frank & Clara Wohaske	Queen Anne	c.1907 ²⁶	C
641 Lincoln St.	Clarence Flowers	Queen Anne	c.1905 ²⁷	C
646 Lincoln St.	Residence	Colonial Revival	c.1965 ²⁸	NC
648 Lincoln St.	Dennis & Mary Akin	Italianate	1866 ²⁹	C
649 Lincoln St.	Alonzo Loper	Queen Anne	1894 ³⁰	C
502 Newbury St.	William Bronson	Italianate	c.1860 ³¹	C
512 Newbury St.	Residence	Gabled Ell	c.1870 ³²	NC

¹⁶ Tax Rolls, City Directories.

¹⁷ *Ibid.*

¹⁸ *Ibid.*

¹⁹ Field Observation.

²⁰ Tax Rolls, City Directories; Pedrick Genealogical Books, on file in the Ripon Historical Society, Ripon, Wisconsin.

²¹ *Ripon Commonwealth*, 1 December 1899, p. 5.

²² Tax Rolls.

²³ Tax Rolls.

²⁴ *Ripon Free Press*, 30 May 1878, p. 3; 11 July 1878, p. 3.

²⁵ Tax Rolls.

²⁶ Tax Rolls, City Directories.

²⁷ *Ibid.*

²⁸ City Directories.

²⁹ "Pioneers Built Jaeger Residence," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

³⁰ *Ripon Commonwealth*, 18 May 1894, p. 3.

³¹ Tax Rolls.

³² Field Observation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 25 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
518 Newbury St.	M. C. Radway	Queen Anne	c.1890 ³³	C
556-58 Newbury St.	Residence	Queen Anne	c.1900 ³⁴	C
564 Newbury St.	John Taylor	Two Story Cube	c.1860 ³⁵	C
601 Newbury St.	J. C. Bumby	Queen Anne	c.1905 ³⁶	C
602 Newbury St.	Residence	Gabled Ell	c.1870 ³⁷	NC
609 Newbury St.	Ella Davis	Queen Anne	c.1899 ³⁸	C
610 Newbury St.	Louise Witt	American Foursquare	c.1910 ³⁹	C
612 Newbury St.	Emma Kussman	Queen Anne	c.1910 ⁴⁰	C
613 Newbury St.	George W. Parker	Front Gable	1856 ⁴¹	C
617 Newbury St.	Albert Stelter	Queen Anne	c.1907 ⁴²	C
624 Newbury St.	Residence	Gabled Ell	c.1850 ⁴³	NC
714 Newbury St.	Frank McCullough	American Foursquare	c.1910 ⁴⁴	C
728 Newbury St.	Ralph Sargent	Dutch Colonial	c.1920 ⁴⁵	C
310 Oak St.	Stuart & Florence Nash	Dutch Colonial	c.1920 ⁴⁶	C
321 Oak St.	Residence	Front Gable	c.1915 ⁴⁷	NC
324 Oak St.	Residence	Side Gable	c.1950 ⁴⁸	NC
328 Oak St.	Residence	One Story Cube	c.1930 ⁴⁹	C

³³ Tax Rolls.

³⁴ Field Observation.

³⁵ Tax Rolls.

³⁶ Tax Rolls.

³⁷ Field Observation.

³⁸ Tax Rolls.

³⁹ Tax Rolls.

⁴⁰ Tax Rolls.

⁴¹ Tax Rolls.

⁴² Tax Rolls.

⁴³ Field Observation.

⁴⁴ Tax Rolls, City Directories.

⁴⁵ *Ibid.*

⁴⁶ City Directories, Sanborn-Perris Maps for the City of Ripon, 1913, 1924, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁴⁷ This building was the carriage house for 602 Woodside and was converted into a residence around 1915 according to the Sanborn-Perris Maps, 1913, 1924.

⁴⁸ City Directories.

⁴⁹ City Directories, field observation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 26 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
404 Oak St.	Gottlieb Griese	Queen Anne	c.1900 ⁵⁰	C
410-22 Oak St.	Apartment Building	Contemporary	c.1970 ⁵¹	NC
415 Oak St.	Apartment Building	Contemporary	c.1960 ⁵²	NC
421 Oak St.	Charles & Fermin Dickinson	Gabled Ell	1866 ⁵³	C
502 Ransom St.	Hinckley	Gabled Ell	c.1865 ⁵⁴	C
514 Ransom St.	Fred & Helen Chittenden	Georgian Revival	1922 ⁵⁵	C
515 Ransom St.	Pedrick-Lawson House	Italianate	1856 ⁵⁶	C
521 Ransom St.	Herman & Laura Faustman	Queen Anne	1891 ⁵⁷	C
522 Ransom St.	Richard & Emogene Dart	Italianate	1854 ⁵⁸	C
525 Ransom St.	Charles Hahn	Queen Anne	c.1905 ⁵⁹	C
528 Ransom St.	Gustavus Sherman	Front Gable	c.1880 ⁶⁰	C
540 Ransom St.	Jesse & Sadie Hamley	Craftsman	c.1924 ⁶¹	C
615 Ransom St.	Residence	Tudor Revival	c.1935 ⁶²	C
616 Ransom St.	Jesse Taintor	Colonial Revival	c.1870,1905 ⁶³	C
621 Ransom St.	Philo & Ruth England	Italianate	1857,1907 ⁶⁴	C

⁵⁰ Tax Rolls, City Directories.

⁵¹ Field Observation.

⁵² City Directories.

⁵³ Tax Rolls, City Directories; Plat Map for the City of Ripon 1867, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

⁵⁴ *Ibid.*

⁵⁵ *Ibid.*; Information on Frank P. Farvour, Building Contractor, on file with the Ripon Historic Commission.

⁵⁶ National Register of Historic Places nomination form for the Marcellus Pedrick House, on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin. Listed NRHP 9/29/76.

⁵⁷ Tax Rolls, *Ripon Commonwealth*, 1 May 1891, p. 3; 7 July 1891, p. 3.

⁵⁸ Tax Rolls.

⁵⁹ Tax Rolls.

⁶⁰ Field observation.

⁶¹ Tax Rolls, City Directories.

⁶² Add note.

⁶³ "Taintor Home on Ransom St. Has Long History," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

⁶⁴ Tax Rolls; Rukavina, Christina, "A House that's Homes Many Profs," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 27 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
622 Ransom St.	F. M. Groesbeck	Queen Anne	1893 ⁶⁵	C
628 Ransom St.	A. B. Coe.	Gabled Ell	c.1865 ⁶⁶	C
629 Ransom St.	Osborne-Lyle	Queen Anne	c.1905 ⁶⁷	C
632 Ransom St.	Frank & Eliz. Poblitz	American Foursquare	c.1918 ⁶⁸	C
708 Ransom St.	B. K. Scribner	Front Gable	c.1867 ⁶⁹	C
712 Ransom St.	Ziba Bradbury	Two Story Cube	c.1867 ⁷⁰	C
722 Ransom St.	B. P. Mason	Italianate	1878 ⁷¹	C
730 Ransom St.	Residence	Ranch	c.1975 ⁷²	NC
738 Ransom St.	H. Safford	Italianate	c.1875 ⁷³	C
750 Ransom St.	Irvin F. Strauss	Georgian Revival	1913 ⁷⁴	C
115 W. Sullivan St.	Charles Waters	Two Story Cube	c.1905 ⁷⁵	C
116 W. Sullivan St.	McAssey	Queen Anne	c.1896 ⁷⁶	C
121 W. Sullivan St.	Gus Kohl	Queen Anne	1896 ⁷⁷	C
203 W. Sullivan St.	E. C. Mayham	Italianate	c.1870 ⁷⁸	C
111 E. Thorne St.	Residence	American Foursquare	c.1915 ⁷⁹	C
117 W. Thorne St.	E. H. Merrill	Side Gable	1877 ⁸⁰	C
121 W. Thorne St.	Pedrick	Italianate	c.1860 ⁸¹	C
207 W. Thorne St.	T. W. Suszycki	Bungalow	c.1915 ⁸²	C

⁶⁵ Tax Rolls; *Ripon Commonwealth*, 3 February 1893, p. 3.

⁶⁶ Tax Rolls, City Directories; 1867 Plat Map.

⁶⁷ Tax Rolls.

⁶⁸ Tax Rolls, City Directories.

⁶⁹ Tax Rolls.

⁷⁰ Tax Rolls, City Directories; 18767 Plat Map.

⁷¹ Tax Rolls; *Ripon Free Press*, 24 January 1878, p. 3.

⁷² Field Observation.

⁷³ Tax Rolls; Pedrick Genealogical Books, on file in the Ripon Historical Society, Ripon, Wisconsin.

⁷⁴ *Ripon Commonwealth*, 30 May 1913, p. 5.

⁷⁵ Tax Rolls.

⁷⁶ *Ibid.*

⁷⁷ *Ibid.*

⁷⁸ *Ibid.*

⁷⁹ Sanborn-Perris Maps, 1913, 1924.

⁸⁰ Tax Rolls; *Ripon Free Press*, 31 May 1877, p. 3.

⁸¹ Tax Rolls.

⁸² Tax Rolls, City Directories, Sanborn-Perris Maps.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 28 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
221 W. Thorne St.	Mary Wendt	Queen Anne	c.1910 ⁸³	C
223 W. Thorne St.	Frank D. Booth	Gabled Ell	c.1865 ⁸⁴	C
317 W. Thorne St.	William & Addie Miller	American Foursquare	c.1915 ⁸⁵	C
321 W. Thorne St.	Lottie Carter	American Foursquare	c.1915 ⁸⁶	C
325 W. Thorne St.	Sarah Harris	Tudor Revival	c.1930 ⁸⁷	C
327 W. Thorne St.	Residence	Queen Anne	c.1893 ⁸⁸	C
407 W. Thorne St.	E. Dakin	Queen Anne	1893 ⁸⁹	C
411 W. Thorne St.	A. E. Hamley	Queen Anne	1893 ⁹⁰	C
415 W. Thorne St.	William Leavenworth	Queen Anne	1893 ⁹¹	C
515 W. Thorne St.	Samuel & Martha Sumner	Italianate	1867 ⁹²	C
119 Watertown St.	Residence	Craftsman	c.1915 ⁹³	C
121 Watertown St.	J. S. Delano	Italianate	1880 ⁹⁴	C
122 Watertown St.	Jeremiah & Caroline Walcott	Greek Revival	c.1853,1878 ⁹⁵	C
203 Watertown St.	Fred & Hazel Griffith	Tudor Revival	1929-30 ⁹⁶	C
216 Watertown St.	Carl & Eva Faustman	Dutch Colonial	1921 ⁹⁷	C
221 Watertown St.	John S. Martin	Italianate	c.1870 ⁹⁸	C

⁸³ Tax Rolls, Sanborn-Perris Maps.

⁸⁴ Tax Rolls, City Directories.

⁸⁵ *Ibid.*, Sanborn-Perris Maps.

⁸⁶ *Ibid.*

⁸⁷ Tax Rolls, City Directories, Sanborn-Perris Map, 1924.

⁸⁸ Plat Map for the City of Ripon, in Plat Map for Fond du Lac County, 1893, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin; Sanborn-Perris Maps.

⁸⁹ Tax Rolls; *Ripon Commonwealth*, 6 January 1893, p. 3.

⁹⁰ Tax Rolls; *Ripon Commonwealth*, 17 March 1893, p. 3.

⁹¹ Tax Rolls; *Ripon Commonwealth*, 5 May 1893, p. 3.

⁹² Tax Rolls; Bjella, Linda, "Wickstrom Home Proved Versatile," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

⁹³ Sanborn-Perris Maps, 1913, 1924.

⁹⁴ Tax Rolls; *Ripon Free Press*, 11 May 1876, p. 4.

⁹⁵ "Schallern House Built 98 Years Ago," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

⁹⁶ Information on Frank P. Farvour, Building Contractor, with the Ripon Historic Commission.

⁹⁷ *Ibid.*; Tax Rolls, City Directories,

⁹⁸ Tax Rolls, City Directories.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 29 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
503 Watson St.	M. C. & Sarah Radway	Queen Anne	1894 ⁹⁹	C
504 Watson St.	M. Jarvis	Front Gable	c.1865 ¹⁰⁰	C
507 Watson St.	Fred & Grace Groesbeck	Queen Anne	1894 ¹⁰¹	C
508 Watson St.	Avery Brown-Ripon Historical Society	Gabled Ell	c.1860, 1930s 1998-99 ¹⁰²	C
520 Watson St.	Sission	Queen Anne	1885 ¹⁰³	C
523 Watson St.	Marcellus & Mary Ann Pedrick; Samuel & Mildred Pedrick	Italianate/Colonial Revival	1864-65, 1919 ¹⁰⁴	C
526 Watson St.	Lyle & Jennie Burgess	Queen Anne	1898 ¹⁰⁵	C
527 Watson St.	Edgar & Blanche Burnside	Queen Anne	1897 ¹⁰⁶	C
533 Watson St.	Roy & Florence Reed	Queen Anne	c.1905 ¹⁰⁷	C
537 Watson St.	William & Florence Haseltine	Georgian Revival	1906 ¹⁰⁸	C
538 Watson St.	Lewis & Angeline Reed	Italianate	1878-79 ¹⁰⁹	C
541 Watson St.	A. E. Bovay	Greek Revival	c.1860 ¹¹⁰	C
545 Watson St.	Residence	American Foursquare	c.1915 ¹¹¹	C
547 Watson St.	H. B. Sessions	Italianate	1855 ¹¹²	C

⁹⁹ Tax Rolls; *Ripon Commonwealth*, 1 June 1894, p. 3.

¹⁰⁰ Tax Rolls.

¹⁰¹ Tax Rolls; *Ripon Commonwealth*, 30 March 1894, p. 3, 1 June 1894, p. 3.

¹⁰² The original date of construction based on tax rolls and 1867 plat map; dates of 1930s remodeling and 1998-99 addition from Ripon Historical Society.

¹⁰³ According to tax rolls, there was a house on this site that dated back to the 1860s, which Mrs. Sission used to reconstruct this house into its current appearance in 1885; *Ripon Republican*, 12 March 1885, p. 1.

¹⁰⁴ Tax Rolls; Bjella, Linda, "Heatley Home Built by Pioneers," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

¹⁰⁵ *Ripon Commonwealth*, 8 October 1897, p. 3.

¹⁰⁶ Tax Rolls; *Ripon Commonwealth*, 23 April 1897, p. 5.

¹⁰⁷ Tax Rolls, City Directories, Sanborn-Perris Maps, 1904, 1913.

¹⁰⁸ Tax Rolls, Sanborn-Perris Maps, 1904, 1913.

¹⁰⁹ Tax Rolls; *Ripon Free Press*, 24 January 1878, p. 3, 7 February 1878, p. 3.

¹¹⁰ Tax Rolls, 1867 Plat Map.

¹¹¹ Field Observation.

¹¹² Tax Rolls.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 30 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
565 Watson St.	Residence	Ranch	c.1970 ¹¹³	NC
567 Watson St.	Julian A. Eggleston	Italianate	c.1876 ¹¹⁴	C
602 Watson St.	All-Modern Apartment Bldg.	Classical Revival	1928 ¹¹⁵	C
603 Watson St.	O.E.Herman & Pauline Zobel	Queen Anne	1888 ¹¹⁶	C
614 Watson St.	F. M. Hubbard	Italianate	1865 ¹¹⁷	C
615 Watson St.	Henry Allen	Bungalow	c.1923 ¹¹⁸	C
620 Watson St.	Thomas & Emma DuVall	American Foursquare	c.1910 ¹¹⁹	C
622 Watson St.	Louise Higby	Craftsman	1909 ¹²⁰	C
632 Watson St.	Herman & Anna Mueller	Queen Anne	1893 ¹²¹	C
638 Watson St.	A. B. Pratt	Queen Anne	1887 ¹²²	C
643 Watson St.	John P. Taggart	Front Gable	1856 ¹²³	C
648 Watson St.	Daniel & Amelia Fenelon	Queen Anne	1894 ¹²⁴	C
703 Watson St.	Harry & Florence Cody	Queen Anne	c.1907 ¹²⁵	C
704 Watson St.	Residence	Side Gable	c.1950 ¹²⁶	NC
708 Watson St.	Byron Kingsbury	Italianate	c.1870 ¹²⁷	C
711 Watson St.	C. S. Sharp	Queen Anne	1897 ¹²⁸	C
716 Watson St.	Residence	Side Gable	c.1950 ¹²⁹	NC

¹¹³ Field Observation.

¹¹⁴ Tax Rolls.

¹¹⁵ "Plan Opening for Apartment," *Ripon Commonwealth*, 5 October 1928, p. 1.

¹¹⁶ Tax Rolls, *Ripon Commonwealth*, 13 April 1888, p. 3, 10 August 1888, p. 3.

¹¹⁷ *Ripon Commonwealth*, 21 July 1865, p. 4, 22 September 1865, p. 4.

¹¹⁸ Tax Rolls, City Directories.

¹¹⁹ Tax Rolls, Field observation.

¹²⁰ Tax Rolls; "Will Build," *Ripon Commonwealth*, 16 April 1909, p. 5.

¹²¹ Tax Rolls; "They Will Build," *Ripon Commonwealth*, 10 February 1893, p. 3.; *Ripon Commonwealth*, 29 September 1893, p. 3.

¹²² Tax Rolls; "A. B. Pratt," *Ripon Commonwealth*, 2 November 1888, p. 3.

¹²³ Tax Rolls.

¹²⁴ Tax Rolls; *Ripon Commonwealth*, 29 June 1894, p. 3.

¹²⁵ Tax Rolls.

¹²⁶ Field observation.

¹²⁷ Tax Rolls, City Directories.

¹²⁸ Tax Rolls.

¹²⁹ Field observation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 31 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
719 Watson St.	Hiram & Albina Mead	Queen Anne	1886 ¹³⁰	C
722 Watson St.	Henry & Mary Cody	Queen Anne	1891 ¹³¹	C
726 Watson St.	Sanford Coe	Gabled Ell	c.1864 ¹³²	C
727 Watson St.	George W. Mitchell	Gabled Ell	c.1856 ¹³³	C
733 Watson St.	Harris	Side Gable	c.1905 ¹³⁴	C
736 Watson St.	Residence	Raised Ranch	c.1970 ¹³⁵	NC
739 Watson St.	Wm. & Mathilda Wiese	American Foursquare	c.1918 ¹³⁶	C
804 Watson St.	A. B. Pratt	Italianate	c.1878 ¹³⁷	C
806 Watson St.	Residence	Ranch	c.1865 ¹³⁸	NC
808 Watson St.	Kate Stivers	Queen Anne	1897 ¹³⁹	C
812 Watson St.	George & Lena Oyster	Queen Anne	1896 ¹⁴⁰	C
820 Watson St.	O. U. Akin	Italianate	1878 ¹⁴¹	C
821 Watson St.	Vinze	Queen Anne	c.1900 ¹⁴²	C
823 Watson St.	Residence	Front Gable	c.1910 ¹⁴³	C
825 Watson St.	Edmund & Dorlesca Runals	Italianate	1869 ¹⁴⁴	C
827 Watson St.	Residence	Queen Anne	c.1900 ¹⁴⁵	C
831 Watson St.	Residence	Raised Ranch	c.1970 ¹⁴⁶	NC

¹³⁰ Tax Rolls; *Ripon Free Press*, 1 August 1886, p. 1, 19 August 1886, p. 1.

¹³¹ Tax Rolls indicate a house was on this location prior to 1891, when this house was remodeled into its current appearance; *Ripon Commonwealth*, 30 October 1891, p. 3.

¹³² Tax Rolls; "A Bit of Quaint New England is Transplanted in a City Residence," newspaper article on file in the historic house files of the Ripon Historical Society, Ripon, Wisconsin.

¹³³ Tax Rolls.

¹³⁴ Tax Rolls, field observation.

¹³⁵ Field observation.

¹³⁶ Tax Rolls, City Directories.

¹³⁷ Tax Rolls.

¹³⁸ City Directories.

¹³⁹ Tax Rolls.

¹⁴⁰ Tax Rolls; *Ripon Commonwealth*, 20 March 1896, p. 3, 4 September 1896, p. 3.

¹⁴¹ Tax Rolls; *Ripon Free Press*, 24 October 1878, p. 3.

¹⁴² Tax Rolls, field observation.

¹⁴³ Field observation.

¹⁴⁴ Tax Rolls.

¹⁴⁵ 1893 Plat Map, field observation.

¹⁴⁶ City Directories.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 32 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
833 Watson St.	Michael Krause	Queen Anne	c.1900 ¹⁴⁷	C
840 Watson St.	N. E. Poole	Queen Anne	1894 ¹⁴⁸	C
841 Watson St.	Kenneth & Mary Higby	Colonial Revival	1912 ¹⁴⁹	C
842 Watson St.	F. C. Howard	Colonial Revival	c.1905 ¹⁵⁰	C
910 Watson St.	Burgess-Cole	Front Gable	1888,1898 ¹⁵¹	C
911 Watson St.	Sanford A. Cole	Side Gable	c.1870, c.1895 ¹⁵²	C
917 Watson St.	Pratt	Cross Gable	c.1880 ¹⁵³	C
918 Watson St.	Charles & Amelia Mann	American Foursquare	1912 ¹⁵⁴	C
504 Woodside Ave.	John J. Seelig	Colonial Revival	1902 ¹⁵⁵	C
510 Woodside Ave.	Oscar & Maud Knapp	Dutch Colonial	c.1905 ¹⁵⁶	C
512 Woodside Ave.	Richard & Darwina & Phoebe Catlin	Italianate	1857 ¹⁵⁷	C
513 Woodside Ave.	Residence	Gabled Ell	c.1884 ¹⁵⁸	C
523 Woodside Ave.	Edwin & Mildred Johnson	Georgian Revival	c.1912 ¹⁵⁹	C
524 Woodside Ave.	F. T. Chittenden	Craftsman	1914 ¹⁶⁰	C
528 Woodside Ave.	John & Jessie Seelig	Queen Anne	1903 ¹⁶¹	C
529 Woodside Ave.	George F. & Emma Lane	Queen Anne	1899 ¹⁶²	C
541 Woodside Ave.	Edwin & Caroline Manville	Second Empire	1875 ¹⁶³	C

¹⁴⁷ City Directories.

¹⁴⁸ Tax Rolls; *Ripon Commonwealth*, 6 April 1894, p. 3.

¹⁴⁹ Tax Rolls, City Directories; *Ripon Commonwealth*, 19 July 1912, p. 5.

¹⁵⁰ Tax Rolls.

¹⁵¹ *Ripon Commonwealth*, 16 November 1888, p. 3; 8 October 1897, p. 3; 20 May, 1898, p. 5.

¹⁵² Tax Rolls.

¹⁵³ City Directories, field observation.

¹⁵⁴ *Ripon Commonwealth*, 19 July 1912; Tax Rolls.

¹⁵⁵ Information on Frank P. Farvour, Building Contractor.

¹⁵⁶ *Ibid.*

¹⁵⁷ Tax Rolls, City Directories.

¹⁵⁸ Tax Rolls.

¹⁵⁹ Tax Rolls, City Directories, Sanborn-Perris Map, 1913.

¹⁶⁰ *Ripon Commonwealth*, 28 August 1914, p. 5.

¹⁶¹ Tax Rolls, City Directories; information on Frank P. Farvour, Building Contractor.

¹⁶² Tax Rolls, City Directories, *Ripon Commonwealth*, 7 April 1899, p. 5.

¹⁶³ *Ripon Free Press*, 26 August 1875, p. 4; 4 November 1875, p. 4.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 33 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
602 Woodside Ave.	H. C. Eversz	Queen Anne	c.1895 ¹⁶⁴	C
608 Woodside Ave.	Henry L. Barnes	Italianate	c.1866 ¹⁶⁵	C
612 Woodside Ave.	W. L. O'Conner	Queen Anne	c.1895 ¹⁶⁶	C
615 Woodside Ave.	Residence	Side Gable	c.1950 ¹⁶⁷	C
622 Woodside Ave.	Residence	Gabled Ell	c.1860 ¹⁶⁸	NC
623 Woodside Ave.	Elisha Cook	Other Vernacular	c.1870 ¹⁶⁹	C
629 Woodside Ave.	Lueck	Queen Anne	c.1895 ¹⁷⁰	C
630 Woodside Ave.	Residence	Side Gable	c.1950 ¹⁷¹	NC
633 Woodside Ave.	Frank Kingsbury	Queen Anne	1890 ¹⁷²	C
634-36 Woodside	D. Staples	Two Story Cube	c.1865 ¹⁷³	NC
638 Woodside Ave.	Residence	Dutch Colonial	c.1930 ¹⁷⁴	C
640 Woodside Ave.	W. B. Kingsburg	Italianate	c.1860 ¹⁷⁵	C
642 Woodside Ave.	Arthur & Esther Carter	Bungalow	1915 ¹⁷⁶	C
646 Woodside Ave.	Fred & Selma Butzin	Bungalow	c.1915 ¹⁷⁷	C
703 Woodside Ave.	Albert & Flora Aldrich	Queen Anne	c.1910 ¹⁷⁸	C
711 Woodside Ave.	Fred Jess	Bungalow	c.1922 ¹⁷⁹	C
722 Woodside Ave.	Residence	Two Story Cube	c.1935 ¹⁸⁰	NC

¹⁶⁴ Tax Rolls.

¹⁶⁵ Tax Rolls, City Directories, 1867 Plat Map, Pedrick Genealogical Books.

¹⁶⁶ Tax Rolls.

¹⁶⁷ City Directories.

¹⁶⁸ Field observation.

¹⁶⁹ Tax Rolls.

¹⁷⁰ Tax Rolls.

¹⁷¹ City Directories.

¹⁷² Tax Rolls.

¹⁷³ Tax Rolls, 1867 Plat Map.

¹⁷⁴ Sanborn-Perris Map, 1924; City Directories.

¹⁷⁵ Tax Rolls.

¹⁷⁶ Tax Rolls, Information on Frank P. Farvour, Building Contractor.

¹⁷⁷ Tax Rolls, City Directories.

¹⁷⁸ *Ibid.*

¹⁷⁹ *Ibid.*

¹⁸⁰ Information from the Ripon Historical Society staff; field observation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 34 Southwest Historic District
Ripon, Fond du Lac County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction</i>	<i>Status</i>
723 Woodside Ave.	Residence	American Foursquare	c.1915 ¹⁸¹	C
728 Woodside Ave.	Residence	Two Story Cube	c.1935 ¹⁸²	NC
729 Woodside Ave.	Geo. & Eleanora Hill	Front Gable	c.1915 ¹⁸³	C
730 Woodside Ave.	Residence	American Foursquare	c.1922 ¹⁸⁴	C
735 Woodside Ave.	Residence	Ranch	c.1955 ¹⁸⁵	NC
741 Woodside Ave.	Residence	Two Story Cube	c.1960 ¹⁸⁶	NC
742 Woodside Ave.	Roosevelt School	Classical Revival	1921, 1955 ¹⁸⁷	C

¹⁸¹ Tax Rolls.

¹⁸² Information from the Ripon Historical Society staff; field observation.

¹⁸³ Tax Rolls, City Directories.

¹⁸⁴ City Directories, Sanborn-Perris Map, 1924.

¹⁸⁵ City Directories.

¹⁸⁶ *Ibid.*

¹⁸⁷ "School Nearing Completion," *Ripon Commonwealth*, 4 November 1921, p. 1.

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

1853-1935

Significant Dates

N/A

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.

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Auler, Henry
Radway, M.C.
Waters, William

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1 Southwest Historic District
Ripon, Fond du Lac County, WI

SIGNIFICANCE¹

The Southwest Historic District is being nominated to the National Register of Historic Places under criterion C for local significance for architecture because it contains a concentration of buildings that are good to fine examples of historic architectural styles and that have high levels of historic integrity. The district, significant from 1853 to 1935, has good to fine examples of the Greek Revival, Italianate, Queen Anne, Period Revival, and Classical Revival architectural styles. Furthermore, the district has buildings designed by master Wisconsin architects, including William Waters and Henry Auler, along with important local architect, M. C. Radway. Many of its buildings are the work of local builders from both the pioneer-era and the late nineteenth and early twentieth centuries. Finally, the district has two fine examples of grout construction, an unusual construction material that originated in Wisconsin and was used for several of Ripon's pioneer-era buildings.

Historical Background

Parts of the Southwest Historic District were developed in the 1850s, five to 15 years after the first settlers claimed land in what was to become Ripon. Between the mid-1840s and 1860, some significant events would occur that would determine what type of community Ripon would become. Between 1838 and 1845, three men came independently to the Ripon site, all hoping to make a settlement. The first was John Scott Horner, who purchased a quarter section of land on both sides of Silver Creek, near the center of the present city of Ripon. In 1844, a scout for the Wisconsin Phalanx, a utopian community, purchased 1,160 acres surrounding Horner's quarter section. Finally, in 1845, David P. Mapes, seeing that the best land was already taken, purchased a farm east of both land claims and waited for further developments.²

The Wisconsin Phalanx was a group of about 200 social reformers who hoped to set up a successful experiment in communal living. They established their community, called Ceresco, after Ceres, the Roman goddess of agriculture. By 1851, all of Ceresco was held in private hands, and although the communal living experiment failed, Ceresco was a thriving pioneer settlement. In 1858, Ceresco reluctantly merged with the nearby settlement of Ripon, which had also developed into a successful pioneer community.³

¹ The period of significance for this district encompasses the dates of construction for the buildings in the district along with the era when historic alterations took place.

² Carol Cartwright and George Miller, "Historical Background," in *Intensive Survey Report Architectural and Historical Survey Report Three Historic Neighborhoods*, Ripon: Ripon Historical Society, 1995, p. 9.

³ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2 Southwest Historic District
Ripon, Fond du Lac County, WI

John Scott Horner did little with his large tract of land about one-half mile east of Ceresco until 1849, when the community was breaking up. Horner and David P. Mapes then began to promote a more typical frontier community centered around Horner's land. Mapes acquired about half of the lots in Horner's quarter section in return for promoting the community that Horner named Ripon, after his family's home in England. By this time, immigrants were coming to Fond du Lac County in great numbers and Mapes encouraged new settlement by building a gristmill and a hotel. In 1851, Mapes established a "college," another way to attract settlers to the community. He was instrumental in getting railroad connections and by 1860, Ripon was a successful Yankee settlement of 1,000 people.⁴

The settlement of Ripon grew up around Mapes' hotel and much of the earliest development occurred north and east of this location. After Ripon College was established west of this location, the beginnings of the Southwest Historic District arose on land south of the college. Much of this land had belonged to the Phalanx and land developers quickly platted a residential area, including Bovay's and Catlin's additions. About half of Bovay's Addition and all of Catlin's Addition sit in the boundaries of the Southwest Historic District. Somewhat later, Chase's Addition would add almost five blocks that are in the current district boundaries. The remainder of the district includes the early Walcott's Addition and several blocks of unplatted land along Ransom and Watson streets.⁵

The new settlement of Ripon attracted several middle-class Yankee families who came with funds to invest in land or businesses in the community or who were professionals looking for new opportunities. Many of these people built the first stylish houses in the community in platted areas to the east, west, and south of the early center of Ripon. Eventually, an area east of the downtown and this district competed as the most stylish in Ripon, but by the late nineteenth century, this district won out as the most prestigious of the neighborhoods of the community. Some of the houses built in the district during the 1850s set the tone of the type of construction that would continue during the nineteenth and early twentieth centuries.

One of the earliest houses built in the center of the district was the Jeremiah and Caroline Walcott house, at first located along Watson Street, then moved in 1878 to 122 Watertown Street. Although not overly elaborate, the well-constructed stylish Greek Revival Walcott house reflected a high level of construction methods and materials for its 1853 construction date. Two houses built shortly afterward, in 1854 and 1856, respectively, in the 500 block of Ransom Street are also distinctive for their time. Constructed of grout and erected by early builder Marcellus

⁴ *Ibid.*, pp. 9-10.

⁵ *Ibid.*, p. 10; Plat Maps for the City of Ripon, 1867 and 1893, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3 Southwest Historic District
Ripon, Fond du Lac County, WI

Pedrick, the Pedrick-Lawson and Richard & Emogene Dart houses have walls made up from an early form of concrete that was favored by a number of progressive-thinking Yankees in 1850s Wisconsin. Both houses have details from the Italianate style, a style that was just emerging in Wisconsin at that time.

Although these houses were distinctive for their construction materials, two other houses built in the 1850s gave the neighborhood a stylish quality that would continue for the next 50 years. The large and elaborate houses built in 1857 for both Philo and Ruth England and for Richard and Darwina Catlin were large examples of the fashionable Italianate style. In particular, the Catlin house, with its cut limestone walls, large cupola, and wealth of details, was Ripon's early version of a "mansion."

What began in the 1850s continued in the 1860s as the community grew with grist and lumber mills and a commercial district that served the neighboring farmers, as well as the townspeople. In 1867, Ripon's merchants had developed a five-block commercial district and the three main residential neighborhoods lying east, west and south of the downtown grew and filled in with houses for working, middle, and upper class families. All of the neighborhoods were diverse in their type of housing, but most of the upper class families concentrated their homes in the east and south neighborhoods, again, with the south neighborhood being the largest.⁶

During the 1860s, more stylish Italianate houses were built in the Southwest Historic District. Many of these houses were built as "country estates," located on large lots in the western and southern edges of the neighborhood. Two of these country "estates" were built at 648 Lincoln Street and 515 W. Thorne Street (Lincoln and Thorne streets). Dennis and Mary Akin's large and stylish Italianate house was built on a large, wooded parcel in 1866, at that time, the edge of town. Samuel and Martha Sumner had their stylish Italianate house built in 1867, also on the edge of town, but on a large, more open, parcel.

In 1869, prominent attorney and judge Edmund Runals and his wife, Dorlesca, built their "country estate" at the south end of Watson Street (825). Their Italianate style home was also built on a very large lot. Just up the street was the Italianate house of F. M. Hubbard, built in 1865, on a smaller, but still spacious lot. Closer to the business district, but on what was becoming the most prominent street in the neighborhood, Watson Street, builder Marcellus Pedrick began the construction of a fine Italianate style house in 1864. Completed in 1865, the house sat on a large lot that was later subdivided. Not as large, but of particular interest was the Charles and Fermine Dickinson house, built in 1866 at 421 Oak St. The Dickinson house was built with details from the Gothic Revival style, a picturesque style that was promoted for

⁶ Cartwright and Miller, pp. 10-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4 Southwest Historic District
Ripon, Fond du Lac County, WI

country and suburban houses. The Dickinson house only took up two lots, but when it was built, few other houses were located at the corner of Oak and Lincoln streets, giving it a "country" location that suited its unusual style.

After the boom years of the 1850s and 1860s, the 1870s and 1880s in Ripon were ones of economic stability, but not growth. The community had good railroad connections and its local farmers provided the merchants with steady trade. But, the community never developed a large industrial base. There was a medium-sized wagon shop and a few other small industries in town, but the largest industry was a knitting works that did not expand until the mid-1880s. After a struggle to survive during the early years, Ripon College was still a small institution. Most of the wealth in the community was centered on the professional and merchant families.⁷

Many of these families added houses to the Southwest Historic District during the 1870s and 1880s. And, the later 1880s would introduce large, Queen Anne style homes into the neighborhood, a trend that would flourish during the 1890s. One of the most unusual of the fine houses built in the district was for Edwin and Caroline Manville. Manville was a partner in the Dodge and Manville Wagon Company, the largest shop in the community. The Manville's interesting Second Empire style house, with its unusual dormer details stood out at 541 Woodside Avenue. The late Italianate style Alexander Hamilton house at 626 Lincoln Street was built on a large, wooded parcel, another "country estate," in that part of the district.

Adding Italianate style homes to the district in the 1870s were businessmen A. B. Pratt and O. U. Akin, both circa 1878 at 804 and 820 Watson Street, respectively. But the most impressive of the houses built during the 1870s was the Lewis and Angeline Reed house, built during 1878 and 1879 at 538 Watson Street. Like other wealthy families in Ripon at that time, Reed was a professional, an attorney and judge, and was one of the most prominent men in the nineteenth century. His fine late Italianate brick house reflected his status in the community. He even had the old Walcott house moved to Watertown Street so he could have a large, prominently located lot on Watson Street for his new home. The construction of the Reed house cemented Watson Street's reputation at the most prominent residential address in Ripon.

Only nine new houses were built in the district during the 1880s, the lowest number of the historic period until 1930. This reflected the community's slow rate of growth. The most significant economic development in the community during this era was in the downtown. Industry remained sluggish and Ripon College's growth was equally slow. Most of the houses built during the 1880s in this district were not elaborate and featured details from the waning Italianate style or the emerging Queen Anne style. Watson Street continued to be the street of

⁷ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5 Southwest Historic District
Ripon, Fond du Lac County, WI

choice for prominent homes in the district and the first elaborate Queen Anne style houses were built there in 1886 and 1888 by Hiram and Albina Mead (719 Watson St.) and O. E. Herman and Pauline Zobel (603 Watson St.), respectively. The Mead house, a quintessentially picturesque Queen Anne house, was considered so progressive that its style was mentioned in the newspaper account of its construction.

By the end of the 1890s, Ripon's population had slowly grown to 4,000, a rise of 3,000 since 1860, despite an influx of German and Polish immigrants during this period. Many Yankee families had moved on, but Ripon was still dominated by Yankee families in the professional classes, although there were enough immigrants to influence the community. For example, despite a vocal push by Yankee families to make Ripon a "dry" community, there were enough Germans to make up a majority to keep the saloons open.⁸

Despite the slow growth of Ripon's economy in the late nineteenth century, there was a rise in the number of houses, particularly stylish houses that were built in the Southwest district. This trend continued into the first decade of the twentieth century. Ripon was a regional trading center and some of its merchants became considerably wealthy. Ripon College also grew in its programs and the number of its students, expanding the professional class in town. There was some industrial growth that added to the managerial and factory owner class, as well. Some of these well-to-do residents built in the neighborhood east of the downtown, but the vast majority built their showplace homes in this district.

Watson Street continued to be the prominent address of choice for the houses of the upper class in Ripon. Four of the best examples of the Queen Anne style were built for three merchants and one industrialist at 526, 527, 632, and 648 Watson Street. Several other Queen Anne style houses were also built in the 1890s in the 500, 600, 700, and 800 blocks of Watson Street. Queen Anne houses were also built in groups in other areas of the district. For example, in the 600 block of South Grove Street, eight Queen Anne style houses were built 1897 and 1910. Eight other Queen Anne style houses were built along Lincoln Street between 1890 and 1910, changing that street from an area of "country estates" to a more typical suburban streetscape. Seven Queen Anne houses were built on lots along Woodside Avenue and a group of Queen Anne houses were built next to each other in the 300 and 400 blocks of West Thorne Street.

With the influx of all of these Queen Anne houses between 1890 and 1910, the Southwest Historic District turned into a cohesive neighborhood of prominent families in stylish houses. Added to this group was a large collection of Colonial Revival-influenced houses built between

⁸ *Ibid.*, p. 11; Review of Ripon newspapers during 1880s and 1890s provided the information about the growing influence of immigrants in Ripon and the decline of the Yankee population in town and in the region.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6 Southwest Historic District
Ripon, Fond du Lac County, WI

1900 and 1910. In fact, 31 Queen Anne and Colonial Revival influenced houses were built in the district during these twenty years.

During the 1910s and 1920s, Ripon's economy continued the trend of the early twentieth century; that is, there was a strong downtown commercial center and a few small industries. Ripon's population did not grow at all during the first half of the twentieth century, reflecting the fact that there were no major industries that located in the community at that time and Ripon College continued to make steady, but small growth. The result was that large tracts of worker houses were not built in the city. Instead, a small, but steady number of working class, middle class, and upper class families built houses throughout much of the community. The vast majority of upper class families chose to reside in the Southwest Historic District.

As 1910s and 1920s progressed, a number of middle class families also chose to build in the Southwest Historic District. These families built primarily "infill" houses in modern styles. That is, they built on lots that had been parceled off from the larger lots of older homes or on vacant lots still extant between older homes. The houses built during this time were primarily in the Bungalow or American Foursquare styles. For example, many of the large lots in the 600 and 700 blocks of Woodside, Ransom, and Watson streets, a largely unplatted area, were subdivided and filled in with these types of houses. Some houses that filled in the streetscapes of the district also reflected the period revival styles, also popular in this period.⁹

Although many of the buildings added to the district during the 1910s and 1920s were the type of houses mentioned above, several large and stylish homes were also built during this time, adding to the district's reputation as the most prominent residential location in Ripon. The finest of these houses is, undoubtedly, the Irvin F. Strauss home (750 Ransom St.), built in 1913 and designed by notable Oshkosh architect William Waters. Also built around this same period were the fine Georgian Revival home of Edwin & Mildred Johnson (523 Woodside Ave.) and the Colonial Revival home of Kenneth and Mary Higby (841 Watson St.), both built around 1912. In 1919, Samuel & Mildred Pedrick built a large Colonial Revival addition to the family home at 523 Watson Street, updating and enlarging this landmark home. In 1920, Carl and Eva Faustman built a large and elaborate Dutch Colonial Revival house at 216 Watertown Street.

One of the most important building developments in the neighborhood was the completion of the Classical Revival influenced Roosevelt School at 742 Woodside Avenue. The construction of this "modern" school building reflected the growth of the neighborhood during the late nineteenth and early twentieth centuries as well as the trend in Ripon at that time to replace their old fashioned nineteenth century school buildings with modern facilities. Another important

⁹ Cartwright and Miller, p. 12.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7 Southwest Historic District
Ripon, Fond du Lac County, WI

building constructed in the district was the All-Modern Apartment Building, completed in 1928 at 602 Watson Street. This prestigious “luxury” apartment building fit in well with its prominent Watson Street neighbors. Its Classical Revival style and well-appointed apartments were meant for people who wanted a convenient location along with modern living.

When the Great Depression of the 1930s hit Ripon most of the land in the Southwest Historic District was completely filled and the economic conditions prevented much construction during this period. During the early 1930s, only seven buildings were constructed in the district, including a fine example of the Tudor Revival style, completed in 1930 and in keeping with the houses that had been built in the district earlier. No new buildings were added until the 1950s.

After 1950, Ripon’s economic fortunes changed both for the better and for the worse. Old industries at the center of the community died or moved to locations at the edge of town. New and expanded industries gave Ripon an industrial base that it had never had before. Speed Queen Washing Machine Company (later, Ratheon Corporation) and Ripon Foods (a major cookie producer) led the industrial wave along with a canning factory, packing materials company, a specialty foods company, and a foundry. Ripon College expanded to its greatest enrollments ever during the years the “baby-boom” generation flocked to colleges throughout the state. A number of modern buildings were added to the college during this time.¹⁰

While this economic expansion was for the better, the worse was the economic changes that took place in the city’s downtown. Always a regional trading center for farmers, Ripon’s downtown began to lose considerable commercial business during the 1960s and 1970s, as shoppers flocked to the new shopping center in nearby Fond du Lac and to the early “big box” retailers in Fond du Lac, Oshkosh, and other communities. Larger supermarkets and other retailers left downtown for strip malls on the outskirts of Ripon, leaving empty storefronts downtown. In 1989, Ripon joined the Main Street program and, over the past decade, has seen success in revitalizing both downtown buildings and downtown businesses.¹¹

The post-World War II economic boom in Ripon meant a growth in Ripon’s residential neighborhoods. Most of this construction occurred at the edges of the community in “suburban” type housing developments, particularly on the south side of town. Between 1940 and 1970, the population of the community doubled in size and slower, but steady growth continued in the late twentieth century. If trends from other communities are seen in Ripon, the recent location of a new school on the far south side of the city will fuel new neighborhoods in this area in the future.

¹⁰ *Ibid.*, pp. 12-13.

¹¹ *Ibid.*, p. 13.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8 Southwest Historic District
Ripon, Fond du Lac County, WI

During the second half of the twentieth century, the housing stock in the Southwest Historic District remained relatively stable. Only a few vacant lots were available for building in the district, accounting for the few post-1950 buildings included in the district boundaries. A more frequent change in the district involved remodeling of older houses. Some of this remodeling was done with little effect on the historic character of buildings. However, much of the modern remodeling has been done with inappropriate materials such as aluminum or vinyl siding that covers up architectural details, modern windows that change the shape or size of original openings, and porch remodeling that includes enclosures or alterations to original details.

Despite the remodeling of older houses in the district, it has remained largely intact because of two reasons. The nearby Ripon College houses most of its students in campus housing, meaning that there is less stress to make older homes into apartment buildings as in other college towns. Also, the neighborhood has remained largely one of owner-occupants and families who maintain their properties and take pride in their neighborhood. The presence of the Ripon Historical Society in the neighborhood helps emphasize its historic character, as well. The nomination of this district to the National Register of Historic Places will recognize the important historic preservation work that has been done in this neighborhood for decades.

Statement of Significance—Architecture

The Southwest Historic District is architecturally significant at the local level as a concentration of fine examples of nineteenth and twentieth century architectural styles in buildings that have a high level of integrity and were built with high quality construction materials and methods. There are two buildings in the district that also add significance for their unusual grout construction. Adding additional architectural significance is the fact that several of its buildings were the work of important local and regional architects and many were the work of important local builders.

Architectural Styles

The Southwest Historic District is architecturally significant at the local level primarily because of its concentration of good to outstanding examples of nineteenth and twentieth century historic architectural styles, including the Greek Revival, Italianate, Second Empire, Queen Anne, Classical Revival, and period revival styles. As the largest and most prominent historic residential neighborhood in the community, the Southwest Historic District is filled with the fine historic homes of some of the most important citizens in Ripon. A brief discussion of the excellent examples of the architectural styles represented in this district will illustrate these assertions.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9 Southwest Historic District
Ripon, Fond du Lac County, WI

According to the *City of Ripon Intensive Survey Report*, which looked at all of the historic residential areas of Ripon in 1995, the best example of the Greek Revival style is located in the Southwest Historic District. It is the Jeremiah and Caroline Walcott House located at 122 Watertown Street, built around 1853 and moved to this location in 1878. The Walcott house has the main features of the Greek Revival style, as described in Wisconsin's *Cultural Resource Management Plan*. The plan states that Greek Revival houses are formal, orderly, and symmetrical. Their main features include symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with a transom and/or sidelights.¹²

The Walcott house is almost exactly as described in the *Plan*. It is formal, orderly, and symmetrical with symmetrical fenestration, cornice with returned eaves, and entrance decorated with sidelights. There are also pilasters decorating the corners and a later-added Classical style porch that detracts little from the historic quality of the house. It has a high level of integrity and is a fine example of a typical Greek Revival house built in the 1850s in small-town Wisconsin.

Also mentioned in the *Survey Report* is the John B. Taggart House at 643 Watson St., built in 1856. Not as large as the Walcott House, the Taggart House has the symmetrical features and Greek Revival details that make it a good example of the style. High quality of materials and methods of construction are also to be seen in many of the Italianate style houses in the district. The Italianate style flourished in Ripon, as it did throughout Wisconsin, due to the state's economic boom during that decade. Even though Ripon was still a pioneer community, it grew rapidly during the 1850s and several families built fine Italianate style houses in the city.

According to Wisconsin's *Cultural Resource Management Plan*, the Italianate style was widely popular in Wisconsin between 1850 and the early 1880s. Typical Italianate style details include a generally square plan, low-pitched hip roof, wide eaves with brackets, round or segmentally arched openings, and picturesque porches with thin posts and brackets. Prominent label moldings or cornices are also popular details on the openings of Italianate houses. Later Italianate houses are usually rectangular in plan, a bit taller in height, and feature more prominent classical details.¹³

As seen in Section 7 of this nomination, this district contains many fine examples of the Italianate style, from the earliest to the latest periods of its popularity. An early Italianate house that has most of the stylistic details mentioned above is the Pedrick-Lawson House, built in 1856

¹² Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin Volume 2*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.

¹³ *Ibid.*, p. 2-6.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10 Southwest Historic District
Ripon, Fond du Lac County, WI

(515 Ransom St.). Its main block has the square form, low-pitched hip roof with overhanging eaves and brackets, and its prominent cornices are typical of the early Italianate style. The attached one and one-half story wing is a feature often seen attached to main blocks of Italianate houses. This house is of particular interest because of its high level of integrity as a museum house and its unusual grout construction.

The fine Italianate style Philo and Ruth England House (621 Ransom Street) also has an unusual detail, that is, a wood covering of beaded horizontal board siding that gives the house a distinctive appearance. Also distinctive are the wooden window surrounds that add a picturesque appearance to the siding. The England House was built in 1857 and in that same year, the best example of the Italianate style in Ripon was built in this district at 512 Woodside Avenue. The Richard and Darwina Catlin House is distinctive for its fine limestone walls, typical Italianate details, and elaborately detailed cupola. A later-added classical veranda does not detract significantly from the high integrity of the building, which is as beautiful as its large, well-landscaped lot.

Two houses built within a year of each other offer different interpretations of the later Italianate style. The F. M. Hubbard House (614 Watson St.), built in 1865, has the vertical, rectangular emphasis of the later style and a plan that is very different from the Catlin House discussed above. The stepped back main elevation and vertical emphasis of the Hubbard house contrasts with the larger, but blockier Catlin House. Although the Hubbard House has the low-pitched hip roof with wide eaves and brackets typical of the style, its grouped round-arched openings, decorated with round-arched surrounds, makes the house more picturesque than the windows on the Catlin House. The bays that repeat the round-arched window motif also add distinctiveness to this version of the style. In contrast, the Dennis and Mary Akin House (648 Lincoln St.), built in 1866, has simple windows like the Catlin House, but the vertical emphasis and rectangular plan is more like the Hubbard house. Both houses have high levels of integrity and each adds to the variety of the fine examples of the style seen in this district.

Similar to the Akin House is the Samuel and Martha Sumner House (515 W. Thorne St.), built in 1867. This house also features a gable interrupting the eaves on the front elevation and a strong vertical emphasis like the Akin House. Its windows are more decorative, though, with heavy segmental brick arches. Segmentally arched openings are also featured on the one-story bay. These features, along with a high level of integrity, give this house its distinctiveness as one of the fine Italianate houses in Ripon.

Two houses built in 1878 are fine examples of the Italianate style, but significantly different. The Alexander Hamilton House (626 Lincoln St.) has a low, boxy main block typical of the early

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11 Southwest Historic District
Ripon, Fond du Lac County, WI

Italianate style. Its distinctiveness lies primarily in its fine brick construction and high level of integrity. In contrast the Lewis and Angeline Reed House (538 Watson St.) is a large and elaborate example of a late Italianate house. Its tall first and second stories and tall, narrow, segmentally arched window openings give the house a strong vertical emphasis. The large two-story bays add a more complex plan than is commonly seen in Italianate houses. Finally, its high level of integrity makes sure that its distinctive style characteristics are as apparent today as they were when the house was built.

According to the *City of Ripon Intensive Survey Report*, there are many fine examples of the Italianate style in the city, and several examples cited as the best in the city are included in this district. The survey report cites the Pedrick-Lawson House, the Catlin House, the Hamilton House, the Sumner House, the Akin House, the England House, and, of course, the Reed House, as among the finest Italianate houses in Ripon. Half of the Italianate style houses mentioned in the survey report are located in the Southwest Historic District. The remaining half is scattered throughout the rest of the city.

The above discussion only includes the best examples of the style in the district. There are other Italianate influenced houses that add to the district's distinctive architectural appearance. Although not as elaborate as the above examples, these houses have details that display the variety of interpretations of the style in the district. They have one or more important Italianate details, such as low-pitched hip roofs, arched openings, bays, wide overhanging eaves with brackets, and porches with thin square posts and brackets. They include the houses at 738 Ransom Street, 121 W. Thorne Street, 567, 804, 221 Watson Street, and 640 Woodside Avenue.

There is one fine example of the Second Empire style in this district. Wisconsin's *Cultural Resource Management Plan* indicates that the Second Empire style was popular between 1870 and 1890 and its most identifiable feature is the mansard roof, almost always punctuated with dormer windows. Many Second Empire houses are decorated with architectural details that are similar to the Italianate style, and some Italianate houses were given mansard roofs during a later remodeling.¹⁴

The Edwin and Caroline Manville House (541 Woodside Ave.), built in 1875, falls into the early period of the Second Empire style's popularity. It also has some unusual characteristics that make it different from the typical versions of the style. Instead of traditional dormers, this house has unusual second story windows sitting under gables that project upward into the mansard. The unusual brackets supporting the gables and the way the second story windows are inset into the walls and roof eaves make this house, with its high degree of integrity, stand out in the city.

¹⁴ *Ibid.*, 2-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12 Southwest Historic District
Ripon, Fond du Lac County, WI

Because so many homes were built in this district during the 1890s and the first decade of the 1900s, the Queen Anne style is abundant, with many variations and interpretations. But, the best examples of the style, the ones that make this district distinctive, were all built between 1886 and 1898. Along with these fine examples, there are many other houses in the district with interesting and well-crafted Queen Anne details.

According to Wisconsin's *Cultural Resource Management Plan*, the Queen Anne style was popular in Wisconsin between 1880 and 1910. The hallmarks of the style are an irregular plan, a variety of surface materials, steeply pitched gable or hip and gable roofs, gable projections, towers or oriels, and large wrap-around verandas. There were many variations of the Queen Anne style built in Wisconsin from the highly picturesque versions with numerous and varied details to the examples that emphasize the style primarily in their form and massing.¹⁵

The *City of Ripon Intensive Survey Report* states that Ripon has a number of fine examples of the Queen Anne style. In particular, the report cites numerous examples found along Watson Street as among the best examples of the style. For example, the Hiram and Albina Mead House (719 Watson St.) is a typical picturesque version of the Queen Anne style, built early in the style's popularity. It is not as large or elaborate an example as others in the district, but it has all of the distinctive Queen Anne features in a well-proportioned design. Its distinctive features include an irregular plan, gable projections, a variety of surface materials, and a veranda. All of these details are executed in a high quality manner on this well-preserved example of the style.

Larger and with the distinctive Queen Anne tower is the Herman and Anna Mueller House (632 Watson St.), built in 1893. Like the Mead House, the Mueller House has the irregular plan, gable projections, variety of surface materials, and veranda of the style. But the massive square tower dominates the design and its unusual wide roof and long eyebrow window, along with an abundance of wood shingle and applied stickwork detail, give this house its distinctive appearance. The picturesque porches of the house are also one of its outstanding details.

Built in 1894, the Daniel and Amelia Fenelon House (648 Watson St.) is a contrast to both the Mead and Mueller houses, yet distinctive in its own right. The Fenelon House is very large, but there is an emphasis on a rectangular plan. The asymmetry of the Queen Anne style is seen in this example in the form of projecting gables, unusual dormers with curved walls, large and shallow bays, and a variety of architectural details sprinkled throughout the elevations of the house. The heavily classical veranda, with its full pediment and round columns that covers an entrance recessed along a side wall, is very unusual and distinctive. Also unusual is an octagonal

¹⁵ *Ibid.*, 2-15.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 13 Southwest Historic District
Ripon, Fond du Lac County, WI

dormer recessed behind a two-story square bay that suggests a tower. It seems that in this example, the style is constantly being restrained or pulled back, rather than allowed to flourish as is typical of most large Queen Anne houses. These factors make this a very interesting variation of the style.

More typical of the Queen Anne style are houses that sit across the street from each other along Watson Street. The Lyle and Jennie Burgess House (526) and the Edgar and Blanche Burnside House (527) were also built one year apart, 1898 and 1897, respectively. But, they are much more typical of the style of the late 1890s, with large, rambling, irregular plans and an emphasis on classical details. They also have a common feature, a rounded two-story bay with conical roof that blends into the hip of the main roof, suggesting a tower. Both houses feature large projecting gables and classically decorated verandas. The main difference in the houses is their size, the Burgess house being significantly larger than the Burnside house. Also, the Burgess house has more elaborate classical details, such as Palladian windows and a carved foliated porch pediment. Both houses, though, are very well proportioned to their sizes and add to the variation of the style that is seen in this district.

The above examples are the most elaborate Queen Anne houses in the district, but there are many others Queen Anne or Queen Anne influenced houses that add to the district's architectural significance. The Queen Anne houses of the district are, by and large, the most elaborate and well-preserved of all the houses and they appear either individually in streetscapes or as groups. For example, pockets of good examples of Queen Anne influenced houses can be seen in the 600 block of South Grove Street, the 500 and 600 blocks of Lincoln Street, the area of Newbury Street and West Sullivan Street, and all along West Thorne Street.

Other houses that are good examples of the Queen Anne style can be found particularly along Watson Street. The number of fine Queen Anne houses along Watson Street can be explained by their dates of construction, the 1890s and early 1900s. By this time, Watson Street was the most prominent residential street in the community. Anyone who wished to have an important address at this time generally located their homes along this street. The extension of fine homes along this street well into the 900 block shows how popular this address was.

Among the good examples of the Queen Anne style along Watson Street are the houses at 503 and 507 Watson Street, both of which feature fine corner towers and well-proportioned irregular plans. In particular, the house at 503 has a distinctive domed roof on its tower. The houses at 603 and 638 Watson Street both have interesting applied stickwork in their projecting gables. Both houses at 703 and 711 Watson Street are more compact examples with an emphasis on projecting gables. The house at 711 has a very distinctive round bay, as well. Finally, at the end

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 14 Southwest Historic District
Ripon, Fond du Lac County, WI

of Watson Street there are three fine examples of the style: the picturesque house at 833, the rambling example at 840, and the compact, classically influenced house at 842.

The Queen Anne style was the last style seen in great numbers in the district, but there are several houses from the early twentieth century that are fine examples of the period revival styles and compare favorably with the Queen Anne houses in their size and distinctive details. Between 1900 and 1940, architectural styles known collectively as the period revival styles were popular in Wisconsin. The period revival revived historical styles such as the Georgian, Colonial, and Tudor Revival styles. Georgian Revival style houses are more formal and classical than Colonial Revival houses, but share a similar symmetrical form and massing and multi-light openings. The Georgian Revival style features an emphasis on a central entry pavilion or portico. The Tudor Revival style has many variations, all based on forms of English Tudor building design, including a castle-like variation, a half-timber house variation, and a thatched-roof cottage variation.¹⁶

There are two fine Georgian Revival houses in this district that emphasize a large front portico. The William and Florence Haseltine House (537 Watson St.) was built in 1906 and is basically a symmetrical, rectangular, hip-roofed house with few details on the main block. Its main stylistic detail is a massive and elaborate two-story portico that features a full pediment, fanlight, dentil moldings and colossal Ionic columns. This massive portico gives the rather simple house the formal elegance of the Georgian Revival style.

Slightly more elaborate is the Irvin F. Strauss House (750 Ransom Street), built in 1913. Also two stories in height, the Strauss House has a more proportionate design. The side gable plan is a better backdrop to its massive two-story portico than the hip-roofed main block of the Haseltine house, and the width of the Strauss portico is more in proportion to the length of its main block. The pediments at the end walls, along with the well-executed symmetrical fenestration and elaborate surround of the main entrance add distinction to this house, as well. Like the Haseltine House, the Strauss house's main detail is its portico, with full pediment, small fanlight, wide frieze and colossal Ionic columns, making the house one of the most elegant in the district.

Less elaborate, but equally large and distinctive, is the Colonial Revival Kenneth and Mary Higby House (841 Watson St.), built in 1912. The Higby House lacks the elaborate portico and classicism of the Haseltine and Strauss houses, but is elegant in its symmetrical fenestration, formal appearance, and well-proportioned design. As well-executed in its own style as the Strauss House, the Higby House is a fine example of the Colonial Revival, built at the height of the style's popularity.

¹⁶ *Ibid.*, pp. 2-28—2-33.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 15 Southwest Historic District
Ripon, Fond du Lac County, WI

A variation of the Colonial Revival is the Dutch Colonial Revival, identified mainly through its use of a wide, often sloping, gambrel roof. The best example of this variation is the Carl and Eva Faustman House (216 Watertown St.), built in 1920. The house's massive gambrel roof with projecting dormers and Colonial-style entry pavilion make this a very well-executed example of this style. Two similar, but less elaborate variations of the Dutch Colonial Revival are located at 504 and 510 Woodside Avenue. These houses have the distinctive gambrel roof and the example at 504 features an abundance of classical details.

A fine example of the Tudor Revival style was built in 1929-30. The Fred and Hazel Griffith House (203 Watertown St.) has the characteristics of the half-timber English house variations of the style, but these details are less elaborate and the scale of the house is much lower than typical Tudor Revival houses of this size. The house has fine brick construction, well-executed half-timber and wood shingle gable details, and very high-quality multi-light casement windows. The casement windows are, indeed, the best feature of this house that is the last significant historic building built in the district.

The period revival styles were the most popular early twentieth century styles for residences in Wisconsin, particularly in wealthy or middle-class neighborhoods. At the same time, though, a more progressive architectural movement was gaining popularity, particularly in the Midwest. This movement was related to the Arts and Crafts movement and the architectural styles that it produced were the Craftsman and Bungalow styles, and to a certain extent, the Prairie Style. The Craftsman Style was noted for its high regard for the use of natural materials without elaboration, honesty in construction techniques and details, and a high quality of craftsmanship, both on the exterior and interior of a house. Craftsman houses usually have broad gable or hipped roofs, exposed rafters, large knee-brace brackets, prominent chimneys, simple applied stickwork, and shallow bays. These same details are often found on Bungalow and Prairie Style houses.¹⁷

According to the *City of Ripon Intensive Survey Report*, two of the three best examples of the Craftsman style in Ripon are located in this district. The best example is the Louise Higby House (622 Watson St.), built in 1909. The Higby House has all of the typical Craftsman style details on a well-preserved residence. The horizontal emphasis of the house, the wood shingled upper story with applied stickwork in the gables, the wide overhanging eaves, broad gable of the porch, and shallow bays are the well-executed details of this house. A similar, but a bit less detailed, example of the Craftsman style is the F. T. Chittenden House (524 Woodside Ave.), built in 1914. It also stresses the craftsmanship, natural materials, and simple but high quality details of the style that is seen in the Higby House.

¹⁷ *Ibid.*, p. 2-24.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 16 Southwest Historic District
Ripon, Fond du Lac County, WI

There are two large buildings in this district that make good use of the Classical Revival style or Classical Revival details. The Classical Revival style was popular between 1895 and 1935. Developed by prominent architects in the nation, many of whom studied at the Ecole des Beaux Arts in Paris, the style was popularized at the World's Columbian Exposition of 1893 in Chicago in its "white city" of formal, classical buildings. Classical Revival buildings have a heavy, symmetrical form and massing with very classical details, such as colossal columns, pilasters, entablatures, pediments, and classical cornices. Because of the formal and weighty elements of the style, it is seen primarily on large public or institutional buildings.¹⁸

A fine example of the use of the Classical Revival on a large, semi-public, building in this district is the All-Modern Apartment Building (602 Watson Street), built in 1928. This luxury apartment building has the size that makes the use of the Classical Revival style a good choice. The classical cornice, formal frontispiece, corner brick "quoins," and symmetrical multi-light openings are all well designed and executed elements of the style. The Roosevelt School (742 Woodside Ave.), built in 1921, also makes use of simple classical elements to create a formal school building. The Classical Revival style is seen in this building primarily in its symmetrical form with projecting end walls, simple cornice and parapet roofline, and formal entry pavilions. The school also has distinctive decorations on the end walls of the main elevation. The one-story, modern addition at the southeast corner of the building is a non-contributing element, but does not overly detract from the good design of the school building.

Note on Integrity

The stylistic elements mentioned above make up the most important argument for the architectural significance of this district. Adding to this significance is the high degree of integrity of the district's buildings. The vast majority of the best examples of architectural styles in the district have a high level of integrity, with few alterations or inappropriate additions. The buildings that are less elaborate examples of architectural styles are the most likely to have some alterations, primarily in the form of vinyl siding. But, fortunately, these alterations detract only slightly from the overall fine level of integrity of the entire district. This high level of integrity means that the examples of architectural styles in the district can be seen with most of their original details, giving the district a cohesive, historic appearance throughout.

Grout Construction

There are two buildings in this district that add to its architectural significance because of their method of construction, using grout, an early form of poured concrete. Crude forms of concrete

¹⁸ *Ibid.*, p. 2-18.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 17 Southwest Historic District
Ripon, Fond du Lac County, WI

date back to the Roman Empire when builders discovered that by mixing quicklime, volcanic earth, water, sand, and stone aggregate, the resulting material, when hardened, was as strong and durable as stone. The technique was lost until the eighteenth century, when new experiments with concrete were made. Cheap and abundant wood, stone, and bricks delayed the widespread use of concrete in America until after 1872, when Portland cement was patented. During the mid-nineteenth century, though, a few builders in Wisconsin briefly popularized the use of a crude concrete mix they called "grout."¹⁹

In 1844, Milton resident Joseph Goodrich developed grout: a lime, sand, gravel, and water mixture that was hardened in wooden forms. Goodrich promoted the use of this relatively inexpensive building material and several other grout buildings were constructed in the Rock County area. Goodrich used grout to construct his octagon-shaped inn called the Milton House. In 1850, Orson Fowler, a promoter of the octagon house, visited the Milton House and was so taken by the material, he nationally promoted the use of grout for his octagon houses. During the 1850s, other grout houses, often using the octagon plan, were constructed in Wisconsin. The interest in grout fell off by the Civil War and there was little use of concrete as a building material until the twentieth century.²⁰

According to the *City of Ripon Intensive Survey Report*, Ripon had a small grout "craze" during the 1850s. Some of these grout buildings have been demolished, but as of 1995, seven remained, including an octagon house. Two of these seven buildings exist in the Southwest Historic District, the Pedrick-Lawson House (515 Ransom St.), built in 1856 and the Richard and Emogene Dart House (522 Ransom St.), built two years earlier. Both houses are credited to Marcellus Pedrick, an early builder who may have helped build other grout houses in Ripon.

Both the Pedrick-Lawson House and the Dart House are fine and well-preserved examples of grout construction: the Pedrick-Lawson House because it is a museum house of the Ripon Historical Society, and the Dart House because private owners have maintained it well over the years. Their high level of integrity allows a look at how this unusual building material was used and how well it has stood up over time. These houses add significance to the district for their use of this interesting and unusual material.

Architects and Builders

Several well-known local and regional architects are responsible for the design of some of the buildings in this district and several important builders in Ripon have also been identified as

¹⁹ *Ibid.*, p. 4-8.

²⁰ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 18 Southwest Historic District
Ripon, Fond du Lac County, WI

being responsible for the construction of houses in the district. The buildings constructed by these architects and builders add significance to the district as examples of the work of local and regional masters. The architects and builders and their works are as follows:

Henry Auler; Auler, Jensen & Brown: Henry Auler was born in Oshkosh, Wisconsin in 1884. He attended local schools and the University of Wisconsin, then worked with noted Wisconsin architect William Waters before becoming a partner with James P. Jensen. Auler designed several public buildings in Oshkosh. In the late 1920s, Wallace Brown joined the firm that became known as Auler, Jensen, and Brown. This firm designed important public buildings in the Ripon area, including the Harwood Memorial Union on the campus of Ripon College. The firm also engaged in residential and church design. Brown left the firm during World War II, and in 1947, Auler created a new firm known as Auler, Irion and Wertsch. This firm was short-lived, as Auler died in 1951.²¹

In this district, Henry Auler, either working by himself or with Jensen and/or Brown, designed the large addition to the Pedrick House (523 Watson St.) in 1919; the Roosevelt School (742 Woodside Ave.) in 1921; and the All-Modern Apartment Building (602 Watson St.), in 1928. Auler was an important regional architect whose work on these buildings and the Harwood Memorial Union at Ripon College is well executed and of high quality.

M. C. Radway: Marcus C. Radway was born in 1841 and came to Wisconsin in 1845. He came to Ripon in the mid-1870s and lived in the city for over 40 years. It is not known where Radway received his training as an architect, if at all. His father was a millwright and cabinetmaker, as well as a builder and perhaps Marcus learned the building trade from his father, later branching out into designing. In 1890, he was described in a biographical album as a carpenter and architect. During the 1890s, he advertised his design services extensively in the local newspaper and many mentions of him designing buildings in nearby communities were noted in the same newspaper.²²

There are two Radway houses in this district, both examples of the Queen Anne style. The first was built around 1890 at 518 Newbury St. Radway built a more fashionable Queen Anne home at 503 Watson Street in 1894. This house is distinctive for its good design and unusual use of a domed roof on a corner tower. Radway was a prolific local architect who left his mark on both Ripon and neighboring communities.

²¹ Architect's Files, in the Division of Historic Preservation of the Wisconsin Historical Society, Madison, Wisconsin.

²² Pedrick Genealogical Books, on file in the Ripon Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 19 Southwest Historic District
Ripon, Fond du Lac County, WI

William Waters: William Waters was born in New York in 1843 and studied architecture at the Polytechnic Institute in Troy, New York. In 1867, Waters came to Oshkosh to begin his architectural practice. Waters became one of the most prolific and noted architects in Wisconsin during the late nineteenth century, designing many large public buildings, including courthouses at Phillips, Wautoma, and Waupaca. He also designed many school buildings and commercial buildings. He designed most of the old frame buildings of the Wisconsin Veterans' Home at King, including the Commandant's Residence (still extant) and a prototype for some of the cottages on the site (some still extant). He designed several fine commercial buildings in Waupaca, including the outstanding Romanesque Revival style Danes Home in that city. He is most noted for designing the Wisconsin State Building at the World's Columbian Exposition in Chicago in 1893.²³

William Waters was responsible for the design of the Irvin Strauss House (750 Ransom St.) in 1913, according to plans in possession of the owner. The Strauss house is a well-executed example of the Georgian Revival style that features a well-proportioned form and massing and finely executed classical details. He is considered a master architect in Wisconsin and his skill in design can be seen in this house.

Frank P. Farvour: Frank P. Farvour was born in the Town of Sheboygan Falls in 1863 and moved with his family to Waushara County in 1872. In the late 1870s, Farvour spent time in logging camps in Northern Wisconsin as a cook's helper, then later worked as a farm hand for his family and others. In 1890 he married Frances Janes and moved to Ripon to learn the carpenter trade, apparently under the carpenter and architect, M. C. Radway. One of Farvour's earliest solo works was his own house at 932 Woodside Avenue, but, between 1902 and 1930 Farvour built many buildings in Ripon, including many in this district. Farvour was known as a perfectionist master builder who, despite a fifth-grade education, studied architecture and building throughout his career. He was, perhaps, influenced by Radway, who, himself, rose from builder to architect. Perhaps Farvour would have also taken this step had the Great Depression of the 1930s halted most building in the community. Farvour did odd jobs and worked on WPA projects during the 1930s and died in 1940.²⁴

Farvour is known to have been the builder for the following houses in this district: 514 Ransom Street, 750 Ransom Street, 203 Watertown Street, 216 Watertown Street, 537 Watson Street, 622 Watson Street, 841 Watson Street, 504 Woodside Avenue, 524 Woodside Avenue, 528 Woodside Avenue, and 642 Woodside Avenue between 1902 and 1930. These houses are

²³ Architect's Files.

²⁴ Information on Frank P. Farvour, Building Contractor, with the Ripon Historic Commission.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 20 Southwest Historic District
Ripon, Fond du Lac County, WI

among the finest in the district and show that Farvour was, indeed, a master builder of exceptional homes in Ripon.

Silas Groesbeck: Groesbeck was a carpenter, contractor, and builder in nineteenth century Ripon. He was born in 1832 in New York State and came to Ripon in 1855, and worked as a builder in this community.²⁵ In 1888, he built the fine Zobel house at 603 Watson Street.

Marcellus Pedrick: Pedrick was a pioneer builder who is known to have worked in the unusual medium of grout construction. He was responsible for building his own frame house at 523 Watson Street in 1864-1865, but earlier built the two grout houses in the district, 515 and 522 Ransom Street. He was a master builder who had a significant impact on the early growth and development of Ripon.

George Wren: Wren was born in England in 1833 and learned the carpenter trade in that country. He came to Ripon in 1856 and worked as a builder in that community. He was noted in a county history biography as building some of the most prominent buildings in Ripon.²⁶ In this district, he built the Italianate house of B. P. Mason at 722 Ransom Street in 1878 and during 1878-79, he built the impressive Italianate house of Lewis and Angeline Reed at 538 Watson Street. His work on the Reed House, especially, puts him in the category of master builder in Ripon.

Conclusion

The Southwest Historic District is architecturally significant at the local level primarily because it contains many good to fine examples of important architectural style of the nineteenth and early twentieth centuries. These architectural styles are seen on buildings that are well constructed with a high quality of building materials and methods. They also, overall, have a high level of preservation. In particular, the largest and most outstanding buildings of the district have most of their historic appearance and details intact. Adding to the significance of the district is the unusual grout construction of two buildings and the many buildings that are the work of master local and regional architects and builders. This district is the finest historic residential area of Ripon and well deserving of entry in the National Register of Historic Places.

²⁵ Cartwright and Miller, p. 43.

²⁶ Pedrick Genealogical Books, on file in the Ripon Historical Society.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 21 Southwest Historic District
Ripon, Fond du Lac County, WI

ARCHEOLOGICAL STATEMENT

This large historic district is in an area of known prehistoric and early historic activity that occurred throughout the city. In fact, faculty and students from Ripon College frequently investigate sites in Ripon where artifacts might be found. However, a comprehensive archeological investigation was beyond the scope of this nomination project. But, given what is known about Ripon's prehistory and early history, it is likely that there are prehistoric and historic archeological resources located within the district boundaries.

HISTORIC PRESERVATION STATEMENT

This nomination project is part of a long commitment that Ripon's citizens have for historic preservation. Known locally as the "Home of the Republican Party," Ripon's "Little White Schoolhouse," the location of the meetings that helped organize the party, has long been preserved and has been listed in the National Register since 1973. Listed in the National Register in 1975, the Ceresco Site, the location of the mid-nineteenth century utopian Fourierite Community experiment, is another important local site. The Ripon Historical Society has been a force not only for local history but for historic preservation, as well. In 1976, they had the unusual grout-constructed Marcellus Pedrick House, located in this district, listed in the National Register. The Society has also preserved it as a house museum.

In the late 1980s, Ripon was one of the earliest communities to participate in Wisconsin's "Main Street" program, and their downtown commercial district was listed in the National Register as the Watson Street Commercial Historic District in 1991. In 1995, Ripon College was listed in the National Register of Historic Places. Also in that year, an intensive historic and architectural survey of the residential areas of Ripon was completed. In all of these projects, the Ripon Historical Society and member George Miller were the catalysts in their completion.

This project was sponsored by the Ripon Historic Preservation Commission and also guided by Dr. Miller and the Ripon Historical Society. Both the commission and the society promote historic preservation in the community, working together to make sure that Ripon's fascinating and important history will continue to be a strong component of the growth and development of the city during the 21st century. The intensive survey and this nomination were funded by historic preservation subgrants administered by the Wisconsin Historical Society.

Southwest Historic District
Name of Property

Fond du Lac
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 58 acres

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

1	<u>16</u>	<u>351710</u>	<u>4855720</u>	3	<u>16</u>	<u>352200</u>	<u>4854900</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>351600</u>	<u>4855340</u>	4	<u>16</u>	<u>352280</u>	<u>4855700</u>
	Zone	Easting	Northing		Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Carol Lohry Cartwright, Consultant	date	7/31/03
organization	for Ripon Historic Preservation Commission	telephone	262-473-6820
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city or town	Whitewater	state	WI

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1 Southwest Historic District
Ripon, Fond du Lac County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1 Southwest Historic District
Ripon, Fond du Lac County, WI

VERBAL BOUNDARY DISCRPTION

Beginning at the intersection of the south curb line of West Thorne Street and the rear lot lines of 515 W. Thorne St. and 518-530 Lincoln St., following a line east along the south curb line of West Thorne Street to the west curb line of Newbury Street, then south along that line to the south lot line of 518 Newbury Street, then west along that line to the east lot lines of 527-547 Watson Street, then south along those lines to the north lot line of 556 Newbury Street, then east along that line to the west curb line of Newbury Street, then south along that line to the south curb line of Belleville Street, then east along that line to the east lot lines of 601-617 Newbury Street and 203 W. Sullivan Street, then south along those lines to the south lot line of 203 W. Sullivan Street, then west along that line to the west curb line of Newbury Street, then south along that line to the south lot line of 728 Newbury Street, then west along that line to the east lot lines of 733-917 Watson Street, then south along those lines to the south lot lines of 917 and 918 Watson Street, then west along those lines to the west lot lines of 638-918 Watson Street, then north along those lines to the south lot line of 629 Ransom Street, then west along that line to the west curb line of Ransom Street, then south along that line to the north curb line of Howard Street, then west along that line to the west lot lines of 642-742 Woodside Avenue, then north along those lines to the south lot lines of 649 South Grove Street and 649 Lincoln Street, then west along those lines to the west curb line of Lincoln Street, then south along that line to the south lot line of 648 Lincoln Street, then north along that line to a line running along the west lot lines of 648 and 646 Lincoln Street to the north lot line of 626 Lincoln Street, then east along that line to the west lot lines of 608-614 Lincoln Street, then north along those lines to the north lot line of 608 Lincoln Street, then east along that line to the west curb line of Lincoln Street, then north along that line to the south lot line of 530 Lincoln Street, then west along that line to the rear lot lines of 515 West Thorne Street and 518-530 Lincoln Street, then north along those lines to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary for this district was drawn to include the historic southwest side residential neighborhood developed during the period of significance. Areas outside of the district do not fall into this period of significance, have different uses or physical characteristics, or have houses with much less integrity than those inside of the district. The first two areas were primarily used to set boundaries, with the last area much less a factor.

For example, the area of Ripon that lies north of the boundary along Thorne Street is one of mixed uses and different physical characteristics. There are some historic houses in this area, but they are interspersed with open spaces, commercial buildings, and modern buildings of Ripon College. A similar situation occurs along the western boundary, west of Lincoln Street. In this

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2 Southwest Historic District
Ripon, Fond du Lac County, WI

area, there are no commercial buildings, but there are open spaces, some college buildings, and a modern subdivision with several apartment complexes.

The residential neighborhood in which this district lies continues to the east and west of the district boundaries. South of the boundaries drawn for this district are houses that were primarily built in the mid-twentieth to late twentieth century and do not have the scale or historic qualities of the houses within the district boundaries. Pockets of this different construction invades several of the streets in the district, including Lincoln, South Grove, and Ransom streets. But, Watson Street, being the most prestigious address in town during the late nineteenth and early twentieth centuries, continues a historic streetscape much more south than do the other streets in the district.

The eastern boundary was extended into Newbury Street to include small historic streetscapes that fit in with the historic district. The remainder of Newbury Street is a continuation of the neighborhood, but of houses with a much greater lack of integrity, as well as an emphasis on more twentieth century construction, an emphasis that continues along Metomen Street, especially in an area proposed as an early twentieth century historic district.

The result of these boundaries creates a historic district that features few non-contributing or intrusive modern buildings and as few as possible buildings with a lack of historic integrity. Therefore, the streetscapes of this district are very historically cohesive, despite the district's large size. Its boundaries well represent this important neighborhood, the most prestigious of the city.

Southwest Historic District
Name of Property

Fond du Lac County
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	various		
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.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

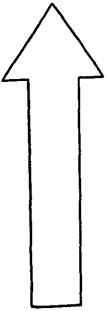
Section Photos Page 1 Southwest Historic District
Ripon, Fond du Lac County, WI

PHOTOS

Southwest Historic District, Ripon, Fond du Lac County, WI . Photos by Carol Cartwright, November, 2003. Negatives on file in the Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin. Views:

- 1 of 22: 603-621 S. Grove St., view from the southwest.
- 2 of 22: 604-634 S. Grove St., view from the southeast.
- 3 of 22: 626 Lincoln St., view from the east.
- 4 of 22: 648 Lincoln St., view from the northeast.
- 5 of 22: 601-617 Newbury St., view from the southwest.
- 6 of 22: 556-564 Newbury St., view from the southeast.
- 7 of 22: 515-525 Ransom St., and 122 Watertown St., view from the southwest.
- 8 of 22: 750, 738 Ransom St., view from the southeast.
- 9 of 22: 541 Woodside, 216 Watertown, and 540 Ransom Streets, view from the southeast.
- 10 of 22: 616 Watson and 203 Watertown Streets, view from the northeast.
- 11 of 22: 100 and 200 blocks of W. Thorne St., view from the northwest.
- 12 of 22: 327, 407, 411 W. Thorne St., view from the northwest.
- 13 of 22: 515 W. Thorne St., view from the northwest.
- 14 of 22: 503-523 Watson St., view from the southwest.
- 15 of 22: 527-537 Watson St., view from the southwest.
- 16 of 22: 504-538 Watson St., view from the southeast.
- 17 of 22: 614, 602 Watson St., view from the southeast.
- 18 of 22: 620-648 Watson St., view from the southeast.
- 19 of 22: 504-510 Woodside St., view from the southeast.
- 20 of 22: 512 Woodside St., view from the east.
- 21 of 22: 524-612 Woodside St., view from the southeast.
- 22 of 22: 742 Woodside St., view from the southeast.

N



No scale



Contributing



Non-contributing

SOUTHWEST HISTORIC DISTRICT

Ripon, Fond du Lac County, Wisconsin

