

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 5 1985

date entered JAN 17 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic WASHINGTON AVENUE HISTORIC DISTRICT,

and/or common

2. Location

street & number Various - see inventory not for publication

city, town Cedarburg vicinity of

state Wisconsin code 55 county Ozaukee code 089

3. Classification

Category	Ownership	Status	Present Use	
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input checked="" type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input checked="" type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N.A.	<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Various - see inventory

street & number NA

city, town N.A. vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Ozaukee County Courthouse

street & number 121 West Main St. P.O. Box 307

city, town Port Washington state WI

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? yes no

date 1978 federal state county local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin

7. Description

Condition

excellent

good

fair

deteriorated

ruins

unexposed

Check one

unaltered

altered

Check one

original site

moved

date _____

Describe the present and original (if known) physical appearance

8. Significance

Period	Areas of Significance—Check and justify below			
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion
___ 1400-1499	___ archeology-historic	___ conservation	___ law	___ science
___ 1500-1599	___ agriculture	___ economics	___ literature	___ sculpture
___ 1600-1699	X architecture	X education	___ military	___ social/
___ 1700-1799	___ art	___ engineering	___ music	___ humanitarian
X 1800-1899	X commerce	___ exploration/settlement	___ philosophy	___ theater
X 1900-	___ communications	X industry	X politics/government	___ transportation
		invention		___ other (specify)
Period of Significance - 1847-1920 Construction of contributing buildings in District				
Specific dates	1926 See items 7 & 8	Builder/Architect	See Items 7 & 8	

Statement of Significance (in one paragraph)

The Washington Avenue Historic District achieves significance in the areas of architecture, industry, commerce, education and government. As the historic center of Cedarburg, the District was the site of the early industrial and commercial events which supported and encouraged the development of the community. In addition, the importance of the District to the economic and social life of Cedarburg is reflected in the architecture, which consists of many fine examples of local building styles and techniques. The 119 buildings included in the District represent a variety of uses: residential, commercial, industrial, educational, governmental and religious. Although the variety of use results in a variety of scale, the building materials (particularly use of the local stone) and architectural treatment unifies the District into a cohesive group which illustrates the history of the community. The Washington Avenue District is being nominated for both architectural and historic significance at the State level. The buildings in the District represent not only a major collection of 19th and 20th century architectural styles (most notably the numerous stone buildings), but also presents an historic tapestry of the development of the City of Cedarburg. Washington Avenue represents every period in the history of the City and includes significant buildings of every era from the late 1840's to the 1910's as well as three notable buildings from 1920. It also includes several buildings directly linked to the early leaders of the community. The Washington Avenue District is unusually rich in the number of pivotal buildings and in the degree to which early buildings have been preserved and continue to be maintained in their original form. Cedarburg has based its entire downtown retail strategy on the preservation of its historic structures and is renowned throughout the State as well as surrounding states for its historic buildings and shops. As such, the City of Cedarburg, and particularly its Washington Avenue commercial district, has a significance to preservation far beyond the local importance normally ascribed to a surviving village retail district.

Historical Development

Cedarburg is located in the southern half of Ozaukee County, approximately 25 miles north of Milwaukee. Proximity to this major market, as well as the natural resources of the surrounding area encouraged settlement here in the 1830's and 1840's. Among the advantages of the area were rolling topography, fertile soil, stands of timber, accessibility to other communities (provided by a rudimentary road system) and ample water power provided by Cedar Creek.

Irish settlers were among the first to arrive in the Cedarburg area; however, the greatest influx of settlers occurred in the 1840's with the arrival of Germans. By 1850, Cedarburg was predominantly a German community.

In 1842, Ludwig Groth purchased land in what would become the heart of Cedarburg and, two years later, filed the first plat of the village.² The actual founding of Cedarburg is generally ascribed to Frederick Hilgen, who arrived in the area in 1844 and

9. Major Bibliographical References

see continuation sheet

10. Geographical Data

Acreeage of nominated property 28 acres

Quadrangle name Cedarburg, WI

Quadrangle scale 1:24,000

UTM References

A	1 6	4 1 9 6 2 0	4 7 9 4 5 8 0
	Zone	Easting	Northing
C	1 6	4 2 0 0 9 0	4 7 9 3 8 0 0
E	1 6	4 1 9 9 2 0	4 7 9 3 4 3 0
G			

B	1 6	4 1 9 9 3 0	4 7 9 5 6 5 0
	Zone	Easting	Northing
D	1 6	4 2 0 0 7 0	4 7 9 3 4 7 0
F			
H			

Verbal boundary description and justification

see continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Charles, Causier, Historian & Dorothy Steele, Architectural Historian

organization Howard Needles Tammen & Bergendoff date February 6, 1985
One Park Plaza - Suite 600

street & number 11270 West Park Place telephone 414/359-2300

city or town Milwaukee state Wisconsin

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *[Signature]*

title DIRECTOR OF HISTORIC PRESERVATION date NOV. 22, 1985

For NPS use only

I hereby certify that this property is included in the National Register

[Signature] date 1/17/86
Keeper of the National Register

Attest: _____ date _____
Chief of Registration

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Washington Avenue Historic District, which is situated primarily along this main downtown street, encompasses the historic center of Cedarburg, a small community 25 miles north of Milwaukee in Ozaukee County. Many of the buildings in the District date from the 1840's to the 1920's, and were vital components in the economic growth and development of the City. They remain viable and important resources today.

The District has several diverse types of buildings, reflecting the fact that this area served as a focal point for social, commercial, educational, religious, and industrial activities. Despite this diversity, strong relationships exist between buildings because of similarities in scale, style and, particularly, materials. The buildings in the District are mostly freestanding structures, generally one and two stories in height, although larger scale buildings are found in the District and serve as major visual landmarks and anchors.

The buildings in the District were primarily the work of local builders and masons. Details on many of the early vernacular designs (dating from 1847-70), regardless of use, allude to the Greek Revival or Italianate styles. Buildings exhibiting Queen Anne characteristics, particularly asymmetrical massing and textural variety, date from the late 19th century. Designs derived from Classic Revival sources are found in several early 20th century buildings in the District. The most obvious bond between buildings, and that which gives the Washington Avenue Historic District its distinctive quality, is the masonry work. Many of the buildings are constructed of locally quarried limestone or a cream colored brick, produced in the County. Masonry buildings within the District illustrate changes in building techniques and popular taste, but the high quality of materials and craftsmanship remains constant.

As stated above, this section of Cedarburg has always included mixed uses. The functions of individual buildings have changed throughout the history of Cedarburg, and conversions have, at times, resulted in alterations to first stories and the loss of some historic detail. Overall, however, the District maintains a high degree of integrity which conveys the spirit and character of historic Cedarburg.

The historic district extends approximately five blocks along Washington Avenue, which is the main spine of the community, one block on Columbia Road, and one on Bridge Road, both of which run east from Washington toward Cedar Creek.

Washington Avenue runs diagonally through Cedarburg, in essentially a north-south direction paralleling the course of Cedar Creek. This waterway forms part of the eastern boundary of the District. The remaining boundaries were determined by changes in periods of construction, density or style. The District extends from the intersection of Elm Street, North Sheboygan Street and Washington Avenue south along

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Washington Avenue to the southern lot lines of the St. Francis Borgia Church (Map #59). One hundred nineteen (119) properties are included in the District, of which 55 are pivotal elements. The pivotal buildings are generally more distinctive in terms of materials or style, larger in scale (visual landmarks), or the sites of significant historical events. Thirty-four (34) additional buildings provide a sense of continuity within the District by retaining historic form and details which relate to the pivotal buildings. These are classified as contributing buildings. Finally, some 30 structures which have either been constructed since the District's period of significance, or have had major renovations with a resulting loss of historic form and detail have been classified as non-contributing to the District.

The following inventory lists all the properties in the District with a brief description of pivotal and contributing properties.

INVENTORY TABLE

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
1-7	W63 N700 Washington Avenue	P	Hilgen-Wittenberg Woolen Mill/Cedar Creek Settlement

A complex of 19th century mill buildings, the Hilgen-Wittenberg Woolen Mill was listed on the National Register of Historic Places in 1978. The buildings numbered 4-6 on the District map have retained many interior structural features of the old woolen mill while those numbered 1-3 and 7 have been more generally remodeled. Some remnants of the old mill sluice are still intact behind number 6 as is the dam. The woolen mill complex, completed in 1865, was one of several industrial concerns in Cedarburg founded by Frederick Hilgen, commonly referred to as "Father" Hilgen and the founder of many of the early industrial concerns in the City.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name—Use/Present Name</u>
8	W63 N696 Washington Avenue	P	H. Groth's Building (Hardware)/The General Store An example of 19th century commercial architecture, the Groth Building was constructed in 1873. ¹ Henry Groth operated a hardware store in the building, and in 1880, sold a part interest to John Bruss, who opened a dry goods/grocery store in his section of the building. ² Constructed of coursed stone, the facade is simply ornamented with pairs of brackets at the eave line and seven segmentally arched window openings on the second story. The first story is distinguished by the retention of the two storefronts, complete with cast iron columns. The interior has been remodeled through various commercial uses over the years.
9	W63 N688-690 Washington Avenue	C	Commercial/Tomaso's Restaurant This four-story frame commercial structure, c. 1900, ³ is considered contributing to the District because of its scale and relatively intact second floor, despite significant alterations to the first floor.
10	W63 N684-686 Washington Avenue	P	(Residence)/Stone House Gifts Stucco was applied to the exterior of this house (c. 1860), ⁴ however, removal of this material on the first story has revealed a very fine stone exterior, including dressed quoins. Retention of original windows, the cubical massing of the building, and simple brackets at the eave convey the original character of the residence, which suggests a combination of Greek Revival and Italianate forms. The interior has been recently remodeled for commercial use on first floor, but the general configuration of the rooms is original.

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
11	W63 N680 Washington Avenue	N	Mobile Service Station circa 1950-60
12	W63 N676-678 Washington Avenue	P	August Weber Residence/Cheese Shop

The Weber residence (c. 1865) is an Italianate style building constructed of cream brick. Fenestration on the facade consists of two windows and side-hall entrance on the first story aligned with three second story windows. Simple surrounds (first story) and stilted arches (second story) decorate the openings. The projecting cornice supported by brackets completes the composition. August Weber was the son of John Weber, proprietor of the Cedarburg Brewery. John Weber was also a mason, and this building may be an example of his work. The building has recently been converted to commercial use.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
13	W63 N674 Washington Avenue	N	Residence/Music Center Remodeled c. 1970-80, integrity destroyed.
14	W63 N670-672 Washington Avenue	P	Friedrich Cobbler Shop and Residence/ Mother Nature 'n' June The combination of residence and business is reflected in the first story of the facade of this two-story cream brick building (c. 1865). ⁶ A central entrance, distinguished by a brick surround and simple transom, marks the residential section. To the north is a simple entrance, flanked by larger windows, which originally allowed access to the cobbler shop. Five segmentally arched windows are spaced across the second story of the facade. The interior was not available for inspection.
15	W63 N664-666 Washington Avenue	P	John Roth Residence/Residence The John Roth residence is a transitional design, incorporating the proportions and cornice treatment characteristic of Greek Revival designs with a more delicate Italianate handling of window treatments. The facade, located in the gable end, is framed by cornice returns. A simple lunette appears at the attic level; the three second story windows and two first story windows, as well as the entrance, are placed beneath stilted segmental arch caps. John Roth, a carpenter and builder in Cedarburg, had arrived in Cedarburg in 1844 with his parents. ⁷ This residence dates from approximately 1870. ⁸ The interior was not available for inspection.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
16	W63 N658 Washington Avenue	C	Commercial/Larson's House of Color (Paint) A two-story brick commercial building which retains much of its architectural integrity. The datestone on the facade indicates a 1914 construction date.
17	W63 N654-656 Washington Avenue	C	Residence/Residence A simple brick and stucco residence dating from c. 1870 with a 1920's front enclosed porch addition.
18	W63 N645-652 Washington Avenue	C	Commercial/Mackay Building-Offices As an early 20th century commercial structure, this building (c. 1910) contributes to the overall character of the District, despite its altered first floor.
19	W63 N642 Washington Avenue	P	Advent Lutheran Church This congregation dates to 1903 as the first English-language Lutheran church in this predominantly German community. The church was formally organized in 1904 and the main church built in 1909. The church was designed by local architect William Hilgen as were several other buildings in the District. It is reminiscent of the Romanesque style. It is constructed of rock-faced coursed ashlar limestone and is comprised of a main auditorium and an adjoining square bell tower topped by battlements. The front facade is dominated by a central stained glass window. Its significance stems from its historical role in the religious history of the community and by virtue of it being the work of a locally prominent architect - William Hilgen. The non-contributing addition dates from 1961.

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
20	W62 N634 Washington Avenue	C	Residence/Grandpa's Barn Antiques This simple vernacular residence has recently been converted to commercial use. The main block is frame while the ell addition is of brick. The building dates from approximately 1870. ²
21	W62 N630 Washington Avenue	N	Commercial/The Homestead Act-Tavern c.1900, significantly altered.
22	W62 N628 Washington Avenue	P	Henry Roth Residence/Armbruster Residence A gable roof with simple entablature and returned cornices covers the main section of the Henry Roth house (1870) ¹³ which is a one-story plus attic stone block. Projecting to the south is a one-story wing constructed of brick and covered by a gable roof which extends to protect a porch running the length of the wing. The Roth house is distinguished by very fine stonework and a nicely detailed entrance with sidelights, transom and simple entablature. A number of residences, similar in plan, are contributing buildings in the District, including the Kuhfuss house (Map #71) and the residence at W62 N634 Washington Avenue (Map #20). Henry Roth was the owner/proprietor of the Roth Hotel (Map #106). The interior of this private residence was not available for inspection. The office wing to the south has been modernized.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
23	W62 N620 Washington Avenue	P	J. Armbruster Building (Music & Jewelry Store)/Armbruster Jewelry A terra cotta veneer enhances the facade of this two-story commercial building, constructed in 1908. ¹⁴ The symmetrical design of the facade consists of a central entrance section, defined on the second story by a group of windows set beneath a common segmental arch with keystone. Aligned with each storefront is a shallow oriel window. Pilasters further define these sections and are united by a frieze band of classical garlands. The Armbruster family continues to own and operate the store. The building is in excellent condition, and retains the original interior and case-work in the southern section of the building. The only alteration to the exterior has been the removal of a simple pediment.
24	W62 N616 Washington Avenue	C	Commercial/Residential This two-story building originally dating from the 1870's, has reversed the pattern of several other buildings in the District and has been converted from a commercial building to a residence. It lost its first floor storefront and is now sided with aluminum, but still retains a scale of character which contributes to the District as a whole.
25	W62 N608 Washington Avenue	C	Commercial/August Krueger Bakery This two-story frame commercial structure from c. 1910 ¹⁵ retains most of its integrity even though it has recently been rehabilitated.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
26	W62 N604 Washington Avenue	C	Jung Furniture Store/Jung Furniture and Appliance The Jung building was built in 1907 to house the family furniture and undertaking business. It is still in the family and operates as a furniture store. The non-contributing addition dates from the 1960's.
27	W62 N598-600 Washington Avenue	C	Commercial/Schalla Jewelers This simple, two-story frame commercial building (c. 1895) retains much of its original integrity. It is one of a series of simple frame commercial buildings in the District and is especially reminiscent as a simpler version of the Wurthmann building (Map #29).
28	W62 N596 Washington Avenue	C	Commercial/The Parlor Hair Care A simple two-story frame commercial/residential structure with a reworked facade. This small building with Greek Revival details dates from c. 1868. Its facade has been "modernized" in recent years, yet some details remain and the side, visible from the street, remains in its original form.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
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29	W62 N592-594 Washington Avenue	P	E.G. Wurthmann Building (Paint & Decorating)/JP's
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Despite alterations to the storefront, the Wurthmann building (1888) remains a fine example of Queen Anne-inspired design. The exterior of this frame building is sheathed in clapboards, which are pierced by simply detailed windows on the second story. A shingled apron and iron lintel extend the width of the facade terminating at corner piers. Dominating the facade is a triangular pediment supported by thin brackets. Wurthmann settled in Cedarburg in approximately 1866 following periods in Mequon and Chicago. He was employed as a painter. The storefront interior has been modernized.

30	W62 N590 Washington Avenue	N	Ford Garage/Cedarburg City Hall
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This former auto garage was converted to the City Hall in the early 1960's. A small addition to the south side of the building was constructed in 1974.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
31	W62 N588A Washington Avenue	P	Lehmann Bros. Hardware Store/Coast to Coast

A handsome Italianate-style commercial building, the Lehmann store features a facade constructed of rock faced limestone with smoothly dressed stone for trim. The first story of the building was devoted to the hardware business and retains original storefronts with cast iron corinthean columns. A heavy entablature carried by smooth stone piers and decorated with sturdy brackets divides the first from the second story. Segmentally arched windows punctuate the second and third stories and are spaced with three windows on either side of a central pavilion. A triangular pediment defines the pavilion above the bracketed eave line. C.W. Lehmann and his brother Julius opened a hardware store in Cedarburg in 1867.²⁰ This particular building was constructed in 1874 and housed the hardware store and a workshop on the first floor, the residence on the second floor and a meeting hall on the third floor.²¹ The building is a pivotal element not only because of architectural character but also due to its role as an early social meeting hall. (The Turner Hall and Lehmann's were the major halls prior to the mid-1880's when a number of hotels with meeting halls were constructed in the City.) Although the interiors of the first and second floors have been modernized, the social hall on the third floor remains relatively intact and vacant.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
32	W62 N586 Washington Avenue	C	Commercial/H&R Block This 1920 commercial structure replaced an earlier building on this site. The facade is highlighted by a tile pent roof shading a second floor bay window. It shares a common wall with the building at W62 N582 (Map #33).
33	W62 N582 Washington Avenue	P	Hoehn Furniture Store and Residence/ Koehler Insurance Situated on the corner of Washington and Columbia Avenues, the Hoehn building (c. 1870) ²² is a rectangular block covered by intersecting gables. Returned cornices and raking cornices supported by pairs of brackets enliven the roof line. The cream brick exterior is pierced by arched window openings framed by brick surrounds with stone sills and keystones. Inserted on the storefront is a large semi-elliptical arch framed by rusticated piers. This large window was added to the building at the turn of the century, possibly when the building became the Farmer and Merchants Bank. The interior has been modernized.
34	W58 N6204-6212 Columbia Road	C	Residence/Residence-Office This two-story frame residence with Italianate details dates from c. 1870. ²³

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
35	N58 W6194 Columbia Road	C	Hilgen-Schroeder Mill Store/Barth's Restaurant A contributing element because of its commercial significance, the mill store is a three-story brick building with simple Greek Revival returned cornices. The building was one of the earliest three-story commercial buildings in the District. It was erected c. 1856 and served as a mill store operated by Joseph Trottmann for the Hilgen-Schroeder partnership. ²⁴ In more recent years, the mill store has been converted to a bar and then bar and restaurant. Non-contributing additions and remodelings to the building were constructed in 1950, 1962 and 1972, which replaced the original first floor facade and added a one-story addition to the east side of the building. The upper two stories of the original block are relatively intact. The building represents one of the earliest successful commercial endeavors in Cedarburg and is considered historically significant as an integral part of the mill operation. The interior has been remodeled.
36	N58 W6181 Columbia Road	P	Cedarburg Mill The Cedarburg Mill (1855) is a five-story structure constructed of locally quarried stone. The mill is a pivotal element in the District because of its important role in the economic life of Cedarburg as well as its visual and architectural significance. The mill was measured for the Historic American Building survey in 1960 and was listed on the National Register of Historic Places in 1973. The water wheel and accompanying artifacts were removed in 1901. ²⁵ The dam remains.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
37	N58 W6189 Columbia Road	P	<p>Wadham's Filling Station/Union 76 Station</p> <p>The prototype for the Wadham's filling station was developed by Alexander Eschweiler, a Milwaukee architect noted for period revival styles. This particular station was erected in 1926²⁶ and features a distinctive pagoda roof highlighted by a cupola at the ridge. The flared eaves of the cupola echo the shape of the main roof. Japanese lanterns are suspended from the cupola roof.</p>
38	W62 N580 Washington Avenue	C	<p>Gerritt's Drugstore/Just Like New</p> <p>An unassuming building, Gerritt's drugstore is one story in height and originally accommodated both the drugstore and family residence (located in the rear section). The building is distinguished by a simple cornice which visually unites this building with adjoining structures and an intact first floor storefront. This site was originally part of the Market Square, gathering place for monthly stock fairs. This building²⁸ was constructed in approximately 1904.</p>
39	W62 N572-578 Washington Avenue	P	<p>Lauterbach Ford/Richard's Lamps & Cedarburg Pharmacy</p> <p>This commercial building, constructed in the early 20th century, displays a symmetrical, rectilinear facade decorated with simple entablatures. Brick was employed for the majority of the building, however the facade is veneered with rock faced stone. Four units of windows (sash with sidelights) are located on the second story of the facade. This building dates from approximately 1915 and was constructed on the site of Market Square as the Lauterbach Ford Sales and Service Co.²⁹ According to Sanborn-Perris maps, the second story was occupied by the Everstyle Hosiery Co. The interior was significantly changed when converted from a car dealership and through subsequent</p>

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
40	W62 N570 Washington Avenue	P	<p>State Bank/Re-New Appliance</p> <p>The State Bank building was constructed in 1903 by mason John Vollmar and builder Albert Knuppel.³⁰ Rock faced stone, laid with a raised bead joint, covers the facade of this two-story brick building. Four pilasters, which divide the facade into three units, are defined by a slight projection, chiseled margins and smooth capitals. The fenestration placed within the interstices of pilasters features flat archs on the first story, semi-circular on the second. A simple smooth stone entablature rests on pilaster capitals and provides an interesting contrast with the heavily textured wall surface. The State Bank building was the first structure specifically built as a bank in Cedarburg.³¹ The second floor accommodated offices. The interior has been remodeled.</p>
41	W62 N566 Washington Avenue	C	<p>Commercial/Vic's Barber Shop</p> <p>A simple frame one-story commercial structure with frame addition, this building dates from c. 1900 and includes its original storefront with classically-detailed pilasters and square wooden parapet.</p>

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
42	W62 N560-562 Washington Avenue	P	William H. Schroeder Residence/Mutual Insurance Constructed in 1853, the Schroeder residence is an example of the local handling of Greek Revival motifs. The building stands two stories and is veneered with brick. This is one of three buildings displaying horizontal massing with a facade punctuated by five windows on the second story, a central entrance and four windows on the first story. Although the door surround has been replaced, shaped stone lintels remain above windows. Additions have been made to the east and south. The eastern addition is two stories and brick to match the original and dates from a major renovation of the building undertaken in 1939. ⁵² Facade changes noted above also date from that period. The addition to the south was built in 1965, is also of brick, and was designed to attempt to accommodate the original block with similar window and door treatments. As such, it contributes to the rest of the composition, but by age, is considered a non-contributing part of the District.
43	W62 N556 Washington Avenue	P	Residence/Cedarburg Chiropractic Center Although converted to commercial use, this residential building (c. 1890) ⁵³ retains important characteristics of late 19th century domestic design. Juxtaposition of surface materials and intersection of various components distinguishes the building. The interior has been changed to reflect its new use.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
44	W62 N552 Washington Avenue	P	Residence/Bob Guse's Marine Bar Although marred by the insertion of a picture window, this two-story residence (c. 1855) ³⁴ features the fine stonework characteristic of Cedarburg. Carved stone lintels, entrance surround and dressed quoins embellish the building and provide a nice contrast with the heavily troweled stone work of the wall surfaces. The wall between this building and the next has been breached and the bar now uses both areas. The southern ³⁵ addition was originally built in 1907 ³⁵ as the first post office building erected specifically for that purpose.
45	W62 N540-542 Washington Avenue	N	Wisconsin House/Alston's Department Store The earliest part of this building dates back to an 1845 frame inn. However, the original block is hidden by numerous modern concrete block additions. Although the owners have recently stripped some of the modern materials hiding remnant portions of the original block, much of the building's original integrity as well as its use has changed drastically.
46	W62 N536 Washington Avenue	N	Cedarburg Clinic/Same c. 1935-40
47	W61 N526 Washington Avenue	N	First Ozaukee Savings and Loan Contemporary effort.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
48	W61 N518-520 Washington Avenue	P	Central House/Stagecoach Inn The Central House was one of Cedarburg's many hotels which accommodated traveling businessmen. The building was constructed in 1853 ³⁶ by Henry C. Nero as a hotel. The Central House stands two stories in height and is covered by a gable roof with ridge running parallel to Washington Avenue. Exterior walls were constructed of the local limestone laid up with heavily troweled joints. The main entrance, accented by entablature and pilasters is centered on the first story; three simple windows are spaced on the second story. The interior is presently being restored/renovated as an early country inn. The general interior layout and some features have been retained.
49	W61 N514 Washington Avenue	N	Residence/Helm's Family Restaurant Q.A. with non-contributing diner addition across facade c. 1940.
50	W61 N512 Washington Avenue	N	Commercial/Audio Plus 2-story commercial - significantly altered facade.
51	W61 N510-508 Washington Avenue	N	Commercial/A-OK Vac & Lamp Shop 2-story commercial design - much altered facade
52	W61 N506 Washington Avenue	C	Commercial/Tarantino's Pizza This commercial structure (c. 1915) ³⁷ represents a rare example of a small brick building. Other masonry buildings in the District are of a larger scale. Its brick parapet is reminiscent of other, larger frame commercial buildings from the same period. See Map #25, #27 and #41.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
53	W61 N498 Washington Avenue	P	Immanuel Evangelical Lutheran Church/Same The Immanuel Lutheran Church was founded in 1852 as a German-speaking parish. In 1863, doctrinal differences caused a split in the original congregation. One of the groups remained in the first church on this site. As the group grew, the need for a new, larger church became apparent. In 1882, under the leadership of Rev. E.G. Strassburger, the present Gothic church building was constructed of native limestone. It represents an important center of German ethnic cultural activities as well as a visual landmark in the District. Several contributing additions dating from the 1910's and 1930's are found to the rear of the main church.
54	W61 N488 Washington Avenue	C	Residence/Realty World-Commercial Frame residence c. 1890 ³⁸ now used as a real estate office.
55	W61 N480-486 Washington Avenue	N	Two Residences/Jermaine's Womens Wear-Dentist-Residential (Significantly altered.)
56	W61 N470 Washington Avenue	N	Four-Family Apartment Building c. 1955.
57	W61 N464 Washington Avenue	N	Four-Family Apartment Building c. 1955.
58	N44 W6055 Hamilton Road	C	St. Francis Borgia Rectory This c. 1920 stuccoed-bungalow serves as the parish rectory and is part of the St. Francis complex.

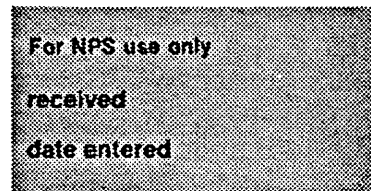
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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
59	N45 W6105 Hamilton Road	P	<p>St. Francis Borgia Catholic Church</p> <p>St. Francis Borgia Catholic Church was built in 1870 under the leadership of the Rev. Hugh McMahon. It is the third building used by the congregation founded in 1842. The predominantly Irish congregation paid for most of the \$30,000 cost of the church through their donations.³⁹</p> <p>The church is a visual landmark in the District sited at the intersection of Washington Avenue and Hamilton Road. It dominates the view to the south on Washington Avenue. The church is built of locally quarried limestone. Brush-hammered buttresses and voussoirs contrast with the rock-faced surface of the building. Windows are round-headed, suggesting Romanesque overtones. Buttresses along the nave divide the wall surface into five bays. Corner buttresses terminate in pinnacles and spires are found at the base of the steeple.</p>
60	W61 N449 Washington Avenue	C	<p>Residence/Racine Residence</p> <p>A vernacular two-story frame residence in "L"-shaped configuration. The exact date of construction is not known, however, early⁴⁰ photographs indicate it is c. 1880.</p>
61	W61 N453 Washington Avenue	C	<p>Residence/Residence</p> <p>A two-story frame residence with some of its original detailing still intact c. 1904.⁴¹</p>
62	W61 N459 Washington Avenue	C	<p>Residence/Residence</p> <p>A two-story frame residence with Queen Anne massing and half-timbering on the front gable. The porch and all other aspects² of this c. 1890 home are intact.⁴</p>

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
63	W61 N459 Washington Avenue	P	John Nieman Residence/Neuer Residence The Nieman residence dates from c. 1907. ⁴³ It is a large three-story red brick home built in the Queen Anne style. The residence rests on a cut stone foundation. The main gable roof runs east-west with smaller gables covering truncated wings on the north and south elevations. Gable peaks are covered by shingles, project slightly, and employ frame brackets at the eave line. The windows on the first story are topped by carved stone lintels. A colonial note is interjected by tri-part windows set beneath a triangular pediment at the attic level. A one-story lannon stone porch has been added on the front and a lannon stone wall surrounds the well landscaped grounds. A large brick garage, matching the color of the house, is found to the north and west of the house. The house represents one of the better examples of early 20th century residential design in the District.
64	W61 N479-481 Washington Avenue	C	Residence/Residence A two-story frame residence which is very similar in materials and gross components to the Nieman residence (Map #63), but on a less grand scale. This home dates from the same early 20th century period and is dated c. 1909. ⁴⁴

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
65	W61 N491-493 Washington Avenue	P	<p>Conrad Weisler Hotel/Mainstreet Tavern</p> <p>This Queen Anne commercial building was constructed in 1885 as the Weisler Hotel. It is another of the several surviving hotels in the District and is historically significant as part of that group. Conrad Weisler moved to Cedarburg in 1876 and operated a saloon until 1885 when he built his hotel.⁴⁵ The building is a three-story Queen Anne structure. The first two stories are of cream city brick and the upper floor is frame faced with shingles flared to form a skirt at the main eave line. An oriel window decorates the main facade and flows into a gable dormer. Spindlework and brackets form a canopy beneath this gable form and support an entrance canopy on the south elevation. The storefront occupies the north corner of the facade. It consists of frame posts which support a frame entablature and is relatively intact. The architectural integrity of the hotel has been well preserved.</p>
66	W61 N497 Washington Avenue	C	<p>Residence/Fink's Restaurant</p> <p>A nicely composed frame Queen Anne with classical revival detailing. Currently used as a restaurant, this home dates from the same mid-1880's period as the Weisler Hotel (Map #65).</p>
67	W61 N505 Washington Avenue	N	<p>Tri-Par Gas Service Station</p> <p>Contemporary design - c. 1970-80/</p>

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
68	W61 N513 Washington Avenue	P	J.P. Wirth Building (Shoes)/Village Center This large Italianate style building was constructed by J.P. Wirth and his son Charles in 1871. J.P. Wirth was a German immigrant who arrived in Cedarburg in 1846. He was a shoemaker, who, in 1865, began selling ready-made shoes. He built the store in 1871 for shoes, ⁴⁷ clothing, dry goods, and groceries. Dominating the design of this stone building are triangular pediments which rise above a projecting cornice. Although the building has been painted, the texture of the rough cut stone remains apparent. Decorative window caps are further indications of the original grandeur of the Wirth building. The building's storefront has been remodeled and connected to a contributing building to the north, which is now internally connected as part of the Village Furniture and Interiors, Ltd. store.
69	W61 N517 Washington Avenue	N	Artist's World Contemporary -c.1970.
70	W61 N521 Washington Avenue	N	Gottschalk Livery Stable/Carson's of Cedarburg-Hair Care The Gottschalk Livery Stable was built by Charles Gottschalk c. 1871. When it was opened, it was the largest such facility in the County. ⁴⁸ Although the basic form of the building remains, it has lost much of its integrity through remodelings.
71	W61 N529 Washington Avenue	N	Paulus Foods Supermarket Contemporary design - c.1960-70.

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72	W62 N535 Washington Avenue	C	Commercial/Vacant This c. 1920 concrete block building is a former rental agency, car dealership, and auto repair facility.
73	W62 N539 Washington Avenue	N	Residence/Weber Residence 2-story frame residence - significantly altered
74	W62 N541-543 Washington Avenue	N	Fischer Residence and Shop/Residence and Office The Fischer homestead is reputed to be one of the oldest buildings in the District, dating from the mid-1840's. The home and attached storefront (formerly a shoe repair shop) are still in the Fischer family. Remodelings in this century prevent it from being a contributing structure.
75	W62 N547 Washington Avenue	N	Residence/Mother's Restaurant Significantly altered.

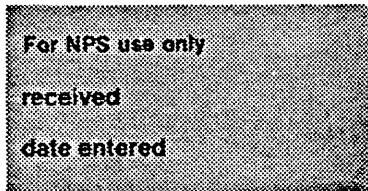
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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
76	W62 N553 Washington Avenue	C	Lauterbach Building (Clothing Store)/ Cedarburg Veterinary Clinic - Confectionately Yours

Although the storefront has been disfigured by enlargement of windows and addition of imitation stone, the Lauterbach Building retains coursed stone on the second story of the facade and rough cut stone on the side elevations making it one of several buildings in the District of a similar design from the mid-1850's (Map #8, #86 and #87). Shaped lintels crown the five windows of the facade (second story) as well as windows in the side walls. The eave line of the metal hipped roof is decorated with pairs of frame brackets. The Lauterbach Building was constructed in approximately 1865⁴⁹ and served as a clothing store with residence above. The Lauterbach family continued to operate the store until recently and still own the property. The building now houses a veterinary clinic and candy store.

77	W62 N557 Washington Avenue	P	Kuhefuss Union House (Hotel)/Fritz's Barber Shop and Saloon
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The Union House was constructed in 1883 and owned by J.C. Kuhefuss and is another of the⁵⁰ surviving hotels in the District. Anchoring the composition of this two-story cream brick building is a central entrance bay which is framed by pilasters and emphasized at the roof line by a simple pediment. The two sections of the hotel which flank the center bay contain four segmentally arched windows on the second story; entrances and windows (some remodeled) on the first. Stone keystones decorated with carved floral motifs grace each arch. A band of brick corbelling marks the cornice. The interior has changed significantly with remodeling.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
78	W62 N563 Washington Avenue	N	Washington Square-Offices Contemporary.
79	W62 N567 Washington Avenue/N56 W6283-6287 Center Street	N/C	Boerner Stores/Rivoli Theatre-Beauty Center

These two buildings are presented as one as they were historically linked. The non-contributing Rivoli Theatre building on Washington is the original block of the Boerner Brothers Company, which sold dry goods and clothes. This block dates from c. 1890. In 1907, Center Street was constructed and, in 1909, the second block facing Center Street was constructed. The entire complex was used for retailing until c. 1938 when the older portion was converted to a theater. The 1909 block was designed by local architect William F. Hilgen, who was related to the Boerner family by marriage.⁵¹

80	W62 N571-573 Washington Avenue	P	Washington House
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The Washington House, a large cream brick building, consists of two distinct sections; one two stories (south unit), the other three stories in height (north unit). Both sections were constructed in 1886, however construction occurred in stages with the two-story unit completed first.⁵² This building replaced an earlier Washington House built in 1846. This building is the largest and most notable of the several hotels surviving in the District.

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Despite their disparity in size, the two sections are unified by similar facade design and repetition of decorative brick work. Each of the two sections of the building is divided into three parts by pilasters. The central bay resulting from this division extends to form a parapet above the roof line. Windows in this central bay (top floor only) are set beneath arch forms decorated with checkerboard patterns of brick headers. Other embellishments to the facade include brick corbelling and paneling at the denticulated cornice. It is considered architecturally significant as a representative example of a style and period of construction.

Washington House has recently been renovated and re-opened as a hotel. The interior has been rebuilt using reproductions of woodwork and fixtures from the Victorian period, but little of the interior original survived. A passageway was built between the hotel and the Henschel and Jochem Building (Map #81) as part of the remodeling.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
81	W62 N575-579 Washington Avenue	P	<p>Hendschel and Jochem Building/Chocolate Factory and Sue Ann's Cedar Inn</p> <p>Constructed of rough cut stone, the Hendschel and Jochem Building (c. 1865)⁵³ is a commercial building covered by a double gable roof. Pairs of frame brackets decorate the cornice and returned cornices of the building. Each gable end contains three windows on the second story and a lunette at the attic level. Smooth stone quoins and shaped lintels enhance the building. The storefronts have, unfortunately, been greatly altered. The interior has been remodeled extensively. The building is now connected to the Washington House Hotel and future plans call for construction of four hotel rooms on the second floor.</p>
82	W62 N583-587 Washington Avenue	P	<p>J. Schroeder Building/Pro-Tech Security</p> <p>The Schroeder building (c. 1870)⁵⁴ is very similar to the adjacent Hendschel & Jochem building, but is a single gable structure constructed of cream brick. The rhythm of three second story windows, with stone lintels, is repeated in the Schroeder building, as are paired brackets at the returned cornices. An elliptical window appears at attic level, and single brick paneling decorates the facade above second story windows. The interior has been modernized. This building replaced an earlier store opened in 1851.</p>
83	W62 N585-587 Washington Avenue	N	<p>One Hour Martinizing-Wisconsin Finance c.1970.</p>

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84	W62 N589 Washington Avenue	P	<p>Juergen Schroeder Residence/Residence</p> <p>Juergen Schroeder operated the general store located south of this building, and resided in the original 1851 structure prior to the construction of this house (c. 1853).⁵⁵ The focal point of this residential design is the front porch composed of chamfered posts, scroll sawn ornament and crowned by cast iron cresting. In contrast to the porch, the building is an austere cream brick structure standing two stories and decorated with returned eaves and simple cornice. The entrance, framed by sidelights, is centered on the facade with a simple rectangular window on either side. Three similar windows correspond with first story fenestration. The interior was not available for inspection.</p>
85	W62 N591 Washington Avenue	P	<p>William Schroeder Residence/Residence</p> <p>The William Schroeder residence is one of Cedarburg's fine examples⁵⁶ of the Queen Anne style built c. 1885. The building stands two stories plus attic, with each level differentiated in some manner. Clapboards cover the first story, the next two levels are shingled with a projecting window, and a decorative canopy highlights the attic. The porch, canted to the southeast corner of the building, displays an array of ornament including lattice work which creates an ogee arch entrance. The interior was not available for inspection.</p>

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86	W62 N593-595 Washington Avenue	P	<p>Horneffer Residence and German Free School/Laubenheimer Office</p> <p>According to the 1881 County History, this stone building was originally the Colonel Horneffer residence in which he opened the German Free School in 1854.⁵⁷ Horneffer is also remembered for founding the original Washington House in 1846. The facade is symmetrically composed and centered around the main entrance. Originally, two windows were placed on either side of the entry; however, enlarged windows replaced these. Five second story windows are spaced above. The limestone walls are of rough cut stone, however, dressed stone forms shaped lintels, door surround and corner pilasters. The interior has been changed from the original.</p>
87	W62 N601 Washington Avenue	P	<p>Hoffmann's Meat Market/Same, and Brown Jug Saloon</p> <p>The Hoffman building is a two-story commercial block constructed of stone (north elevation) and brick (facade and south elevation). The building is similar to the Groth Building (Map #8) in plan and detail. Two storefronts occupy the first story, on either side of a central stair entrance. Six windows, somewhat irregularly spaced, appear on the second story. This building dates back to c. 1875.⁵⁸ It is the only building in the District which has retained its full complement of outbuildings including horse shelter. The Hoffman family has operated a butcher shop here throughout this century.</p>

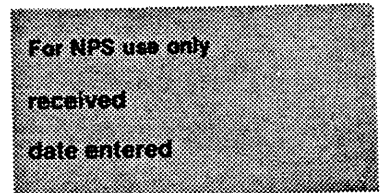
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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
88	W62 N603 Washington Avenue	C	Froelich Shoe Store/Stern Shoes This commercial building dates from 1909 according to the Cedarburg News (6/3/09). ⁵⁹ The first floor storefront has been modernized.
89	W62 N605 Washington Avenue	C	Residence/Cedarburg Optical Center This Greek Revival stone residence (c. 1855) ⁶⁰ has been modified to the point that it can no longer be considered a pivotal structure.
90	N61 W6312 Turner Street	N	Cedarburg State Bank Contemporary - c. 1960-70.
91	W63 N627 Washington Avenue	C	George Fischer Residence/Blank Residence This is another of the City's older homes. The original frame block dates back to 1849. According to the present owner, a descendant of Edward Blank, Blank purchased the house from Fischer in 1854. In 1854, the southern stone wing was added. ⁶¹ Although some modern changes have been made such as the picture window and porch, most of the building retains its integrity and its scale and the stone construction of the ell wing retain the character and feel of the District.
92	W63 N631 Washington Avenue	N	Commercial/Erv's Barber Shop Commercial 19thc. -with modern siding and storefront.
93	W63 N635 Washington Avenue	N	Commercial/Cedarburg Health Food Mart c.1900 - significantly altered w/ storefront and siding.
94	W63 N641 Washington Avenue	N	Community Center-Gymnasium Contemporary - c. 1960-70.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
95	W63 N643 Washington Avenue	P	Public School/Senior Center Designed ⁶² by local architect William Hilgen, the Cedarburg Public School stands as one of the major landmarks in the City and the District. Its symmetrical design is dominated by a five-story tower, capped by steep hip roof. Projecting slightly on either side of the tower are gable roofed wings consisting of two full stories, plus an attic, above a raised basement. Each gable is accented by frame bargeboards which interject a feeling of delicacy in contrast to the massive stone walls. The rock faced stone was quarried at the Ansheutz Quarry; John Vollmar was the mason. ⁶³ The school was built in 1894. The general interior configuration of the interior of the building has been retained, but elements have been modernized. The building has been used institutionally since its construction.
96	W63 N645 Washington Avenue	P	High School/Ozaukee Art Center Built in 1908, ⁶⁴ the High School building is similar in some respects to the Public School erected 14 years earlier. The High School was also constructed of rock faced stone, supplied by the Ansheutz Quarry, with John Vollmar as mason. ⁶⁵ In design, this building is also symmetrically composed and anchored by a tower. However, the High School design suggests a classicizing trend, both in massing and details, including pilasters, modillions and arches. The building's two stories rest on a raised basement, the attic is sheltered by the hip roof with light provided by Diocletian windows. The general interior configuration of the building has been retained but modernized over its life.

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
97	W63 N647 Washington Avenue	P	(Residence)/Merrill Lynch Realty This late 19th Century residence (c. 1895) ⁶⁶ combines elements of the Queen Anne and Colonial Revival styles. The asymmetrical massing and combination of surfacing materials (cream brick and shingles) suggest the Queen Anne influence. Porch columns and Palladian motifs reflect classical strains. Changes were made to the interior with the changeover to commercial use, but some elements retained.
98	W63 N653-655 Washington Avenue	P	Hertziger's Meat Market/Heritage Interiors Entrances to this two-story cream brick building (c. 1905) ⁶⁷ are located on the northeast corner beneath round arches which spring from pilasters. The remainder of the openings are simple rectangles with stone caps on the first story and brick jack arches on the second. A frame oriel projects on the east elevation, beneath the cornice marked by modillions and dentils. The storefront interior has been changed over time.
99	W63 N657-661 Washington Avenue	C	Commercial/Hugo n Rosie's Inn-Towne Barber Shop This late 19th century commercial (c. 1890) ⁶⁸ building is reputed to have been yet another hotel or boarding house at one time.

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
100	W63 N667-667A Washington Avenue	P	Residence/TJ's Balloons, Residence L-shaped in plan, this residence (c. 1855) ⁶⁹ is constructed of cream brick and consists of a two-story block perpendicular to the street with a one-story wing extending to the south. A large round arched window dominates the gable. Smaller round headed windows are placed on the first story. A frame addition has been added to the one story wing. The one-story wing is now used as a store, TJ's Balloons. The residential block was not available for inspection.
101	W63 N671 Washington Avenue	C	Residence/Taylor Residence Two-story frame residence (c. 1880) with Queen Anne elements. ⁷⁰
102	W63 N675 Washington Avenue	P	L.E. Jochem Residence/Purtell & Wigdale Inc. Real Estate The Jochem residence (c. 1891) is an excellent local example of Queen Anne design. ⁷¹ The building rests on a cut stone foundation and is veneered to the eave line with red brick. Shingle work covers the attic gable. The main facade features a two-story bay window, covered by a steep gable with brackets along the raking cornice. Balancing this component to the south is a corner tower capped by a conical roof with inset frame dormer. Classical details are introduced at the main semi-circular porch which features fluted columns rising to the denticulated cornice. A shallow two-story bay window rises on the south elevation which is further decorated by terra cotta panels set into the chimney. L.E. Jochem operated a general store in Cedarburg and was a partner of H. Hendschel. ⁷² The store is at W62 N575-579 Washington Avenue (Map #81). Several interior elements survive.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
103	W63 N677-679 Washington Avenue	C	Residence/Jean's Style Salon This late 1880's Queen Anne home has been modified by non-contributing additions to the front and south sides of the building.
104	W63 N681-683 Washington Avenue	P	Residence/Residence Intersecting gable roofs cover this cream brick residence dating from the mid-1890's as an example of Queen Anne-inspired design. ⁷³ The attic level is sheathed in decorative shingles and highlighted by a group of windows, separated by decorative frame brackets. The interior was unavailable for inspection.
105	W63 N691 Washington Avenue	N	Spur Service Station Contemporary.
106	W63 N697-699 Washington Avenue	P	H. Roth's Hotel/Top of the Town Restaurant The Roth Hotel was constructed in 1888, two years after the Washington House (Map #80) and exhibits similar brick detailing (particularly the checkerboard pattern of headers in arch tympanae). ⁷⁴ The facade is symmetrical with central entrance set beneath a pediment. Pilasters define this bay and rise to a frame triangular pediment at the eave. Windows on the first story facade appear in groups of three beneath a large round headed arch. Individual round arches, with decorative tympanum, cap the rectangular openings on the second story. Rising above the northeast corner entrance is a frame oriel covered with decorative shingle work. The principal alteration to the facade of the Roth Hotel has been a reduction of some window sizes and interior renovations.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
107	W64 N707 Washington Avenue	P	D. Wittenberg Residence/Schramka-Gunther Funeral Home This nicely detailed Italianate building was constructed as a residence for Diedrich Wittenberg, president of the Cedarburg Woolen Mill (Map #1-7) in 1864. ⁷⁵ The centerpiece of the building's symmetrical facade is a pavillion which projects slightly from the main plane and culminates in a frame pediment. Heavy brackets support the returned cornices of the pediment and those of the main hip roof. Round headed window openings delineated by brick surrounds grace the facade and a bay window projects on the south elevation. The original windows and doors have been replaced with new units and a one-story addition has been wrapped around the north and west sides of the building. Despite these alterations, the building remains a fine example of residential Italianate design and one of the most impressive residential buildings in the District, reflecting Wittenberg's standing in the community.
108	W64 N713 Washington Avenue	C	Residence/Residence A simple frame two-story residence with side bay c. 1900. This is a smaller scale house which is a later addition between the two larger 1850's homes on either side. ⁷⁶

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INVENTORY TABLE (Continued)

<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
109	W64 N715-719 Washington Avenue	P	Boehme Residence/Book Store The Boehme residence is a fine example of Cedarburg's domestic architecture, dating from approximately 1860. ⁷⁷ The beauty of the building lies in the skillfully executed masonry exterior. The stone is randomly coursed, laid with heavily troweled joints. Smooth quoins mark the corners. The cubical building includes a nicely balanced facade with three window openings on the second story, two windows and side hall entrance on the first. Pilasters support the simple entablature over the entrance. The two-story frame wing was added to the building around the turn of the century. A.M. Boehme was a bookkeeper for Hilgen Manufacturing Co. (beginning in 1878), but had also engaged in the mercantile business in Cedarburg. ⁷⁸ The first floor has been converted for commercial purposes.
110	W64 N723 Washington Avenue	C	T. Boehme Commercial/The Gem Shop This two-story brick commercial building was constructed in 1908 and designed by local architect William F. Hilgen. ⁷⁹ This building has been changed very little with the exception of a metal awning over the storefront.
111	W61 N617 Mequon Street	C	Cedarburg Power Plant This municipal plant replaced an earlier 1901 building. The City has generated its own power, at least in part, since 1893. ⁸⁰ This brick industrial building is particularly noteworthy for the original condition of its large windows on all four sides. This municipal plant has been in continued operation since its construction.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
112	W61 N619-623 Mequon Street	P	Cedarburg Fire Station, City Hall, Jail/ Fire Station This cream city brick building was constructed in 1908 following a fire which destroyed the City's existing firehouse. Although the original fire doors have been changed, a number of original elements remain, most notably the five-story hose tower. The tower makes this building a visual landmark easily seen in the rest of the District west of the creek.
113	W61 N631 Mequon Street	N	New Fire Station
114	No Address (Crosses Cedar Creek)	P	Interurban Bridge This now abandoned metal truss bridge is a reminder of the system of interurban railroads which once traveled throughout the State. Cedarburg was the first stop north of Milwaukee on the line to Sheboygan. The bridge was built in 1907 and abandoned in 1948. It is now used as a footbridge.
115	NW Corner of Bridge Road & Riveredge Drive	N	Boy Scout House Modern frame shelter located in City-owned park.

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<u>Map No.</u>	<u>Address</u>	<u>Rating</u>	<u>Historic Name-Use/Present Name</u>
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116- 119	W62 N714-730 Riveredge Drive	P	Cedarburg Brewery Complex
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A complex of mid-19th century industrial buildings related to the former Weber family brewery, the site includes a two-story stone brewhouse, a cream brick Brewmaster's House, the Brewery Stables and a small smokehouse. Constructed of locally quarried limestone block in 1847-48, the main Brewery building features dressed quoins, segmentally arched windows with stone sills and a projecting central tower, three stories in height. Of common industrial design, the building has a shed roof and numerous frame additions. The two-story Greek Revival Brewmaster's House, located directly to the south of the main brewery, features 18-inch native limestone walls faced with a cream brick veneer. Simple cornice returns mark the gabled roof. The Brewery Stables are also of limestone construction with a second floor loft of wood-frame construction capped by a multi-gabled roof. The original two-story smokehouse -- 10.5 feet by 12.5 feet -- is constructed of cream brick and is located to the rear of the Brewery complex site. One of the oldest breweries in southeastern Wisconsin, the Cedarburg Brewery Complex is a pivotal element because of its important role in the economic life of the community.

- Main Brewhouse (Map #117)
- Brewmaster's House (Map #116)
- Brewery Stables (Map #118)
- Smokehouse (Map #119)

Archaeological Potential:

No systematic archaeological survey of the Cedarburg area has been undertaken at this point. However, artifacts have been found in the District area during excavations for buildings. According to the inventory of the State Historical Society, three burial sites were discovered in 1912 at the site of Gerritt Drugs (Map #38 - prior to the erection of the drugstore, this was the central market square).

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FOOTNOTES

1. Cedarburg History: Legend and Lore (Cedarburg, Wisconsin), p. 65.
2. Ibid.
3. Visual Assessment.
4. Owner's Assessment.
5. History of Washington and Ozaukee Counties (Chicago, Western Historical Society, 1881), p. 753 - hereafter cited as History - Ozaukee Co., 1881.
6. Ozaukee County Records, Assessment Rolls.
7. History - Ozaukee Co., 1881, p. 752.
8. Zimmermann, H.R., Heritage Guidebook (Milwaukee, Wisconsin 1976), p. 197. Dates based primarily on tax assessment research.
9. Visual Assessment; Ozaukee County Records, Assessment Rolls.
10. Ozaukee County Records, Assessment Rolls, Register of Deeds.
11. Heritage Guidebook, p. 198.
12. Visual Assessment, Ozaukee County Records, Register of Deeds.
13. Owner's abstract and property records.
14. Cedarburg News, December 16, 1908, p. 5 (and Sanborn Ferris Map 1910).
15. Sanborn Ferris Maps, 1910 and 1927.
16. Datestone; City Building Inspector records.
17. Visual assessment and comparison with Map #29.
18. Ozaukee County Records, Register of Deeds; Assessment Rolls.
19. History - Ozaukee Co., 1881, p. 753.
20. History - Ozaukee Co., 1881, p. 752.

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21. Datestone on building.
22. Historic Photographs of Cedarburg - Edward Rappold Collection, Cedarburg.
23. Visual Assessment; Ozaukee County Records, Register of Deeds, Assessment Rolls.
24. Heritage Guidebook, p. 199; Cedarburg History: Legend and Lore, p. 64.
25. Ibid., p. 64; NRHP Nomination Form.
26. Vieyra, Daniel, Fill 'er Up, 1979, p. 31.
27. Heritage Guidebook, p. 202 (appears on Sanborn Perris Map of 1927).
28. Interview with Edward Rappold by Dorothy Steele, 2/25/83 (appears on Sanborn Perris Map of 1910).
29. Sanborn Perris Maps of 1910 - Vacant site - and 1927.
30. Cedarburg News, August 19, 1908, p. 5.
31. Sanborn Perris Maps of 1893, 1900, 1910 and 1927.
32. Heritage Guidebook, p. 191; Cedarburg History: Legend and Lore, p. 65.
33. Ozaukee County Records, Register of Deeds, Assessment Rolls.
34. Historic photograph of Cedarburg, 1855, Edward Rappold Collection, Cedarburg, Wisconsin.
35. Cedarburg History: Legend and Lore, p. 53.
36. Historic Photograph of Cedarburg, 1855, Collection of Edward Rappold, Cedarburg, Wisconsin.
37. Visual Assessment; Ozaukee County Records, Register of Deeds; Assessment Rolls.
38. Immanuel Evangelical Lutheran Church, Centennial Booklet; Cedarburg History: Legend and Lore, p. 83.
39. Cedarburg History: Legend and Lore, p. 77-8.

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40. Historic Photographs of Cedarburg, Edward Rappold Collection, Cedarburg, Wisconsin.
41. Ozaukee County Records, Register of Deeds; Assessment Rolls.
42. Ozaukee County Records, Register of Deeds; Assessment Rolls.
43. Cedarburg News, March 4, 1908, p. 5, c. 3.
44. Visual Assessment.
45. Cedarburg History: Legend and Lore, p. 94.
46. Visual Assessment; Ozaukee County Records, Register of Deeds; Assessment Rolls.
47. Datestone; History - Ozaukee Co., 1881, p. 754; Heritage Guidebook, p. 192.
48. Historic Photographs of Cedarburg, Edward Rappold Collection, Cedarburg, Wisconsin.
49. Cedarburg History: Legend and Lore, p. 64.
50. Inscription on building; Labeled on Bird's-Eye View of Cedarburg 1892.
51. Cedarburg History: Legend and Lore, p. 71.
52. Inscription on building; Cedarburg Weekly News, June 9, 1886, p. 4.
53. Heritage Guidebook, p. 194.
54. Heritage Guidebook, p. 194.
55. Heritage Guidebook, p. 194.
56. Ozaukee County Records, Register of Deeds; Assessment Rolls.
57. History - Ozaukee Co., 1881, p. 502.
58. Historic Photographs of Cedarburg, Edward Rappold Collection, Cedarburg, Wisconsin; Ozaukee County Records, Register of Deeds; Assessment Rolls.
59. Cedarburg News, June 23, 1909.

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60. Visual Assessment.
61. Interview with owner, March 1985.
62. Cedarburg News, October 11, 1893, p. 4.
63. Heritage Guidebook, p. 196.
64. Cedarburg News, December 16, 1908, p. 5.
65. Cedarburg News, March 11, 1908, p. 5.
66. Visual Assessment; Ozaukee County Records, Register of Deeds; Assessment Rolls.
67. Sanborn Perris Maps, 1900 and 1910.
68. Historic Photographs of Cedarburg, Edward Rappold Collection, Cedarburg, Wisconsin.
69. Ibid.
70. Ozaukee County Records, Register of Deeds; Assessment Rolls.
71. Ibid.
72. History - Ozaukee Co., p. 751.
73. Ozaukee County Records, Register of Deeds; Assessment Rolls.
74. Cedarburg History: Legend and Lore, p. 104.
75. Heritage Guidebook, p. 199.
76. Ozaukee County Records, Register of Deeds; Assessment Rolls.
77. Heritage Guidebook, p. 199.
78. History - Ozaukee Co., p. 749.
79. Cedarburg News, July 18, 1980, p. 5.
80. Cedarburg History: Legend and Lore, p. 106.

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81. Ibid.
82. Historic photographs of Cedarburg, Edward Rappold Collection, Cedarburg, Wisconsin.
83. Heritage Guidebook, p. 201, Abstract of Title, 1840, p. 6; Historic Photographs of Cedarburg - Edward Rappold Collection, Cedarburg.

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soon began the construction of a gristmill on Cedar Creek.³ Hilgen, ever responsive to the economic needs and potential of Cedarburg, was in large part responsible for the industrial development of the community. From the time he arrived until his death in 1879, Hilgen was instrumental in the development of the gristmill, a sawmill, planing factory, woolen mill and resort park. As a result of Hilgen's efforts, Cedarburg developed an unusually strong industrial base which was responsible for the continued prosperity of the community. By 1881, the County history of that year states: "In the way of manufacturers, the village ranks among the first of its size [population of about 1,000] in the State, the capital invested in the various manufacturing enterprises being estimated at \$250,000."⁴

Cedarburg's early industries as well as commercial activities, were geared to agriculture, the chief source of income in the county. Produce and stock fairs were conducted monthly in the Village's Market Square, and served as important social events as well as business opportunities. (Market Square was a triangular lot at the intersection of Washington Avenue and Columbia Road -- the present site of Gerritt's Drugstore and the State Bank, Map #38-#40.) Expansion beyond the local market provided by area farmers occurred in 1870 with the arrival of the Milwaukee and Northern Railway.⁵ The rapid transportation afforded by the railroad benefitted the resort spa and hotel establishments as well as the industrial and agricultural interests.

A small "building boom" began in the 1880's as the village began to expand beyond the Washington Avenue corridor. In 1885, the community incorporated as a City. However, the population increased slowly, doubling to only 2,055 between 1881 and 1930.⁷ By that time, the construction of all the contributing buildings in the District had been completed. Development lapsed during the Depression, and the community did not begin to expand again until the late 1940's. In recent years, the population has jumped to approximately 10,000, based largely on the arrival of commuters from Milwaukee County. It was this lapse in development in the 1930's and 1940's which accounts for much of the relative lack of "modernization" of the buildings on Washington Avenue.

The period of historic development discussed here, 1853-1920, represents the years of principle development for the contributing buildings in the District. One other building from 1926 is individually notable as contributing even though built after the period of significance.

Architecture

The Washington Avenue Historic District is an architecturally significant group of 19th and 20th century buildings which embody distinctive characteristics of the architectural styles and methods of construction employed in Cedarburg from 1847-48 to 1920. The District is distinguished by a high degree of integrity and visual continuity.

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The majority of the pivotal buildings in the District are noteworthy examples of local masonry work. The limestone employed for building stone was a variety supplied by the local Groth and Anscheutz quarries. Richard Perrin states in Historic Wisconsin Buildings:

"A distinctly local variety of limestone building developed in Cedarburg during the middle 19th century . . . without too much reference to identifiable architectural period or style, the type and quality of limestone masonry places this work in a class by itself."

The early vernacular designs were products of local builders and masons. These buildings, whether industrial, commercial or residential, were constructed of rough cut stone laid with heavily troweled mortar joints. Many of the residential and commercial buildings were embellished with smooth stone quoins or carved lintels. Often details and proportions were local variations of Greek Revival or Italianate components. As the century progressed, stonework became more textural relying on coursed, rock faced limestone for facades. This method of dressing and laying the stone remained popular into the 20th century and was well suited to a number of styles ranging from the Italianate Lehmann Bros. building (1874, Map #31) to the Classical Revival State Bank (1908, #40).

Cream brick, with harmonizes nicely with the local stone, was also popular throughout the 19th century. As with the stone buildings, early brick buildings were simple structures, which were generally local interpretations of Greek Revival or Italianate styles. Brick was exploited more fully in later Italianate designs (Schroeder Building, Map #82; Hoehn Building, Map #33; Wittenberg Residence, Map #107). However, the most flexible, decorative handling of brick appeared in the 1880's with the construction of the Kuhefuss Union Hotel (Map #77), the Washington House (Map #80), and the H. Roth Hotel (Map #106), all fairly eclectic designs.

Stylistic associations became somewhat stronger toward the close of the 19th century as Queen Anne variations dominated residential design and classical strains influenced commercial architecture. A local architect, William F. Hilgen, as well as the builder, Albert Knuppel, and a mason, John Vollmar, became active during this period and into the 1910's and were involved in much of the local design and construction. Hilgen opened his Cedarburg practice in 1889 following a tenure of five years with H.C. Koch in Milwaukee, and one year with J.C. Newsom in Los Angeles. Hilgen, Knuppel and Vollmar can be credited with a number of buildings in the District, including the Advent Lutheran Church (1909, Map #19), the State Bank (1908, Map #40), the Public School (1894, Map #95), and the High School (1908, Map #96). Research of census tracts and State gazateers provides the names of many of the early German masons living in Cedarburg in the 19th century; however, they are not easily associated with individual building designs. Consequently, these early builders and masons remain anonymous, with their masonry buildings serving as the major tributes to their skill. The 1920s represented the final era of sizable development within the commercial community (Map No. #32, #58, #72) before the paralyzing effects of the Depression. The buildings created during this period owed more to the classical design traditions of the early 1900s than to the later "moderne" decades of the 1930s, 40s and 50s, and establish the end date for the period of significance of the district.

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Following is a discussion of the architectural significance of each of the pivotal buildings in the District.

Map No.

Historic Name

1-7 Hilgen and Schroeder Woolen Mill

Listing of the woolen mill on the National Register recognized the vital role this industry placed in the economic development of the community and the importance of the mill as an example of Wisconsin's vernacular 19th century industrial architecture. The northern boundary of the Washington Avenue Historic District is clearly defined by this large scale, pivotal element.

8 H. Groth Building

A well preserved example of Cedarburg's early commercial architecture, the Groth building is distinguished by the coursed limestone facade. A suggestion of the Italianate style appears in cornice brackets and window details, enhancing what is essentially a nicely proportioned vernacular design. The Groth building and the very similar Hoffmann Meat Market (Map #37) are the finest examples of this commercial building type in Cedarburg.

10 Residence

Rudimentary Italianate detailing appears on this residence and distinguishes it from the Boehme Residence (Map #109), which is another fine example of this building type. Constructed in approximately 1860, this residence remains as a significant example of local building techniques and types.

12 A. Weber Residence

The Weber residence provides an example of Italianate style design. Although less exuberant than the Wittenberg Residence (Map #107), the Weber building displays a simple dignity in proportions and detailing. Stylistically, this building occupies the middle ground between the simple domestic designs, such as that of Map #4, and the more elaborate Wittenberg residence.

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Map No.

Historic Name

14 Friedrich Cobbler Shop and Residence

The skillfully executed cream brick exterior and simple details distinguish this mid-19th century building. The combination of residential and commercial spaces popular in the District, but generally residential space was found on the second story. Both uses coexisted on the same level in this building.

15 John Roth Residence

Distinguished by simple details, this nicely proportioned cream brick building is a significant example of Cedarburg's 19th century residential architecture. The John Roth residence was constructed in approximately 1870,¹² and incorporates elements of the Greek Revival and Italianate styles.

19 Advent Lutheran Church

The main church building dates from 1909 and is constructed of coursed rock-faced ashlar limestone with Romanesque elements. It is one of several buildings in the District designed by local architect William Hilgen. This building sits directly across the street from the school complex and is of similar materials so that the two complement one another.

22 Henry Roth Residence

The Henry Roth residence is a significant example of local building traditions and styles. This fine limestone and brick building displays the massing and details characteristic of the Greek Revival style.

23 Armbruster Building

Described as "a model store and a credit to our City" at the time of its construction,¹³ the Armbruster Building remains an integral component of the District. The employment of terra cotta on the facade allowed a delicate handling of classically derived ornament, and contrasts with the more massive commercial buildings in the District. The building retains a remarkable degree of integrity, including original case-work in the south section of the store and the cast iron sidewalk clock.

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Map No.

Historic Name

29 E.G. Wurthmann Building

Dating from 1888,¹⁴ the Wurthmann Building is a modest example of Queen Anne-inspired design.

31 Lehmann Bros. Hardware Store

Imposing in scale and design, the Lehmann Building is a significant example of Italianate commercial architecture. Large scale ornament and the texture of stone work complements the simple mass of the building, creating one of the more arresting designs in Cedarburg.

33 Hoehn Residence and Furniture Store

81 Hendschel and Jochem Building

82 J. Schroeder Building

These three significant buildings, similar in design and scale, create a cohesive group within the District. Constructed c. 1865 to c. 1870,¹⁵ the buildings are Italianate style, gable roofed structures which display similar schemes of fenestration and ornamentation. An increasing degree of decoration and a more plastic treatment of elements is apparent in the progression from the stone Hendschel and Jochem building to the brick Schroeder store and finally the Hoehn building.

35 Hilgen-Schroeder Mill Store

This is a simple three-story cream city brick structure done in the Greek Revival style. It joins the mill across Columbia Road as part of a single commercial complex.

36 Cedarburg Mill

Situated on the west bank of Cedar Creek, this limestone mill stands as a tribute to the community's early masons and builders. The Cedarburg Mill, unsurpassed in scale and visual importance, is a significant example of 19th century industrial design. The mill was recorded by the Historic American Building Survey and is a Wisconsin Registered Landmark and National Register property.

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Map No. Historic Name

37 Wadham's Filling Station

The Wadham's Filling Station is a distinctive 20th century structure belonging to the genre of roadside architecture. Dating from 1926, the pagoda-style station is a significant example of a period of construction. The existence of the station adjacent to the Cedarburg Mill provides an interesting juxtaposition of style, materials and cultural symbolism. This interesting architectural composition is the one pivotal building in the District which is outside the period of significance. * (see bottom of page and page 8 Page 19)

39 Lauterbach Ford Garage

This large scale commercial building dating from 1915 displays rectilinear qualities associated with early 20th century design. The combination of Gerritt's Drugstore, the Lauterbach building, and the State Bank creates a small but important group of early 20th century designs.

40 State Bank

A significant example of the Classical Revival period, the State Bank is also an impressive example of masonry work. The facade features the highly textured coursed stone work which became popular in the late 19th and early 20th century.

42 Grundke Residence

Dating from the mid-19th century, the Grundke residence is significant as an example of a period of construction and is particularly distinguished by fine Greek Revival details.

43 Residence

This frame residential building (c. 1890) is significant as an example of a period of construction, and represents the development of late 19th century domestic design.

44 Residence

Despite alterations to the first story, this building (c. 1855), conveys the spirit of Cedarburg's mid-19th century design. In addition, the building illustrates traditional methods of construction and is particularly distinguished by carved window lintels and door surround.

* Its unique place in the broad range of Wisconsin architectural traditions, as the best remaining example of the Wadham's "Pagoda" station makes it individually eligible for listing.

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Map No.

Historic Name

48 Central House

Erected in 1853,¹⁷ this stone building remains as an important example of building techniques and types. The vernacular design incorporates Greek Revival details, particularly in cornice and entrance treatment.

53 Immanuel Evangelical Lutheran Church

This Gothic Revival church is constructed of regularly coursed quarried stone with rock-faced stone on the facade. The buttressed tower, centrally located on the facade, contains the elaborate pointed arch entrance which is further decorated by a stone molding and fleur de lis. Light to the nave is provided by five windows on each side. A brick and lannon stone addition is on the east side. Due to its height, the church is a notable landmark throughout the District.

59 St. Francis Borgia Catholic Church

St. Francis Borgia church sits at the intersection of Washington Avenue and Hamilton Road, squarely in the center of the lower Washington Avenue right-of-way. The street rises as it goes south to the junction with Hamilton at which it veers to the southwest. The result is a prominently situated building which dominates the south end of the District. In addition to its roll as a visual landmark, it demonstrates the stonemason's art and is significant as a type and method of construction.

63 John Nieman Residence

The Nieman residence is a good example of a late Queen Anne residence. It is constructed of red brick on a large landscaped lot and, as such, provides an inviting composition.

65 Conrad Weisler Hotel

The Weisler Hotel is a good example of a Queen Anne commercial building which has retained much of its integrity. The first two stories are of cream city brick and the upper floor is frame. Gable peaks are covered with shingles. The first floor storefront is intact.

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Map No. Historic Name

68 J. Wirth Building

Distinguished by size as well as quality of design, the Wirth Building remains as an important example of Italianate commercial architecture. Limestone walls and the bold cornice treatment emphasize the strength of this design.

76 Lauterbach Building

The beautifully crafted stonework of facade, side walls and window caps conveys the original character of the Lauterbach Building. Constructed in approximately 1855, the design displays massing, fenestration and details typical of the mid-19th century period. The design is very similar to that of the German Free School (Map #86).

77 Kuhefuss Union House

The Union House was constructed in 1883¹⁸ and was the first of the large hotels erected in Cedarburg during the 1880's. Cream brick was employed for the building, and formed decorative corbel bands as well as arches above fenestrations. The design of the Union House heralded a period of increased eclecticism and experimentation (particularly in decorative possibilities of brick).

80 Washington House

The decorative possibilities of brickwork were more fully explored in the construction of the Washington House in 1886.¹⁹ Compared to the subdued ornament of earlier Cedarburg buildings, the Washington House displays a rich array of decorative brickwork. In addition, the vertical emphasis of the building and the pronounced parapets distinguish the hotel from surrounding structures which have retained a residential quality. At the time of construction, the hotel was praised for giving the center of Cedarburg a "much more business-like look."²⁰ The large scale and distinctive eclecticism of the Washington House contributes to its role as a visual landmark in the District. The fine cream brick exterior provides a link with surrounding buildings.

81 Henschel and Jochem Building

82 J. Schroeder Store

(See Map #33 - Hoehn Residence and Store)

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Map No.

Historic Name

84 Juergen Schroeder Residence

Juergen Schroeder built this residence on²¹ the lot adjoining his store building (Map #82) in approximately 1870. The two-story cream brick building reflects the building conventions of the period; however, the front porch creates an ornamental focal point that contrasts nicely with the austerity of the main building.

85 William Schroeder Residence

This excellent example of the early Queen Anne style was built in the mid-1880's for William Schroeder. The picturesque quality apparent in the massing of the building extends to the profusion of ornament, and variety of surfacing materials. The Schroeder residence is distinguished by its picturesque design as well as by its integrity of detail.

86 Horneffer Residence - German Free School

Originally, the residence of C. Horneffer, proprietor of the first Washington House, this building was also the site of the organization of the German Free School in 1854.²⁵ Despite alterations to first story windows, the building retains its character and importance as one of the early Greek Revival residences in the community.

87 Hoffmann Meat Market

The Hoffmann building is basically the same design as the Groth Building (Map #2), but is veneered with brick. Although somewhat less coherent than the Groth block, this building remains an example of a local building type.

95 Public School

The Public School is²³ a testament to local architect William Hilgen and mason John Vollmar. The massive building is an amalgamation of styles, combining Romanesque arch forms with picturesque bargeboards. The uniformly fine stonework unifies the design and contributes to the significance of this local landmark.

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<u>Map No.</u>	<u>Historic Name</u>
96	<p>High School</p> <p>Constructed in 1908,²⁴ the design of the High School reflects the classical strain appearing in Cedarburg at that time. In terms of style and materials, the High School is a significant example of a period of construction.</p>
97	<p>Residence</p> <p>This residential design exhibits the characteristic plan and details of Queen Anne-inspired design. Constructed between 1893 and 1900,²⁶ this building was one of a series of similar buildings erected in the northern section of Washington Avenue. The residence is a good example of the style and retains a high level of integrity.</p>
98	<p>Hertziger's Meat Market</p> <p>Classical influence is evident in the design of this cream brick building which dates from 1904.²⁷</p>
100	<p>Residence</p> <p>A cream brick residence, this building is dominated by the main arched window which fills the gable end. The building displays proportions typical of the Greek Revival, but window details are of an Italianate nature.</p>
102	<p>Jochem Residence</p> <p>An excellent local rendition of Queen Anne design, the Jochem residence exists as a significant example of late 19th century domestic design. The agitated profile and juxtaposition of materials are well developed in this large scale building.</p>
104	<p>Residence</p> <p>A more modest example of Queen Anne design, this residence appears less sculptural than the Jochem residence, but exhibits the asymmetrical massing and picturesque details associated with nascent Queen Anne designs.</p>

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Map No.

Historic Name

106 H. Roth Hotel

The Roth Hotel (1888) is similar in detail to that of the Washington House constructed two years earlier. The eclecticism of the Roth Hotel appears to be typical of commercial buildings erected in Cedarburg in the 1880's, and includes references to the Queen Anne style. The decorative brickwork which creates a textural facade is particularly noteworthy.

107 D. Wittenberg Residence

The Wittenberg residence provides the Washington Avenue Historic District with an excellent example of Italianate style design. The facade is carefully balanced and nicely detailed. The Wittenberg design serves as the domestic counterpart to the Lehmann Bros. Building (Map #31).

109 A.M. Boehme Residence

The Boehme residence is a simple vernacular design enhanced by the quality of its stonework and details. The simple volumes and details suggest Greek Revival influence.

112 Cedarburg Fire Station, City Hall, Jail

This cream city brick building was constructed in 1908 and retains many of its original features, the most notable of which is the five-story hose tower which is a visual landmark in the District.

116-
119

Cedarburg Brewery Complex

This industrial complex played a vital role in the economic development of the community and is of importance as an example of Wisconsin vernacular 19th century industrial design. One of the oldest permanent structures in the district -- dating to the mid-1840's -- and clearly defined by its large scale and dramatic use of local limestone, this pivotal element forms the northern boundary of the Cedarburg district.

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Industry

The major impetus to the settlement and development of Cedarburg was Cedar Creek which provided a good source of water power for early industries. Although never more than a small country hamlet, Cedarburg developed an industrial base in the mid-19th century which included an unusually large number of early mills and factories: including the remaining grain mill and woolen mill which are mentioned below, as well as manufacturers of wire and wire nails; chicory; rattan and willow ware; a sash door and planing mill; and a brewery. Of these concerns, three remain extant within the proposed District boundaries.

Three of the industries which contributed greatly to the prosperity of Cedarburg are located in the Washington Avenue Historic District along the western and eastern banks of Cedar Creek. Of these, the Cedarburg Mill (Map #36) and the Hilgen-Wittenberg Woolen Mill (Map #1-7) are already listed on the National Register. They were designated in 1973 and 1978, respectively. The Cedarburg Brewery Complex (Map #116-119) is immediately east of the Woolen Mill complex, on the east bank of Cedar Creek.

The Cedarburg Mill, constructed as a replacement for an earlier structure in 1855, was capable of producing 120²⁸ barrels of flour a day and was a vital component of the local agricultural economy.

The Hilgen-Wittenberg Woolen Mill, which opened in 1865, responded to the increased need for the production of wool and flax generated by the decline in cotton production during and after the Civil War.²⁹ This Mill produced a variety of woolen goods, including yarns, flannels and blankets. By 1881, the company employed 45 people and did a yearly business in excess of \$100,000.³⁰

The Cedarburg Brewery is one of the oldest brewery sites in southeastern Wisconsin.⁴³ This complex of stone and cream brick buildings reached its peak under the ownership of John Weber, Sr., who, with his sons, also operated a number of other industrial concerns within the City (e.g., Wire & Nail Factory, Cedarburg Milling Co., and Soda Water Co.). The Brewery ceased production in 1920, a victim of Prohibition. The average annual production was only 2,200 barrels, but the product was then "noted for its delicious taste, its purity and its refreshing qualities."⁴⁵ It was known for a time as Larger and Small Brewers, dealers in malt, barley and hops.⁴⁴ There was reportedly a customary donation of beer by the Brewery enjoyed by the town's social and cultural functions.

Cedarburg's two limestone mills and the Weber's stone brewery are still playing an important role in the contemporary life of the community, now in different pursuits.

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Commerce

Washington Avenue, historically Cedarburg's "Main Street" was its commercial center and is historically significant as a retail center for the community and the surrounding farmlands. Buildings within the District represent a wide range of commercial activities which contributed to the development and sustenance of the local economy.

As early as the mid-1840's, small stores were operating in this business corridor.³¹ One of the important early businesses was the Hilgen-Schroeder Mill Store (Map #35). Hilgen had opened a mill store in 1847, but this more substantial three-story brick structure dates from approximately 1856 (constructed following the completion of the stone mill).³² The building was operated by Joseph Trottmann as a feed and flour store, marketing products of the Cedarburg Mill, and was the first large scale commercial building erected in the District.

Although the business community was established, at least tenuously, its greatest period of growth and development did not occur until after the Civil War. During the 19th century, a variety of businesses appeared in the District (dry goods, meat markets, drug stores, millinery shops, livery stables, blacksmiths, harness makers, cigar makers).³⁴ Of special note is the remarkable survival of hotels within the District. Cedarburg attracted a large number of tourists and traveling businesspeople in the late 19th century due to the presence of several industrial concerns as described in the previous section and the Hilgen Springs Park on the edge of town. Five present or former hotels survive, including the recently renovated Washington House (Map #80), the Kuhefuss Union House (Map #77), the Central House (Map #48), H. Roth's Hotel (Map #106) and Weisler's (Map #65). The first building in the community built specifically as a bank, the 1902 State Bank (Map #40), is also in the District.

Of particular importance was the Lehmann Brothers Hardware Co.³⁵ (Map #25), which flourished through the sale of farm equipment as well as hardware. The third floor of the building was also used as a meeting hall for local organizations.³⁶ Other stores which carried a diverse line of goods were the J. Wirth Store (shoes, farm implements)³⁷ (Map #68), and Juergen Schroeder's General Store, which also served as an informal social center.³⁸

Commercial development occurred almost exclusively in this area of Cedarburg, into the 20th century. As the century progressed, original frame buildings were replaced with more substantial structures and sections of Washington Avenue were more densely developed; particularly near the intersection of Washington Avenue and Columbia Road. Examples of this second generation of commercial buildings include the building at W63 N658 Washington Avenue, dating from 1914 (Map #16), the Mackay building from 1910 (Map #18), and the 1915 Lauterbach Ford building (Map #39). Throughout the development of the District, small scale buildings, both commercial and residential, have been preserved.

HNTB No. 7089/9 Commercial development continued strongly up to the late 1920s when the Depression generally halted further large scale growth in the downtown area. The period of significance - 1847-1920 - outlines this era of dominant growth.

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The majority of the early commercial buildings were owned and operated by German businesspeople. Often their residences were located in their business block, or at least within the District. The preservation of this juxtaposition of residential and commercial space within the District, provides insights into the early commercial development of the community, and into the interaction between the business and social spheres of Cedarburg.

Public Education

The Washington Avenue Historic District also contains three buildings important to the history of public education in the City of Cedarburg. The oldest surviving City school is located at W62 N593-595 Washington Avenue (Map #86). This building was originally built as the home of a German named Horneffer. He opened the German Free School there in 1854. Ten years later, the building was acquired by Trinity Lutheran Church for their school. As no other schools were in operation at that time (although they had been previously), all the school children in the village attended, regardless of their religious affiliation, and the costs were borne by the village government. Public school classes soon moved elsewhere, but the Trinity congregation continued to use the building to the 1930's.

The two other public school buildings in the District were built for that purpose. The Public School at W62 N643 Washington Avenue (Map #95) was constructed in 1894 and was designed by local architect William Hilgen. The neighboring High School (Map #95) was built in 1908 when high school classes could not be held any longer in the public school. The two buildings made up an academic campus setting for all public education activities in Cedarburg in the late 19th and early 20th centuries. The gymnasium building to the south (Map #94) completed the campus in 1939. This campus on Washington Avenue served all the community's public education needs from 1894 to 1950 when a second City grade school was built. The high school moved to new quarters in 1957, but both buildings continued to be used as schools until 1973. They are now home to several civic activities, including the Ozaukee Art Center.

Significant Individuals (Politics/Government & Community Development)

In addition to the historical significance to the community evidenced by commercial, industrial or educational activities, several individuals important to the early development of the City are also represented by key buildings in the District. Most of these buildings have also been cited for their commercial or industrial importance, but their connection with these individuals should also be noted.

Of greatest importance is Frederick Hilgen, often referred to as the "Father" of Cedarburg, and responsible for much of its early development as a community. Hilgen was a German immigrant who settled first in Charleston, South Carolina, Milwaukee and, in 1845, in Cedarburg. Hilgen purchased large tracts of what is presently Cedarburg from Ludwig Groth in 1844 and began selling smaller parcels in 1845. In HNTB No. 7089/9

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that same year, Hilgen and business partner William Schroeder opened a grist mill on Cedar Creek. In 1847, the partners also bought a saw mill started by another settler and, in that same year, established a mill store managed by Schroeder. In 1855, the partners replaced their earlier mill with the structure in place at present at N58 W6181 Columbia Road (Map #36) and built a new three-story mill store in 1856. This survives as Barth's Restaurant at N58 W6194 Columbia Road (Map #35).⁴⁰

Hilgen also started several other enterprises which contributed to the growth and ultimate success of the community. In 1852, Hilgen purchased 74 acres of land which were transformed into Hilgen Springs Park, an early resort complex which was operated by the family until 1923, and by the Barth family until 1941, when the land was sold for development. In 1868, he opened a soda-water factory at the park.⁴¹ The resort put Cedarburg on the map as a tourist spot attracting visitors from throughout the midwest and, no doubt, contributed to the large number of hotels found in the District.

In 1864, Hilgen also headed a partnership with Diedrich Wittenberg and Joseph Trottmann, to build a woolen mill (Map #1-7) which was completed in 1865. Hilgen sold his half of the grist mill to Trottmann for his third of the woolen mill and the Hilgen and Wittenberg Mill was born. In 1872, the firm was incorporated as simply the Cedarburg Woolen Mill. That same year, Hilgen opened a planing mill and, later, the Hilgen Manufacturing Company.⁴²

Hilgen's residence still stands outside the District, but several of his business partners had homes in the district, including William Schroeder at W62 N550-562 Washington Avenue (Map #42) and Diedrich Wittenberg at W64 N707 Washington Avenue (Map #107).

John Weber, Sr., an important individual to the early development of the City is represented by a complex of key buildings in the District. Weber was one of the earliest settlers in the community and his brewery complex was built on the original and purchase of 1840, on which is presently cited, the above mentioned Woolen Mill and the Cedarburg Brewery Complex along Cedar Creek.⁴⁵ Weber, with his sons, owned and operated not only the Cedarburg Brewery and the Soda Water Factory, but in 1890, he bought from the Henry Wahrhausen estate, the former Excelsior Mill, which had been destroyed by fire and built the new Wire and Nail Factory. He also bought the Cedarburg Milling Co. from Charles Schaefer in 1926. His son Gerhard started the Columbia Feed Mill, while his son August, with the help of his father, was responsible for the neighboring Grafton Brewery.

A dozen or more homes built by Weber for family and business associates stand in the City. The residence of August Weber is included within the District (Map #12). Weber and his business associates were given a public endorsement for an excellent and necessary product as well as resourceful management.⁴⁸

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Weber, an immigrant from Germany and a skilled mason as well as a sharp businessman, returned often to the Black Forest area to recruit talented individuals and sponsor their immigration to America. With great community pride, he returned with various talents, one of which was John Armbruster, Sr., who would play clarinet in Weber's band and, in 1884, start Armbruster Jewelers, which is still in existence in the heart of the Historic District. Albert Weber, his sponsored nephew, was a band leader and instructor for the First String and Woodwind⁴⁷ instruments, while his brother came as a stone mason and owned the Burchard Hotel.

Preservation Activities

The Washington Avenue Historic District is a cohesive assemblage of buildings which have been carefully preserved and maintained. Adaptive use of buildings has been encouraged throughout the last century, and although this has entailed some modifications, the District continues to maintain a strong sense of history.

The character of the District and the quality of the buildings have contributed to Cedarburg's role as one of Wisconsin's major tourist attractions. The redevelopment of the abandoned Wittenberg Woolen Mills into the Cedarburg Winery and Cedar Creek Settlement retail complex, and the abandoned Cedarburg Brewery into a Fine Arts Complex of retail arts and crafts galleries with working artists studios, in the late 1960's and early 1970's marked the beginning of Cedarburg's commercial and historical renaissance. Since that time, numerous older buildings along Washington Avenue have been rehabilitated as the influx of tourists and shoppers to the Winery and the Brewery Complex has caused additional commercial development. Preservation of the existing downtown area is the key to the economic redevelopment of the downtown. These market factors, coupled with the community's historic preservation zoning ordinance, are guiding the rehabilitation of the business district.

Boundary Justification

The District boundaries were defined to include buildings of a similar period which were further unified by building materials and treatment. More modern construction, primarily residential, occurs to the north and west. Although buildings located further south on Washington Avenue are of a similar period, they either lacked integrity or did not exhibit the cohesive quality of the commercial district and became principally residential in character and use. The eastern boundary is formed by Cedar Creek which creates a visual as well as physical separation from the remainder of Cedarburg, except for the area bounded by Columbia Road and the Interurban Bridge (Map #114), and the substantial Brewery Complex (Map #116-119).

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FOOTNOTES

1. History of Ozaukee Co., 1881, p. 332.
2. Cedarburg History: Legend . . ., p. 37.
3. Cedarburg History: Legend . . ., p. 38.
4. History of Ozaukee Co., 1881, p. 534.
5. Cedarburg History: Legend . . ., p. 63.
6. Cedarburg History: Legend . . ., p. 95.
7. Federal Census, 1930.
8. Building and Ornamental Stones of Wisconsin (Madison, Wisconsin, 1898), p. 328.
9. Perrin, Richard, Historic Wisconsin Buildings, p. 80.
10. Application for License, 1917, Hilgen - Department of Regulation and Licensing. SHS archives.
11. Estimate by Pat Watzka, Cedarburg, Wisconsin.
12. Heritage Guidebook, p. 197.
13. Cedarburg News, December 16, 1908, p. 5.
14. Date on building.
15. Heritage Guidebook, p. 194.
16. Heritage Guidebook, p. 202.
17. Historic photograph of Cedarburg, 1855, Collection of Edward Rappold, Cedarburg; Owner's property records and abstract.
18. Date on building.
19. Date on building.

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20. Cedarburg Weekly News, November 10, 1886, p. 4.
21. Heritage Guidebook, p. 194.
22. Heritage Guidebook, p. 195 (appears on Sanborn Ferris Map of 1893).
23. Cedarburg News, October 11, 1893.
24. Cedarburg News, December 16, 1908, p. 5.
25. History of Ozaukee Co., 1881, p. 502.
26. Sanborn Ferris Maps of Cedarburg, 1893 and 1900.
27. Interview - Edward Rappold by D. Steele, 2/25/83, Cedarburg (building appears on 1910 Sanborn Ferris Map).
28. National Register of Historic Places, Nomination Form, 10/10/73.
29. National Register of Historic Places, Nomination Form, 10/25/78.
30. History of Ozaukee Co., 1881, p. 533.
31. Cedarburg History: Legend . . ., p. 44.
32. Cedarburg History: Legend . . ., pp. 55-56.
33. Cedarburg History: Legend . . ., p. 56.
34. Sanborn Ferris Maps, "Cedarburg", 1893, 1900 and 1910.
35. Cedarburg History: Legend . . ., p. 65.
36. History of Ozaukee Co., 1881, p. 752.
37. Cedarburg History: Legend . . ., p. 64.
38. Cedarburg History: Legend . . ., p. 95.
39. Cedarburg History: Legend . . ., pp. 76, 88.
40. Cedarburg History: Legend . . ., pp. 38-42.

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- 41. Cedarburg History: Legend . . ., p. 56.
- 42. Cedarburg History: Legend . . ., pp. 57-58.
- 43. Heritage Guidebook, p. 201.
- 44. 1873 Original Historical Map, Ozaukee County Courthouse, Port Washington, Wisconsin.
- 45. Abstract of Title 1840, pp. 1-6.
- 46. Cedarburg History: Legend . . ., pp. 58-59.
- 47. Cedarburg History: Legend . . ., p. 60.
- 48. Cedarburg History: Legend . . ., p. 59.

Exception to the Period of Significance - Wadhams Pagoda Gas Station

The former Wadham's "Japanese Tea House" style gasoline station in Cedarburg is significant because it is a rare example of the fanciful tradition of gasoline station design popular in the 1920s.

The earliest drive-in gas stations from just after the turn of the century were undecorated sheds designed only to protect the pumps, and represented a utilitarian tradition emphasizing cheapness of construction and maintenance. Increasing competition among oil companies eventually caused them to adopt distinctive architectural designs in order to create a quickly identifiable image in the minds of the passing motorists. In general, the competition spawned two traditions in station design- the residential and the fanciful. The residential forms, best characterized by the "English Cottage" style were adopted as a means of integrating the commercial operations of the gas stations into the predominantly residential neighborhoods of the city, creating "good neighbors".

The Wadham's stations however, reflected the fanciful traditions whose popularity peaked about the early 1930s. Among the many design forms used included pagodas, windmills, pyramids, castles, mosques and wigwams. The Wadham's "Japanese Tea House" design is a unique Wisconsin contribution to the fanciful tradition. The Wadhams design, as well as being one of the earliest attempts was also one of the most extensively used forms. The majority of the fanciful stations were one-of-a-kind or restricted to a few stations within a chain. Over 100 "Japanese tea houses" were built for the Wadhams Oil and Grease Co, beginning in 1917 with the first Alexander C. Eschweiller designed prototype in Milwaukee (razed). In 1973, less than 10 of all the Wadham's pagoda stations survived. The Cedarburg station is one of four variants and the only surviving station with a pagoda-style lantern surmounting its roof.

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The building's unique place in the commercial design field makes it a significant resource and one individually eligible for the National Register and a significant part of the district.

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Verbal Boundary Description and Justification

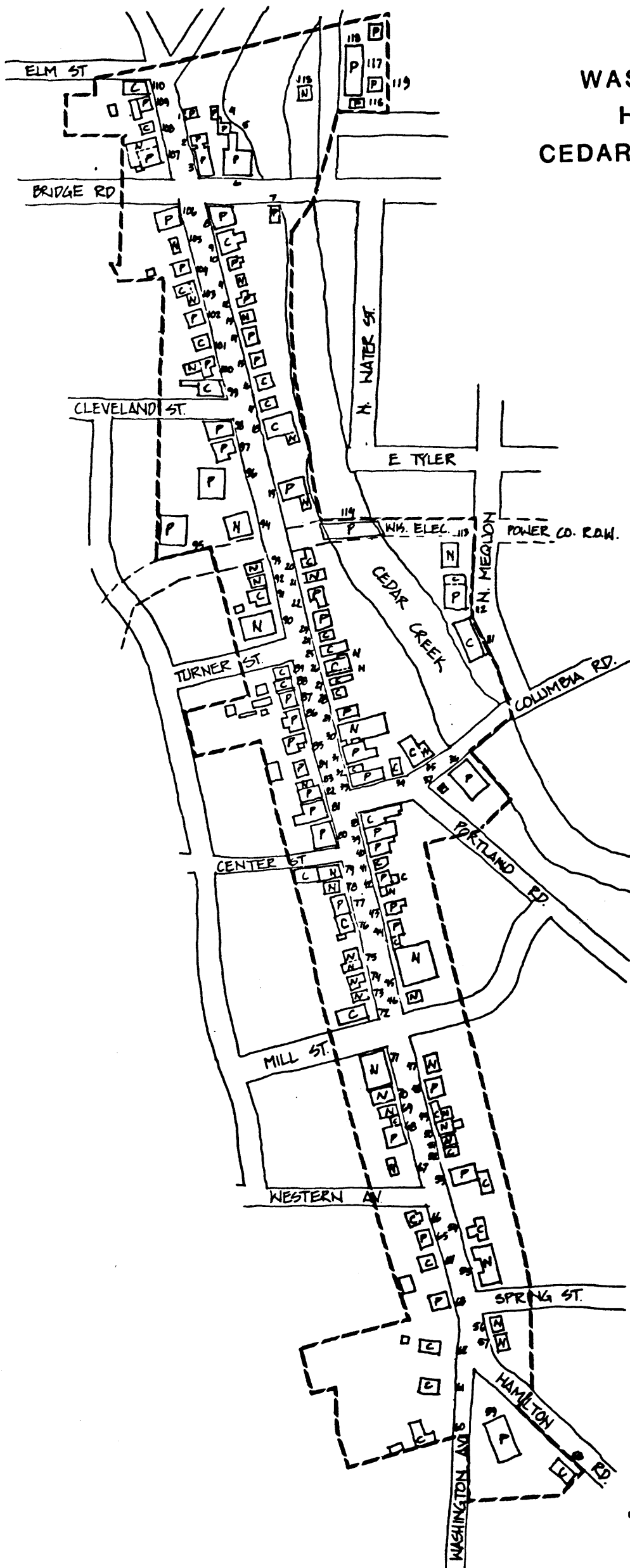
The boundaries for the Washington Avenue Historic District essentially encompass the properties in the downtown area. Visitors to the District will find that the downtown area begins at St. Francis Borgia Church on the south and continues north to Elm Street beyond which it quickly transitions to a residential neighborhood.

The western boundary of the District follows the west (rear) property lines of the buildings from W53 N723 Washington Avenue (Map #110) to W61 N449 Washington Avenue (Map #60). The southern boundary follows the south property line of that parcel (Map #60) east to Washington Avenue and south to the south property line of St. Francis Borgia Church (Map #59) and then east to a point directly south of the southeastern corner of the St. Francis Rectory (Map #58). The boundary then proceeds northwesterly to Hamilton Road. The eastern boundary extends northwesterly on Hamilton Road to the rear property line of W61 N454 Washington Avenue (Map #57) and then north along the rear property lines of the parcels from W61 N464 Washington Avenue to W62 N566 Washington Avenue (Map #40). At that point, the boundary continues west along the property line of Map #40 to Portland Road and then across the road following the south property line of N58 W6181 Columbia Road (Map #36) to the bank of Cedar Creek. The boundary then proceeds due north across Cedar Creek and up the opposite bank to the midpoint of the intersection of Columbia Road and Mequon Street and then north on Mequon Street to the northern edge of the Wisconsin Electric Power Company right-of-way. It then proceeds due west along that edge until it reaches the west bank of Cedar Creek and then continues north along the bank to the south lot line of W62 N688-690 Washington Avenue (Map #9). The boundary then crosses the creek on a north-east diagonal, proceeds north along the east bank over Bridge Road, and then diagonally northeast to the intersection of Riveredge Drive and Alder Street. Then east on Alder Street to the east lot line of the Cedarburg Brewery Complex property (Map #116-119). Along the east lot line to the northern lot line of the property, the boundary then turns west on the north lot line and recrosses the Creek intersecting with Spring Street north of the Winery complex. The northern boundary of the District is a line to the west from the northwest corner of the Brewery to Spring Street connecting with the northwest corner of Property #110.

11. Forms Prepared By:

Supplementary documentation provided by:
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March 1985

WASHINGTON AVENUE HISTORIC DISTRICT CEDARBURG, WISCONSIN



NOT TO SCALE

KEY

- XX MAP NUMBER
- P PIVOTAL
- C CONTRIBUTING
- N NON-CONTRIBUTING
- DISTRICT BOUNDARY

HNTB

HOWARD NEEDLES TAMMEN & BERGENOFF
ARCHITECTS ENGINEERS PLANNERS