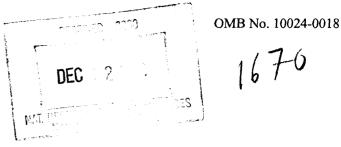
NPS Form 10-900 (January 1992)

United States Department of Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer to complete all items.

1. Name of Property	
historic nameSchwahn, William and Tilla, House	
other names/site number <u>N/A</u>	
2. Location	
street & number 447 McKinley Avenue	not for publication <u>N/A</u>
city or townCity of Eau Claire	vicinityN/A
state <u>Wisconsin</u> code <u>WI</u> county <u>Eau Claire</u> code <u>035</u>	zip code54703
3. State/Federal Agency Certification	
request for determination of eligibility meets the documentation standard of Historic Places and meets the procedural and professional requirements set for X meets does not meet the National Register criteria. I recon- nationally statewideX locally. (Aucia Z cou Signature of certifying official/Title	rth in 36 CFR Part 60. In my opinion, the property mmend that this property be considered significant See continuation sheet for additional comments.)
State or federal agency and bureau	
In my opinion, the property meets does not meet the N (See continuation sheet for additional comments.)	ational Register criteria.
Signature of certifying official/Title	Date
State or federal agency and bureau	



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Schwahn, William and T Name of Property	Tilla, House	Eau Claire County, Wisconsin County and State				
		Signature of the Kie		ction [-16-0]		
5. Classification		New Los CD	it in December 4			
Ownership of Property (Check as many as apply.)	Category of Property (Check only one box.)	Number of Resourc (Do not include listed re				
		,				
<u>X</u> private	_X_building(s)		Contributing	Noncontributing		
public-local	district	buildings	1	0		
public-state	site	sites	0	0		
public-federal	structure	structures	0	0		
	object	objects	0	0		
		total	1	0		
Name of related multiple (Enter "N/A" if property is no multiple property listing.)	t part of a	Number of contribu in the National Reg	ting resources previously ister	listed		
N	/A		0			
6. Function or Use Historic Functions (Enter categories from instruct	tions.)	Current Functions (Enter categories from instructions.)				
DOMESTIC/single dwe	lling	DOMESTIC/single	dwelling			
7. Description						
Architectural Classificati		Materials	nstructions)			
(Enter categories from instruct $I \Delta TE 10TH \Delta ND 20TH$	I CENTURY REVIVALS/	(Enter categories from instructions.) foundation <u>CONCRETE</u>				
	I CENTURI REVIVALO/	walls BRICK				
		roofASPHALT				
		otherWOOD				
		VIIVI-WUUD				

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

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section _____7 ___ Page ____1

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

Introduction

The Schwahn House is a two-and-one-half-story, Georgian Revival residence and was built in 1928.¹ The house is constructed of brick in Flemish bond and rests on a concrete basement. The side gable roof is finished with asphalt-shingles.

Description

The Schwahn House is set on the southwest corner of McKinley and Roosevelt avenues in a neighborhood of large, early twentieth century, single-family houses. A driveway runs from McKinley Avenue, passes just west of the house and sweeps behind it to the attached garage.

The Schwahn House is T-shaped in plan, with the two-and-one-half-story main block forming the top of the "T" (see attached sketch). A brick garage attached to the rear of the main block forms the stem of the "T" and appears to be original to the structure. A flat-roofed, frame addition has been constructed above the garage. It appears to date from the 1950s and probably replaced a deck or a seasonal porch. A one-story, flat-roofed, brick sunroom is appended to the east-facing facade of the main block. It is original to the house.

The Schwahn House faces north and displays a symmetrical front facade (see Photograph No. 1). The main entrance is centered on the north-facing facade and consists of a paneled wood door with sidelights and a fanlight. Brick steps rise to the one-story, semicircular, flat-roofed portico that shelters the entrance. The portico features fluted Corinthian columns supporting a broad entablature and a metal balustrade on the roof. Above the portico, a segmental-arched opening holds three multipaned casement windows surmounted by a lunette, forming a Palladian motif. At the first story, two eight-over-eight, double-hung sash windows appear on either side of the entrance. Two six-over-six windows flank the Palladian motif at the second story. The windows are accented with stone sills and brick lintels. Those on the first floor exhibit prominent keystones. The roof line is enriched with a cornice with returned eaves. Three gabled dormers appear on the roof. Each is finished with wood shingles and displays a roundarched, multipaned, double-hung window framed with pilasters and a cornice with returned eaves.

On the south-facing (rear) facade, the garage with its second-story addition covers most of the main block (see Photograph No. 2). West of the garage, a three-pane window can be seen in the basement and a six-over-six window appears at each floor. East of the garage, the main block displays two windows at each story. Two shed-roofed dormers are set on the roof. The south-facing facade of the garage exhibits one window, while a small, horizontal window appears in the frame addition above.

The sunroom obscures the first story of the east-facing facade of the main block (see Photograph No. 2). The east-facing facade of the sunroom displays four pairs of multipaned casement windows, united by a continuous brick rowlock lintel and a continuous stone sill. A multipaned door flanked by multipaned casement windows appears on each of the north and south faces of the sunroom section. A metal balustrade appears on the roof of the sunroom section. A broad, exterior brick chimney is centered on the east-facing facade of the main block and is seen above the sunroom roof. A six-over-six, double-hung sash is set on either side of the chimney at the second story. Round-arched windows with multipaned, double-hung sash flank the chimney in the gable end. The east-facing facade of the garage and the frame addition each display two regularly-distributed, six-over-six windows.

¹ Abstract of Title, in possession of Mark Jansen, current owner.

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National Register of Historic Places Continuation Sheet

Section _____7 Page ____2

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

The west-facing facade of the main block features an off-center, boxy bay window at the first story (see Photograph No. 3). The bay is enriched with a broad entablature, displays a multipaned casement window on each face, and is topped with a metal balustrade. Short, multipaned windows are found on either side of the bay – three to the north and two to the south. At the second story, two six-over-six windows appear. The gable end is accented with a round-arched window in a six-over-six configuration. A broad garage door and a single entry door are seen on the west-facing facade of the garage (see Photograph Nos. 4 and 5). The frame addition exhibits two regularly-distributed, six-over-six windows.

On the interior, the first-floor plan is composed of a vestibule and central hall, with the living room located east of the hall, the dining room in the northwest corner, and the kitchen in the southwest corner. A wood door with leaded-glass sidelights separates the vestibule from the hall (see Photograph No. 6). A semi-elliptical, wood staircase rises in the southwest corner of the hall. The staircase features a curving balustrade with turned balusters (see Photograph No. 7). Interior finishes include wood flooring, quarry tile (in the sunroom), plaster walls and ceilings, and papered walls and ceilings. The hall displays a simple, classical wood ceiling molding. The kitchen has been modernized but exhibits an appearance that is compatible with the historic character of the house. A plaster ceiling molding enriched with acanthus leaves appears in each of the living and dining rooms. The living room features a marble-veneered fireplace with a wood mantelpiece (see Photograph No. 8). The mantelpiece is embellished with fluted pilasters and garlands. On the east end of the living room, two sets of french doors open into the sunroom.

On the second floor, rooms are arranged on all four sides of the central hall. Two bedrooms are set to the west, the master bedroom is located to the east, and the bathroom lies to the north. South of the hall, a pair of french doors in a round arch open into the family room. Placed over the garage, the family room originally was a porch or a deck and appears to have been enclosed in the 1950s. Wood flooring, wallpaper, and plaster ceilings appear in most of the second-floor rooms. The bathroom is finished with tile and the family room displays carpeting, wood wainscot, and a pressed metal ceiling. The bedrooms are ornamented with simple wood ceiling moldings.

Alterations

The Schwahn House retains a high degree of integrity. Alterations are limited to the second-story rear addition, which appears to date from the 1950s, and the updating of the kitchen.

Schwahn, William and Tilla, House_ Name of Property

8. Statement of Significance

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

- ____A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ____B Property is associated with the lives of persons significant in our past.

X_C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____D Property has yielded, or is likely to yield, information important in our prehistory or history.

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

- ____A owned by a religious institution or used for religious purposes.
- ____B removed from its original location.
- ____C a birthplace or grave.
- ____D a cemetery.

____E a reconstructed building, object, or structure.

____F a commemorative property.

____G less than 50 years of age achieved significance within the past 50 years.

Narrative Statement of Significance

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

Eau Claire County, Wisconsin County and State

Areas of Significance (Enter categories from instructions.) Architecture

Period of Significance 1928

Significant Dates

Significant Person (Complete if Criterion B is marked) N/A

Cultural Affiliation N/A

Architect/Builder Unknown

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section _____8 ___ Page ____1

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

Statement of Significance

Summary

The Schwahn House is eligible for the National Register at the local level under *Criterion C*, as a fine and intact example of the Georgian Revival style. The period of significance coincides with the date of construction, 1928.

The house was built for William A. Schwahn and his wife when he was vice-president of Schwahn-Seyberth. William Schwahn was a harness makers in his father's business, the Schwahn-Seyberth Company, a large saddlery factory. The Schwahns built their house in a neighborhood of large homes, occupied by successful businessmen. While houses had been constructed in the area as early as the 1870s, there was a boom in construction in the area in the 1920s.

History of the City of Eau Claire

The early history of the City of Eau Claire is closely associated with the development of the lumber industry in the Chippewa Valley, earning the community its nickname, the Sawdust City. Logs were rafted down the Chippewa River beginning in 1821, and a sawmill was built at Chippewa Falls in 1838. In 1846, Stephen McCann, Jeremiah Thomas, George Randall, and Simon Randall erected a dam and a sawmill at the junction of the Eau Claire and Chippewa rivers. The sawmill was washed away by heavy rains in 1847, but the Randalls, with new partners, were able to rebuild the mill. A second dam and mill complex was built for Jesse Gage and James Reed soon afterward.²

Lumbermen, such as Daniel Shaw, Charles Bullen, Joseph G. Thorp, Orrin Ingram, Donald Kennedy, H.C. Putnam, and George Buffington, set up operations near the sawmills in the 1850s. Three small settlements grew up near the sawmills, separated by the rivers. The Village of Eau Claire was located south of the Eau Claire River and west of the Chippewa River; Eau Claire City was located south of the Eau Claire River and east of the Chippewa River; and North Eau Claire was north of the Eau Claire River and east of the Chippewa River. In 1856, plats for the Village of Eau Claire and Eau Claire City were recorded, and Eau Claire County was separated from Chippewa County. The Village of Eau Claire was made county seat. In 1861, the population of the three settlements was 3,164.³

Following the Civil War, many Norwegian immigrants settled in Eau Claire, adding to an ethnic base of Germans, Irish, Canadians, and Yankees. By this time, a fourth community had developed in the area. West Eau Claire was located north of the Eau Claire River and west of the Chippewa River. When Eau Claire incorporated as a city in 1872, the new city included what had been West Eau Claire, as well as the former communities of Eau Claire, Eau Claire City, and North Eau Claire. The population in 1880 was 9,771. By 1885, the booming lumber industry had caused the population to swell to 21,668, making Eau Claire the second-largest city in Wisconsin. During the late 1880s, the lumbering industry in Eau Claire declined sharply. The city's population fell 20 percent in response, dropping to 17,415 in 1890. Eau Claire's business community moved into wood-products manufacturing, with such enterprises as the Pioneer Furniture Company (1887), the Phoenix Furniture Company (1899), the Dells Pulp and Paper

² Jane Hieb, Eau Claire, Heartland of the Chippewa Valley: An Illustrated History, (Northridge, California: Windsor Publications, Inc., 1988), pp. 20-22.

³ Mary Taylor, "Final Report: Intensive Historic/Architectural Survey of the City of Eau Claire, Wisconsin." Report prepared for the City of Eau Claire, March 1983, pp. 6-7; and Lois Barland, <u>Sawdust City</u>, (Stevens Point, Wisconsin: Worzalla Publishing Company, 1960), pp.12-20.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section <u>8</u> Page <u>2</u>

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

Company (1894), the Linderman Box and Veneer Company (1895), and the Kaiser Lumber Company Box Factory (1905). These concerns helped stabilize Eau Claire's population.⁴

After the turn-of-the-century, the manufacturing sector expanded beyond wood products, with the Gillette Safety Tire Company (later Uniroyal, Inc., and the city's largest employer until it closed in 1992), the Northwestern Steel and Iron Works (later National Presto Industries, producing small home appliances), and other companies. In 1916, the Wisconsin State Normal School for teacher-training opened in Eau Claire. This post-secondary institution, now the University of Wisconsin – Eau Claire, drew students from all over west-central Wisconsin. Eau Claire's population, which had hovered around 17,500 from 1890 to 1910, began to grow again in the 1910s, reaching 20,880 in 1920. By 1940, the population had increased to 30,745. It reached 44,619 in 1970.⁵ This reflected the city's development as a regional economic and educational center for the surrounding rural counties, a role it still serves.⁶ Today the City of Eau Claire is a lively community with more than 55,000 residents and thriving institutional, commercial, and industrial sectors.

Significance: Architecture

The Schwahn House is architecturally significant at the local level under *Criterion C*. It is an excellent and intact example of the Georgian Revival style, a style that is rare in Eau Claire.

The Georgian Revival style is a subtype of the Colonial Revival style and was built in Wisconsin between 1900 and 1940. While the Colonial Revival style was the most popular residential style of the first half of the twentieth century, Georgian Revival was relatively uncommon. The Georgian Revival style represents an architecturally correct interpretation of the Georgian and Federal architecture of the American colonial period, making it a high-style mode that generally required the expertise of an architect to carry it off. Georgian Revival residences typically display a rectangular plan, a formal symmetrical facade, a centered front door placed either beneath a portico or within an enclosed entry porch, a hip or side gable roof with dormers on the front and rear slopes, and endwall chimneys. Ornamentation includes classical details, such as denticulated or modillioned cornices, doors framed by sidelights and elliptical fanlights, classical columns, broken pediments, and Palladian windows. Windows generally are multipane, double-hung sashes, especially in six-over-six or eight-over-eight configuration. Brick became the favored exterior finish following the development of brick veneer around 1915.⁷

The Schwahn House exemplifies the Georgian Revival style as it incorporates many of the features described above. The house is veneered with brick and displays a symmetrical front facade with a centered front entrance. The door is framed with sidelights and an elliptical fanlight. A semicircular portico shelters the entrance and is surmounted by a Palladian window. The windows are six-over-six, double-hung sash, and an endwall chimney rises on the east-facing facade. Gabled dormers are perched on the side-gabled roof. The Schwahn House retains excellent integrity.

⁷ Barbara L. Wyatt, editor, <u>Cultural Resource Management in Wisconsin</u>, (Madison: State Historical Society of Wisconsin, 1986), II:2-28; and Virginia McAlester and Lee McAlester, <u>A Field Guide to American Houses</u>, (New York: Alfred A. Knopf, 1985), pp. 321-334.

⁴ Taylor, pp. 8-9.

⁵ Ibid., p. 9.

⁶ Taylor, pp. 8-9; and Barland, <u>Sawdust City</u>, p. 112.

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National Register of Historic Places Continuation Sheet

Section <u>8</u> Page <u>3</u>

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

The 1983 intensive survey of Eau Claire identified six examples of the Georgian Revival style, including the Schwahn House. The earliest example is the Moon House at 1307 Wilson Street. Erected in 1904, the house has been altered but retains its rectangular plan, side-gabled roof with dormers, and denticulated cornice enriched with egg-and-dart molding. The other four examples are the Orlando Brice House at 120 Marston Avenue (1918, NRHP), the Dr. Nels Warner House at 443 Roosevelt Avenue (c. 1929), the Dr. John E.B. Ziegler House at 429 Roosevelt Avenue (c. 1929), and the house at 437 Lincoln Avenue. The Brice House (see Photograph No. 9) is the grandest of the four. In addition to the side-gabled, brick-veneered main block, the Brice House features two-story dependencies. The Brice House displays a centered front entrance with sidelights and an elliptical fanlight beneath a semicircular Doric portico and retains excellent integrity. The Warner and Ziegler Houses stand next door to each other and are quite similar to the Schwahn House in appearance (see Photograph Nos. 10 and 11). The Warner and Ziegler Houses are brickveneered, side-gabled structures with centrally-placed entrances. The Warner House features a semicircular Doric portico, six-oversix windows, endwall chimneys, a modillioned cornice, and gabled dormers. The Warner House has been altered with the addition of a flat-roofed side porch, a minor alteration that does not compromise the integrity of the building. The Warner House is potentially eligible for the National Register for its architecture. The Ziegler House is not quite as fully-developed of an example of the Georgian Revival style as are the Brice, Schwahn, and Warner Houses, but does have a rectangular portico with Corinthian columns and a denticulated cornice. The house also has one endwall chimney, a denticulated cornice, and hipped-roof dormers. However, the Ziegler House has been altered with replacement windows and the addition of a two-car garage attached to the side of the house and visible from the street. These alterations compromise the integrity of the Ziegler House such that it is not eligible for the National Register as an example of the Georgian Revival style. The house at 437 Lincoln Avenue is a good and intact example, featuring a Doric portico with a bowed roof, a modillioned cornice, and pedimented gabled dormers.

In conclusion, the Schwahn House is a fine example of a Georgian Revival residence, one of only six representatives of the style identified in Eau Claire. Among the six Eau Claire Georgian Revival residences, the Schwahn House is one of the best examples and retains excellent integrity.

Schwahn, William and Tilla, House Name of Property				Eau Claire County, Wisconsin County and State			
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		ary Description daries of the property of	on a continuation sheet.)				
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11. F	Form Prep	ared By					
name	e/title	Elizabeth L. M	iller, Historic Preservation	Specialist			

	Enzabelii L. Miller, Historic Fres	servation specia	usi		
organization	Mead & Hunt, Inc.		date	June 2000	
street & number _	6501 Watts Road		telephone	(608) 273-6380	
city or town	Madison	stateW	•	53719-2700	

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps:	U.S. Geological Survey map (7.5- or 15-minute series) indicating the property's location. sketch map for historic districts and properties having large acreage or numerous resources.
DI . 1	

Photographs: Representative black and white photographs of the property.

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

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section _____ Page ____

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

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Abstract of Title.

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United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section _____ Page _____

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

Verbal Boundary Description

The Schwahn House is located on Lot 8, Block 2, of the Park Addition to the City of Eau Claire. This parcel measures 130 feet along the south boundary, 100 feet along the west boundary, and scribes a circle on the north and east boundaries to encompass less than 1 acre.

Verbal Boundary Justification

The boundaries of the Schwahn House enclose all the resources historically associated with it, and coincide with the legal boundaries of the parcel on which it sits.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

Section <u>Photos</u> Page <u>1</u>

Schwahn, William and Tilla, House Eau Claire, Eau Claire County, Wisconsin

Photographs

Photograph 1 of 11 Schwahn House City of Eau Claire, Eau Claire County, Wisconsin Photograph by Elizabeth L. Miller, Mead & Hunt, 15 February 2000 Negative on file in the State Historical Society of Wisconsin View of the north-facing (front) facade, looking south.

For the photographs listed below, the information is the same as above, except as noted:

Photograph 2 of 11 View of the east-facing facade, looking west.

Photograph 3 of 11 View of the north- (front) and west-facing facades, looking southeast.

Photograph 4 of 11 View of the west- and south-facing facades, looking northeast.

Photograph 5 of 11 View of the west-facing facade showing the garage, looking east.

Photograph 6 of 11 Close-up of the front door, showing the leaded-glass sidelights.

Photograph 7 of 11 View of the first-floor hall, showing the elliptical, wood staircase.

Photograph 8 of 11 View of the fireplace in the living room.

Photograph 9 of 11 View of 120 Marston Avenue, a comparison property.

Photograph 10 of 11 View of 443 Roosevelt Avenue, a comparison property.

Photograph 11 of 11 View of 429 Roosevelt Avenue, a comparison property. Schwahn, William and Tilla, House Name of Property Eau Claire County, Wisconsin County and State

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Property Owner

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

name	Mark Jansen				
street & number	447 McKinley Avenue			telephone	(715) 835-4818
city or town	Eau Claire	_ state	WI	_ zip code	54703

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

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

