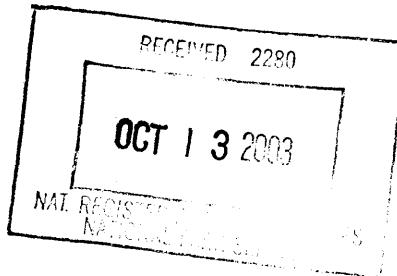


United States Department of Interior
National Park Service



**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name South Washington Street Historic District

other names/site number N/A

2. Location

street & number Odd numbered 201-309 South Church Street and South Washington Street from Emmet Street to West Street N/A not for publication

city or town Watertown N/A vicinity

state Wisconsin code WI county Jefferson code 55 zip code 53095

3. State/Federal Agency Certification

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

Alicia T. Corr
Signature of certifying official>Title

October 9, 2003
Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting official>Title

Date

State or Federal agency and bureau

South Washington Street Historic District

Jefferson

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

 entered in the National Register. See continuation sheet. determined eligible for the

National Register.

 See continuation sheet. determined not eligible for the
National Register. See continuation sheet. removed from the National

Register.

 other, (explain: _____)

11.26.03

Signature of the Keeper

Date of Action

5. Classification**Ownership of Property**
(check as many boxes as
as apply) private
 public-local
 public-State
 public-Federal**Category of Property**
(Check only one box) building(s)
 district
 structure
 site
 object**Number of Resources within Property**
(Do not include previously listed resources
in the count) contributing
32
 noncontributing
7 buildings
sites
structures
objects
7 total**Name of related multiple property listing:**
(Enter "N/A" if property not part of a multiple property
listing.)**Number of contributing resources**
is previously listed in the National Register

N/A

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/ single dwelling

DOMESTIC/ secondary structure

DOMESTIC/ multiple dwelling

7. Description**Architectural Classification**
(Enter categories from instructions)

Federal

Queen Anne

Colonial Revival

Materials
(Enter categories from instructions)

Foundation Stone

walls Weatherboard

Brick

roof Asphalt

other Wood

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

South Washington Street Historic District
Watertown, Jefferson County, WI

Description

The South Washington Street Historic District is a residential neighborhood located in Watertown, which is the largest city and also the county seat of Jefferson County. The district consists of houses fronting on the east side of the 200 and 300 blocks of South Church Street and on both the east and west sides of the 200 through 500 blocks of South Washington Street. The district is characterized by large, single family homes constructed between circa 1860 and the 1930s. The period of significance encompasses the date of the first contribution building, 1860, and ends with the construction of the last contributing building, 1937. The district is distinguished from the surrounding residential neighborhoods to the west and south by the scale of its houses and by the level of architectural integrity found throughout the neighborhood. It is bordered on the north by the Main Street Commercial Historic District (NRHP 6-2-89) and on the east by a former industrial area. The western boundary of the district is South Church Street, a major traffic artery in the city.

The district consists of 39 buildings. Of these, 32 are contributing resources and seven are non-contributing. Included within the contributing resource count are two former coach houses/stables that were historically associated with houses in the district. These are included in the count because of their substantial size and architectural distinction. Other outbuildings are not included in the resource count. With the exception of one small house on Emmet Street, the district is further distinguished by a lack of modern intrusions. Those buildings that are non-contributing are in that category because of substantial alterations or additions. The following is a list of the resources contained within the district:¹

200 South Washington Street	1937	C
201 South Washington Street	ca. 1905	C
202 South Washington Street	ca. 1910	C
205 South Washington Street	ca. 1880	C
208 South Washington Street	ca. 1895	NC
209 South Washington Street	1906	C
213 South Washington Street	ca. 1870	C
214 South Washington Street	1878/1915	C
217 South Washington Street	ca. 1870	NC
300 South Washington Street	1876	C
carriage house	ca. 1892	C
301 South Washington Street	ca. 1890	C

¹ Most dates of construction are given as circa; they are based on the review of tax records and Sanborn-Perris fire insurance maps. Exact dates are given for those buildings where a date of construction or remodeling is supplied by a book or newspaper, or was known by the property owner.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

South Washington Street Historic District
Watertown, Jefferson County, WI

305 South Washington Street	ca. 1870	NC
306 South Washington Street	ca. 1920	C
310 South Washington Street	ca. 1910	C
311 South Washington Street	ca. 1870-1876	C
carriage house ²	ca. 1900	C
312 South Washington Street	ca. 1870	C
400 South Washington Street	ca. 1920	C
401 South Washington Street	ca. 1925	C
406 South Washington Street	ca. 1860	C
407 South Washington Street	ca. 1880	C
408 South Washington Street	ca. 1900/ca. 1920	C
409 South Washington Street	ca. 1870	C
411 South Washington Street	ca. 1880	NC
412 South Washington Street	ca. 1900	C
415 South Washington Street	ca. 1880	NC
419 South Washington Street	ca. 1890	C
501 South Washington Street	ca. 1895	C
506 South Washington Street	ca. 1890	C
507 South Washington Street	1887	C
201 South Church Street	ca.1870/ca.1895	NC
203 South Church Street	1903	C
207 South Church Street	ca. 1860	C
211 South Church Street	ca. 1930	C
215 South Church Street	ca. 1905	C
301 South Church Street	ca. 1895	C
309 South Church Street	ca. 1920	C
305 Emmet Street	ca. 1955	NC

Descriptions

The buildings in the district exhibit a variety of architectural styles popular during the period of significance. These include the Gothic Revival, Second Empire, Queen Anne, Craftsman, and the

² This coach house is now an independently owned property. The legal address for this building is 206 West Lafayette Street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

South Washington Street Historic District
Watertown, Jefferson County, WI

Colonial Revival styles. Interspersed throughout the district are houses of vernacular heritage, including several Gabled Ells. The following are descriptions of representative examples of the styles and of the architecturally significant properties within the district:

200 South Washington Street (1937)

This 1937 house was the home of Dr. Cassanova and is an example of the late Colonial Revival style. The house is a symmetrical three bay composition. At the center of the first floor is a projecting entrance pavilion. The door is framed by pilasters and is capped by a segmental-arched pediment. The house was constructed of reused Watertown cream bricks. While not individually distinctive, the house is a good representative example of Colonial Revival style designs that became widespread for residential design throughout the country after World War I.

202 South Washington Street (circa 1910)

This house is one of the best examples of a Craftsman Style bungalow in the city. The house displays the trademarks of the style, including the use of shingles, a fieldstone chimney, a large front porch with shingled posts supported by a fieldstone wall, and exposed rafter ends. In addition, the house has decorative brackets supporting the eaves of the gable ends. A three-sided bay on the first floor, and a four part window with a denticulated cornice located in the central gable further characterize the east-facing main façade of this Craftsman bungalow.

This was the home of Gustav Hafemeister between circa 1919 and circa 1936. Hafemeister and Edward Buroff ran the city's single auto repair business in 1910. In addition to repairs, they were also automobile dealers and suppliers.

214 South Washington Street (1878, 1915)

This two-story, red brick Georgian Revival style home is an example of an early twentieth century remodeling of an older Gable Ell form building. Built in 1878 by Edward Racek, the house was given its present appearance in 1915 for Lewis Parks.³ Georgian Revival elements added to the house include a cornice with large modillions, attic dormers with six-over-six windows and a segmental arch cornice, and an entrance framed by a segmental arch supported by fluted Doric columns. The same columns also frame and support the cornice and roof of the small east-facing façade that joins the two wings of the house.

³ Evelyn Ruddick Rose, Our Heritage of Homes (Watertown: Watertown Historical Society, 1980).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

South Washington Street Historic District
Watertown, Jefferson County, WI

Lewis Parks was associated with the G. B. Lewis Manufacturing Company. The company, founded by his grandfather in 1863, was known for its manufacture of beehives.

300 South Washington Street (1876)

This elaborate and highly intact Second Empire residence was designed and built by Joseph L. Kern in 1876. The house is constructed of Watertown cream brick and has a Mansard roof with dormers. The asymmetrical facades of the house are punctuated by projecting bay windows. Decorative pilasters frame the windows of the bays and the bays' cornices mirror, on a smaller scale, the main projecting cornice of the house. A large porch that retains its historic supporting piers and a wrought iron railing on its roof shelter the front entrance. According to information on the Sanborn maps, the current porch, with the present footprint, was added in the late 1890s. Since its construction, the house has had two major additions. A library was added at the rear of the house. An undated photograph, in the collection of the Wisconsin Historical Society, indicates that the roof over the east side of the house was raised, adding a full second story and joining the roof line to the main block. The windows of the original block were replicated, as was a bay window on the second story, and the dormers of the attic level.⁴

The house received notice in the newspaper at the time of its construction. The article is noteworthy for the extensive architectural description:

The new residence in process of erection on Washington street ... by Mr. Jesse Stone, is well advanced. The structure is built upon the same site occupied by the old one, and judging from its present appearance it looks as though it was going to rank, when complete, among the finest residences in the city.... The style of architecture is novel here, but in other cities it is quite popular, so much so in fact that a French roof is an indispensable ornament to an elegantly finished house. The watertables, sills and caps are cut of Cleveland limestone.... On the south side a large bay window adorns the wing part. Nine dormer windows take an upright position in the roof, and below these about twenty-eight neatly carved brackets support the heavy cornice.⁵

The house was completed in September. The newspaper noted that the painting and graining was done

⁴ Undated. Watertown miscellaneous photograph collection. Visual and Sound Archives. State Historical Society of Wisconsin.

⁵ "A New Residence," Watertown Democrat, 22 June 1876.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

South Washington Street Historic District
Watertown, Jefferson County, WI

by Mr. James B. Murphy, "who always performs his work with genuine artistic taste."⁶

Also located on the property is a two-story coach house. Constructed between 1890 and 1895 of cream brick, the German Renaissance inspired façade of this building is characterized by a fanciful, stepped gable of rounded curves. Both the house and the coach house were built with cisterns (the house's is on the third floor, and that of the coach house, on the second). The original wrought iron fence and its gates still surround the house and grounds.⁷

From the time of its construction until 1902 this was the home of Jesse Stone, one of Watertown's most prominent citizens. Stone was born in 1836 in Lincolnshire, England. At the age of five, his family emigrated to the United States, settling in New York state. Stone became a machinist after completing his education and went on to construct the "first cracker machine used in this country." After working in the cracker business in Louisville and Chicago, Stone came to Watertown. Continuing in the cracker business in Watertown, he was a partner in the Woodard and Stone Steam Bakery and Confectionery Store. In addition to heading "one of the most prosperous and well-known concerns in the state," Stone went on to a life in politics. He was elected three times to a seat in the State Assembly (1880, 1882, 1896), was twice a delegate to the Republican national convention (1888, 1892), was a member of the Republican state central committee (1884-1894), and was twice elected Lieutenant Governor (1898, 1900). While serving as Lieutenant Governor under Governor Robert La Follette, Jesse Stone died in 1902 of stomach cancer. His funeral was marked by the closing of public schools and businesses in Watertown and was attended by Governor La Follette and three former governors, as well as countless other civic and political representatives.⁸

311 South Washington Street (circa 1870-1876)

Work on this large, cream brick-clad Second Empire style house was begun circa 1870 for Henry Mulberger. A house may have been present on this lot as early as 1860. However, beginning in 1870 there were increasing valuations, indicating construction about 1870 and then a large addition or remodeling by 1880. A newspaper article in 1876 states: "The handsomely situated residence, owned by Mr. Henry Mulberger, for some time in process of reconstruction...is now nearly complete."⁹

⁶ "A Handsome Residence," Watertown Democrat, 28 September 1876.

⁷ Evelyn Ruddick Rose, Our Heritage of Homes (Watertown: Watertown Historical Society, 1980).

⁸ "Death of Lieutenant Governor Jesse Stone," Watertown Gazette, 16 May 1902. In Wisconsin Necrology, vol. 7, 97-98.

⁹ "Nearly Completed," Watertown Democrat, 5 October 1875.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

South Washington Street Historic District
Watertown, Jefferson County, WI

Unlike the Jesse Stone house at 300 South Washington Street, this example exhibits few projections from its block like structure. A three-story tower dominates the front façade. Like the house, the tower is capped with a mansard roof with projecting dormers on each elevation. The dormers of the tower are uniformly capped by segmentally arched pediments, while those on the house are both segmental and triangular. To either side of the projecting tower bay are flat expanses of wall. All of the windows, two per floor on the left of the tower and one per floor on the right, are capped with heavy window moldings with projecting keystones. In addition to the articulated arched window heads, the house also has the bracketed overhanging eaves of the concurrently popular Italianate style. For many years the house was used as the Bethesda Lutheran Home, but it has now been returned to single family use. The house has lost its façade-length front porch, which was replaced by a brick entry porch. The large porch and the projecting bay on the north elevation were added between 1895 and 1901. Through 1895 the house had a small entry porch at the same location and of approximately same dimensions as the present porch.¹⁰ Other changes include the replacement of windows and the sandblasting of the exterior.

This house was the long time home of the Mulberger family, from circa 1870 to at least 1930. Henry Sr., Henry Jr., Charles, and Arthur Mulberger, were all prominent citizens of Watertown. All served as mayors of the city and were either attorneys or businessmen.

Originally also associated with the property was a carriage house, constructed about 1900. This building replaced an earlier outbuilding on the property. This cream brick building has a full lower story and a second story located under the eaves. The building is symmetrically designed. On either side of the current front porch is a pair of windows. A cross gable defines the second story. Within this gable is an arched opening framed by voussoirs. A door that leads to the upper level of the porch currently fills the opening. Corresponding to the first floor windows are projecting dormers at the roof level. A wood cupola with a steeple caps the building. This former carriage house has now been converted into a residence.

406 South Washington Street (circa 1860)

The Charles Harte house was built circa 1850-1860 and, together with the house at 207/209 South Church Street, is one of the oldest extant houses in the district. This brick house was constructed in the Federal style, examples of which are now rare in Wisconsin, although there are several similar examples in Watertown. The building has gable ends terminating in stepped parapet walls, flat stone

¹⁰ Sanborn-Perris fire insurance maps, 1890, 1895, 1901.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

South Washington Street Historic District
Watertown, Jefferson County, WI

lintels, and the elongated window dimensions that are all characteristics of the style. The main, two-story block is of the Federal style town house form, and has a three-bay-wide main facade that has an off-centered main entrance door. Also typical of the style is the roof balustrade. However, the type of balustrade seen on this example is inconsistent with the Adam style. The balustrade and the heavy Neo-Classical cornice, as well as the French doors leading to the front porch appear to be later modifications. As in many other homes of the period, the kitchen was originally located in the basement.¹¹ Originally, the house was one room deep. Sometime in the early 20th century, additional rooms were added at the back, including a dining room and kitchen. The changes to the façade may have been made at this time.¹²

The house form seen at 406 South Washington is found elsewhere in the city. The same general form of a townhouse type upright with a setback projection is found on two examples on nearby Church Street. 207 South Church Street is a contributing resource to the district. However, the latter example lacks the characteristic stepped gable ends and has a full façade porch. Another stepped gable end example is found on the east side of the city, at 1215 East Western Avenue.

Charles Harte was an active participant in civic groups and organizations in Watertown. He was instrumental in organizing the Jefferson County fair, which has been an annual event since the 1850s.¹³

408 South Washington Street (circa 1900)

This fine, early, clapboard-clad example of the Georgian Revival style was constructed circa 1900 for George Lewis.¹⁴ The house replaces the original Lewis house, which was built on this site in 1870. Elements of the Georgian Revival style used here include the elaborate dormers found on all sides of the hipped roof, the dentiled cornice, and the fluted Ionic columns supporting the more than full-width front porch. The house is given a different emphasis on each floor of the facade. The first floor is dominated by the full-width front porch, which extends over the driveway and shelters the entrance to the one-car garage that was an early 20th century addition of the main facade. The second floor has a

¹¹ Our Heritage of Homes, 18.

¹² Conversation with property owner, September 24, 1999. Changes in the Sanborn maps between 1915 and 1926 indicate that the present porch was added during this period. During this same period changes took place at the back of the house and a garage was added on the lot.

¹³ Our Heritage of Homes, 18.

¹⁴ Our Heritage of Homes identifies this as the home of George B. Lewis; however, this house is more likely to have been built for George C., the son. George Burnham was born in 1832 and died in 1903. George C. was born in 1871 and married in 1895. The ages of the two individuals and the marriage date indicates that the house may be that of George C. John Henry Ott,(ed.) Jefferson County Wisconsin and Its People, vol. 2 (Chicago: S. J. Clarke Publishing Company, 1917) 79-80.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8

South Washington Street Historic District
Watertown, Jefferson County, WI

central window grouping consisting of a standard size central window flanked by narrower windows. The organization is that of a Palladian window, without the arched central portion. This window group and the windows on either side are all enframed by heavy surrounds capped by a projecting cornice. The three gable-roofed dormers that light the attic story are all of the same design. Pilasters at the corners support a decorative entablature that enframes the centrally positioned window in each dormer. The entablature blocks above the pilasters also support raking cornices within the gable end as well. The windows themselves are arched with reticulated mullions. The dormers are joined to one another by sections of balustrade.

The house was added on to in the 1920s when a projecting wing was built on the south side. The first floor of the addition contains a single car garage. The wrap-around front porch was cut away at the front to provide access to the garage; however, the decorative columns and the original roofline remain. The second story room above the garage appears to have been a sleeping porch.

In 1957 the house was sold to Bethesda Lutheran Homes and Services and was used to house its employees. In 1987 it became a community residence known as the Freunden Haus. It is now again a single family home.

412 South Washington Street (circa 1900)

While some of the details of this cruciform plan house are obscured by the early asphalt siding that now covers it, this house retains many of the decorative features of the Queen Anne style. Of note are the elaborate "gingerbread" bargeboards in the eaves and the elaborate, turned porch supports. The house was built circa 1900 and is representative of many houses of the period. Other Queen Anne style features include decorative window surrounds and corner brackets.

501 South Washington Street (circa 1895)

William Stone, the son of Lieutenant Governor Jesse Stone (whose house is located at 300 S. Washington), constructed this Queen Anne style residence in the early 1890's. Characteristic of the style are the canted corners, the bay window, and the varied roofline. The building is intact with the exception of the reconstruction of the front and rear porches and the replacement of the attic window in the front gable. For many years the house served as two apartments, but it has now been returned to single family use.

William Stone was a capitalist. In public life, he was influential in the reorganization of the Watertown

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 9

South Washington Street Historic District
Watertown, Jefferson County, WI

fire department. He also organized the State Firemen's Association.

506 South Washington Street (circa 1890)

This fine example of the Queen Anne style was constructed circa 1890 for Charles Parks. The house forms a good contrast in the evolution and stylistic span of the Queen Anne style when compared to the Queen Anne example at 412 South Washington Street. The Parks house lacks the decorative scroll-cut woodwork of the example at #412. This house reflects the trends introduced in the shingle style and the more classically influenced examples of the Queen Anne style as seen in the work of East Coast architects. The front elevation of this house is defined by the large front gable roof that is repeated on a smaller scale in the gabled entrance to the front porch. The second floor has an inset porch that balances the asymmetry of the polygonal bay to its right. In general, this house is lacking in the surface ornamentation of the earlier Queen Anne, and focuses more on form and massing.

Charles Parks devoted the early part of his life to education as a teacher and as a superintendent of schools (in Golden and Denver, Colorado). After marrying Miss Lilla Lewis, he settled in his bride's hometown of Watertown. He joined in partnership with his father-in-law, G. B. Lewis, in the manufacture of beehives.

203 South Church Street (1903)

This example of the American Foursquare style was the home of Daniel Kusel. Built in 1903, the house shows the characteristic form and symmetry of the type. A full-width front porch with a pedimented central entry masks the irregular placement of a bay window on the first floor of the main facade. The original wood siding of the first floor has now been covered over with vinyl siding; however, the stuccoed wall surface of the second floor remains intact. The stucco is also used in the face of the projecting pediment that is located over the porch entrance. Framed by a rounded bargeboard, the triangular surface within is finished with stucco segmented by vertical wooden boards. The two bay windows on the second floor of the main façade are placed to either side of a much smaller centrally placed square window. Centered in the hipped roof of the attic is a projecting dormer with two windows.

The Kusel family owned one of the oldest businesses in Watertown. The original tin and hardware store was established in 1849 and became the D. & F. Kusel Company. Daniel H. Kusel (1838-1916) was the grandson of the founder of the company, also named Daniel Kusel. Daniel H. Kusel is associated with both this firm and he also served as the cashier of the Merchants Bank.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 10

South Washington Street Historic District
Watertown, Jefferson County, WI

301 South Church Street (circa 1895)

Louis Charboneau built this Queen Anne style house circa 1895 for his daughter and son-in-law, Mr. and Mrs. J. B. Murphy. This cruciform plan house occupies a corner lot and two of its wings extend toward the two streets that the house fronts on. At the juncture of these two wings is a two-and-one-half-story polygonal tower that contains the main entrance of the house in its first story. This tower faces the corner and it is sheltered by a one-story front porch that spans the space between the two wings. Unfortunately, the house has had its original cladding covered over with wide clapboard modern siding and it has also lost its original porch detailing, thereby diminishing the architectural integrity of this unusual design.

This house is the only known extant domestic design by Canadian-born Louis Charboneau, one of Watertown's earliest architects. Charboneau established an architectural practice in Watertown in 1857 with offices at the corner of West Main and Washington streets. In the 1860 and 1870 United States Census he lists himself as an architect, the only resident to do so. However, in the products of industry schedule he is listed as a carpenter. Charboneau was noted as an art teacher and early architect and reportedly popularized the Mansard roof in Watertown. Other buildings attributed to him include the first St. Bernard's School and the Catholic church in Jefferson, Wisconsin.

J. B. Murphy was an expert in creating plaster art medallions and other designs for ceilings and walls. Many Watertown homes are said to be adorned with his designs.¹⁵ Murphy was also a partner in the firm of Straw and Murphy, "House and Sign Painters and Paper Hangers." A mention of his interior work on the completed Jesse Stone House indicates that his profession was that of an interior decorator.

¹⁵ Our Heritage of Homes, 20.

South Washington Street Historic District
Name of Property

Jefferson
County and State

Wisconsin

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture
Social History

Period of Significance

1860-1937

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Kern, Joseph
Charboneau, Louis

Narrative Statement of Significance

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

South Washington Street Historic District
Watertown, Jefferson County, WI

Significance

The South Washington Street Historic District is eligible for listing in the NRHP under National Register Criterion C in the area of Architecture. The district's resources are notable in themselves and they are also representative of some of the most important architectural styles that were used in the development of residential architecture in the city of Watertown from the late 1850s through the 1930s. The district contains a fine collection of examples of the fashionable styles of this period of architectural development, including the Federal, Italianate, Second Empire, Queen Anne, Craftsman, American Foursquare, and Period Revival styles. Also found in the district are several examples of the more vernacular gabled ell form. Several houses within the district are also among the finest examples of their particular styles in the city. In addition, the district is also significant under Criterion A in the area of social history. The South Washington Street neighborhood was noted as the place of residence of many business and political leaders of the community.¹⁶

Historic Context:

The first white settlers staked their claims in the vicinity of Watertown in 1836. Settlers continued to arrive in the following year and in 1837 George Goodhue built a double sawmill and put a dam across the Rock River. Between 1840 and 1855 the population grew at an astounding rate. In 1840, a total of 218 people lived in the township, but by 1855 the population of Watertown numbered 8512. Large numbers of the earliest settlers arrived from New England, while most of the immigrant settlers came predominantly from German speaking countries, although the area also had a strong contingent of Irish immigrants. Soon the village had a full array of shops and services. In April 1853 the village became an incorporated city. The area's economy was further aided by the arrival of the railroads. The Milwaukee and Watertown Railroad Company (the Milwaukee Road) arrived in 1855 followed in 1860 by the arrival of the Chicago and NorthWestern Railroad.

The presence of industry, railroads, and numerous professionals spurred a building boom. In the 1860s and 1870s many of the earlier wood frame structures in the city were replaced by ones featuring masonry construction. With the growing prosperity also came new masonry construction business blocks and large churches, and large houses were built throughout the city.

The blocks within the South Washington Street Historic District were already platted in 1860 and are entered in the tax rolls for that year by lot and block number. The tax rolls, by their valuations, indicate

¹⁶ Significant individuals associated with these properties are discussed in the previous section's descriptions of individual houses.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

South Washington Street Historic District
Watertown, Jefferson County, WI

that only a few substantial buildings were located within the area at that date. By 1870, a larger number of houses occupied lots within the district and the individual lots within the blocks were being sold off to separate owners. The construction of large houses and the improvement of others in the 1870s in this neighborhood elicited this comment in the newspaper: "Washington [S]treet, if improvements continue as they have, will soon rank among the finest resident streets in the city."¹⁷

The exception to this development is at the south end of the district. Rogan's Addition, while subdivided in 1860, was, with the exception of a few lots within the addition, under the ownership of James Rogan. This area saw little development until the late 1880s and the architecturally significant properties in the addition were not constructed until the end of the century.

Architecture:

The district is noted for its fine examples of housing styles popular from the late 1850s to the 1930s. While the dates of construction span this 80-year period, the majority of the houses are late nineteenth century examples. And, while the district displays some notable high-style examples, vernacular forms are also widely represented.

The two earliest extant houses are located at 207-209 South Church Street and 406 South Washington Street. The house on South Church presents a hybrid appearance; the façade-length porch and the second story on the side wing are early 20th century additions. Both houses probably began as examples of the **Federal** style. While the style is rare in Wisconsin, several Federal influenced houses remain in Watertown. The house on South Washington Street retains a greater degree of Federal style vocabulary, including elongated windows, flat façade with plain stone lintels, and stepped gable ends. However, this house too has been altered with twentieth century Colonial Revival vocabulary elements added to its façade in the form of the roof balustrade and front porch with balustrade.

The **Italianate** style is the most prevalent style in the district. Although not seen in its high style forms, the vocabulary of the style was added to the majority of houses built in the 1870s and the 1880s. A fine example is the gabled ell at 205-207 South Washington Street. Here, the Italianate style is present in the elaborately carved window heads on this circa 1880 brick house. The circa 1890 house at 419 South Washington Street is similar to several other Italianate examples in the area in that its window ornamentation is not applied. Here, the enriched window surrounds are created by variations in the brickwork around the window frames. The house also has oculi in its gable ends with quatrefoil

¹⁷ "Nearly Completed," Watertown Democrat, 5 October 1876.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

South Washington Street Historic District
Watertown, Jefferson County, WI

windows. Several other houses in the district have Italianate features as well, although some have later additions that somewhat obscure their original facades. These include the houses at 301, 305, 407, 409, 415, and 507 South Washington Street.

Two very fine examples of the **Second Empire** style are also located in the center of the South Washington Street Historic District. The most elaborate example is the Jesse Stone House, located at 300 South Washington Street. It was constructed in 1876 to the designs of Joseph L. Kern. The house, with its projecting bays, decorative entry porch, roof cresting, Mansard roof with dormers, and articulated window heads, was built over a period of years. As the house grew, it gained a full second story on the south side of the house and the wing to the west of the main block. All the additions were constructed in keeping with the original style and design of the house.

A second fine example of the Mansard-roofed Second Empire style is the Mulberger House at 311 South Washington Street. The house was completed in 1876, at which time it received the signature roof that is associated with this style. Also present and characteristic of the style are the classical cornice and the dormers.

The house at 301 South Church Street does not fit into any stylistic category. This circa 1895 house may be loosely identified as a **Queen Anne** style house having a few **Gothic Revival** style-influences such as its pointed arch windows and the general vertical exaggeration of the building's features. The house is L-shaped with a tower at the inside juncture of the two wings of the house. Louis Charboneau designed the house for his daughter and son-in-law.

As the popular style of the late nineteenth century, the **Queen Anne** is represented by various houses in the district. The circa 1900 house at 412 South Washington Street, despite its relatively late date, exemplifies the earlier phases of the style. The house has canted corners and intersecting rooflines. The corners display decorative brackets and a lace-like bargeboard is found in the front gable end. Furthermore, the windows are framed in carved surrounds and heavy, turned columns supports the porch. Also characteristic of the style are the upper sashes of the two larger first story windows. These contain the small panes of multi-colored glass that are frequently associated with designs of the period. Other examples of the style are also found in the neighborhood. A fine house of the more volumetric trend seen at the turn of the century is located at 506 South Washington Street. The house at 215 South Church Street is the most recent example of the style. Built circa 1905, this house marks the fusion of the Queen Anne with a more classical design vocabulary. This house has a classically-influenced porch decorated with a heavy frieze, while retaining projecting window bays and a varied roofline.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

South Washington Street Historic District
Watertown, Jefferson County, WI

One of the finest **Craftsman Style** bungalows in the city of Watertown is located at 202 South Washington Street. The circa 1910 bungalow displays many signature features of the Craftsman movement in its use of shingle and stone work, the wide projecting eaves with exposed rafter ends, and the heavy supports of the front porch. A smaller and less elaborate example of the bungalow form is seen at 310 South Washington Street. This circa 1910 house retains elements of the Queen Anne in its various projecting bays and generally more classical lines.

The district also contains two large scale examples of the **Georgian Revival style**. At 214 South Washington Street, Lewis Parks transformed an earlier two-story brick house into one having a Georgian Revival form in 1915. Georgian Revival elements added to the house include a cornice with large modillions, attic dormers with six-over-six windows and a segmental arch cornice, and an entrance that is framed by a segmental arch supported by fluted columns. The same columns also frame and support the cornice and roof of the side porch that joins the two wings of the house. The second example is the more academic interpretation built around 1900 at 408 South Washington Street. Characteristic of the style is the large scale of the house and its overall symmetry. Decorative features include fluted Ionic Order columns supporting the porch, pedimented dormers and a classical cornice.

Also located in the district are several smaller **Colonial Revival** residences. Several appear to be houses drawn from standardized house plans. These include the circa 1920 gambrel roofed house at 309 South Church Street. The house has a fine entry portico with a segmental arch pediment. A smaller example is found at 401 South Washington Street. This example was constructed about 1925. The residence at 209 South Washington Street was built in 1906 and is a variation on the Dutch Colonial. This house has an intersecting gambrel roof and a columned porch wraps around its tight façade. In its varying roof forms and large front porch, the house recalls transitional Queen Anne style buildings. The later phase of the Colonial Revival style is seen at the circa 1937 house at 200 South Washington Street. The house is symmetrical with a projecting entrance having a segmentally arched pediment over the centrally placed front door.

The house at 306 South Washington Street also belongs to the **Period Revival** trend in design of the 1920s and 1930s. In its symmetry and with its segmentally arched entry portico the house has elements of the Colonial Revival. However, a closer examination reveals a projecting, brick hood molding around the windows. With its use of variegated brick and a tile roof, the house is more closely akin to an English cottage design, combining elements of different styles and periods in one design.

The single **modern** house within the district is the circa 1930 residence at 211 South Church Street. The main body of the house is devoid of any ornamentation, with the exception of horizontal bands

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

South Washington Street Historic District
Watertown, Jefferson County, WI

seen in the brickwork below the second floor windows and at the water table. The windows and their surrounds lack any surface ornamentation. The entry porch makes some references to the historical past with its round arched entry and the panel of tapestry brickwork above.

Social History

As the residential neighborhoods around South Church and South Washington streets developed, the area became a hub for the homes of prominent local businessmen and politicians. The neighborhood was close to both the central business district along Main Street, and convenient to the more industrially oriented riverfront. In fact, South Washington Street is only one block west of Water Street, formerly the site of mills, warehouses and lumberyards. However, because of the higher elevation, the houses along South Washington Street were physically separated from the business interests on the street below it.

This close proximity to their place of business undoubtedly influenced the members of the Lewis Family to settle in the neighborhood. The G. B. Lewis Company bee hive factory was located along the Rock River at the intersection of Madison and South Water streets and the G. B. Lewis hardwood company was located just below the houses in the 400 block of South Washington Street. G. B. and Robert E. Lewis founded the G. B. Lewis Company in 1863. Originally a successful sash and door factory; the company branched out into the manufacture of beekeeping supplies in 1878.¹⁸ Living in the South Washington Street neighborhood were: Lewis Parks (214 South Washington), the grandson of G. B. Lewis; Charles Parks, the son-in-law of G. B. Lewis (506 South Washington); and George Lewis (408 South Washington Street), the son of the company founder. All three men were associated with the family business.

A second prominent family business is represented at 202 South Church Street by the home of Daniel Kusel. The Kusel family owned one of the oldest businesses in Watertown. The original tin and hardware store was established in 1849 and became the D & F Kusel Company. Daniel H. Kusel was associated with the firm until 1938 when he established the Kusel Dairy Equipment Company. He also served as the cashier of the Merchants Bank.

Jesse Stone of 300 South Washington Street was prominent both in business and in politics. Stone was an innovator in the manufacture of crackers and after moving to Watertown he became a partner in the Woodard and Stone Steam Bakery and Confectionery Store. In politics, he was active in the

¹⁸ In the 20th century, the company expanded into lightweight containers and, finally, plastics. The company is now part of the Menasha Corporation.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

South Washington Street Historic District
Watertown, Jefferson County, WI

Republican party, serving in the State Assembly and being twice elected Lieutenant Governor of the State of Wisconsin.

The Mulberger family was likewise active in both business and politics while residents of the neighborhood at 311 South Washington Street. Henry Sr. had served as mayor of the city of Watertown (1867-1868) before building the current house in the 1870s.¹⁹ His sons, Henry (1898-1899), Arthur (1906-1910) and Charles (1916-1920), were well known in the city for their work as attorneys or businessmen and all three also served as mayors of the city during the years indicated. In addition, Charles Mulberger was also elected to the state senate in 1914.²⁰

Also residing within the boundaries of the district was William Stone, a capitalist and a director of the Bank of Watertown. While not leaning toward politics, as had his father (Jesse Stone), William Stone was active in civic affairs and was well known for reorganizing the Watertown fire department and the State Firemen's Association.²¹ He also served as the president of the first board of the city's Water Commission.

The neighborhood was also home to the families of many other businessmen, including an automobile dealer, a railroad engineer, and a decorative plasterwork artist.

Conclusion

The South Washington Street Residential Historic District is eligible for listing in the areas of architecture and social history. The neighborhood contains a fine collection of homes constructed between circa 1860 and the 1930s. Some of the houses are the best examples of their respective styles in the city, while others are typical of the styles popular during their period of construction. In addition, these large, single family homes were the residences of a number of prominent businessmen and civic leaders in the city. Two contributing houses associated with politically active individuals are also found in the district. Collectively, these individuals contribute to the significance of the district.

The construction of prominent houses in the 1870s and the remodeling of others served to define this neighborhood as one of the finest residential areas in the city. This trend continued into the 1930s, with

¹⁹ Henry Mulberger Sr. was elected mayor in 1867. His term predates the current appearance of this house. However, Henry Mulberger did own this parcel in 1867. At that time it probably contained a smaller house, as indicated in the tax records.

²⁰ Jefferson County Wisconsin and Its People (Chicago: S.J. Clarke Publishing Company, 1917), 239-240.

²¹ Jefferson County Wisconsin and Its People, 33-35.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

South Washington Street Historic District
Watertown, Jefferson County, WI

the construction of higher-end houses on the remaining lots. High levels of craftsmanship and care continues to define the neighborhood.

Preservation Activity

While several houses were converted into multi-family housing or into institutional use by the 1980s, the current trend is to restore houses in the district to their original use as single family residences, especially along South Washington Street.

Archaeological Potential

The extent of any archeological remains within the district is conjectural at this time. No information about possible prehistoric remains in this area was found during the course of this research. It is likely, however, that any remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

South Washington Street Historic District
Name of Property

Jefferson
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 11.7 acres

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

1	16	359540	4783550
	Zone	Easting	Northing

2	16	359690	4783530
	Zone	Easting	Northing

3	16	359600	4783080
	Zone	Easting	Northing

4	16	359520	4783090
	Zone	Easting	Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Daina Penkiunas/Timothy F. Heggland	date	6/12/01
organization	Museum Archaeology Program, Wisconsin Historical Society	telephone	608-261-9366
street & number	816 State St.	state	
city or town		zip code	53706

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

South Washington Street Historic District
Watertown, Jefferson County, WI

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

South Washington Street Historic District
Watertown, Jefferson County, WI

Verbal Boundary Description:

Beginning at the northwest corner of Block 33, which is formed by the intersection of the north-south running S. Church St. and the east-west running Emmet Street, the district encompasses the following area, as indicated on the attached map. Beginning at said corner, as defined by the intersecting curb lines, the boundary follows the curb line along Emmet Street in an easterly direction, crossing South Washington St., and continuing to the northeast corner of the property known as 201 South Washington St. The boundary then turns and continues in a southerly direction, following the rear lot line of the properties that make up the 200 block of South Washington St., then crosses West Madison St., and continues in a line along the rear property line of the buildings that make up the 300 block of said street, and including the east lot line of the former carriage house now having the address of 206 West Lafayette St. From the southeast corner of 206 West Lafayette St., the boundary turns west and runs along the north curb line of West Lafayette St. to a point that is directly opposite the northeast corner of the lot associated with 401 South Washington St. The boundary then turns south and crosses West Lafayette St. to said point, then runs south along the rear (east) lot line of 401 South Washington St. to the southeast corner of the lot associated with #419 South Washington St. Continuing south from the southeast corner of 419 South Washington St., the boundary crosses West Milwaukee St. to the opposite curb line, where it turns east and proceeds along the curb line approximately 20 feet to the northeast corner of the lot associated with 501 South Washington St. The boundary then follows the rear lot lines of 501 and 507 South Washington St. to the southeast corner of the lot associated with #507. The boundary then turns and continues along west along the south lot line of #507, then crosses South Washington St. and runs along the south, west, and north lot lines of 506 South Washington St. to the northeast corner of the lot associated with #506. From the northeast corner of 506 South Washington St., the boundary turns north and follows said curb line, crossing West Milwaukee St., and continuing along said curb line north to the southeast corner of the lot associated with 412 South Washington St.. The line then turns and follows the south property line of said property west to the southwest corner, then turns and continues north along the rear property lines of the houses from 412 to 406 South Washington St. At the northwest corner of #406, the boundary turns east along the lot line to the southwest corner of the lot associated with 400 South Washington St., then turns north and continues, crossing West Lafayette St. to a point on the north curb line of said street. The boundary then turns west and follows said curb line to the southwest corner the lot associated with 312 South Washington St., where it proceeds north along the rear lot line of said lot and of 310 South Washington St. At the northwest corner of the lot associated with 310 South Washington St., the boundary turns west and runs along the south lot lines of 306 South Washington St. and 309 South Church St. to the a point on the east curb line of S. Church St.. The boundary then turns north and proceeds along said curb line, crossing West Madison St., to the POB.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Washington Street Historic District
Watertown, Jefferson County, WI

Section 10 Page 2

Boundary Justification:

The boundaries of the district encompass all the land that has historically been associated with the properties in the district. These boundaries were drawn to encompass the highest possible concentration of architecturally significant buildings in the vicinity. The areas to the north and east of the district are primarily commercial and former industrial areas. The properties in the areas to the south and east of the district, while largely residential in character, generally differ from those in the district, being smaller in scale and having lower levels of architectural integrity. While there are a number of fine houses on the west side of South Church St., these were excluded from the district because there is both a visual and a physical separation of the two sides of Church Street today that has resulted from this road's width and its use as one of the city's major traffic arteries.

South Washington Street Historic District

Name of Property

Jefferson

County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title various, see attached list

organization

street&number

city or town

state

date

telephone

zip code

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

South Washington Street Historic District
Watertown, Jefferson County, WI

Section photos Page 1

Photo list:

The following information is the same for all of the photographs:

South Washington Street Historic District
Jefferson County, Wisconsin
Photographed by Timothy F. Heggland
June 2001
Negatives at the State Historical Society of Wisconsin

- #1 301 South Church Street
looking southeast
- #2 309 South Church Street
looking northeast
- #3 200 South Washington Street
looking west
- #4 202 South Washington Street
looking northwest
- #5 205/207 South Washington St.
looking east
- #6 300 South Washington Street
looking west
- #7 306 South Washington Street
looking west
- #8 310 South Washington Street
looking northwest

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

South Washington Street Historic District
Watertown, Jefferson County, WI

- #9 311 South Washington Street
looking east
- #10 311 South Washington Street
looking ESE
- #11 312 South Washington Street
looking west
- #12 406 South Washington Street
looking west
- #13 408 South Washington Street
looking west
- #14 412 South Washington Street
looking west
- #15 506 South Washington Street
looking west
- #16 507 South Washington Street
looking east

