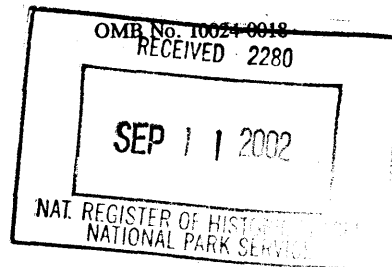


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United States Department of Interior
National Park Service

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 Appleton City Park Historic District
other names/site number N/A

2. Location

street & number	various, see inventory	N/A	not for publication
city or town	Appleton	N/A	vicinity
state	Wisconsin	code	WI
county	Outagamie	code	87
zip code	54911		

3. State/Federal Agency Certification

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

Alana A. Cole
Signature of certifying official/Title

September 9, 2002
Date

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

Appleton City Park Historic District

Outagamie

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edson H. Beall

10/25/02

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

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

contributing

noncontributing

139

4 buildings

1

sites

1 structures

1 objects

140

6 total

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

N/A

Number of contributing resources is previously listed in the National Register

2

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

RELIGION/Religious Facility

LANDSCAPE/Park

Current Functions

(Enter categories from instructions)

DOMESTIC/Single Dwelling

RELIGION/Religious Facility

LANDSCAPE/Park

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Bungalow/Craftsman

Late Gothic Revival

Tudor 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

Appleton City Park Historic District
Outagamie County, Wisconsin

Description

Situated surrounding the beautifully landscaped four-block-square City Park, the Appleton City Park Historic District is a well-defined portion of the much larger nineteenth century residential area that is located north of College Avenue and east of N. Durkee Street. It comprises one of the city of Appleton's most architecturally significant historic neighborhoods.¹ This 143-building residential district is located immediately to the north of the Lawrence University campus and just to the east of the east end of the College Avenue business district. All but five of its buildings consist of medium to large size, well-built and well-maintained late nineteenth and early twentieth century single family residences, the five exceptions being a single modern apartment house and three historic churches and a small school. The oldest houses in the district are small to medium size vernacular form and Italianate and Greek Revival style buildings that pre-date the development of City Park, which was first purchased as open land by the City of Appleton in 1881.² The Park's subsequent development, however, led to the construction of larger Queen Anne style, Arts & Crafts, American Craftsman and Period Revival style houses around the Park's periphery and also along the border of the neighboring Lawrence University campus. The result is now one of Appleton's most architecturally distinguished historic residential neighborhoods.

The Appleton City Park Historic District includes most of the area that is bounded by North Durkee, East Pacific, North Lawe, and East Washington streets and consists of all of eight city blocks and portions of eight others. The rectilinear plan City Park provides the principal focus for the district. No fewer than eight of the district's blocks have sides that front directly onto the Park and four others make up its corners. All of this land is flat and the district's streets are laid out on a grid plan and they have concrete curbs and gutters and are lined with wide parkways, mature shade trees and concrete sidewalks. Houses in the district generally respect uniform setbacks and most of the lots are typical of nineteenth century urban practice, being long and narrow and mostly rectilinear in shape, resulting in houses that are set quite close together unless occupying double lots. There are no alleys in the district; consequently, lots meet back-to-back and side-to-side. Garages are generally detached and are usually located at the rear of the their respective lots and are reached by long driveways. The only vacant lots within the district are those belonging to houses that occupy more than one lot.

The Appleton City Park Historic District's resources consist almost entirely of single-family homes. The district's 139 contributing residences were built between ca.1867 and 1949 and many of them were the homes of the owners of the buildings and businesses located in the nearby downtown and are noticeably larger than houses in the surrounding neighborhoods. The most distinguished of these

¹ The 1998 population of the city of Appleton was 65,695.

² College Avenue is Appleton's historic central business district and a part of it is listed in the NRHP as the College Avenue Historic District (NRHP 12-2-82).

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Appleton City Park Historic District
Outagamie County, Wisconsin

residences were built between 1880 and 1910 and their designs reflect both the status of their original owners and the prosperity of the era in which they were built. Most of these residential buildings are two or two-and-a-half-stories in height and they are typically clad wholly or in part in clapboard, although Queen Anne style buildings display a variety of siding materials, including both stucco and wood shingles, and the Arts and Crafts and Craftsman Style examples are typically clad in whole or in part in stucco. Exterior decoration is high in quality but is generally quite restrained in design, giving the buildings a dignified character. Besides these residences the district also contains three contributing churches: the excellent Stick style Temple Zion (320 N. Durkee St., 1883-84, NRHP 9-18-78) the school behind the Temple was listed at the same time; the superb Neo-Gothic Style First United Methodist Church (325 E. Franklin St., 1923); and the equally superb Neo-Gothic Style First English Lutheran Church (326 E. North St., 1931/1959). There is also a single modern, two-story, eight-unit apartment building in the district (319 E. Harris St.) that is considered to be a non-contributing resource.

Buildings in the district range in size from small bungalows to houses of mansion-like proportions, but most are middle to large-size houses within their local context. These buildings also exhibit a considerable range of construction dates and styles, which is not surprising given the wide age distribution of the contributing buildings in the district (ca.1867-1949). Prior to 1881, the twenty-two still extant houses that had been already been built by that date within the district boundaries were predominantly small to medium size Italianate and Greek Revival style buildings or similarly sized vernacular form houses that had been influenced by these styles. Beginning in 1881, the first of the district's more than 60 Queen Anne style houses began to appear and it is these houses that give the district its decidedly Late Victorian Period flavor. After 1903, the end of the district's Queen Anne style period overlapped with the start of its so-called "Progressive Styles" period and the result was that thirty-one American Foursquare, American Craftsman, Bungalow, Prairie School, and Arts & Crafts style houses were built in the district between 1903 and 1923. This last group of houses essentially completed the district, as can be seen by the fact that relatively few Period Revival style buildings are found in the district; only nine Period Revival houses and two Neo-Gothic Revival style churches were built in the district from 1903 onwards.

The diversity of styles that is present in the district and their distribution is in large part a product of the historic development of the area. By 1874 platting and scattered development had occurred on all the blocks in the district save for the single block in Bateman's Addition that is bounded by E. North, N. Bateman, E. Pacific, and N. Union streets, and on a much larger 20-acre portion of land just to the south of this block that was bounded by College Avenue to the south, N. Union Street to the east, N. Drew Street to the west, and E. North Street to the north. This larger portion of land had been held in trust for the benefit of Lawrence University since 1848, and it remained undeveloped until 1874, when

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Appleton City Park Historic District
Outagamie County, Wisconsin

it was finally sold to Capt. Welcome Hyde. Later in the same year, Hyde had this land platted into blocks and lots as Hyde's University Addition, but legal complications kept it from being developed for several years afterwards. Likewise, the single block of Bateman's Addition that lay just to the north was not developed until as late as 1900. This, then, explains why all the oldest houses in the district are located either outside or around the peripheries of these two areas.

The creation of City Park was also a major contributor to the development of the district and to its ultimate appearance. When the north half of Hyde's Addition was bought by the City of Appleton in 1881 and became City Park, the value of the lots fronting on the new Park rose in response. This resulted in new construction all around the Park, most of it done in the Queen Anne style. The consequent rise in prestige of the area resulted in still more construction of an increasingly elaborate kind, construction that included the replacement of a number of already existing pre-1881 buildings with larger, more fashionable, new ones. In addition, the continual growth of Appleton's population and the convenience and prestige of a City Park neighborhood address also resulted in the subdivision of some of the larger parcels that had been associated with the district's earliest houses, and most of the district's newest houses were built on lots created in this way.

Today, houses in the Appleton City Park Historic District are much sought after and the district is exceptionally well-preserved and has much the same appearance today that it would have had in the later part of its period of significance. Most of the houses within it have been well maintained and exterior alterations have been minimal and have generally been limited to residing with more modern materials. Only four of the single family residential buildings are considered to be non-contributing. Newer buildings have been added to the district over the years, but all but one of these later buildings was built before 1952 and are compatible with their surroundings in scale and materials and are considered to be contributing resources to the district.

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**National Register of Historic Places
Continuation Sheet**

Appleton City Park Historic District
Outagamie County, Wisconsin

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INVENTORY

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

AC = Arts & Crafts
AF = American Foursquare
BU = Bungalow
CO = Colonial Revival
CON = Contemporary
CR = Craftsman
DU = Dutch Colonial Revival
ELL = Gabled Ell
FG = Front Gabled
GR = Greek Revival
IT = Italianate
NG = Neo-Gothic Revival
PR = Prairie School
QU = Queen Anne
SE = Second Empire
SG = Side Gabled
SH = Shingle Style
TU = Tudor Revival

C	1894	513	N. Bateman St.	Simon Marshall House	QU
C	1926	516	N. Bateman St.	Edwin A. Dettman House	CR
C	1911	517	N. Bateman St.	C. A. Schottler House	DU
C	1905	520	N. Bateman St.	George Kurz House	AF
C	1922	524	N. Bateman St.	William Zachow House	AF
C	pre-1867	525	N. Bateman St.	A. Vanderheyden House	SG
C	1905	530	N. Bateman St.	Albert Rehbein House	QU
C	1867-1878	531	N. Bateman St.	W. W. Hutchinson House	GR
C	1906	536	N. Bateman St.	John F. Behnke House	QU/CR
C	1926	537	N. Bateman St.	A. M. Belinger House	SG
C	1927	541	N. Bateman St.	A. L. Jacobson House	SG

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Continuation Sheet

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Appleton City Park Historic District
Outagamie County, Wisconsin

C	1884	218	N. Drew St.	Rev. John Genskie House	QU
C	1886	224	N. Drew St.	A. A. Knox House	QU
C	1901-1902	303	N. Drew St.	Anton Graef house	QU
C	1903-1904	309	N. Drew St.	C. A. Green House	QU
C	pre-1880	315	N. Drew St.	Adeline Campbell House	FG
C	1893	319	N. Drew St.	E. Craney House	QU
C	1902-1903	323	N. Drew St.	H. H. Rogers House	QU
C	pre-1879/1901- 1902	405	N. Drew St.	Dennis Stowe House	ELL/QU
C	1881-1883	413	N. Drew St.	Lauchlin D. Dalles House	FG
C	1921	417	N. Drew St.	Eliza M. Culbertson House	CR
C	1881-1883	421	N. Drew St.	Deenis Stowe House	ELL
C	1894	510	N. Drew St.	P. G. S. Perry House	QU
C	1911	514	N. Drew St.	F. A. Lillge House	CO
C	1867-1878	522	N. Drew St.	J. Daly House	ELL
C	1892	525-27	N. Drew St.	Oscar Saiberlich House	QU
C	1931-1932	528	N. Drew St.	Ida Greisch Zwiecker House	DU
C	1905	532	N. Drew St.	Mrs. Amelia Anthes House	QU
C	1892	533-35	N. Drew St.	Frank Saiberlich House	QU
C	1901	536	N. Drew St.	J. Dambruch House	QU
C	1899-1900	537	N. Drew St.	Nelson Kimbel House	QU
C	1867-1874	542	N. Drew St.	Thomas Orbison House	ELL
C	1886	543-545	N. Drew St.	John & Ellen Driscoll House	QU
C	1894	310	N. Durkee St.	Albert F. Huetter House	QU
C	pre-1874	316	N. Durkee St.	P. G. Golden House	ELL
C	1883-1884	320	N. Durkee St.	Temple Zion (NRHP, 9-18-78)	SE
C	1911	610	E. Eldorado St.	Amanda Pfeil House	BU
C	1930-1933	616	E. Eldorado St.	Lydia Schoettler & Bernice Schoettler	CO
C	1891	620	E. Eldorado St.	Charles A. Schoettler House	QU

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Continuation Sheet

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Appleton City Park Historic District
Outagamie County, Wisconsin

C	1884	300	E. Franklin St.	John Peterson Estate	QU
C	1881-1884	308	E. Franklin St.	John Peterson Estate	SG
C	1927	312	E. Franklin St.	John Peterson Estate	TU
C	pre-1880	324	E. Franklin St.	W. L. Cooke House	FG
C	1897	318	E. Franklin St.	William L. Rhodes House	QU
C	1925/1963	325	E. Franklin St.	First United Methodist Church	NG/CON
C	1911-1924	403	E. Franklin St.	August Brandt House	CR
C	1867-1878	608	E. Franklin St.	Frank E. Saecker House	ELL
C	1894	614	E. Franklin St.	John L. Pringle House	QU
C	1889	618-620	E. Franklin St.	John L. Pringle House	QU
C	ca 1884	309	E. Harris St.	Temple Zion School(listed NRHP)	FG
C	ca.1915	318	E. Harris St.	James McKenney House	BU/CR
NC	post-1950	319	E. Harris St.	Apartment Building	CON
C	1899	320-322	E. Harris St.	Emilie Erb House	QU
C	pre-1879	324	E. Harris St.	Rev. Samuel Watts House	IT
C	1903-04	325	E. Harris St.	R. F. Hauert House	QU
C	1880-1883	328-330	E. Harris St.	Samuel Watts House	QU
C	1892	129	N. Lawe St.	J. S. Wunderlich House	QU
NC	ca 1885	203	N. Lawe St.	Apartment Building	GR
C	1909	207-209	N. Lawe St.	Anton Stadler House	QU
C	pre-1867	211	N. Lawe St.	J. C. Wilson House	GR
C	1888	215	N. Lawe St.	Mrs. B. Saecker House	QU
C	1910	221	N. Lawe St.	P. H. Ryan & T. S. Long Investment House	FG
C	pre-1867	225	N. Lawe St.	Rev. Merritt Preston House	GR
C	1880	229	N. Lawe St.	Mrs. E. Merrill House	FG
C	1895	317	N. Lawe St.	Edwin M. Wright House	QU
C	1904	319	N. Lawe St.	Maria C. Weigand House	QU
C	1920	421	N. Lawe St.	Edwin J. Falck House	PR
C	1931/1959	326	E. North St.	First English Lutheran Church	NG
C	1906	402	E. North St.	Dina, Minnie, & Anna Geenen House	QU
C	1946-47	410	E. North St.	Dina, Anna & Minnie Geenen House	CO
C	ca.1894	418	E. North St.	Miss Ellen McGill House	QU
C	pre-1895	424	E. North St.	Simon Marshall House	QU
C	1901-1905	504	E. North St.	Dr. Victor F. Marshall House	DU

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Appleton City Park Historic District
Outagamie County, Wisconsin

C	1901-1905	510	E. North St.	Rebecca Levey House	QU
C	1901-1905	516	E. North St.	P. B. Hammel House	QU
C	1901-1905	520	E. North St.	Herman Sater House	QU
C	1908	524	E. North St.	Asa F. Tuttle House	QU
NC	1881	608	E. North St.	W. H. Grial House	SG
C	1880	614	E. North St.	Robert Grandy House	FG
C	1921	615	E. North St.	Johanna Durfee House	BU
C	1880/1921-29	620	E. North St.	J. P. Eno House	SG/CR
C	1896	402	E. Pacific St.	Thomas H. Ryan House	QU
C	1895	408	E. Pacific St.	E. R. Theby house	ELL
C	1925	411	E. Pacific St.	William Kratzke House	BU
C	1901	412	E. Pacific St.	J. Bushey House	QU
C	ca.1894	415	E. Pacific St.	George Dambruch House	QU
C	1916	419	E. Pacific St.	George Dambruch House	CR
C	1914	421	E. Pacific St.	George Dambruch House	FG
C	1867-1874	424	E. Pacific St.	Rev. H. McLeod House	ELL
C	1903	425	E. Pacific St.	George Dambruch House	AF
C	1867-1874	502	E. Pacific St.	William Daniel House	ELL
C	1910	503	E. Pacific St.	Henry J. Stecker House	AF
C	1910	507	E. Pacific St.	John Hagner House	AF
C	1914	510	E. Pacific St.	F. H. Lillge House	CR
C	1910	511-513	E. Pacific St.	James Schiffer House	AF
C	1922	516	E. Pacific St.	Henry Oelke House	AF/CR
C	1919	517	E. Pacific St.	John C. Mielke House	CR
C	1922-23	521	E. Pacific St.	George Sweetman House	CR
C	1894	522	E. Pacific St.	Warren M. Webster House	QU
C	1904	602	E. Pacific St.	A. J. Koch House	QU
C	1904	608	E. Pacific St.	L. F. Bushey House	CR
NC	ca 1880	611	E. Pacific St.	House	QU
C	1889	210	N. Park Ave.	Charles S. Little House	QU
C	1892	216	N. Park Ave.	J. L. Ullman House	QU
C	1891	224	N. Park Ave.	Charles W. Morey House	QU
C	1892-93	228	N. Park Ave.	Joseph Spitz House	QU
C	1901-03	229	N. Park Ave.	George C. Jones House	AC

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Appleton City Park Historic District
Outagamie County, Wisconsin

C	ca.1901	122	N. Union St.	L. H. Moore House	QU
C	1894	128	N. Union St.	William S. DeWitt Jr. House	QU
C	1867-1874	202	N. Union St.	A. Schwenzenfier House	GR
C	1891	203	N. Union St.	E. H. Olds House	QU
C	1903	206	N. Union St.	Pauline R. Miller House	QU
C	1894	209	N. Union St.	F. E. Saecker House	QU
C	1867-74/1891-95	214	N. Union St.	Charles Gierke House	ELL
C	1906	217	N. Union St.	E. F. Wieckert House	SG/QU
C	1921-32	218	N. Union St.	F. Belanger House	TU
C	1906	221	N. Union St.	E. F. Wieckert House	SG/QU
C	1890	222	N. Union St.	A. K. Sperry House	QU
C	1915	228	N. Union St.	A. J. Koch House	CR
C	1892	229	N. Union St.	John Stevens Jr. House	SH
C	1906	304	N. Union St.	H. C. Humphrey House	AC
C	1906	312	N. Union St.	E. H. Brooks House	AC
C	1903	320	N. Union St.	Herman F. Heckert, Jr. House	CR
C	1892	408	N. Union St.	Herman Heckert Sr. House	QU
C	1883/1905	414	N. Union St.	Herman G. & Anna Saecker House	QU/AF
C	1890	420	N. Union St.	E. Reynolds House	QU
C	1911-1919	502	N. Union St.	Ellen J. Jones House	CR/CO
C	1923	508	N. Union St.	Emil Jul House	CR
C	1886	514	N. Union St.	Benjamin L. Malaun House	QU
C	1908	515	N. Union St.	F. G. Walter House	SG
C	1905	519	N. Union St.	Ebenezer Harwood House	DU
C	1915	521	N. Union St.	William Mehring House	CR
C	1949	522	N. Union St.	Robert E. Schmidt House	SG
C	1921	525	N. Union St.	Selma Bender House	BU
C	1902	530	N. Union St.	H. A. Meissner House	QU
C	1916	531	N. Union St.	W. B. Basing House	CR
C	1911	536	N. Union St.	J. D. Bushey House	SG
C	1908	537	N. Union St.	Jacob Hammel House	QU
C	1910	540	N. Union St.	Alfred Galpin House	SG
C	1921	543	N. Union St.	W. M. Taylor House	CR
C	1910	544	N. Union St.	Mary M. Koch House	SG

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**National Register of Historic Places
Continuation Sheet**

Appleton City Park Historic District
Outagamie County, Wisconsin

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C	ca.1882-83/ 1891-1895	402	E. Washington St.	F. C. Treat/Fred Hammel House	QU
C	1884	410	E. Washington St.	William F. Montgomery House	QU
C	1892	416	E. Washington St.	Benjamin Barnett House	QU
C	1888	422	E. Washington St.	Otto P. Schlafer House	QU
C	1881		Bounded by E. Franklin, N. Union, E. North, and N. Drew streets	City Park	NA
NC	1996		City Park	City Park Fountain and Ring Dance	NA
NC	1998		City Park	City Park Pavilion	QU/CON

Building Descriptions

The following are brief descriptions of some representative examples of the district's resources, which are listed in chronological order by style and in chronological order within each style when feasible.

Gabled Ell

Frank E. Saecker House 608 E. Franklin St. 1867-1878³

One of the oldest houses in the district, the Frank E. Saecker house is also the most intact example of the district's ten Gabled Ell form houses. Clad in clapboard and with an irregular plan, the Saecker house exhibits the two-story front-facing gable-roofed portion and the one-story ell placed at right angles to it that are characteristics of the form. In addition, the separate entrance doors for each of these two wings that are also characteristic of the form are also intact and visible on the main facade.

Frank E. Saecker (1854-1940), who is believed to be the first owner, was born in Germany and came to Wisconsin with his parents in 1868 and to Appleton in 1874. Saecker came to Appleton to take charge of the blacksmithing department of the Appleton Manufacturing Co. In 1882, with his brother, H. G.

³ Dates given as being between 1867 and 1878 reflect the fact that the earliest real estate tax assessment roll for the city of Appleton that has survived is for 1867, and the next surviving one is for 1878. Both these and subsequent rolls are in the possession of the Outagamie County Historical Society in Appleton.

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Section 7 Page 10

Appleton City Park Historic District
Outagamie County, Wisconsin

Saecker (414 N. Union St.) he purchased the Morgan & Bassett firm, renamed it the Appleton Machine Co., and was still its president at the time of his death in 1940.⁴ Saecker lived in this house until 1893, the year he built his second and last house at 209 N. Union St.

Queen Anne Style

F. C. Treat/Fred Hammel House

402 E. Washington Avenue 1882-1883/1891-1895

The superb Treat/Hammel house occupies a prominent corner lot and it is one of the earliest of the district's Queen Anne style houses. The house we see today was built in two separate stages. An early photo shows that originally, as built for F. C. Treat, the house was two stories in height and had a cruciform plan.⁵ The foundation walls were of cut stone, exterior walls were clad in clapboard, all windows were two-over-two light double hung wood sash that were identical in size and arranged singly rather than grouped or paired, and the ridges of the roofs were decorated with metal cresting. Entrance doors were placed on either side of the front-facing wing of the house and each entrance was sheltered by a small, one-story open porch decorated with wood balustrades and with a roof upheld by a single Tuscan Order column.

By 1890, Fred Hammel had purchased the house and Sanborn-Perris maps show that he undertook a major remodeling of the house between 1891 and 1895, which gave it its present appearance. This remodeling kept the basic plan of the house but otherwise modernized and expanded it, producing a more imposing and larger house than the original. For a start, the entire original attic story and roof was removed and was replaced by a taller one that gave the house a two-and-one-half-story overall height. A two-story-tall polygonal bay was placed on the main facade, replacing this bay's original first and second story windows, a new main entrance vestibule was added to the main facade, and the two small separate original entrance porches were replaced instead with a single full-width three-section open front veranda having corners upheld by triple groups of narrow Tuscan Order columns. The resulting transformation changed what had been a large but relatively simple design into one of the district's more distinguished Queen Anne style houses and it is still in excellent largely original condition today (Photo No. 1).

Information about the first owner, F. C. Treat, has not yet been found, but the second owner, Fred Hammel, was a member of a prominent Appleton family who operated the city's largest livery and horse and cattle dealerships and one of whose members, David Hammel, was an Appleton mayor.

⁴ Ryan, Thomas H. (ed.) *History of Outagamie County, Wisconsin*. Chicago: Goodspeed Historical Assoc., 1911, pp. 1115-1116. See also: *Appleton Post-Crescent*, November 22, 1940 (obituary of F. E. Saecker).

⁵ McNamee, George. *Appleton, Wis., Illustrated*. Milwaukee: The Art Gravure & Etching Co., 1892, n. p.

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Charles W. Morey House

224 N. Park Avenue

1891

The Morey House is the earliest of the Queen Anne style houses in the district to feature the characteristic corner tower that is popularly associated with this style. The cruciform plan Morey House is two-and-one-half stories in height, has a cut stone foundation, and has walls clad in clapboard. Both the upper portion of its round, conical-roofed tower and several of the main gable ends are also partially clad in wood shingles as well and the entire composition, complete with wraparound veranda, is practically a text book example of the Queen Anne Style. (Photo No. 4)

Charles W. Morey was a merchant whose place of business was located on nearby College Avenue. Morey was just one of many owners of businesses on College Avenue who chose to make their homes in the district, living in close proximity to the work place being much more important in those times than today.

Joseph Spitz House

228 N. Park Avenue.

1892-3

The Spitz House is more typical of the majority of the Queen Anne style houses in the district, being a large two-and-one-half-story tall, essentially rectilinear plan building having a steeply pitched multi-gable roof and a front-facing full-width gable end that dominates the main façade. Such a design was well-suited to maximizing the space available in the long, narrow lots that characterize the district and the Spitz House is a particularly solid and sober example that is clad entirely in clapboard. (Photo No. 4)

Joseph Spitz owned a men's clothing store on nearby College Avenue.

Anton Graef House

303 N. Drew Street

1901-02

By 1901, builders of Queen Anne style houses were starting to build houses that responded to a growing demand for houses that exhibited greater simplicity of design and more classically derived detailing, both of which reflected, in part, America's growing interest in its classically inspired Colonial past. Evidence of the effect of these new trends on the design of the Graef house is slight, however, and is largely confined to the over-scaled and classically derived corner portion of its front veranda, which takes advantage of the house's corner lot to create the building's most visually arresting architectural element. Otherwise, the house is a large, rectilinear plan building that has a cut stone foundation, walls clad in clapboards, and is crowned with an elaborate hipped roof having lower cross gables placed above several elements that project from the main facade and the side elevations. In

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truth, the design and the detailing of the Graef house is actually slightly old-fashioned for this time, the trim elements in the gable ends being more typical of earlier examples in their size and delicacy. The main facade of the house looks out over City Park. (Photo No. 11)

C. A. Green House 309 N. Drew Street 1903-04

A more elaborate variation on the same theme as the Spitz house, but built ten years later, the C.A. Green House is an excellent example of the simpler, more classically inspired Queen Anne style designs being produced after the turn-of-the-century. Here again, one finds a large two-and-one-half-story tall, essentially rectilinear plan building having a steeply pitched multi-gable roof and a front-facing full-width gable end that dominates the main façade, which looks out over City Park. Like the Spitz house, the Green house also has a cut stone foundation and main walls clad in clapboard, and it maintains its ties to earlier Queen Anne style design in having an asymmetrically designed main facade that has polygonal bays on both its first and second stories and wood shingle siding on its gable ends. The detailing, however, is almost entirely classical in derivation, from the triple windows in the main gable end to the Doric Columns that uphold the roof of the full-width front porch. (Photo No. 11)

Dina, Minnie and Anna Geenen House 326 E. North Street 1906

The Geenen House is one of the last Queen Anne style houses built in the district and it is one of the most unusual in design. This two-and one-half-story house occupies a large corner lot and its principal facade faces south onto North Street and City Park and is almost symmetrical in design. The house sits on a tall rock-faced concrete block foundation and the entire first story is also clad in the same concrete blocks, as are the quoins that decorate the corners of the house. The second story is clad in reddish-brown brick and the dominant feature of the main facade is a centered three-story circular plan tower whose third story is open and is topped by a conical roof. Originally, the house was square in plan but Sanborn-Perris maps show that a two-story sun porch ell was added to the east side of the house between 1911 and 1924. This ell has a flat roof but is clad in the same materials as the main block of the house, including the concrete block quoins.

The three Misses Geenen were sisters who together founded the Geenen Department store on College Avenue in Appleton in 1896 as a medium size dry goods business. They expanded it and ran it successfully until 1960.⁶ The three sisters built this house in 1906 and lived there together until 1946-47, when they built a new one-story Colonial Revival style house for themselves next door at 410 E.

⁶ Ryan, Thomas H. (ed.) *History of Outagamie County, Wisconsin*. Chicago: Goodspeed Historical Assoc., 1911, pp. 653-654.

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North St.

Asa F. Tuttle House

524 E. North Street

1908

The Tuttle House is the second to the last Queen Anne style houses built in the district so it is not surprising that its design is something of a mixture of the old and the new. Like the Charles Morey House, the Tuttle House is also distinguished by its style-defining corner tower, which in this case is circular in plan and is surmounted by a crenellated parapet wall that hides the roof behind. If it were not for this feature, however, the house would more accurately be described as an American Foursquare design, complete with a simple hipped main roof having wide overhanging eaves, a full-width front porch and an overall feeling of simplicity that is quite different from Queen Anne style designs in the district. In addition, the Tuttle House has a tall, concrete block foundation and exterior walls (and tower) that are clad in painted stucco. The Tuttle house's corner location overlooking City Park, located just across the street, also makes the house an especially visible landmark in the district. (Photo No. 9)

Asa F. Tuttle (1864-1941) was the founder of the Tuttle Press Co. in Appleton, specialists in printing on light weight papers such as tissue paper.⁷

American Foursquare

Herman G. Saecker House

414 N. Union Street

1883/1905-7

The Herman Saecker house began its existence as a medium-size two-story cruciform plan Queen Anne style house that was built in 1883 facing out onto the newly created City Park. Late in 1905, however, the house was considerably expanded and altered for the Saeckers by local architect W. W. DeLong, who produced what was virtually a new house in the then much more fashionable American Foursquare style.⁸ The Saecker house is clad in clapboards and is sheltered by a hip roof that features several large gable roof dormers. As is typical of Foursquare designs, the main west-facing facade is balanced in design and its entire first story is sheltered by a full-width front porch that exhibits classical elements. More elaborate classically derived ornamentation is also visible in the main dormer and the twin flanking dormers on this facade and even the sole remaining Queen Anne style feature of the house, the south-facing end of the original side elevation of the 1883 house, exhibits new classical ornamentation as well. Besides being an excellent, unusually elaborate example of Foursquare design,

⁷ Ryan, Thomas H. (ed.) *History of Outagamie County, Wisconsin*. Chicago: Goodspeed Historical Assoc., 1911, p. 681. See also: *Appleton Post-Crescent*, February 28, 1941 (obituary of A. F. Tuttle).

⁸ Historic City Park Neighborhood Association. "A Historical Home Tour Around the Park." Appleton: n.d.

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the house is also now in superlative condition, thanks to a recent restoration by the current owners, which also included the restoration of the elaborate and intact interior. (Photo No. 7)

Herman G. Saecker (1858-?) was the brother of Frank E. Saecker (see 608 E. Franklin St.), and was also born in Germany and came to Wisconsin with his parents in 1868. In 1882, with his brother, Frank, Herman purchased the Morgan & Bassett firm, renaming it the Appleton Machine Co., and he continued to be associated with this firm thereafter as its corporate secretary and treasurer.⁹

Arts & Crafts Style

George C. Jones House

229 N. Park Avenue

1902-03

The George C. Jones house is the largest house in the district and its earliest example of Arts & Crafts design. Irregular in plan and occupying a large double corner lot, the two-and-one-half story Jones house has a first story clad in painted brick. The second story and the gable ends of the multi-gable flat tile-covered roof that shelters the house, however are all clad in stucco, with the gable ends and portions of the second story facing City Park and Park Avenue also being ornamented with false half timber work as well. Windows throughout the house are grouped, some are of the casement type and some double hung, with those in the center of the east-facing Park Avenue facade are grouped in ways that are especially typical of English variants of the Arts & Crafts Style. Taken as a whole, one can readily see the common thread that unites the Arts & Crafts style and the allied Tudor Revival style in the design of the Jones house, but the relative simplicity of the design elements employed here places this house firmly in the Arts & Crafts camp. The Jones house was designed by Chicago architect H. H. Waterman.¹⁰ (Photo No. 3)

George C. Jones (1829-1914) had long been one of Appleton's most distinguished citizens at the time of his death. Born in Oakland County, Michigan, Jones subsequently studied law and became a member of the Michigan bar. After 16 years spent in Northern Michigan practicing law, becoming a member of the Michigan legislature, and beginning the interest in mineral and timber lands that would be his principal pursuit in his later life, Jones came to Appleton with his family in 1869 and was a resident there ever after. As his business interests prospered he became a noted local philanthropist, being the donor of Jones Park to the city and a principal sponsor of the Appleton Library, as well as numerous other causes.¹¹ Jones purchased the land for his new house in 1901 and it was completed

⁹ Ryan, Op. Cit., pp. 1115-1116.

¹⁰ Historic City Park Neighborhood Association. "Appleton's City Park Historical Walking Tour." Appleton: n.d. but ca.1998.

¹¹ Ryan, Op. Cit., pp. 959-961. See also: *Appleton Post*, October 23, 1914 (obituary of George C. Jones).

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between 1902 and 1903.¹² Today, this well kept house is the home of the presidents of nearby Lawrence University.

H. C. Humphrey House 304 N. Union Street 1906-07

The Humphrey house is a fine, though quite unusual version of the Arts & Crafts style. Designed by Chicago architect H. H. Waterman and located on a corner lot, this rectilinear plan, two-story house has a main facade that faces west and overlooks City Park.¹³ The house sits on a tall, brown brick-clad foundation that is topped by a limestone watercourse, and the walls above this foundation are clad completely in stucco, as are the overshot gable ends at either end, which are also decorated with false half timber work. Unusually, for a house in this style, the gable roof that shelters the house is covered in barrel tiles, as is the gable roof of the enclosed one-story-tall entrance vestibule that is attached to the south-facing side elevation. Windows are a mixture of casement type and double hung units, but nearly all are grouped, regardless of type. (Photo No. 5)

H. C. Humphrey was a vice-president of the G. W. Jones Lumber Co. of Appleton and he and his family lived in their new house for twenty years after it was constructed.

American Craftsman Style

Herman F. Heckert, Jr. House 320 N. Union Street 1903-1904

The Heckert House is a good example of how difficult it can be to differentiate between the Arts & Crafts and the American Craftsman styles, both of which (as well as the Tudor Revival style) were influenced by the English version of the Arts & Crafts style and all of which owe a debt to the English Tudor style that preceded them. The Heckert house was built on a corner lot in 1904 and has a principal facade that faces west and overlooks City Park. This rectilinear plan, two-and-one-half story house has a foundation and first story that are built out of concrete block and a second story and gable ends above that are clad in stucco, the gable ends also being decorated with false half timber work. The house is sheltered by a simple gable roof whose west and east-facing principal eaves slope down to top of the first story walls. Both of these slopes also have large dormers of differing designs placed on them, the two on the west-facing main facade in particular being elaborate in design. These dormers both have windows that are set partially into the slope of the roof itself, creating small decks in front of each window, the largest of which is fronted by a balustrade. In addition, a full-width open

¹² *Appleton Evening Crescent*; May 2, 1901, p. 2.

¹³ Historic City Park Neighborhood Association. "A Historical Home Tour Around the Park." Appleton: n.d., but ca. 2000.

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front porch is also sheltered by the downward front-facing west slope of the roof. Thus, the overall appearance of the house contains something of the elaborateness of the Queen Anne style, but also displays the greater simplicity of the Craftsman and Bungalow styles then coming to the fore as well. (Photo No. 6)

Herman Heckert, Jr. was the son and partner of Herman Heckert, Sr. (1845-?), a successful Appleton shoe merchant whose store was located on nearby College Avenue and who lived just across the street at 320 N. Union Street in a house he had had built in 1892.¹⁴ The house of his son, Herman Heckert, Jr., was built as a wedding present from Heckert's parents and the younger Heckert lived there with his wife for the next twenty years. Fortunately, both the exterior and the elaborate and highly original interior have been recently restored by the current owners and are in pristine condition.

Dutch Colonial Revival Style

Dr. Victor F. Marshall House 504 E. North Street 1901-1905

The earliest and also the finest example of the Dutch Colonial Revival style in the district is this fine house, which is located on a corner lot with a north-facing main facade overlooking City Park. Distinguished by its style-defining gambrel roof, the rectilinear plan, two-and-one-half story Marshall house has a cut stone foundation, walls clad in clapboard, and a completely symmetrical main facade whose first story is sheltered by a full-width front porch. As befits an early example of the style, the Marshall house still retains something of the Shingle Style in its proportions, its unusually tall attic story being more typical of Shingle Style and even Queen Anne style designs than true Dutch Colonial ones. Nevertheless, the Marshall house is an excellent early example of the style and has also benefited from the high standard of the upkeep it has received in recent years.

Victor F. Marshall (1873-?) was born in De Pere, Wisconsin, and graduated from high school in that city in 1891, and from the University of Wisconsin in 1895. He graduated from the University of Chicago Medical School in 1898 and afterwards practiced with great success in Appleton, becoming the president of the Outagamie County Medical Society by 1911.¹⁵

¹⁴ Ryan, Thomas H. (ed.) *History of Outagamie County, Wisconsin*. Chicago: Goodspeed Historical Assoc., 1911, pp. 1167-1168.

¹⁵ *Ibid*, pp. 613-14.

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Prairie School Style

Edwin J. Falck House 421 N. Lawe Street 1920

The Falck house is the only Prairie School style house in the district and is a late example of the style as well. This two-story rectilinear plan house is notable for its simplicity, integrity, and highly intact and well cared for condition and features a rock-faced concrete block foundation, first story walls clad in wide clapboards, and second story walls clad in wood shingles. The house is sheltered by a low pitched hip roof having very wide overhanging eaves, the first story of the main, east-facing Lawe Street facade is sheltered by a full-width hip-roofed front porch, and all windows are arranged in groups. All of the elements of this very simple design serve to emphasize the horizontal aspects of the house and the end result is a fine example of the type of the Prairie School.

Neo-Gothic Revival

First United Methodist Church 325 E. Franklin St. 1925/1963

The First United Methodist Church is located two blocks south of the First English Lutheran Church and occupies a multi-lot corner parcel that forms the southwest outside corner of City Park. The oldest of the district's two outstanding Neo-Gothic Revival style churches, the principal part of the First United Methodist Church was begun in 1924 and completed in 1925 to a design by the Chicago architectural firm of Childs & Smith.¹⁶ This part consists of an L-plan building that is composed of the cruciform plan church itself, whose principal entrance faces east onto N. Drew St., and an administration/activities wing that extends across the rear of the church and to the south. A contemporary account described the building as follows:

The church follows the Tudor Gothic style of architecture in general. It is built of hard sandstone of a buff color. The stone was quarried in Stevens Point [Wisconsin] and is laid after the rubblework style. The structure takes the shape of the letter L, the east wing forming the auditorium part and the south wing forming the administration and activities building. With two transepts branching off on each side, the auditorium forms a Latin cross. The pulpit, chancel, choir loft and the main organ are located in the west end of the cruciform auditorium, while a gallery with two organs in each corner are at the rear. A wide center aisle with leads from the front vestibule in the chancel to the between two rows of pews capable of seating 1050

¹⁶ *Appleton Post-Crescent*, October 24, 1925, p. 15. This is part a special section of the paper that is devoted to the church.

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persons. Two other sets of pews at right angles to the other pews face each other in the transepts.

The wing in the rear which will be used for administration, educational, and social purposes is a complex structure full of halls and doors and rooms. There are no fewer than 70 rooms in the entire building, each serving a special purpose.¹⁷

This account is still valid today, even though a new T-plan school wing of Contemporary design was attached to the south end of the south wing in 1963 and is considered to be a non-contributing addition to the 1924 building. The church is still in active use and is in excellent condition today.

First English Lutheran Church

326 E. North Street 1931/1959

The First English Lutheran Church is located two block north of the First United Methodist Church and occupies a multi-lot corner parcel that forms the northwest outside corner of City Park. The newest of the district's two outstanding Neo-Gothic Revival style churches, the principal part of the First English Lutheran Church was begun in 1931 and completed in 1932 to a design by the Milwaukee architect Roy Oliver Papenthein.¹⁸ It is interesting to compare the differences between these two different approaches to church design since the style is the same and the overall program, creating a unified church and attached parsonage, in this case, is quite similar. The Methodist church is a more scholarly design, one that is more clearly based on past precedent while the irregular plan First Lutheran church is a much more individualistic design. Again quoting from a contemporary account:

Erected at a cost of approximately \$110,000 the new First English Lutheran church at the northwest corner of E. North and N. Drew streets is one of the most beautiful edifices in the city. The architecture is domestic Gothic of the Tudor period. Attached to the church at the northeast corner of N. Ida and E. North streets is the new parsonage. Constructed of the same materials, the church and parsonage harmonize perfectly. The entire structure is of Lannon stone from quarries at Lannon, Wis. The roof is of red and fire-flash clay tile shipped from Kansas. Rising high into the air, and constructed of Lannon stone and red tile, is the church spire. It is erected over the main entrance on the southeast corner of the church.

¹⁷ *Appleton Post-Crescent*, October 24, 1925, p. 15.

¹⁸ *Ibid.* May 21, 1932, p. 12.

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With the parsonage extending west to N. Ida st., the artistic lines of the church are continued, not ending abruptly, at the rear of the one building. The style of architecture has been carried out on the interior and exterior of the church and parsonage, making both buildings uniform throughout.¹⁹

This account is also still valid, even though a new rectilinear-plan school wing of Contemporary design was attached to the north side of the auditorium portion of the church in 1959 and is considered to be a non-contributing addition to the 1932 building. The church is still in active use and is in excellent condition today. (Photo No. 10)

City Park Bounded by E. Franklin, N. Union, E. North, and N. Drew streets 1881

The City of Appleton first purchased the land that shortly thereafter became City Park in 1881. Historically, this land had been held in trust for the use or benefit of the adjacent Lawrence University and even as late as 1886 the first Sanborn-Perris map to cover Appleton called it "University Grounds."²⁰ So far as is known, the Park was still mostly undeveloped at this time and was notable chiefly for the many mature shade trees that dotted this four-block-square area. By 1891, however, the date of the next Sanborn map, these blocks were being referred to as City Park and would be thereafter, so, presumably, development work started between 1886 and 1891. By 1896, a Bird's Eye View of Appleton published in that year shows a that a system of walkways had been developed that radiated out from the approximate center of the Park to its four corners and also to the street intersections that occurred at the centers of each of the four sides of the Park, for a total of eight paths. In addition, the View also shows an elaborate (probably cast iron) fountain located close to the Park's center, and located just to the west of the fountain was a small polygonal or circular plan gazebo or bandstand. Neither the fountain or the gazebo/bandstand have survived, nor was any information found about the historic development of the park other than the circumstances surrounding its original

¹⁹ Ibid.

²⁰ Fire Insurance Map of Appleton, Wisconsin. New York: Sanborn-Perris Map Co., 1886.

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purchase.²¹ Nevertheless, the radiating system of walkways is still in place today and a (mostly) second generation of mature shade trees still shades the Park as well. Consequently it is believed that City Park, which is still the visual and spiritual center of the Appleton City Park Historic District, *qualifies as a contributing site within the boundaries of the district.*²²

The four non-contributing buildings are either altered or modern (built after 1949). The Park contains one non-contributing structure (gazebo) and one object (fountain) both of modern construction.

²¹ *Appleton Crescent*: May 21, 1881, p. 3; May 28, 1881, p. 3; June 18, 1881, p. 3.

²² A new City Park Fountain situated in the approximate center of the Park was completed and dedicated August 4, 1996. Dallas Anderson, a nationally known sculptor and Appleton native, created a bronze sculpture at the center of the fountain that he called "Rain Dance," because it depicts six children linked in a circle who are playing an ancient game played by Children of the Bushman tribes in Africa's Kalahari Desert. In addition, a new polygonal plan Late Victorian style-influenced gazebo/shelter house was built in the Park in 1996 as well. Both this fountain and the new shelter house are considered to be non-contributing resources within the district because of their recent date of construction.

Appleton City Park Historic District
Name of Property

Outagamie
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

Period of Significance

1867-1949

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Papenthein, Roy Oliver
Childs and Smith

Narrative Statement of Significance

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

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Appleton City Park Historic District
Outagamie County, Wisconsin

Significance

The proposed Appleton City Park Historic District is an architecturally important residential district in the city of Appleton whose center is formed by the four-block square City Park, which was first established in 1881. The district that surrounds this park is roughly bounded by N. Drew, E. Pacific, N. Lawe, and E. Washington streets and its boundaries enclose eight whole blocks and portions of eight others. The district is located just to the east of the College Avenue business district, a portion of which is listed in the National Register of Historic Places (NRHP), and just to the north of the campus of Lawrence University. The Appleton City Park Historic District was first identified by the Appleton Intensive Architectural Survey that was undertaken in 1991-1992 as a potential historic district having local significance under National Register (NR) criterion C.²³ Research was undertaken to assess the potential for nominating the district to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Queen Anne, Arts & Crafts, American Foursquare, American Craftsman, Bungalow, and Period Revival styles and also the Front Gable, Side Gable and Gabled Ell vernacular forms subsections of the Architectural Styles study unit of the CRMP.²⁴ The results of this research is detailed below and shows that the Appleton City Park Historic District is locally significant under NR Criterion C as an architecturally and historically important collection of mostly residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

This district is comprised of 140 new contributing resources, 6 non-contributing ones and two resources that are already listed in the NRHP, the excellent Stick Style Temple Zion (NRHP 9-18-78), one of Wisconsin's earliest synagogues and its accompanying school. The contributing resources include very fine representative examples of several of the most popular styles applied to residential architecture in Appleton during the period of significance and two of Appleton's finest Neo-Gothic Revival style churches.

Individually, the district's resources are fine examples of architectural styles and vernacular forms that were important in Appleton during the period of significance and several are among the finest examples found by the Appleton Intensive Survey. Collectively, these buildings are also notable architecturally because they typify the stylistic and historic evolution of the district and also the larger

²³ East Central Wisconsin Regional Planning Commission. *City of Appleton Intensive Architectural/Historical Survey; 1991-1992*. Menasha (WI): October 1992, pp. 61-64. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

²⁴ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-15, 2-17, 2-23, 2-24-2-33, and 3-2 - 3-6.

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residential area that surrounds it during the period of significance (1867-1949).²⁵

Historic Context

Like so many other Wisconsin communities, the city of Appleton owes its existence to its proximity to a river, in this case the lower portion of the Fox River, which originates near the city of Menasha at the north end of Lake Winnebago, and empties into Green Bay within the city limits of the city of Green Bay, some thirty miles to the north. What made Appleton's site especially attractive to those who first saw it was its potential for water power development. The Lower Fox River falls 170-feet between Lake Winnebago and Green Bay, with the three places where the fall is greatest are at Little Chute, Kaukauna and Appleton. Appleton was thus a natural site for the development of industry and it was the rapid fulfillment of this potential that was responsible in large part for the population growth that resulted in the building up of the larger residential neighborhood of which the Appleton City Park Historic District is a part.

Remarkably, though, what was to become the city of Appleton came into being not because of industry, but because of education.

During the time that the Methodist Episcopal church was advancing education in the western and northwestern frontiers, Amos Lawrence, a wealthy Congregationalist in Boston, was befriending a Mohawk missionary, Eleaser Williams, who later claimed to be the lost dauphin of France. Williams had been granted, in 1838, 5000 acres of land near De Pere [Wisconsin, in adjacent Brown County] by President Van Buren. When later he was about to lose the entire property, the son of Mr. Lawrence, Amos A. Lawrence, bought it outright.²⁶ The missionary was allowed to live on the land for the rest of his life.

Desiring to found a literary institution on his lands along the Fox river, Mr. Lawrence communicated with his agent, Eugene Eastman of Fort Howard [WI], to place the matter before Rev. Sampson, then the presiding elder of the Fond du Lac [WI] district of the Rock River Methodist conference. Mr. Lawrence proposed to donate \$10,000 for the establishment of such an institute [in 1847] if a similar sum would be raised in the territory. With the appearance of the Rev. Reeder Smith in the interests of Lawrence, a special convention of ministers and laymen accepted Mr. Lawrence's offer. The committee ... drafted a charter for the school and named it the "Lawrence Institute of Wisconsin."

²⁵ The period of significance is bounded by the known construction dates of the resources in the district. A beginning date of 1867 was chosen to reflect the known existence of houses in the district's boundaries that appear in the 1867 tax rolls.

²⁶ Much of this land is now the Town of Lawrence, which is located just to the southwest of West De Pere.

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Although this charter provided that the school should be located on the Fox River "somewhere between De Pere and Winnebago Rapids," the committee on location was not satisfied with the Williams lands. ... After a careful study of various sites and inducements presented by various landowners through out the [Fox River] valley, the committee agreed on Grand Chute, now Appleton, for the college. This land was chiefly the Lawe, Meade, Whitney and Grignon tracts. George W. Lawe and John F. Meade donated 62 acres of their land in Grand Chute on the condition that the institute should be located on it. The board of trustees accepted the gift in August of 1848, which marks the tangible beginning of Lawrence college.²⁷

Besides signaling the beginning of what has since become Lawrence University, this act was of immense consequence to the future Appleton City Park Historic District as well as to the future city of Appleton. The 31 acres donated by Lawe and held in trust by the trustees of the college enclosed not only the core of the present Lawrence University campus but also the core of the proposed Appleton City Park Historic District and all of the land that subsequently became City Park.

The acceptance of the College charter was quickly followed by the construction of the first building of the College in the same year. At this time, there were no permanent settlers in what is now the city of Appleton, so the construction of the first college building also marked the beginning of the city.

Building operations began in 1848 and the college was surveyed by Rev. W. H. Sampson, Henry Blood and Joel S. Wright. A lodging house for the college workers was established by J. F. Johnston which also served as hospital, church, Sunday School, and social center. Other early settlers were Mr. J. S. Therber, Col. Blood and Rev. A. B. Randall. The Hon. Samuel Appleton, a relative of Mr. Lawrence, became interested in the college and gave \$10,000 for a library fund to be used for the purchase of books providing superior educational advantages. In grateful appreciation of this generous act, the name Appleton was given to the city.

The Appleton Village Plat was laid out in 1848 by Rev. Sampson, Reeder Smith, Joel S. Wright and Henry Blood. Within a year, W. S. Warner had set up the first dry goods store and by 1850 there were 619 people. On either side of Appleton two other villages were growing; Lawesburg, east of the present Union Street, and Grand Chute, west of Division Street. In 1853 the Villages of Appleton, Lawesburg, and Grand Chute incorporated with J. F. Johnston as president. In 1857 the Village of Appleton incorporated as a City with a population of 2000.

²⁷ *Appleton Post-Crescent*. April 30, 1932, p. 50. Appleton Diamond Jubilee Number.

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A sawmill and wing dam built by T. P. Bingham began the tremendous industrialization of the Fox River in 1849. The first paper mill began in 1853 by C.P. Richmond. By 1854 Appleton had two flour mills, a paper mill, four sawmills, two lath mills, one planing mill, two sash and door factories, an edge tool factory and a chair factory.²⁸

At the same time, the educational institution that had been responsible for Appleton's creation was also growing. In 1849, the name of the College was officially changed to Lawrence University and in 1853, Main Hall, the superb three-story stone-clad Greek Revival style building that is still the University's administration building today, was constructed facing north onto College Avenue just two blocks south of the southern boundary of the Appleton City Park Historic District. By 1855, the University had an enrollment of 350 students.²⁹

The community surrounding the University continued to grow as well. By 1857, when Appleton officially became a City, College Avenue to the west of the University campus had already become the city's principal commercial thoroughfare and the first of the industries that would drive the city's subsequent growth were being established on the river front just to the southwest of the University. This growth was encouraged by the continuing efforts to convert the Fox River into a waterway for transportation purposes, efforts that finally bore fruit in 1856 when the steamboat "Aquila" made the first trip from Milwaukee to Green Bay utilizing the system of locks that had been built by the Fox and Wisconsin Improvement Co. Water transport, however, was secondary in importance to the arrival of the Chicago & NorthWestern Railroad in Appleton in 1861, the first of several railroads that would eventually arrive in that city. Not even the availability of cheap water power was as important a factor as the coming of the railroads in transforming Appleton and the other communities in the Fox River valley into the largest concentration of industries in Wisconsin outside of the Milwaukee area.

Probably it was confidence bred by the coming of the railroad that led R. R. Bateman to plat Batemans's Addition in 1862. This addition begins just to the north of the land given by George Lawe to the University and it is bounded by E. North St. to the south, N. Drew St. to the west, E. Pacific St. to the north, and N. Union St. to the east.³⁰ Bateman's was the first new plat to contain land that is now located within the Appleton City Park Historic District boundaries since the creation of the original Appleton and Lawesburg plat's in 1849 and 1850, respectively.

²⁸ Appleton Department of Planning and Development. Historic Building Survey, Appleton, WI. Appleton: November, 1978, pp. 3-5.

²⁹ Main Hall was listed in the NRHP 1-18-74. This building site is located on the southernmost portion of the George Lawe gift to the college

³⁰ The southern half of the Bateman plat and a part of its north half lies within the boundaries of the Appleton City Park Historic District.

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By 1867, Appleton had a population of nearly 4000 and its industrial base had increased proportionately.

At this time [1867], we find the progress made by the infant city even greater than ever before. The water power had been made use of by several manufactories. ... There were in existence one woolen mill, one rake factory, one sash, door and blind factory, three spoke and hub factories, two foundries and machine shops, two tanneries, three saw mills, one paper mill, four flouring mills, and two varnish factories, while the total amount of manufactures exceeded \$1,500,000. At the same time nearly forty merchants retailed \$1,000,000 worth of merchandise during the year. Four hotels catered to the wants of strangers.³¹

All of this growth also translated into a dramatic increase in the number of residences that were built in the city, and the Appleton City Park Historic District was an early recipient of this increase. So far as can be determined from available sources, residential construction within the district's boundaries developed gradually from 1848 onward and was essentially unorganized, with lots being sold as individual demand warranted. Nevertheless, a Bird's Eye View of Appleton published in 1874 shows that by this time all but one of the blocks in the district that bordered on the still undeveloped University Grounds, which grounds extended north from College Avenue to E. North St. and were bounded by N. Union and N. Drew streets, had seen a considerable amount of construction activity.³² This is not surprising when one considers that both the University and the city's commercial district along College Avenue were only a two blocks away from the west and south boundaries of the district and were thus within easy walking distance of homeowners living there. In addition, Appleton was, at this time, one of the fastest growing cities in the state and had a population that had increased from about 4000 in 1867 to about 7000 in 1874.³³

By the time the first Appleton city directory was published in 1874, Appleton could boast that:

There are now on the water power two large wood pulp mills, three saw mills, four flouring and grist mills, two foundries and machine shops, three hub and spoke factories, two tanneries, one chair and bedstead factory, one woolen mill, one stave and barrel factory, one pump factory, one sash, door and blind factory, one paper mill, one blast furnace, and two planing

³¹ *Appleton City Directory*. Appleton: Reid & Miller, 1874, pp. 12-13. This was the first Appleton city directory and it contains a brief history of the city up to that point and was reprinted by the Outagamie County Historical Society in 1976.

³² "Bird's Eye View of Appleton, Wisconsin." Madison: Stoner & Vogt, 1874.

³³ The capitol city of Madison, Wisconsin, by way of comparison, had a population of 9173 in 1870.

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mills. These, together with the factories in operation in other parts of the city, produce yearly \$2,325,650 worth of manufactured goods.³⁴

This general rise in prosperity was not shared by Lawrence University, which was then undergoing growing pains and a concurrent lack of funds. The result was a decision that was to have important consequences for both the University and the Appleton City Park Historic District.

The policy that may have had the worst long-term consequences for Lawrence was the decision of the president and trustees to sell all university land north of College Avenue. They hoped that the capital would cover the increased cost of new curricular offerings and additional departments. This land formed part of George Lawe's original gift to the Lawrence Institute in 1848, a gift that comprised all the area from the Fox River north to a line extending east and west a hundred feet beyond North Street (the northern boundary of today's City Park) and bounded on the west by Drew Street and on the east by Union Street. As early as 1873, the university began selling off the property beyond North Street. In 1874, the fateful decision was made to sell off all the rest—some twenty acres of land—from College Avenue to North Street.

The sale did not result in what was urgently needed—income-producing capital. Captain Welcome Hyde, an Appleton lumber operator and dealer in pine lands, offered \$40,000 for the land, but before Hyde made any payment to the university, a suit was brought against Lawrence by George Lawe. His deed of 1848 stipulated that if the Institute were not located on his land, it would revert to him or his heirs. Lawe maintained that the sale of a part of his former land to Hyde had violated the condition made in 1848. The Supreme Court of Wisconsin ruled that no conditions in the deed of 1848 had been violated, but this decision did not alter Lawe's stand. Hyde, fearing that the title to the land he had purchased was not secure, reneged on his agreement.

Ultimately, after long negotiations, a new agreement was reached between the university and Hyde that gave him the right to sell off the land piecemeal and turn over the proceeds to Lawrence. Not until 1880 did the university receive the first cash payment (\$1,000) for the land and not until 1887 was the final payment received—a much smaller sum than had been anticipated.³⁵

³⁴ *Appleton City Directory*. Appleton: Reid & Miller, 1874, p. 15.

³⁵ Breunig, Charles. *"A Great and Good Work: A History of Lawrence University, 1847-1964."* Appleton: Lawrence University Press, 2000, p. 47.

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Before Lawe filed his lawsuit, however, Hyde had his new purchase platted as Hyde's University Addition, in September of 1874, which plat divided his purchase into eight blocks that were bounded by College Avenue and N. Drew, E. North, and N. Union streets. Still, Lawe's suit prevented any meaningful development from occurring on this plat until late in the 1870s, and only 13 of the 143 buildings now located within the Appleton City Park Historic District date from before 1878.

By 1880, many, mostly quite small vernacular form houses had been built on the lots surrounding the University Grounds, which, while undeveloped and private ground, was essentially flat, open land that was studded with numerous mature shade trees and presented an essentially park-like appearance. In 1881, however, a local newspaper, the *Appleton Crescent*, began agitating for the creation of Appleton's first public park, an action that would eventually have a major impact on the future historic district. As the newspaper's writers noted:

In all this rapidly growing city, we have not even a public square, if we except the very limited county and university grounds.³⁶ The parks to which people intent on recreation have so often wended their way are *private* grounds owned by private individuals.

On Wednesday, we took a drive through the city to see the situation. Lots are being sold and dwellings erected in every direction and unless prompt action is had there will soon be not a compact and suitable tract of land of any size to be obtained for a park on the north side of the Fox river and south of Second avenue, so many are buying lots here, there, and everywhere according to individual tastes.

Four large blocks bounded on the north by North street, on the east by Union street, on the south by Fisk [later Franklin] street, and on the west Drew Street, owned by Captain Welcome Hyde, and now compact and unoccupied. It is the only tract that can be secured on the north side of the river within the limits mentioned, and it will soon be broken in on by residences if not secured. In the near future a larger tract must be secured on the south side of the river. The tract we described is handy by to accommodate four-fifths of present population, and the magnificent elms already upon it could not be produced elsewhere from less than a score of years growth.

³⁶ By this was meant the land surrounding the Outagamie County Courthouse and the Main Hall of Lawrence University south of College Avenue.

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The CRESCENT respectfully asks the mayor and common council to take steps at its next regular meeting to secure that land. Buy it on ten to fifteen years time. Capt. Hyde, we firmly believe, will make a reasonable bargain with the city for such a purpose.³⁷

One week later, the newspaper reported that Capt. Hyde was willing to sell the tract outlined above to the City for \$13,000 at 7% interest and it urged the common council to make the purchase, noting that his tract contained forty-seven 60x120-foot building lots of a type that was then selling elsewhere in the area for between \$400 and \$800 a piece.³⁸ Finally, on June 18, 1881, the CRESCENT was able to report that the purchase of the Hyde tract had been approved by the City and that the land now belonged to the citizens of Appleton and would become the city's first public park.³⁹

The impact of the park's purchase on the future development of the Appleton City Park Historic District was immense. With the lingering uncertainty over the future of the University Grounds resolved, prospective property owners interested in the remaining lots in the surrounding area could now look forward to having a park in their midst, with the park-like Lawrence University grounds being located just to the south. Proximity to the new park coupled with close proximity to the downtown, local schools and to the University, all served to make the then undeveloped lots surrounding the park and those lying just south of it between Franklin St. and College Ave. especially valuable.⁴⁰ Within a year, the first of the future historic district's many new and larger Queen Anne style houses began to appear on these lots.

By 1891, Appleton had a population of 13,500 and in 1896, when the next Bird's Eye view of Appleton was published, the large Queen Anne style houses that still line both sides of N. Park Ave., the 400 block of E. Washington St., the 100 and 200 blocks of N. Union St., and the 400 block of E. North St. had all been built.⁴¹ Some of these were the homes of Appleton's College Ave. merchants such as: Otto P. Schlafer (422 E. Wshington St.), partner in Schlafer, Barrett, & Tesch, hardware; Albert Huetter (310 N. Durkee St.), a partner in Huetter & Peterson, hardware; John Stevens, Jr. (229 N. Union St.), insurance and loans; Herman Heckert, Sr. (408 N. Union St.), boots and shoes; Joseph Spitz (228 N. Park Ave.), men's clothing; and William F. Montgomery (410 E. Washington St.),

³⁷ *Appleton Crescent*. May 21, 1881, p. 3.

³⁸ *Ibid*, May 28, 1881, p. 3. Hyde's selling offer was thus anywhere from \$5800 to \$24,600 below market prices at that time.

³⁹ *Ibid*, June 18, 1881, p. 3.

⁴⁰ In 1886, the First Ward Primary School (non-extant) was located two blocks east of the University Grounds on Franklin St. and Ryan High School (non-extant) was located two blocks to the west on Harris Street.

⁴¹ "Bird's Eye View of Appleton, Wisconsin." 1896 (original publisher unknown but reprinted by the Associated Bank of Appleton).

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druggist. Others were the homes of Appleton industrialists, including: Frank and Oscar Saiberlich (533-35 and 525-27 N. Drew St.), president and vice-president of the Eagle Mfg. Co.; and Frank E. Saecker (209 N. Union St.) and Herman G. Saecker (414 N. Union St.), pres. and sec.-treas. of the Appleton Machine Co.

Not surprisingly, the movement of such citizens into the district brought others of similar stature as well. As the supply of available open lots in prime locations began to dry up, newcomers began to either enlarge the district's older homes or demolish and replace them with new and larger ones, the same "tear down" process that is still at work refashioning other prestigious historic residential neighborhoods across the state today. By 1910, nearly all the open lots in the district had been built upon and houses built afterwards are almost all on lots that have been subdivided from older multi-lot parcels. Fortunately for the future City Park Historic District, the same inherent advantages of close proximity to the downtown and to the university and the presence of the gracefully landscaped City Park at its heart have helped insure that the homes that make up the district continue to find a ready and appreciative market as single family homes.

Architecture

The Appleton City Park Historic District was identified by the Appleton Intensive Survey as one of the areas in Appleton that is most worthy of listing in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because as a well-defined residential neighborhood whose buildings are very good to outstanding, largely intact, representative examples of many of the successive architectural styles that were applied to residential buildings in Appleton between the years 1867 and 1949. The architectural significance of the contributing resources in the district is based in part of their ability to portray the architectural evolution of the larger neighborhood that surrounds the district, but their greatest significance is as representative examples of locally important architectural styles. In addition, the district contains numerous excellent buildings of individual architectural distinction. These buildings include some of the best examples of the Queen Anne style in Appleton, fine examples of the Arts & Crafts, American Craftsman and Bungalow styles, two of Appleton's finest Neo-Gothic Revival style churches, and a very rare Second Empire/Stick Style synagogue building, Temple Zion, which was built in 1883-84 and is already listed in the NRHP, plus other less notable but still fine buildings.

The buildings within the Appleton City Park Historic District today constitutes a mix of single family houses, three historic churches and a school, a single modern apartment house, a park, and a single modern park building and a non-contributing fountain.

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Not surprisingly, most of the buildings built in the district prior to 1867 have now either been moved, demolished, or altered out of all recognition, but those that have survived suggest that the district's first houses were mostly smaller frame construction clapboard-clad Greek Revival style houses and clapboard-clad Gabled Ell form, Side Gable and Front Gable form buildings whose designs were often influenced by similar Greek Revival style examples. This is consistent with the normal stylistic evolution of Wisconsin's other communities founded prior to the Civil War. As the Gabled Ell form, Front Gable form, Side Gable form, Greek Revival style and Italianate style study sections of the Architectural Styles study unit of the CRMP make clear, the architectural styles found in the City Park district prior to 1867 were typical of those found in most other Wisconsin communities of that day as well, most of which were then just beginning to follow national architectural trends. Thus, the oldest houses in pre-Civil War Wisconsin communities typically tend to have been built in the Greek Revival style or were vernacular expressions of it, such as the Gabled Ell and Front and Side Gable forms, and they were also mostly built of wood. This same stylistic evolution can also be found in the buildings that were built during the 1850s and 1860s in the other residential neighborhoods that evolved around the downtown commercial core of Appleton.

What most clearly distinguishes the Appleton City Park Historic District from other early Appleton neighborhoods, however, is its especially fine collection Queen Anne style residences, there are 62 in all plus the Temple Zion, an outstanding frame construction Stick Style church building built in 1883-1884 whose design exhibits numerous characteristics that are also found in Queen Anne style designs of the same period.⁴² Many of the district's houses exhibit almost every feature typically associated with Queen Anne style residences including varied cladding materials, irregular plans, complicated asymmetrical facades, wraparound verandahs, and polygonal or circular towers. Of the district's 62 examples, some of the most notable and intact are: the F. C. Treat/Fred Hammel house at 402 E. Washington St., built in 1882-1883 and remodeled between 1891 and 1895; the Charles S. Little house at 210 N. Park Ave., built in 1889; the Charles W. Morey house at 224 N. Park Ave., built in 1891; the Joseph Spitz house at 228 N. Park Ave., built in 1892-93; the William S. DeWitt house at 128 N. Union St., built in 1894; the Warren Webster house at 522 E. Pacific St., built in 1894; the Thomas H. Ryan house at 402 E. Pacific St., built in 1896; the William L. Rhodes house at 318 E. Franklin St., built in 1897; the L. H. Moore house at 122 N. Union St., built ca. 1901; the Anton Graef house at 303 N. Drew St., built in 1901-02; the H. H. Rogers house at 3203 N. Drew St., built in 1902-03; the C. A. Green house at 309 N. Drew St., built in 1903-04; the Dina, Anna, and Minnie Geenen house at 402 E. north St., built in 1906; and the A. F. Tuttle house at 524 E. North St., built in 1908.

⁴² Fifty of the district's houses were built between 1878 and 1900 and nearly all of these are examples of the Queen Anne style. In addition twelve more Queen Anne style houses were built in the district in the first decade of the twentieth century.

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And yet, even as the last of the district's Queen Anne style houses were being constructed, new houses that exhibited newer stylistic preferences had already begun to make their appearance. Twelve late examples of the Queen Anne style were built in the district in the first decade of the twentieth century, but another 27 buildings were built in the district during this decade as well, 15 more were built between 1911 and 1920, and another 15 were built in the 1920s. These 57 additional buildings make up more than a third of all the buildings in the district, and 31 of them are fine, sometimes exceptional examples of the Arts and Crafts, American Craftsman, American Foursquare, Bungalow, and Prairie School styles. A large number of these buildings were built on lots that had not yet been built upon or on new lots that were created by subdividing multi-lot parcels associated with the district's earlier buildings, while others replaced older houses in the district, all of which helps explain the district's decidedly eclectic architectural character.⁴³

The earliest of these new houses were designed in the Arts & Crafts Style and they are clad either wholly or partly in stucco and display small amounts of false half-timber work, as is typical for examples of this style. Two of these, the George C. Jones house at 229 Park Avenue, built in 1902-03, and the H. C. Humphrey house at 304 N. Union St., built in 1906, were designed by Chicago architect H. H. Waterman, while the third example, the red brick and stucco-clad E. H. Brooks house at 312 N. Union St., also built in 1906, is the work of an unknown designer. All three of these buildings are impressive examples of the Arts and Crafts style that was then becoming popular in the wealthier neighborhoods in Wisconsin cities.

Other houses in the district are also fine examples of the American Craftsman style. Some of the finest examples of this style include: the Herman F. Heckert, Jr. house at 320 N. Union St., built in 1903; the F. H. Lillge house at 510 E. Pacific St., built in 1914; the A. J. Koch house at 228 N. Union St., built in 1915; the W. M. Taylor house at 543 N. Union St., built in 1921; the Eliza M. Culbertson house at 417 N. Drew St., built in 1921; and the Edwin A. Dettman house at 516 N. Bateman St., built in 1926.

During the same time period, examples of the American Foursquare style were being constructed in the district as well. These symmetrically designed two-story houses exist in a variety of sizes and in varying degrees of elaborateness, the most elaborate in the district is the Herman G. Saecker house at 414 N. Union St., a remodeled and enlarged house that began life as a Queen Anne style building in 1883 and was then expanded and updated in the new American Foursquare style in 1905. Other fine examples include the clapboard-clad Henry Oelke house at 516 E. Pacific St., built in 1922, and the rock-faced concrete block-clad George Dambruch house at 425 E. Pacific St., built in 1903. Of special note are a number of houses in the district that are late examples of the Queen Anne style that also incorporate much

⁴³ A notable example is the block bounded by E. North, N. Bateman, E. Pacific, and N. Union streets, which Sanborn-Perris maps show was empty in 1901 and two-thirds full by 1911.

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of the symmetrical feeling and greater simplicity of the American Foursquare style into their design. Good intact examples include: the Anton Stadler house at 207-09 N. Lawe St., built in 1909; the P. B. Hammel house at 516 E. North St., built between 1901 and 1905; the Rebecca Levey house at 510 E. North St., also built between 1901 and 1905; and the R. F. Hauert at 325 E. Harris St., built in 1903-04.

As the foregoing discussion suggests, the district was largely complete by 1920, only 21 buildings of all types being built within its boundaries thereafter. Thus, it is not surprising that Period Revival style houses play only a small role in the overall fabric of the district. Indeed, the district's most notable Period Revival style buildings are its two outstanding Neo-Gothic style churches, the First Methodist Episcopal Church (325 E. Franklin St.) and the First English Lutheran Church (326 E. North St.). These, and Temple Zion, are the only public buildings in the district and the special excellence of the design of the two newer churches received special mention in the Appleton Intensive Survey Report of 1992.

Because of a massive program of older congregations building new edifices in the twentieth century and prosperous new parishes being established, Appleton has a very impressive collection of Neo-Gothic Revival style churches. This is in fact the strong suit of the city's ecclesiastical architecture. Some of these structures are masterpieces of their kind, especially the early and very accomplished design of All Saints Episcopal Church, 400 E. College Ave., built in 1905 [located in the block just to the south of the City Park district]. This is a very convincing essay in English Parish Gothic that almost looks like it could have been lifted from the English countryside and dropped into the center of Appleton. Another fine Neo-Gothic Revival Church is the handsome First Methodist Episcopal Church (original name), [325 E. Franklin St.], built in 1924 and designed by the Chicago architectural firm of Childs and Smith.

Much less English in inspiration, and certainly more rigorously picturesque, is the central European Gothic-inspired First English Lutheran Church [326 E. North St.], with its highly effective accretive design approach. It was built in 1931.⁴⁴

Only three more buildings were constructed in the district in the 1940s and only two more in all the years that followed. Consequently, the district still retains its pre-World War II appearance and scale despite the profound changes that have altered the now greatly expanded city of Appleton since the end of the war, changes that can readily be seen in the areas just to the west and south of the district.

⁴⁴ East Central Wisconsin Regional Planning Commission. *City of Appleton Intensive Architectural/Historical Survey; 1991-1992*. Menasha (WI): October 1992, pp. 15-16.

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Architects

As is the case with most residential districts in Wisconsin that involve buildings constructed in the nineteenth and early twentieth centuries, the identities of the designers of most of the buildings within the Appleton City Park Historic District are unknown, as are those of the builders. Partly, this may be due to the nature of the architectural profession in Appleton itself during this period. The members of the profession seem to have been less known than those practicing in many other Wisconsin cities of similar or even smaller size, and this despite the numerous high quality buildings they produced. The difficulty involved in the matter of identifying the designers of Appleton's historic buildings has also been noted by the authors of the Appleton Intensive Survey of 1992, whose historic overview of the architectural profession in that city is worth repeating here.

Appleton attracted professional architects soon after the Civil War. From the 1870s onward, at almost any given time at least two working architects operated in the city. From the mid-1880s into the 1930s, the number of men in Appleton city directories advertising themselves as architects averaged four. Usually, these were one man firms, and usually at least two of these specialized in engineering work and mill architecture. The names of the architects would change, although some like Thomas O'Keefe, Phillip Dean, and Herman Wildhagen practiced for decades. Others would stay only a few years. None of the city's architects achieved national or even regional reputations, although many executed commissions outside of Appleton.

Because Appleton has not maintained much in the way of public records that would identify the architect's of the city's buildings, the designers of most structures remain unknown. Some attributions can be gleaned from church histories, general county histories and obituaries, but it would require an extensive search of old newspapers to match many of the city's commercial, residential, and industrial structures with specific architects. That is beyond the scope of this project. It can be stated with considerable certainty, however, that judging from the quality of many of the historic buildings, professionally trained architects were responsible for the design of many of the city's houses, factories, and commercial blocks.⁴⁵

Very few of the district's residential buildings have identified designers. Appleton architect Charles Hove, who practiced in the city between 1878 and 1889, was the architect of Temple Zion, built in

⁴⁵ East Central Wisconsin Regional Planning Commission. *City of Appleton Intensive Architectural/Historical Survey; 1991-1992*. Menasha (WI): October 1992, p. 19.

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1883-84 and listed in the NRHP individually in 1978.⁴⁶ Wallace W. DeLong, another Appleton architect who was active in the city from 1891-1920, has been credited as the architect of the Queen Anne style Thomas Ryan house at 402 E. Pacific St., built in 1896, and the very similar W. L. Rhodes house at 318 E. Franklin St., built in 1897.⁴⁷

Other important buildings in the district are known to have been designed by architects who were located outside Appleton and even outside Wisconsin, a circumstance that was so common in Appleton prior to the end of World War II that it was considered to be worthy of note by the authors of the 1992 Appleton Intensive Survey.

One of the singular characteristics of Appleton's historic architecture is the extensive patronage of out-of-town architects for prestigious commissions. The design of grand residences, public buildings and religious structures was farmed-out to architects from other communities such as Milwaukee and Oshkosh and even as far afield as New York and Chicago. As a result, local architects until the 1930s rarely received major commissions in the city. In the later 1930s this situation changed somewhat when a local firm was selected to design a major church complex, the county courthouse, and later in the booming 1950s, the city's new public schools.⁴⁸

The two earliest of the known buildings in the district designed by an architect from outside Appleton are the superb Arts & Crafts style George C. Jones house at 229 N. Park Ave., built in 1902-03, and the equally distinguished Arts and Crafts style H. C. Humphrey house at 304 N. Union St., begun in 1906 and completed in 1907, both of which were designed by Chicago architect H. H. Waterman.⁴⁹ Another outstanding work from a Chicago firm is the excellent Neo-Gothic style First Methodist Episcopal Church at 325 E. Franklin St., built in 1923 at a cost of \$300,000 to a design by Childs and Smith.

Frank Aiken Childs (1/12/1875-?). Childs was born in Evanston, Illinois in 1875. He attended public schools and was educated at the Armour Institute of Technology. He studied in Paris from 1905 to 1907, after which he worked as a designer for L. Dutton in San Francisco

⁴⁶ Ibid, p. 20. Hove was also the architect of several of the still extant commercial buildings that are now a part of the College Avenue Historic District (NRHP, 1982).

⁴⁷ Historic City Park Neighborhood Association. "Appleton's City Park Historical Walking Tour." Appleton: n.d. but ca. 1998.

⁴⁸ East Central Wisconsin Regional Planning Commission. *City of Appleton Intensive Architectural/Historical Survey; 1991-1992*. Menasha (WI): October 1992, p. 19.

⁴⁹ Historic City Park Neighborhood Association. "Appleton's City Park Historical Walking Tour." Appleton: n.d. but ca. 1998. Waterman also designed Lawrence University's Brokaw Hall as well.

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Appleton City Park Historic District
Outagamie County, Wisconsin

during the post-earthquake reconstruction period from 1907 to 1909. He returned to Chicago and worked for Holabird and Roche from 1910 to 1912 before setting up his own practice with William Jones Smith in 1912. The firm was located in downtown Chicago and was active into at least the late 1950s, when it specialized in designing public buildings, corporate office buildings and schools.

William Jones Smith (5/26/1881-?). Smith was born in Philadelphia in 1881. He was educated at the University of Pennsylvania, where he earned a bachelor's degree in architecture in 1903. He studied at the Ecole des Beaux Arts in Paris from 1903 to 1907. It is not known if he became acquainted with his future partner, Frank Aiken Childs, who was in Paris at the same time. He returned to Detroit in 1907 and went to work as a designer with Cass Gilbert from 1907 to 1909. In 1909 he began work as a chief designer with Holabird and Roche and stayed until 1912: Childs was also at Holabird and Roche during these years. In 1912 Smith joined Childs to form Childs and Smith. He worked on the Chicago campus of Northwestern University in 1926 and also designed many schools, the headquarters for the Employers Mutual Insurance Company in Wausau [Wis.] (1941-48, 1954) as well as the Marathon County Courthouse in Wausau in 1955.⁵⁰

Fine Wisconsin architects with offices outside of Appleton are also represented in the district. The extremely picturesque Neo-Gothic style First English Lutheran Church at 326 E. North St. was built in 1931 to a design by Milwaukee architect Roy O. Papenthein. Unfortunately, very little is known about this obviously competent architect. In 1925, Papenthein was a partner with Roland C. Velguth in the Milwaukee architectural firm of Velguth and Papenthein, but by 1931 he was practicing under his own name in Milwaukee.

The Appleton City Park Historic District is therefore being nominated to the NRHP because the buildings within the district constitute a visually impressive, architecturally significant residential grouping that is also representative of the historic patterns that shaped the larger neighborhood of which the district is a part. Not only are the buildings within the district impressive as a group, but several of the individual houses are also among the best and the most intact examples of the more important architectural styles found in Appleton. The significance of the district is further enhanced by its highly intact and very well maintained state of preservation. The streetscapes in the City Park district are unusually cohesive because of this intact building stock and because of the retention of

⁵⁰ East Central Wisconsin Regional Planning Commission. *City of Appleton Intensive Architectural/Historical Survey: 1991-1992*. Menasha (WI): October 1992, pp. 22 and 26-27. Childs and Smith also designed the Lawrence Memorial Chapel in Appleton in 1918, which is located just south of the City Park Historic District at 510 E. College Avenue and is one of Wisconsin's finest examples of Georgian Revival church design.

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Continuation Sheet**

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Appleton City Park Historic District
Outagamie County, Wisconsin

period street and landscaping features. In addition, there has been very little new construction in the district. Only five buildings have been constructed since 1941 and all but one of these single-family residences that were built on land that had originally belonged to older houses adjacent to them.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. Earlier buildings are known to have occupied the sites of a number of the existing buildings in the district including the Prescott Hospital at 303 N. Drew St. 402 E. North St. and the multi-lot parcels now occupied by the First United Methodist Church (325 E. Franklin St.) and the First English Lutheran Church (326 E. North St.). Sanborn-Perris maps and the Bird's Eye Views of the city (1874 and 1896) indicate that there were also earlier buildings on several other lots in the district. Despite subsequent construction activity, some archeological remains from all of these earlier buildings may still be extant. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of these pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

Preservation Activity

The Appleton City Park Historic District has been fortunate in that it has consistently been able to attract new owners who have taken pride in their historic houses, and in many cases, restored them. In addition, the Historic City Park Neighborhood Association has been very active in educating property owners in the district as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Criteria Consideration A

Both the First Methodist Episcopal Church (325 E. Franklin St.) and the First English Lutheran Church (326 E. North St.) are subject to Criteria Consideration A, which they both satisfy because they derive their primary significance from their architectural distinction. The Temple Zion Synagogue at 320 N. Durkee St. is already listed in the NRHP (9-18-78).

Appleton City Park Historic District
Name of Property

Outagamie
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:
Outagamie County Historical Society

10. Geographical Data

Acres of Property 44.5 acres

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

1	<u>16</u>	<u>388160</u>	<u>4902570</u>	3	<u>16</u>	<u>388450</u>	<u>4902390</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>388400</u>	<u>4902560</u>	4	<u>16</u>	<u>388460</u>	<u>4902030</u>
	Zone	Easting	Northing		Zone	Easting	Northing

X See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland /Consultant for	date	April 19, 2002
organization	Historic City Park Neighborhood Assoc.	telephone	608-795-2650
street & number	6391 Hillsandwoods Rd.	zip code	53560
city or town	Mazomanie	state	WI

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Appleton City Park Historic District
Outagamie County, Wisconsin

MAJOR BIBLIOGRAPHIC REFERENCES:

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Wisconsin Word Processing Format (Approved 1/92)

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Appleton City Park Historic District
Outagamie County, Wisconsin

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"Fire Insurance Maps of Appleton, WI." New York: Sanborn-Perris Map Co.: 1886; 1891; 1895; 1901; 1911; 1924; 1924 updated to 1954.

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

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Appleton City Park Historic District
Outagamie County, Wisconsin

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UTM Co-Ordinates, Continued:

5	<u>16</u>	<u>388100</u>	<u>4902060</u>
	Zone	Easting	Northing
6	<u>16</u>	<u>388010</u>	<u>4902180</u>
	Zone	Easting	Northing
7	<u>16</u>	<u>388010</u>	<u>4902280</u>
	Zone	Easting	Northing

VERBAL BOUNDARY DESCRIPTION:

The boundary of the Appleton City Park Historic District begins at a point on the north curbline of E. Washington St. that corresponds to the SE corner of the lot associated with 422 E. Washington St., then continues W along said curbline until reaching the point that corresponds to the SW corner of the lot associated with 402 E. Washington St. The line then turns 90° and runs N along the east curbline of N. Drew St. approximately 55-feet, then turns 90° and continues W across N. Drew St. to a point on the W curbline, then continues W approximately 240-feet, then turns 90° and continues N until reaching a point on the S curbline of E. Franklin St. The line then continues N across E. Franklin St. to a point on the N curbline that corresponds to the SE corner of the lot associated with 312 E. Franklin St.. The line then turns 90° and continues W along said curbline until reaching a point that corresponds to the SW corner of the lot associated with 300 N. Durkee St. The line then turns 90° and continues N along the E curbline of N. Durkee St. until reaching a point that corresponds to the NW corner of the lot associated with 320 N. Durkee St. The line then turns 90° and continues E along the S curbline of E. Harris St. until reaching a point that corresponds to the NW corner of the lot associated with 319 E. Harris St. The line then turns 90° and continues N across said street to a point on the N curbline that corresponds to the SW corner of the lot associated with 318 E. Harris St. The line then continues N along the west lot line of said lot to the NW corner, then turns 90° and continues E along the rear lot lines of 318, 320-22, 324 and 328-30 E. Harris St. until reaching the SW corner of the lot associated with 417 N. Drew St. The line then turns 90° and continues N along the rear lot line of 417 and 421 N. Drew St. to a point on the S curbline of E. North St., then continues due N across said street to the N curbline of said road. The line then turns 90° and continues west along said curbline to the SW corner that is formed by the intersection of E. North and Ida streets, then turns 90° and continues N along the E curbline of Ida Street a distance of 100.5-feet, then turns 90° and proceeds east to the point of intersection of the center N-S lot line of the block. The line then turns 90° and continues N along said center lot line, which is also the rear lot line of the lots associated with 525-27, 533, 537 and 543 N. Drew St., until reaching a point on the S curbline of E. Pacific St. The line then turns 90° and continues E along said curbline and across N. Drew St. to the NW corner of the lot associated with 542 E. Pacific St. The line then turns 90° and continues N across E. Pacific St. and along the W side of the lot associated with 402 E. Pacific St. to the NW corner of said lot, then turns 90° and continues E. along the rear lot lines of 402, 408, 412, 424, 502, 510, 516, and 522 E. Pacific St., 602 N. Union St., and 608 E. Pacific St. until reaching the NE corner of the lot associated with 608 E. Pacific St. The line then turns 90° and continues S along the E side lot line of said lot to a point on the N. curbline of E. Pacific Street. The line then continues S across said street and continues S. along the rear lot lines of 540-44, 536, 530, 522 and 514 N. Union St. until reaching the SE corner of the lot associated with 514 N. Union Street. The line then turns 90° and continues E along the rear lot lines of 614 and 620 E. North St. until reaching a point on the W curbline of N. Lawe St. that corresponds to the NE corner of the lot associated with 620 E. North St. The line then turns 90° and continues S along said curbline to a point that corresponds to the SE corner of the lot associated with 129 N. Lawe St. The line then turns 90° and continues W along the S lot line of said lot to the SW corner, then turns 90° and continues S along

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Section 10 Page 2

Appleton City Park Historic District
Outagamie County, Wisconsin

the rear lot line of the lot associated with 122 N. Union St. to the SE corner of said lot, then turns 90° and continues W along the S lot line of said lot to its SW corner, then turns 90° and runs N along the E curblineline of N. Union St. and across E. Washington St. until reaching the SW corner of the lot associated with 202 N. Union St. The line then turns 90° and runs W along the S curblineline of E. Washington St. to the SW corner of the lot associated with 203 N. Union St.. The line then continues N along the rear lot line of said lot to its NW corner, then turns 90° and continues W along the S lot line of the lot associated with 210 N. Park Ave. to the SW corner of said lot, then continues W across N. Park Ave. to the W. curblineline of said street, then turns 90° and continues S along said curblineline to the Point of Beginning.

Boundary Justification:

The boundaries of the district enclose all the land that is historically associated with the district's resources. Adjacent residential neighborhoods located to the east and north contain smaller and less intact buildings than those within the district, the classroom buildings of Lawrence University are located immediately south of the district, and the area to the west of the district is occupied by a mix of commercial and institutional buildings that are of a different type than the predominantly residential buildings in the Appleton City Park Historic District.

Appleton City Park Historic District
Name of Property

Outagamie
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 separate listing				
organization				date	
street & number				telephone	
city or town		state	Wisconsin	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.

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Appleton City Park Historic District
Outagamie County, Wisconsin

Section photos Page 1

Items a-d are the same for photos 1 - 11.

Photo 1

- a) Appleton City Park Historic District
- b) Appleton, Outagamie County, WI
- c) Timothy F. Heggland, April 25, 2001
- d) Wisconsin Historical Society
- e) 402 E. Washington St., View looking NNE
- f) Photo 1 of 11

Photo 9

- e) 524 E. North St., View facing NW
- f) Photo 9 of 11

Photo 10

- e) 326 E. North St., View facing NW
- f) Photo 10 of 11

Photo 2

- e) 200 Block of N. Park Ave., View looking N
- f) Photo 2 of 11

Photo 11

- e) 303 & 309 N. Drew St.
- f) Photo 11 of 11

Photo 3

- e) 229 N. Park Ave., View looking NW
- f) Photo 3 of 11

Photo 4

- e) 228 & 224 N. Park Ave., View looking NE
- f) Photo 4 of 11

Photo 5

- e) 304 N. Union St., View looking NE
- f) Photo 5 of 11

Photo 6

- e) 320 N. Union St., View looking SE
- f) Photo 6 of 11

Photo 7

- e) 414 N. Union St., View looking NE
- f) Photo 7 of 11

Photo 8

- e) City Park and 500 Block of E. North St., View looking N
- f) Photo 8 of 11

APPLETON
CITY PARK
HISTORIC DISTRICT

Appleton,
Outagamie County
Wisconsin



Boundary line
Non-Contributing
not to scale

