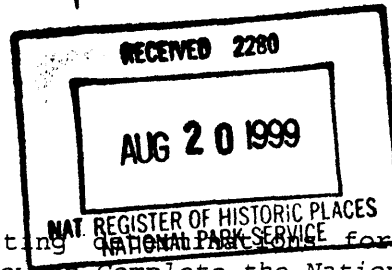


1174

United States Department of Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting 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 Mayer-Banderob House

other names Mayer, George House; Banderob, John House

2. Location

street & number 809 Ceape Avenue N/A not for publication

city or town City of Oshkosh N/A vicinity

state Wisconsin code WI county Winnebago code 139 zip code 54903

3. State/Federal Agency Certification

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

Alicia L. Cole
Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

8/5/99
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.)

State Historic Preservation Officer-WI
Signature of certifying official/Title

Date

State or Federal agency and bureau

Mayer-Banderob House
Name of Property

Winnebago County, Wisconsin
County and State

4. National Park Service Certification

I hereby certify that the property is:	Signature of the Keeper	Date of Action
<input checked="" type="checkbox"/> entered in the National Register.	<u>Beth Bolano</u>	<u>9/23/99</u>
___ 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:)	_____	_____

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include listed resources within the count)	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
___ public-local	___ district	<u>0</u>	<u>0</u> sites
___ public-state	___ site	<u>0</u>	<u>0</u> structures
___ public-federal	___ structure	<u>0</u>	<u>0</u> objects
	___ object	<u>1</u>	<u>0</u> Total

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)	Number of contributing resources previously listed in the National Register
<u>N/A</u>	<u>0</u>

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
<u>DOMESTIC/Single dwelling</u>	<u>DOMESTIC/Multiple dwelling</u>

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
<u>Italianate</u>	foundation <u>STONE</u>
	walls <u>BRICK</u>
	roof <u>ASPHALT</u>
	other <u>WOOD</u>

Narrative Description

(Describe the historic and current condition of the property on continuation sheet(s).)

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

INTRODUCTION

The Mayer-Banderob House is a two-story, Italianate residence composed of two contributing sections and one noncontributing addition (see site plan attached). The front and rear sections were erected circa 1868 for George Mayer, the first jeweler in Oshkosh.¹ Both sections are veneered with cream brick and set on a random rubble stone basement. The hip-with-deck roof on the front section and the hip-roofed rear section are clad with asphalt shingles. A Colonial Revival porch extends halfway across the front of the house. The noncontributing addition is a one-story, shed-roofed frame garage finished with drop siding appended to the southeast corner of the house. It dates from circa 1951.² The house retains good integrity.

¹Abstract of Title; James M. Thomas, compiler, Oshkosh City Directory and Business Advertiser for 1868 and 1869 (Oshkosh: Daily Northwestern Book and Job Printing House, 1868); and Holland's Oshkosh City Directory for 1869-70 (Chicago: Western Publishing Company, 1869).

²Abstract of Title, which shows that the property owner took out a large mortgage in 1951; and, Map of Oshkosh (Pelham, New York: Sanborn Publishing Company, 1903 and 1957).

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

DESCRIPTION

The Mayer-Banderob House is located on the southeast corner of Ceape Avenue and Bowen Street in a residential neighborhood several blocks east of Oshkosh's central business district. The houses in the area sit on small lots and date from the late-nineteenth to the mid-twentieth century.

The original sections of the Mayer-Banderob House form a rectangle in plan and measure 53 feet (north-south) by about 27 feet. The noncontributing addition measures 22 feet (north-south) by 14 feet.

The original sections feature wood, double-hung sash in a four-over-four configuration with stone sills and shaped, wood lintels (see photo 1). Wood, two-pane, awning windows appear in the basement. The front section is enriched with a cornice board, rope molding and scrolled brackets. John Banderob, who would later buy the house, was a skilled wood turner and may have crafted the brackets. A plain brick chimney rises through the center of balustraded deck on the roof of the front section.

The Mayer-Banderob House faces north. A polygonal bay with a window on each face balances the off-set entrance on the front facade (see photo 2). At the second story, three evenly-distributed windows appear. Originally, a flat-roofed hood on

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

brackets sheltered the front door.³ Sometime between 1903 and 1932, the hood was removed, an enclosed entry was constructed and the existing porch erected.⁴ Similarities in details between these alterations and those dating from the same period on the rear and west-facing facades (discussed below) suggest that the changes were made at the same time. Further, one of these changes is a replacement window on the west-facing facade. This window holds leaded-glass in a Queen Anne lozenge pattern, suggesting a pre-1920 construction date and making it likely that the alterations were done for John Banderob, who lived in the house from 1890 until his death in 1921. The house remained in the Banderob family until 1939.⁵

The enclosed entry within the front porch is only five feet wide and about three feet deep. It is finished with vertical boards and features a single, large door in the center. Inside the enclosed

³Richard J. Harney, History of Winnebago County, Wisconsin and Early History of the Northwest (Oshkosh: Allen and Hicks, 1880), p. 94.

⁴Map of Oshkosh, which in 1903 shows original configuration, while May 1932 paste-over shows existing porch.

⁵Abstract of Title.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

entry, a tall, paneled wood door with a broad sidelight and a two-pane transom opens into the front hall. These elements may be original. The front porch runs from the east end of the front facade to the east face of the polygonal bay. The porch is shed-roofed and has tripled Doric columns on brick pedestals with stone bases, and a balustrade with turned balusters. A wide pediment, enriched with wood carving in a floral motif, extends the full length of the porch.

The rear section dominates on the south-facing (rear) facade. It displays a centrally-placed, enclosed entry into the basement, two windows at the first story and one door and one window at the second story (see photo 3). The basement entry is constructed of concrete block with a bowed roof. It is just large enough to hold a door and appears to post-date 1970. When the basement entry was erected, the first-story opening above it was made into a small window. The stone pedestals and paired piers of a flat-roofed portico frame the basement entry. A simple balustrade creates a balcony on the roof of the portico. The portico and balcony display details similar to those on the front porch and were erected between 1903 and 1932,⁶ and probably prior to 1920 during John Banderob's tenure. A wood staircase that has been partially enclosed with drop siding dog-legs from the balcony to the ground on the east edge of the building. The staircase was built after 1967, perhaps circa 1974.⁷ Small, two-pane attic windows can be seen on the south-facing facade of the front section, just above the roof-line of the rear section. On the east-facing facade, two evenly-spaced openings appear at each floor of the front section

⁶Map of Oshkosh, which shows narrow, one-story portico in 1903 and broader, two-story portico and balcony in 1932 paste-over.

⁷Map of Oshkosh, which shows no staircase in 1957 or on the 1967 paste-over; and the staircase materials and finish, which appear at least 20 years old.

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**National Register of Historic Places
Continuation Sheet**

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Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

(see photo 4). All were windows originally. The northernmost opening on the second floor now holds a door, which opens onto a circa 1990 treated timber fire escape. There is a small, one-over-one window between the second-story openings. This window lights the second-floor bathroom, which may have been installed circa 1951, when the house was converted from single-family use to three apartments.⁸ The noncontributing, circa 1951 garage extends across the first story of the rear section (see photo 5). The addition displays a garage door on its north face and two four-pane fixed windows on its east face, and a door on its south face. The two second-floor windows on the east facing facade of the rear section can be seen above the addition.

The west-facing facade shows a polygonal bay and a single, small window on the first floor of the front section, and two regularly-distributed windows on the second floor (see photo 6). Originally, a four-over-four window appeared on each face of the bay and in the single opening on the first floor. The single opening and the one on the west face of the bay now have reduced openings with wood, fixed windows. The one on the west face of the bay displays leaded glass in a Queen Anne lozenge pattern. An enclosed entry obscures the south face of the bay, although the original window is intact inside the entry. The entry also encloses one window and the door on the west-facing facade of the rear section, although another window can be seen at the first story south of the entry and two more appear at the second story.

⁸Wright's Oshkosh City Directory (Milwaukee: Wright Directory Company, 1949 and 1951).

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Continuation Sheet**

Section 7 Page 6

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

The west-facing facade entry is flat-roofed, finished with brick that matches the original building and exhibits a four-over-four window on its west face. This window is one of the two that was removed from the west-facing facade. The entry was erected sometime between 1903 and 1932.⁹ The re-use of the original window, the matching of the brick to the original building and the way the entry attaches to the bay in a manner similar to the way the porch attaches to the bay on the front facade suggests that the entry dates from the same time as the front porch, prior to 1920 and during the time when John Banderob lived in the house.

On the interior, the floor plan is largely intact despite having been subdivided into three apartments around 1951 (see floor plans attached). On the first floor, the front door opens into the hall at the northwest corner of the house. From the hall, an elliptical, winding staircase climbs to the second floor. The staircase displays a wood handrail, turned balusters, broad wood treads and a paneled newel post (see photo 7). The first floor houses one apartment. Originally, the living room was in the northeast corner, the dining room was center-west, a study or home office was center-east, the kitchen was in the southwest corner, and a bathroom was in southeast corner. The old living room and study are now bedrooms, each with a small closet built into the space. Except for these closets, the first floor plan is intact.

On the second floor, two apartments open off the stair hall. At the north end, an efficiency apartment has been created by enclosing a part of the stair hall to create a galley kitchen connected to the bedroom, which is located in the northeast corner. Otherwise, the second floor plan is intact. The layout of the

⁹Map of Oshkosh, 1903 and 1932 paste-over.

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Continuation Sheet**

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Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

second apartment consists of a central hall with three rooms on either side.

Interior finishes include drywall and plaster walls and ceilings, and wood flooring covered with carpeting and linoleum. In addition to the staircase, original details that remain include compound classical moldings around the doors and windows. The basement and attic are unfinished.

ALTERATIONS

Exterior alterations to the Mayer-Banderob House include the addition of the front porch, the west facade enclosed entry and reduced windows, the rear portico and balcony, and the garage addition. With the exception of the garage addition, these alterations likely were made for John Banderob. Because the house is significant for its association with Banderob, alterations made for Banderob do not compromise the integrity of the house. The circa 1951 garage addition is noncontributing, but its placement toward the rear of a secondary facade minimizes its impact. Further, the garage attaches gently to the house and could be removed easily. The treated timber fire escape on the west-facing facade detracts a bit from the appearance of the house, but not enough to impair the house's overall integrity.

Interior changes to the Mayer-Banderob House primarily date from its circa 1951 conversion from single-family to three apartments.

A wall was built into the second-floor stair hall to make a kitchen for the northeast bedroom, creating an efficiency apartment. The second-floor bathroom may have been installed at the same time. Dropped ceilings were constructed much later. The current owner removed the dropped ceilings when he rehabilitated the interior in 1995. The closets in the first floor apartment were also installed in 1995, following the Secretary of the Interior's Standards for Rehabilitation and with the approval of the Wisconsin Division of Historic Preservation. Despite

subdividing, the original interior remains largely intact and John Banderob would certainly recognize it as his home.

Mayer-Banderob House
Name of Property

Winnebago County, Wisconsin
County and State

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.)

Areas of Significance
(Enter categories from
instructions)

Politics/Government
Community Planning and
Development

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.

Period of Significance

1890-1921

Significant Dates

N/A

Criteria Considerations

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

A owned by a religious institution or
used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building resource.

F a commemorative property.

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

Significant Person

Banderob, John

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

9. Major Bibliographic References

(Cite the sources used in preparing this form on continuation sheet(s).)

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

SUMMARY

The Mayer-Banderob House is locally significant in politics/government and in community planning and development under Criterion B for its association with John Banderob. Banderob was an influential mayor of Oshkosh, in which office he served from 1905 through 1908 and again in 1911 and 1912. In 1911, Banderob campaigned on the issue of changing the form of municipal government from aldermanic to commission. His successful implementation of this plan restructured politics and government in Oshkosh and lasted for more than 20 years. In community development and planning, Banderob's legacy as mayor is still felt. Banderob worked tirelessly to beautify parks and public places, especially with outdoor sculpture. Citizens of Oshkosh continue to enjoy and take pride in these monuments, which represent persons and events important in local and national history. Although Banderob does not appear to have declared himself a Progressive, he was a Republican and the reforms and ideals he championed as mayor conform to those of the Progressives and reflect the Progressive era in Oshkosh. The period of significance for the Mayer-Banderob House coincides with the years in which John Banderob lived there, 1890 to 1921.

CONTEXT: HISTORY OF OSHKOSH

Although the fur trade brought a handful of pioneers of European descent to Winnebago County as early as 1818, it was not until the Treaty of the Cedars was signed in 1836 that the area that is present day Oshkosh was truly opened up for settlement. With this treaty, the Menominee ceded to the United States government all the land north of Lake Butte des Morts and the Fox River between the Wolf River and Lake Winnebago. Settlers were quick to arrive and begin farming. Within 15 years all traces of the fur traders disappeared.¹

¹Metz, James I., editor, Prairie, Pines and People: Winnebago County, A New Perspective (Oshkosh: Oshkosh Northwestern Company, 1976), pp. 131-135.

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Section 8 Page 2

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

Oshkosh grew slowly during the late 1830s and early 1840s. In 1846, settlers began arriving in earnest to take advantage of Oshkosh's location on the navigable Fox River and near the pine forests to the north and west. In 1847, two steam lumber mills were established, and the industry that would spur Oshkosh's phenomenal growth was born. In early 1849, the population of the village reached 500. By 1850, Oshkosh had become the county seat, and its population had nearly tripled, standing at 1,392. In 1853, Oshkosh incorporated as a city.²

The city grew rapidly during the 1850s, but it was not until the arrival of the railroad in 1859, vastly improving the transportation network for delivering lumber products, that Oshkosh really began to expand. As a result of improved transportation and an increased need for lumber products brought about by the Civil War, Oshkosh boomed during the 1860s. In 1860, the city's population was 6,086. By 1870, the population had more than doubled, reaching 12,663, and Oshkosh had become the third largest city in the state, behind Milwaukee and Fond du Lac. Despite a nationwide recession, Oshkosh continued to boom during the 1870s. In 1875, the population was 17,000.³

²Howard, Needles, Tammen and Bergendoff, "Final Report of the Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin," September 1981, pp. 4-6.

³Ibid., pp. 4-6 and 16.

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Continuation Sheet**

Section 8 Page 3

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

By the end of the 1870s, the growth of the lumber industry in Oshkosh began to slow. As the importance of the lumber industry declined in Oshkosh, wood products industries began to appear. Among these was furniture-making. One of the first furniture-makers in Oshkosh was John Banderob. A wood-turner by trade, he began making furniture in 1866, producing three bedsteads a day.

Banderob's business grew slowly but steadily. In 1885, he erected a large plant to manufacture a wide variety of household furniture.⁴ Banderob's company went through various name changes, but continued to thrive well into the twentieth century.

As Oshkosh's industrial base changed, the demographics of the population changed as well. The early settlers were primarily Yankees. Following the Civil War, German and Irish immigrants arrived to work in the city's factories. Toward the end of the nineteenth century, many Poles, Scandinavians and ethnic Germans from the Volga River region of Russia settled in Oshkosh. From 1870 until the decline of the wood products industry in the 1930s, Oshkosh remained one of the five largest cities in the state. Between 1870 and 1930, the population grew from 12,663 to 40,108.⁵

⁴"Oshkosh, A Progressive City," Oshkosh Daily Northwestern, undated, circa 1891.

⁵Robert C. Nesbit, Wisconsin: A History (Madison: University of Wisconsin Press, 1973), pp. 341-43 and 459-60.

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Continuation Sheet**

Section 8 Page 4

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

HISTORICAL SIGNIFICANCE: ASSOCIATION WITH JOHN BANDEROB

The Mayer-Banderob House is locally significant in both politics/government and community development and planning for its association with John Banderob. As mayor of Oshkosh in 1911 and 1912, Banderob distinguished himself in politics/government through his successful campaign to change Oshkosh's municipal government from council to commission form. In community development and planning, Banderob gains significance for his tireless efforts to improve park facilities and beautify parks with outdoor sculpture during his six terms as mayor, 1905-08 and 1911-12. These efforts conform to the ideals of the Progressive movement in the Republican party.

John Banderob (1838-1921) was born at Heile, in Holstein, Germany. He immigrated to the United States with his parents in 1855, settling in Oshkosh. Banderob had been trained as a wood turner in Germany, and quickly found work plying his trade in Oshkosh. Banderob enlisted in the Union Army in 1862 and served three years, fighting in many of the bloodiest battles of the Civil War. He rose from private to sergeant, was twice wounded and once captured. Banderob returned to Oshkosh and began making furniture in 1866.

Although Banderob started out small, producing no more than three bedsteads a day and also doing scroll-sawing, his business grew steadily. For awhile the enterprise was known as the Banderob-Larsen Company. By 1879, the business had become Banderob and Company and was located on Ceape Avenue between Broad and Court streets. In 1885, Charles C. Chase became Banderob's partner and the firm was renamed Banderob and Chase. A large factory building was erected on the Ceape Avenue (several blocks west of the Mayer-Banderob House) the same year. That plant burned in December 1890, and was replaced with a complex that sprawled over three acres, contained 80,000 square feet of floor space and doubled the

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Section 8 Page 5

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

company's manufacturing capacity, making it the second largest furniture factory in Oshkosh. In 1891, Banderob and Chase employed 225 hands and used four-and-one-half million board feet of lumber per year to produce bedroom suites, tables, wash stands, bookcases, side-boards and other household furniture in a variety of styles, that were shipped throughout the western U. S.⁶ By 1898, Banderob and Chase were also manufacturing refrigerators.⁷ Banderob served as president of the company until 1920, although he retired from active management of the firm in 1918.⁸ The company continued as Banderob-Chase Manufacturing Company until at least 1926, and as Banderob Furniture Manufacturing Company until at least 1936. By 1942, the firm had gone out of business and by 1946, the factory buildings had been demolished.⁹

Banderob was a prominent and successful businessman, but it is his accomplishments as mayor of Oshkosh that lend him historical significance. Banderob first sought public office in 1888, running as the Republican candidate for the Wisconsin legislature. Despite the fact that Oshkosh was overwhelmingly Democratic, Banderob was defeated in that contest by only a slim margin. From 1899 through 1907, Banderob served as alderman of the eighth ward. At that time, the city was divided into thirteen wards, each of which was

⁶"Oshkosh, A Progressive City."

⁷Bunn's Oshkosh Directory: 1898-99 (Oshkosh: John V. Bunn, 1898).

⁸"John Banderob Is Called By Death," Oshkosh Daily Northwestern, April 25, 1921.

⁹Konrad's Directory of Oshkosh, Wisconsin (Milwaukee: Wright Directory Company, 1926); Wright's Oshkosh City Directory (Milwaukee: Wright Directory Company, 1936 and 1942); and Map of Oshkosh, 1903 pasted-over through 1946.

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Section 8 Page 6

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

represented by two aldermen, forming a 26-member common council. The mayor presided over the common council and could veto legislation, but ordinarily had no vote. The mayor and aldermen were elected annually and governed a city that exceeded 33,000 in 1910.¹⁰

Banderob was first elected mayor in 1905. In his platform, Banderob promised to fight gambling, to support improving the public schools, and to beautify public parks and grounds. He also asserted that he would veto issuing municipal bonds to bring a new rail line into Oshkosh.¹¹

¹⁰Oshkosh of To-Day: A Brief Review of the City (Oshkosh: n. p., 1898), pp. 6-7.

¹¹"Republican Candidate for Mayor," Oshkosh Daily Northwestern, April 1, 1905.

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Section 8 Page 7

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

Banderob was re-elected mayor in 1906, 1907 and 1908. During his first four terms as mayor, Banderob was active in reducing gambling in Oshkosh through legislation to remove games of chance from taverns. These included games as diverse as slot machines and poultry raffles.¹² Banderob supported many initiatives related to community development and planning. Among these were infrastructure improvements that benefited all citizens, such as the erection of a new Main Street Bridge (1907), paving heavily-traveled streets with brick (1905-1910), and legislation requiring the use of concrete sidewalks in the city (adopted in 1911). Banderob also chaired the Park Board from 1905 to 1908, bringing bridges, roads, beaches and swimming facilities to Menominee Park and South Park, making them more usable and more attractive for the public.¹³

¹²"No More Poultry Raffles," Oshkosh Daily Northwestern, October 7, 1905.

¹³Bunn's Directory of Winnebago County, Wisconsin (Oshkosh: John V. Bunn, 1905); Oshkosh City Directory for 1908 (Oshkosh: John V. Bunn and Company, 1908); and Public Monuments, Parks and Art Gifts Given to the City of Oshkosh (Oshkosh: Oshkosh Daily Northwestern, January 1, 1919).

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Section 8 Page 8

Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

Banderob's most enduring legacy in community planning and development is the outdoor sculpture he helped secure for parks and public places around the city. The first of these was the Soldiers' Monument, erected to honor the men who fought in the Civil War and placed between High, Market and Division streets. The monument was financed with a gift from Colonel John Hicks and was dedicated on July 8, 1907. The Soldiers' Monument was created by noted Italian sculptor Gaetano Trentanove and is listed on the National Register as a contributing object in the North Main Street Historic District. Two outdoor sculptures placed during Banderob's time as mayor and financed by Colonel Hicks are located in Menominee Park.

One is a bronze statue of Menominee chief Oshkosh, fashioned by Gaetano Trentanove. It was unveiled June 21, 1911. Less-prominently displayed in Menominee Park is a bronze statue of George Washington. A reproduction of the marble statue created by distinguished French sculptor Jean Antoine Houdon and displayed in the Virginia statehouse for many years, it was dedicated on August 15, 1911. In the fall of 1911, three bronze busts were unveiled in Oshkosh public schools. Each bust represented the American for whom the school was named. One depicted George Washington, another Thomas Jefferson, and the third represented Benjamin Franklin.¹⁴

In April 1909, Banderob lost his bid for re-election to John C. Voss. Banderob's administration had run into debt, resulting in an increase in property taxes and his ouster. In April 1911, Banderob defeated Voss by promising to reduce property taxes and to work toward changing the municipal government from aldermanic to commission form.¹⁵ In April 1912, the electorate voted for the

¹⁴Public Monuments, Parks and Art Gifts Given to the City of Oshkosh; and "Site Now Selected," Oshkosh Daily Northwestern, March 20, 1906.

¹⁵"Why Banderob Should Win," Oshkosh Daily Northwestern, undated article from early April 1911; and "Municipal Election of 1911 Proves One of the Closest Contests on the Head of the Ticket in History of the City," Oshkosh Daily Northwestern, undated article from early April 1911.

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Mayer-Banderob House

Oshkosh, Winnebago County, Wisconsin

commission form of government. At that time, a mayor and two commissioners, elected city-wide, were selected to replace the mayor and 26 aldermen that had previously governed the city. Unlike the aldermanic form of government, the commissioners and new mayor served the city full-time and held office for six years. Oshkosh operated under the commission form of government until May 1933, when the aldermanic form was reinstated.¹⁶ Although Banderob is not labeled as a "Progressive" Republican in any published reports, his initiatives and accomplishments reflect the Progressive movement in the Republican party, an important chapter in the history of politics in early twentieth century Wisconsin and the nation. The current running through Progressive ideology was to make the United States a genuine democracy, which would work for the good of all its citizens and could be applied to politics, social welfare and economics. In politics, this meant that all levels of government represent and protect all the people. Social democracy addressed both equal access to schools, libraries, and parks, as well as elimination of the vices that breed poverty-- notably alcohol and gambling. Democracy applied to economics meant fair wages, safe working conditions, consumer protection, and the elimination of child labor. To achieve social and economic democracy, the Progressives not only exhorted the business community and the wealthy to bear social responsibility, but also proposed that government legislation and regulation "be enforced upon those whose code omits it."¹⁷

¹⁶Clinton F. Karstaedt, editor, Oshkosh, One Hundred Years a City: 1853-1953 (Oshkosh: Oshkosh Centennial, Incorporated, 1953), pp. 86 and 92.

¹⁷S. J. Duncan-Clark, The Progressive Movement: Its Principles and Its Programme, (Boston: Small, Maynard & Company, Publishers, 1913), p. 16.

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At the turn of the century, the power to select candidates for office and to choose appointees for government jobs was concentrated in the hands of a few men: the party boss and his inner circle. This system was easily corrupted by moneyed individuals and special interests, such as the railroads and other large corporations. The Progressives proposed several remedies. These included direct representation, direct legislation, and, to combat political patronage, a system of "civil service," or professional government workers. Direct representation meant holding primaries and elections in which all voters, including women, could vote for all elective offices. Direct legislation allowed voters to propose and enact legislation independent of a representative body, through an initiative or referendum. At the local level, the Progressives endorsed the commission plan "as the best present form of municipal government."¹⁸

The commission form was promoted because anyone could choose to run and commissioners were selected by the voters at large, short-circuiting the political machinery often present in the ward-party boss system. The commissioners, then

... enter upon their duties with a sense of freedom from embarrassing obligations and alliances. They have only one thing to consider--what must be done for the good of the whole community.¹⁹

Progressive philosophy also recommended that the commission call on professional experts to guide the growth of the city into a

¹⁸Ibid., p. 278.

¹⁹Ibid.

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Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

beautiful and healthy place with good schools, playgrounds, libraries, parks and amusements for all the people.²⁰

As mayor of Oshkosh, John Banderob's efforts and accomplishments reflect the Progressive credo, "for the good of all." In politics/government, Banderob's successful campaign to change the municipal government from aldermanic to commission form in 1912 is the most striking example of Progressive-influenced activity. Banderob also showed Progressive spirit in 1905, when he declared his intent to stand against the railroads, the Progressives' most vilified special interest group, and veto issuing municipal bonds to extend a new rail line into Oshkosh. Banderob's battles to eliminate gambling and his support for public schools, for building infrastructure, and for improving and beautifying parks mirror the Progressives' program for achieving social democracy.

HISTORY OF THE HOUSE The Mayer-Banderob House is situated on Lots 4 and 5 in Banderob's Subdivision of the Bowen Addition to Oshkosh. This addition was first platted for Abraham Bowen in 1850. The lots on which the Mayer-Banderob House sits (originally lots 16 and 17, block 6) were transferred to Abraham Bowen's wife, Mary Ann Bowen in 1860. Later that year, she sold the lots to her son, Edgar C. Bowen, for \$100. In 1863, Edgar Bowen sold the property to George Mayer for \$500.²¹ Mayer probably had the existing house erected in 1868.²² Mayer was from Bavaria. He immigrated to the United States in 1849, locating briefly in Milwaukee before settling in Oshkosh in 1850. Mayer was the first jeweler and watch-maker in Oshkosh. The building at 421 North Main Street was erected for his business in 1875. That building was listed on the

²⁰Ibid., p. 285.

²¹Abstract of Title.

²²Thomas; and Holland's Oshkosh City Directory for 1869-70.

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National Register in 1996 as a contributing element in the North Main Street Historic District. Although quite successful in business, Mayer moved to Kansas in 1879.²³ In 1884, George Mayer sold the house to Dr. Rudolph Malkowski for \$5,500. Dr. Malkowski (1832-1888) had immigrated to the United States from Muenden, Prussia in 1877. Following his death, his widow, Alma Malkowski, sold the property to John Banderob for \$1,500. Banderob had the land replatted in 1913, naming it Banderob's Subdivision. When John Banderob died in 1921, ownership of the house passed to his widow, Anna Banderob. She died in 1928, leaving the property to the joint ownership of all nine surviving children. Herbert Banderob, Olga Banderob Heider and Metha Banderob Lauson continued to live in the house following their mother's death until 1938. The house was foreclosed upon in 1939 for unpaid taxes and other liens against the property. It was sold at auction to Bertha Gruenewald in 1940. In 1944, the property was sold to Steve Branch. The house passed to his brother, John Branch, who sold it to Clara Hafeman in 1948. Hafeman sold the property to Carl and Lulu Wendt in 1950. In 1973, Carl Wendt sold the property to Thomas V. Kiser and Gladys E. Kiser.²⁴ The Kisers signed a land contract with Vang Cheng Leng Xiong in 1987. The current owner, Charles Williams, purchased the Mayer-Banderob House in 1994.²⁵

²³Harney, p. 176.

²⁴Abstract of Title.

²⁵Charles Williams, personal communication, March 5, 1999.

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CONCLUSION

In conclusion, the Mayer-Banderob House is locally significant in politics/government and in community planning and development under Criterion B for its association with John Banderob. The Mayer-Banderob House is the property most closely associated with John Banderob, a significant figure in this period of Oshkosh's history; he shaped Oshkosh's form of government and beautified its public parks.

Banderob was an influential mayor of Oshkosh, in which office he served from 1905 through 1908 and again in 1911 and 1912. In 1911, Banderob campaigned on the issue of changing the form of municipal government from aldermanic to commission. His successful implementation of this plan restructured politics and government in Oshkosh and lasted for more than 20 years. In community development and planning, Banderob's legacy as mayor is still felt. Banderob worked tirelessly to beautify parks and public places, especially with outdoor sculpture. Citizens of Oshkosh continue to enjoy and take pride in these monuments, which represent persons and events important in local and national history. Although Banderob does not appear to have declared himself a Progressive, he was a Republican and the reforms and ideals he championed as mayor conform to those of the Progressives and reflect the Progressive era in Oshkosh. The Mayer-Banderob House represents John Banderob's tireless efforts to improve civic life and government in Oshkosh during the years he occupied the house.

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Mayer-Banderob House
Oshkosh, Winnebago County, Wisconsin

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Mayer-Banderob House
Name of Property

Winnebago County, Wisconsin
County and State

Previous Documentation on File (NPS):
 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:
State Historical Society of Wisconsin

10. Geographical Data

Acreage of Property Less than one

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

1	<u>1/6</u>	<u>3/7/7/6/2/0</u>	<u>4/8/7/4/4/4/0</u>	3	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting		Northing			
2	<u>/</u>	<u>/</u>	<u>/</u>	4	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>	<u>/</u>
	Zone	Easting	Northing		Zone	Easting		Northing			

— see continuation sheet

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

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

11. Form Prepared By

name/title Elizabeth L. Miller, Historic Preservation Consultant
organization for Charles Williams date 3-15-99
street & number 504 Algoma Boulevard telephone 920-233-2500
city or town Oshkosh state WI zip code 54903

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)

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Oshkosh, Winnebago County, Wisconsin

VERBAL BOUNDARY DESCRIPTION

Part of the SE 1/4 of the SE 1/ of Section 24, Township 18 N, Range 16 E, in the City of Oshkosh, Winnebago County, Wisconsin, more particularly described as: Lots 4 and 5, Banderob's Subdivision, a parcel encompassing less than one acre.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Mayer-Banderob House coincide with those of the legal parcel on which it sits and encompass the resources historically associated with the Mayer-Banderob House.

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Photo 1 of 7

Mayer-Banderob House

Oshkosh, Winnebago County, WI

Photo by Elizabeth L. Miller, February 27, 1999

Negative on file at the State Historical Society of Wisconsin

View of the north-facing (front) and east-facing facades, looking southwest.

Photo 2 of 7

View of the north-facing (front) facade, looking south.

Photo 3 of 7

View of the south-facing (rear) facade, looking north.

Photo 4 of 7

View of the east-facing and north-facing (front) facades, looking west-southwest.

Photo 5 of 7

View of the east-facing and south-facing (rear) facades, looking northwest.

Photo 6 of 7

View of the west-facing facade, looking east.

Photo 7 of 7

View of the elliptical staircase.

Mayer-Banderob House
Name of Property

Winnebago County, Wisconsin
County and State

Property Owner

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

name Charles Williams

street & number 504 Algoma Boulevard telephone 920-233-2500

city or town Oshkosh state Wisconsin zip code 54903



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.

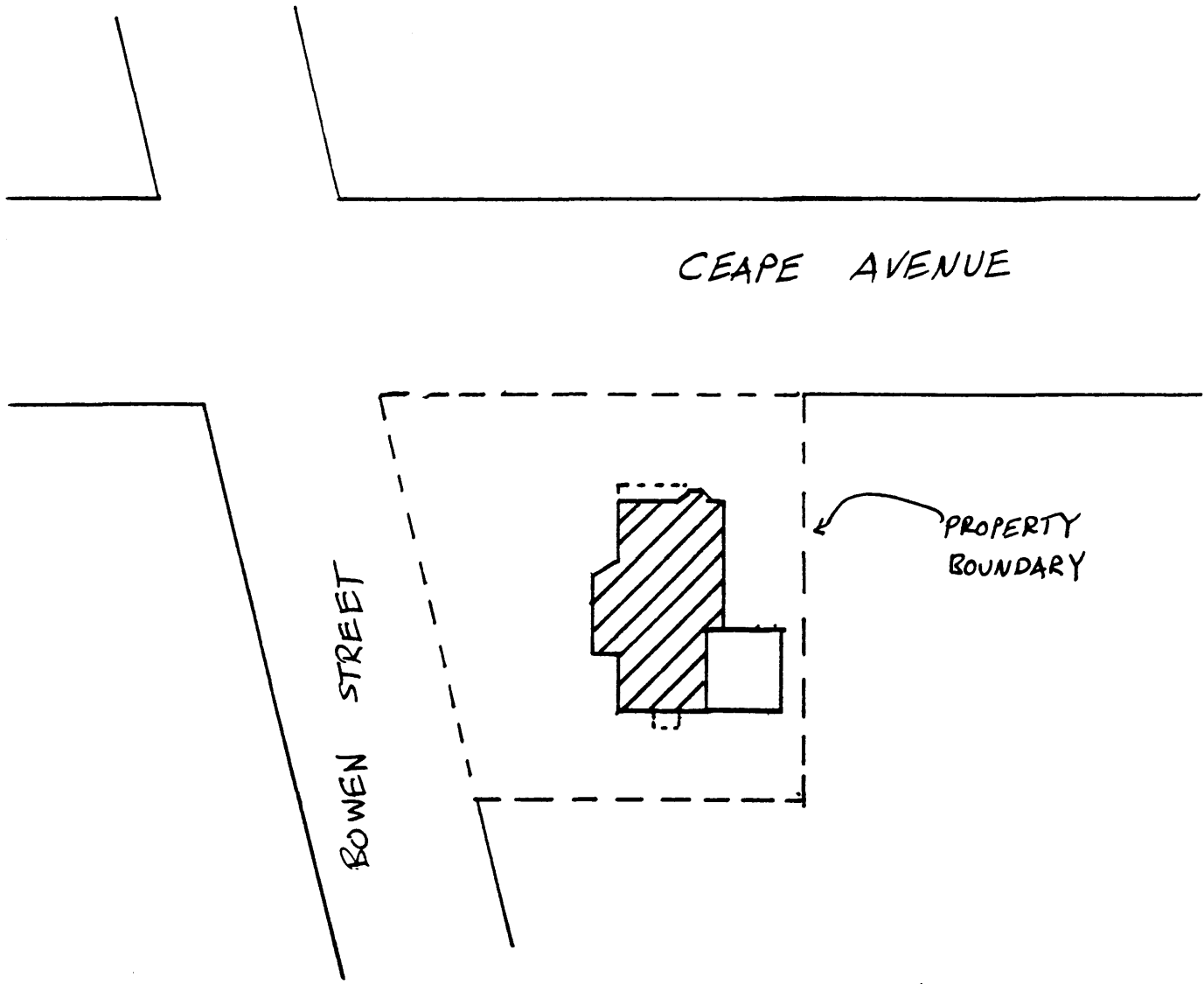
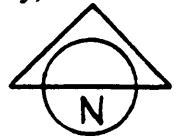
Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

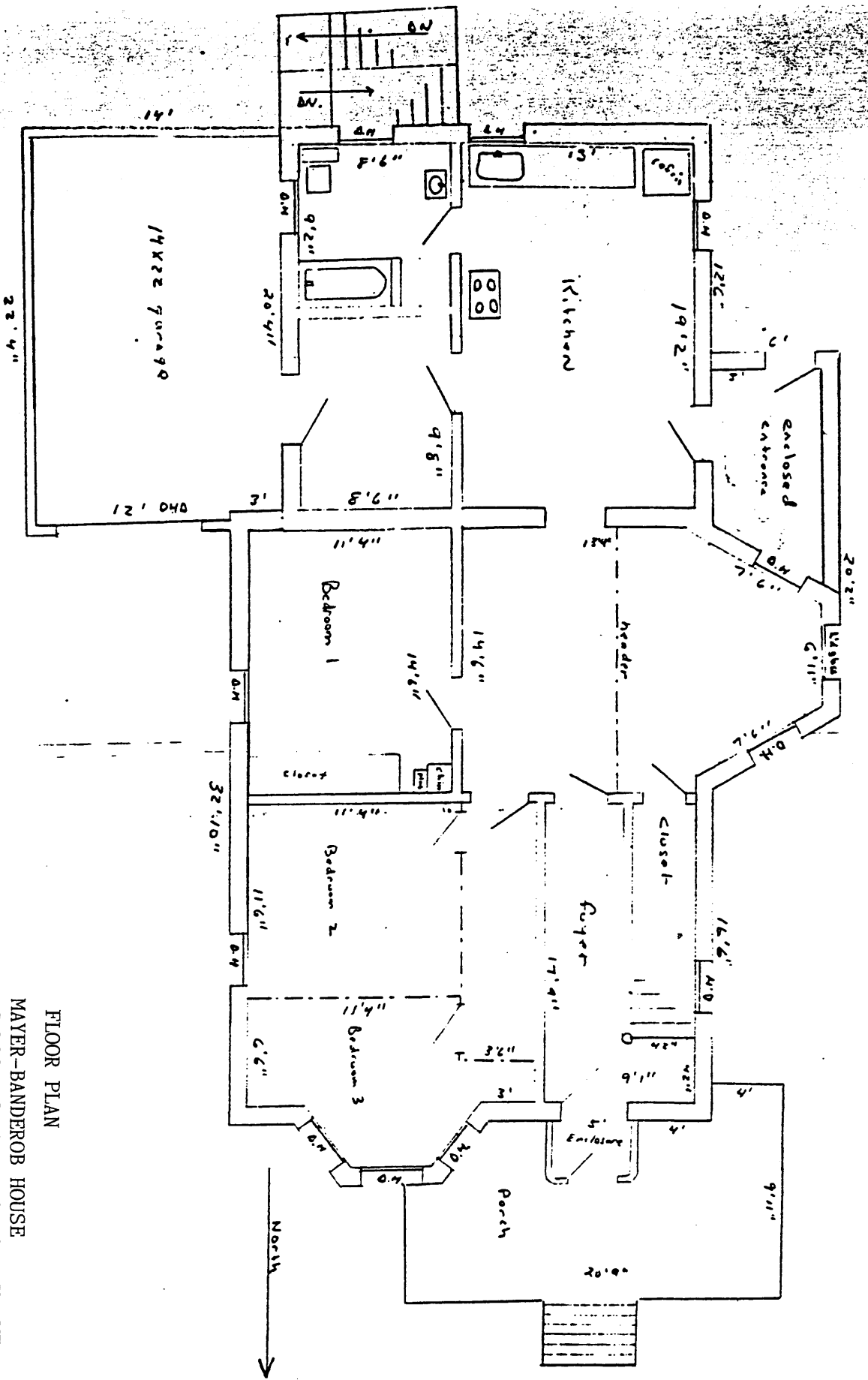
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form 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.

MAYER-BANDEROB HOUSE
809 Ceape Avenue
Oshkosh, Winnebago County, WI

Scale: 1"=50'

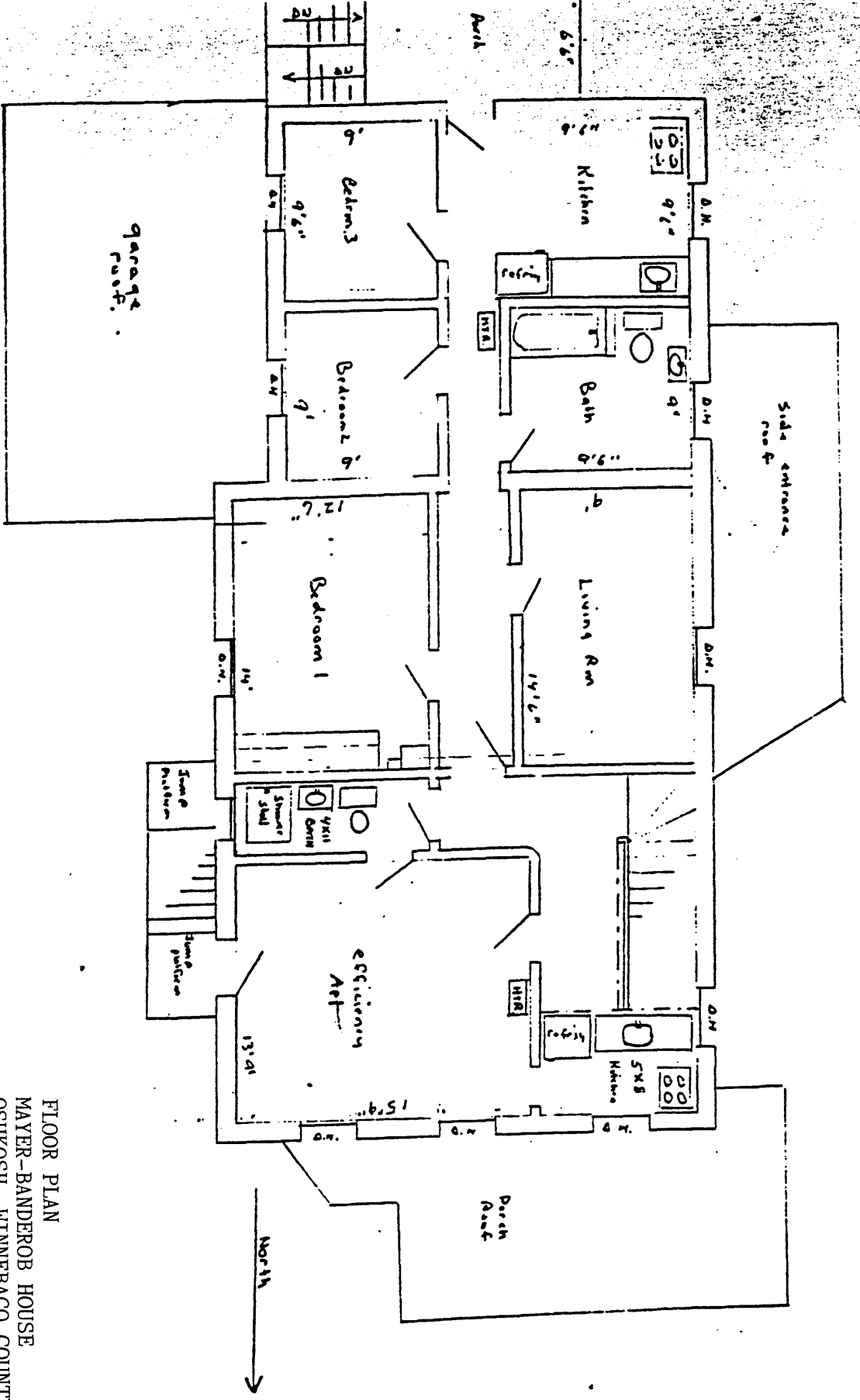
-  contributing
-  noncontributing





FLOOR PLAN
 MAYER-BANDEROB HOUSE
 OSHKOSH, WINNEBAGO COUNTY, WI
 not to scale

809 Cape Ave Oshkosh	
DATE 1/11/11	PROJECT 260
FIRST FLOOR	3 Bedroom Apt.



FLOOR PLAN
 MAYER-BANDEROB HOUSE
 OSHKOSH, WINNEBAGO COUNTY, WI
 not to scale

809 Crane Ave Oshkosh	
Scale 1/4" = 1'	9/12/14
Second Floor	Missouri & Wisconsin Ave
= Partition walls	