

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 99000240

Date Listed: 3/4/99

So. Dickason Blvd. Residential Hist. Dist., Columbia Co., WI
Property Name **County** **State**

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Poland
Signature of the Keeper

6/18/02
Date of Action

Amended Items in Nomination:

Section 8: Criterion B was checked by mistake. The district is listed for significance under National Register Criterion C in the area of Architecture.

This information was confirmed by Daina Penkiunas of the WI SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**



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

1. Name of Property

historic name South Dickason Boulevard Residential Historic District

other names/site number N/A

2. Location

street & number	Various (see inventory)	N/A	not for publication
city or town	Columbus	N/A	vicinity
state Wisconsin	code WI	county Columbia	code 021
			zip code 53925

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.)

Alicia Z. Cochran
Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

12/2/98
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

South Dickason Boulevard Residential Historic District
Name of Property

Columbia
County and State

WI

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:)

Beth Boland

3/4/99

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

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

contributing

noncontributing

18

2 buildings

sites

structures

objects

18

2 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

N/A

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

RELIGION/religious facility

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

FUNERARY/mortuary

7. Description

Architectural Classification

(Enter categories from instructions)

Greek Revival

Italianate

Queen Anne

Bungalow/Craftsman

Late 19th and 20th Century Revivals

Materials

(Enter categories from instructions)

Foundation Stone

walls

Brick

Weatherboard

roof

Asphalt

other

Wood

Narrative Description

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

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Section 7 Page 1 South Dickason Boulevard Residential Historic District
Columbus, Columbia County, WI

Description

The South Dickason Boulevard Residential Historic District is one of two potential historic residential districts in the city of Columbus, Wisconsin, identified by the recently completed Columbus Intensive Survey, the other being the larger Prairie Street Residential Historic District, which begins one block further to the northwest.⁽¹⁾ The South Dickason Boulevard Residential Historic District is a small historic residential neighborhood that is located just southwest of the historic commercial center of the city of Columbus (see: Columbus Downtown Historic District - NRHP 3-5-92).⁽²⁾ The district is centered around the points where the northwest-southeast-running West Prairie Street intersects with the northeast-southwest-running South Dickason Boulevard and South Ludington Street, the last two thoroughfares being located one block apart and parallel to each other. Many of the city's finest houses have historically been located on these three streets and the district boundaries contain a significant and quite well-defined concentration of them, of which the earliest is the fine early Italianate style Joseph W. Hulbert/ Lucius Fuller house (1857) at 254 S. Dickason Boulevard and the latest, the Norman Revival style Otto Albrecht house (1930) at 334 S. Ludington Street, which was the last of the city's few large Period Revival style houses. The district contains twenty buildings, all of which front on the three streets named above.⁽³⁾ Eighteen of these buildings were built as single family houses and two were built as churches in the late 1860s. Stone foundations underlie all but the latest of these buildings and clapboard is the most common siding material, although brick and even stone coupled with stucco and false half-timber work is also found. The contributing buildings in the district represent some of the major styles and vernacular forms that were applied to domestic architecture in Columbus and other communities in Wisconsin prior to 1931. These buildings range in size from mere cottages, such as the Gable Ell vernacular form Edward and Alice Harris house (319 S. Dickason St., built in 1896), to ones of considerable size, such as the previously mentioned Hulbert and Albrecht houses. Given the range of construction dates and styles present in the district it is not surprising that the district is now more notable for its diversity of designs than it is for its stylistic consistency. This diversity, though, is the end product of the historic progression of the neighborhood and reflects the fact that several of the houses that now occupy its lots are in fact the successors to earlier, smaller ones. Continuity is provided by the fact that nearly every building in the district save two, regardless of size, style, or date of construction, was built as a single family residence. The only exceptions are the former Presbyterian Church at 239-241 S. Dickason Blvd., built in 1867, and the former Universalist Church at 351 S. Dickason Blvd., built in 1868. These buildings were both later converted into apartments after they ceased to function as churches and they constitute a complimentary but distinct architectural entity of their own.

The district includes portions of four city blocks, two of which are part of the nine original blocks belonging to the Original Plat of Columbus (1844) and two of which belong to Ludington's Addition to the Original Plat (1849), whose three blocks were the first addition to the original plat. These four blocks are surrounded on three sides by the much larger historic residential area that encircles the downtown commercial area, which is located immediately northeast of

¹ Hegglund, Timothy F. *Intensive Survey Report of Columbus, Wisconsin*. Madison: July, 1997.

² The 1990 population of Columbus was 4093.

³ Garages and other small outbuildings were not evaluated or counted due to their small size, lack of architectural significance, and typically late date of construction.

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and adjacent to the district. The land within the district is flat and the three streets within its boundaries are lined with wide parkways, mature shade trees, and concrete sidewalks and they have concrete gutters and curbs. Of these streets, South Dickason Boulevard is the most important. Historically, this thoroughfare was known as Broadway up until 1940, when the name was changed during the Columbus Centennial Celebrations, and it has always been the widest street in the city, being 90-feet-wide instead of the more typical 60 and 70-feet.⁽⁴⁾ This greater width gave the street a special prominence in the early history of the city that was reflected in its being the favored location for the construction of city churches. By 1872, no less than five churches fronted on this street, so it is not surprising that persons of prominence in city affairs also chose to build houses fronting on this street, and it is the best of these houses and others closely proximate to them that form the core of this district.⁽⁵⁾ The street is also unique in the city for being laid out as a boulevard, its length being bisected longitudinally by a grass-covered median strip.⁽⁶⁾ Exactly when the boulevarding of this street occurred is not known, but it is believed to date from ca. 1916. South Ludington Street was also and is an important early thoroughfare as well, since the westerly (rural) continuation of this street became the main road leading to Madison, the state capitol, located approximately thirty miles to the west. Consequently, this street too became a favored location for houses built for the locally prominent.

Integrity levels within the district vary. Nearly all of the district's most architecturally distinguished buildings are still in very good to excellent, largely original condition and they continue to serve as single family residences. Several of the district's smaller buildings, however, have fared less well, following their conversion to rental property, and have now been resided and have lost detailing. Even so, none of them have lost so much of their original design elements as to justify classifying them as non-contributing elements. The only non-contributing buildings within the district are the former Presbyterian Church, whose conversion to apartments resulted in a general loss of architectural significance, and the Second Empire style James F. Allen house (248 S. Ludington St.), whose conversion to a funeral home has been accompanied by the construction of several unsympathetic additions. The district as a whole, though, still retains the overall appearance it had during the latter portion of its period of significance.

⁴ *Columbus Journal-Republican*, July 12, 1940, p.1.

⁵ Four of the five remain today, although only the former Universalist Church at 351 S. Dickason Blvd. retains sufficient integrity to be listed in the National Register of Historic Places. The remaining three: the former Congregational Church at 210 W. Mill St. (corner of N. Dickason Blvd.); the former Presbyterian Church at 239-241 S. Dickason Blvd.; and the present United Methodist Church at 222 S. Dickason Blvd. (1873) have all now been substantially altered. The fifth one, the First Baptist Church at ca. 151 S. Dickason Blvd. (1864), has now been demolished.

⁶ Stare, Frederic Arthur. "The Story of Columbus." *Columbus Journal-Republican*, January 8, 1959. This article by Stare is one of a series of newspaper columns written by him under the title shown above, which ran in the *Journal-Republican* from 1951 until 1963. Altogether there were at least 566 installments of this column, which is an invaluable source of local historic material, and paginated copies of it (821 pages in all) have been bound into four volumes that are available at the Columbus Public Library and on microfilm at the State Historical Society of Wisconsin. Future footnotes will simply refer to this column as "Stare" and will provide a date, if possible, or else an installment number or page number, whichever is available.

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The following inventory lists every building in the district and includes the names of the original owners, the construction date, the address, and contributing (C) or non-contributing (NC) status. The inventory is then followed by descriptions of some of the district's best and most representative resources, which are listed in rough chronological order according to style

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Classification</u>
227	S. Dickason Blvd.	Charles Ulm House	1896	C
239-241	S. Dickason Blvd.	Presbyterian Church	1867	NC
242	S. Dickason Blvd.	G. A. Buhrman House	1899	C
253	S. Dickason Blvd.	James F. Allen/George W. Stephens House	ca.1872/ca.1895	C
254	S. Dickason Blvd.	Joseph W. Hulbert/ Lucius Fuller House	1857/1870	C
300	S. Dickason Blvd.	Dr. Leslie A. Wright House	1900	C
316	S. Dickason Blvd.	Elizabeth Hughes House	1899	C
319	S. Dickason Blvd.	Edward & Alice Harris House	1896	C
328	S. Dickason Blvd.	John M. G. Price/Robert Griffiths House	ca.1864-1873/1874/1881	C
337	S. Dickason Blvd.,	Methodist Church Parsonage	ca.1860-1872/1873	C
348	S. Dickason Blvd.	H. T. Long/Calvin C. Baker House	ca.1860-1867/1872/1899	C
351	S. Dickason Blvd.	Universalist Church	1868/1913	C
248	S. Ludington St.	James Fayette Allen House	1872/1955/1965/1993	NC
310	S. Ludington St.	Joseph S. Manning House	ca.1868	C
320	S. Ludington St.	Albert Henck House	1915	C
334	S. Ludington St.	Otto and Anna Albrecht House	1930	C
129	W. Prairie St.	Theron Edwards House	1911	C
134	W. Prairie St.	John Bibow House	1900	C
141	W. Prairie St.	John Kumm/Lawrence Holstein House	1910	C
147	W. Prairie St.	Mary Fritz House	1921	C

Italianate

Three fine examples of the Italianate style are located in the district, one of which is small and quite simple in design and two of which are larger and somewhat more elaborate. The most elaborate of these is the Joseph S. Manning House at 310 S. Ludington St., which occupies a prominent corner lot that forms the west corner of the intersection of S. Ludington and W. Prairie streets. This house was built ca.1868 and it consists of a roughly cruciform plan hip-roofed two-story main block.⁽⁷⁾ The house has a stone foundation, is clad with a cream brick veneer and has such typical Italianate style details as the wide, overhanging eaves of the main roof, double main entrance doors, and the tall, original

⁷ *Columbus Democrat*. November 19, 1868, p. 1, and December 17, 1868, p. 1. See also *Stare*, Installments Nos. 14 - 16, pp. 15-18.

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round-arched window openings, many of which still retain their original corresponding double hung two-over-four light wood sash. Save for the alteration of a few of the first story window openings and the construction of a recent two-story addition to the rear of the house that imitates the original material and design, the exterior of the house has remained almost totally intact and it still retains its nineteenth century appearance today.

The owner of the house, Joseph S. Manning (1819-?), was a native of New Jersey who came to Columbus in 1849 and purchased and then operated the Columbus Flouring Mill (non-extant) developed by Major Elbert Dickason in 1839, which was the first industry in the then brand new village. Manning ran the mill until at least 1880, and by 1856 was successful enough to plat some of the 18 acres of land that came with the mill as Manning's Addition to the Original Plat, which consisted of some 56 lots in the vicinity of the mill. Following the Civil War, Manning is believed to have begun construction of this house, which, by 1868, was being called a "new" house in the local papers.⁽⁸⁾ Subsequently, the house was purchased by local merchant Eugene S. Griswold (1833-1909), whose wife, Hattie Tyng Griswold (18??-1909), was a noted local author who entertained a number of nationally known literary figures in this house, including Julia Ward Howe, author of the "Battle Hymn of the Republic."⁽⁹⁾

Another similarly sized though less elaborate example of the Italianate style is the J. W. Hulbert/ Lucius Fuller House located at 254 S. Dickason Blvd., the oldest building in the district. The house occupies a prominent corner lot that forms the north corner of the intersection of S. Dickason Blvd. and W. Prairie Street and the original portion of it was built in 1857 as the dwelling of Joseph W. Hulbert. This was a major part of the two-story building visible today and it featured "cherry red" brick walls built with brick made locally by John Hayden and had interior plaster work done by the firm of Hays & Borden.⁽¹⁰⁾ In 1859, Hulbert sold the house to Lucius Fuller, who in 1870, added on to and remodeled the house, replacing a 16-foot x 20-foot wooden ell in the process. The new addition utilized brick of the same type and it also altered the windows "in the old part of the house [which] are to be replaced with arches to correspond to the new."⁽¹¹⁾ Richard D. Vanaken was the carpenter contractor for the addition and the resulting essentially rectilinear plan house has a stone foundation, a main facade that faces southwest onto W. Prairie Street, and it is sheltered by a shallow-pitched hip roof that is clad in asphalt shingles. Overt Italianate features are few and simple in design and include: tall round arched window openings dating from 1870, which still retain their graceful original round-arched upper sash and lights; wide overhanging eaves; and a flat-roofed, one-story, rectilinear plan front entrance porch that spans part of the width of the main facade and still retains its bracketed eaves and grouped supporting posts. A second enclosed one-story sunporch that spans the shorter width of the S. Dickason Blvd. elevation of the house is an early twentieth century addition. Aside from this newer porch, though, the 1870 exterior of the Hulbert/Fuller house is still almost totally intact.

⁸ Butterfield, Consul W. *The History of Columbia County, Wisconsin*. Chicago: Western Historical Company, 1880, p. 974. See also *Stare*: Installments Nos. 14 - 16, pp. 15-18 and Installment No. 41, p. 59. Both sources contain biographical information on Manning.

⁹ Butterfield, op. cit., p. 967. See also; *Stare*, op. cit., Installment No. 75, pp. 115-116. Both sources contain biographical information on Eugene and Hattie Griswold.

¹⁰ *Columbus Journal*: July 21, 1857; p. 3; and November 3, 1857, p. 3.

¹¹ *Columbus Democrat*: April 8, 1870, p. 3; July 29, 1870, p. 3 and *Columbus Republican*: June 9, 1870, p. 1.

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Little information has been uncovered about Joseph W. Hulbert save for the fact that he was a partner in the general store of Hulbert & Loomis when his house was built in 1857. His partner was Harvey Loomis and their firm was formed on June 12, 1857, and was dissolved in January, 1859.(12) Lucius Fuller (1810-?), however, who bought this house from Hulbert, was a well known Columbus figure. Fuller opened a dry goods store in 1858, (the store being located in a building on Ludington Street that Fuller also bought from Hulbert) known as L. Fuller & Son, which he continued to run with his son, Daniel S. Fuller, until 1866, when he retired. The firm was subsequently run by his son, Daniel, and another son, Mark R. Fuller, and was known as Fuller Brothers.(13)

The smallest example of the Italianate style in the district is the John M. G. Price/Robert Griffiths House located at 328 S. Dickason Blvd., which is believed to have been built between ca.1864-1873... This L-plan building has a stone foundation and walls that are now clad with asbestos shingles. The main facade of the house faces southeast onto Dickason Blvd. and its two-story-tall twenty-foot square-plan main block, which is the original part of the house, is sheltered by a low-pitched hip roof having wide overhanging eaves. In 1874, when this house was purchased by carpenter and furniture dealer Robert Griffiths, a one-story gable roof rectilinear plan 20 x 14-foot ell was added to the southwest-facing side elevation of the main block and a new entrance porch (partially extant) was built across a portion of the first story of the main facade of the original block. In 1881, Griffiths added a one-story gable-roofed 24 x 26-foot ell across the rear of the original block as well, giving the house its present appearance.(14) Both of these later additions were in keeping with the simple Italianate design of the original block, and today, despite the covering over of the original clapboard cladding of the house with asbestos shingles, the house is still a fine representative example of the style. All of its original flat-arched six-light first story windows and its flat-arched two-over-two-light second story windows are still intact, as are the house's other original windows, and all or parts of the original porches are intact as well. In addition, the original room layout and most of the original interior woodwork is intact as well.

John M. G. Price (1835-?) came to Columbus in 1864 and formed a partnership in what was known as the firm of Bassett, Davies, & Price. In 1873 he moved to Milwaukee, selling his house to Robert Griffiths, where he remained for three years. In 1876, Price returned to Columbus and entered into partnership with J. T. Henderson in the firm of Price & Henderson, lumber dealers. Robert Griffiths (1829-??) was a carpenter by trade who came to Columbus in 1864 and formed a partnership with J. Colville in the furniture and undertaking business, which he carried on in Columbus for many years.(15)

¹² *Stare*: Installment No. 120, pp. 181-182; and No. 347, p. 515 (*Columbus Journal-Republican*, March 13, 1958). Both installments contain biographical information of Hulbert.

¹³ Butterfield, op. cit., p. 966. See also: *Stare*, op. cit., Installment No. 119, pp. 179-180; and No. 120, pp. 181-182. Both sources contain biographical information on Lucius and Daniel S. Fuller.

¹⁴ *Columbus Republican*: May 9, 1874, p. 1; and July 25, 1874, p. 1. *Columbus Democrat*: October 29, 1881, p. 1; and October 10, 1884, p. 1.

¹⁵ Butterfield, op. cit., pp. 967 and 976. Contains biographical information on both Price and Griffiths.

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Greek Revival

That there are only two examples of the Greek Revival style in the district may reflect the fact that a number of the houses in the district occupy sites on which there was an earlier, possibly Greek revival style example. The district still contains two fine examples of the Greek Revival style, however, the H. T. Long/Calvin C. Baker House at 348 S. Dickason Blvd., and the Universalist Church, located across the street at 351 S. Dickason Blvd. The Long/Baker House occupies a prominent corner lot that forms the north corner of the intersection of S. Dickason Blvd. and W. School Street. This house is believed to have been built for H. T. Long ca. 1860-1867 and it originally consisted of an L-plan Greek Revival style house having a two-story main block with a front-facing main gable end, to whose northeast-facing side elevation was attached a one-story gable-roofed ell.⁽¹⁶⁾ Much of this house, which has a stone foundation, clapboard covered wall cladding, and such style-defining features as returned cornices and corner pilasters, is still visible today. The first major change to the house occurred in 1872, when Long had a second story added to the ell and a porch built across the whole of the southwest-facing main facade of the house.⁽¹⁷⁾ The following year, Long sold the house to Capt. Calvin C. Baker, who resided in it until 1899, when his estate sold the house to Dr. and Mrs. E. M. Poser for \$2650. The Posers then remodeled and modernized the house at a cost of \$2500, in the process adding a two-story rear ell and such Queen Anne style touches as the present two-story front porch and its attached one-story octagonal gazebo.⁽¹⁸⁾ The resulting house is a fascinating example of an early house that was modified by later owners so as to create a building that is significant for the way in which it successfully combines important features of two different styles. This significance is enhanced, in the case of the Long/Baker house, by the fact that the exterior has remained almost totally intact since the 1899 remodeling.

All that is known about the first owner of the house, H. T. Long, is that he was a partner in the firm of Long & Henderson in 1870.⁽¹⁹⁾ Capt. Calvin C. Baker (1808-1897), however, was a well known citizen of the Columbus area who came to the area in 1857 and moved to the city in 1872 after retiring from working a farm in nearby Fountain Prairie.⁽²⁰⁾

The other Greek Revival building in the district is the former Universalist Church at 351 S. Dickason Blvd., which was built for this congregation in 1868 at a cost of \$6000.⁽²¹⁾ The frame construction Universalist Church occupies a lot that forms the east corner of the intersection of S. Dickason Blvd. and W. School Street. The main block of the building is rectilinear in plan, measures 50-feet-long x 30-feet-wide, has a stone foundation, exterior walls that are covered in

¹⁶ Circa dates are given in some cases due to the fact that tax rolls for Columbus that predate 1881 no longer exist. When this is the case, circa dates that reflect stylistic attributes or information found in other sources are used. In this instance, lists of the most expensive houses in Columbus, as determined by using then contemporary tax rolls, were published in Columbus newspapers in 1869 and 1870, and these lists have been used to establish a date when the building in question could, with certainty, be said to exist.

¹⁷ *Columbus Democrat*, October 29, 1881, p. 1.

¹⁸ *Columbus Republican*, February 18, 1899, p. 1 and *Columbus Democrat*, August 16, 1899, p. 4.

¹⁹ *Columbus Democrat*, July 15, 1870, p. 3.

²⁰ Butterfield, op. cit., p. 955. See also: *Stare*, op. cit., Installment Nos. 90 and 91, pp. 137-138; and Nos. 113-114, pp. 170-171. Both sources contain biographical information on Calvin C. Baker.

²¹ *Columbus Democrat*, October 8, 1868, p. 1. See also: Butterfield, op. cit., p. 684.

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clapboard, and is sheltered by a steeply pitched gable roof whose main gable end faces northwest onto S. Dickason Blvd. In addition to the main block, the lowest tower portion of the church's original square plan corner steeple is also still extant. This tower is located on the west corner of the main block and, like the main block, it still retains its original style-defining corner pilasters and is still crowned by its original massive wood fascia.

The church remained unchanged until 1913, when it was purchased by August Schultz, who took down the tall spire that originally crowned the steeple and remodeled the building into apartments.⁽²²⁾ In the process, a cross gable roof was placed on top of the steeple's tower, a single gable-roofed wall dormer was placed toward the rear on each of the two side elevations of the main block, gable ends were covered with wood shingles, porches were added on to the front and the side of the main block, and the original window openings on both of the side elevations (which originally contained tall one-story windows that provided light to the nave of the church) were altered to accommodate a second story that Schultz inserted inside the main block. Despite these changes, though, the original Greek Revival style church building is clearly evident. Thus, the building as it stands today, is yet another district building that is significant for the way in which it now combines important features of two different styles. This significance is further enhanced in the case of the Universalist Church by the fact that the exterior has remained almost totally intact since the 1913 remodeling.

Queen Anne

The largest group of buildings in the district belonging to a single style are its six Queen Anne style houses. These buildings include one outstanding example of the style and a number of good representative examples whose designs are typical of examples found in other historic neighborhoods in Columbus. The size of these houses varies somewhat but most are of medium size and all are of frame construction and are clad at least partially in clapboard and/or shingles. In addition, several of them are believed to be the second houses erected on their respective lots and this will be noted where appropriate, others are located on new lots that were created by the subdivision of larger, older properties.

The Dr. Leslie A. and Mrs. Caroline Wright house at 300 S. Dickason Blvd. is one of best and most intact Queen Anne style houses in Columbus and it is also the largest and best example of the style in the district. The Wright house occupies a prominent corner lot that forms the north corner of the intersection of S. Dickason Blvd. and W. Prairie Street. This two-and-a-half-story 38-foot-wide x 48-foot-deep house was built in 1900 and it has a cruciform plan, stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a combination hip and gable roof whose multiple gable ends are clad in square and fish scale wood shingles.⁽²³⁾ The late date of construction of this house relative to its style is reflected in the classical detailing found in the small three-part Palladian style windows that decorate two of the gable ends, the small engaged Tuscan Order colonnettes that flank the windows in the style-defining polygonal second story turret that is placed in the south corner of the house above the main entrance, the Tuscan Order columns that support the flat roof of the outstanding wraparound verandah that encircles south corner of the first story of the house, and in the swagged surrounds that ornament several of the first story windows.

²² *Columbus Republican*, April 26, 1913, p. 5.

²³ *Ibid.*, August 4, 1900, p. 1. See also: City of Columbus Tax Rolls.

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Dr. Leslie A. Wright was a veterinarian who practiced his profession in Columbus from offices on Water Street from at least 1895, and for many years thereafter. Unfortunately, the source of the design of his fine home was not identified in the course of this research, but it is known that an earlier house on the site was either moved or demolished to make way for it. The present owners of the house, Mark and Carolyn Fredericks, have recently completed an excellent general restoration of the house that included the construction of a well-detailed and complimentary free-standing garage building and an extension of the original northeast-facing side porch that now terminates in a new octagonal gazebo whose design echoes that of the house's original veranda and octagonal turret.

More typical of the district's Queen Anne style resources is the G. A. Buhrman house located at 242 S. Dickason Blvd., which was built in 1899.⁽²⁴⁾ The Buhrman house is a cruciform plan two-story house that is 30-feet-wide x 42-feet-deep, has stone foundation walls, exterior walls that are clad in clapboard, a combination hip and gable roof, and multiple gable ends that are clad for the most part in octagonal wood shingles. The main entrance is sheltered by a small one-story hip-roofed veranda that encircles the west corner of the house and is supported by thin Tuscan Order columns. A second, smaller porch shelters a second entrance door placed in the polygonal first story of a gable-roofed two-story pavilion that makes up the rear half of the southeast-facing side elevation of the house.

No information about G. A. Buhrman came to light during the course of this research. His fine house, however, was recently restored by its present owners and is now in excellent condition.

Another, somewhat earlier example of Queen Anne style design is the James F. Allen/George W. Stephens house at 253 S. Dickason Blvd.. The precise history of this house is not known. It is believed that the house was originally a Gable Ell form house having less tall wings and that it was constructed in the early 1870s when the lot was owned by James F. Allen, whose much larger Second Empire style house (248 S. Ludington St.) was built in 1872 on the adjacent lots to the southwest. Tax rolls show that Allen owned this lot from at least 1881 until 1894, when its owner became Eveam Hall, who a year later sold the lot and house to Fred Rupnow, who used it as rental property. In 1895, Rupnow traded the house to George W. Stephens for another property that Stephens owned, which was located at the corner of W. Mills Street and Broadway.⁽²⁵⁾ An immediate doubling of the value of the former Allen property in 1896 suggests that Stephens enlarged the house to its present size at this time, while also adding the elaborate wooden Queen Anne style ornamentation to the front porch and to the gable ends that gives the house its current appearance.

Regardless of how this house became what it is today, it has remained intact since the turn-of-the-century, the only change of note being the paneled concrete block foundation that was inserted under the house early in this century. The Allen/Stephens house is a T-plan two-story Gable Ell form house that sits partially on a stone foundation and partly on one fashioned from paneled concrete block. The building measures 52-feet-wide x 38-feet-deep and its main facade faces northwest onto S. Dickason Blvd. Its walls are clad for the most part in clapboard. There is, however, a broad band of wood shingles decorating the first story of the upright wing on the main facade that consists of six courses of coved wood

²⁴ *Columbus Republican*, September 30, 1899, p. 1. See also: City of Columbus Tax Rolls.

²⁵ *Ibid.*, April 27, 1895, p. 1, and *Columbus Democrat*, May 1, 1895, p. 1. See also: City of Columbus Tax Rolls and *Columbus Republican*, September 30, 1899, p. 1. for an item reporting the sale of the house to J. R. Nashold.

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shingles placed above and below four courses of diamond pattern wood shingles; and the gable end of the upright is clad in multiple courses of wood shingles done in five different patterns and is further decorated with a lattice-like wooden gable ornament, all of which is believed to date from the ca.1896 remodeling of the house.

So far as can be determined, this house has been a rental property divided into several apartments for most of this century, which makes the intact survival of its exterior all the more remarkable.

Beside the three buildings described above there are three other houses in the district that are also examples of the Queen Anne style. These houses are: the Charles Ulm house at 227 S. Dickason Blvd., built in 1896 (26); the Elizabeth Hughes house at 316 S. Dickason Blvd., built in 1899(27); and the John Bibow house at 134 W. Prairie St., built in 1900.(28)

Craftsman

There are two houses in the district that are examples of Craftsman style design. The older of the two by a few years is the Albert Hencks house at 320 S. Ludington St., built in 1915.(29) The Hencks house is a one-and-one-half-story rectangular plan side-gabled design that measures 26-feet-wide x 36-feet-deep. The house has a full basement story that is enclosed by rock-faced concrete block foundation walls and the exterior walls above are completely clad in clapboards except for the upper portion of the main gable ends, which are clad in wood shingles. Craftsman style features of the Hencks house include: straightforward use of materials; wide, overhanging eaves; grouped rather than individual window openings; and the use of both six and eight-over-one-light double hung window sash, the horizontal muntin bars in each upper sash being positioned well towards the top of the sash. The design of the Hencks house also has many similarities with side-gabled Bungalow style houses of the same period, including having a full-width front porch inserted under the downward slope of the main roof (this porch being half an enclosed sunporch to the left and half a sheltered entrance porch to the right) and a large dormer on the slope of the roof above. Where it differs is in its size, particularly its height. The Hencks house has a full attic story above its second story and it has a noticeably more vertical aspect than do all but a very few Bungalow style houses.

Nothing is known about Albert Hencks other than his name. Henck's house occupies a lot that was originally a part of the land that belonged to the adjacent Joseph S. Manning House (310 S. Ludington St.).

The second Craftsman Style house in the district is the Mary Fritz house at 147 W. Prairie Street. The Fritz house occupies a prominent corner lot that forms the south corner of the intersection of S. Dickason Blvd. and W. Prairie Street. This two-story 30-foot-wide x 28-foot-deep rectilinear plan side gable house has rock-faced concrete block foundation walls. The original narrow clapboard-clad first story exterior walls have now been covered by vinyl siding of identical appearance, but the second story still retains its original, even narrower wooden clapboard siding. The house is sheltered

26 *Columbus Republican*, September 12, 1896, p. 1

27 *Ibid.* July 8, 1899, p. 1. See also: City of Columbus Tax Rolls.

28 City of Columbus Tax Rolls.

29 *Ibid.*

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by a gable roof whose wide overhanging eaves are supported by exposed rafter and beam ends. A shed-roofed dormer containing two nine-light sash that is centered on the northeast-facing main slope of this roof also has exposed rafter ends as well. The main facade of the house faces northeast onto W. Prairie St. and most windows are six-over-one-light double hung wood sash. The most distinctive feature of the house is the one-story front-porch that extends across two-third of the width of the main facade. The main entrance of the house is located in a canted entrance vestibule that faces out towards the S. Dickason Blvd./W. Prairie St. corner from the east corner of the house. In order to shelter this vestibule the east end of the front porch roof is canted as well, creating an entrance that is highly unusual in a Craftsman style home, but which echoes the earlier Queen Anne style entrance of the Dr. Leslie A. Wright house (300 S. Dickason Blvd.) located directly across S. Dickason Boulevard.

The Fritz house was built in 1921 as the new home of Mrs. Mary Fritz and her daughter, Nora Fritz.⁽³⁰⁾ Mary Fritz (1845-1926) was then the recently widowed wife of August Fritz (1841-1919), whose family history and experiences during the Civil War are included in Installment Nos. 439-448 of Stare's history of Columbus.⁽³¹⁾ Sanborn-Perris maps of Columbus show that her new house was built on the site of an earlier one.⁽³²⁾

Norman Revival

The newest house in the district is also one of the finest. This is the excellent Norman Revival style Otto and Anna Albrecht house at 334 S. Ludington St., built as a combination home and funeral parlor in 1930.⁽³³⁾ This cruciform plan house measures 72-feet-long x 28-feet-wide and it is one-and-one-half-stories in height (actually it has two full stories with an attic story above), and has a basement story contained by concrete foundation walls. The exterior walls of the first story are clad in random ashlar limestone, as is a portion of the second story, but most of the second story walls are clad in stucco and false half timber work. The house is sheltered by a steeply pitched cross gable roof and several hip-roofed wall dormers (a style-defining design characteristic) pierce the cornices of this roof. The main facade of the house faces southwest onto S. Ludington Street and its most distinctive features are a massive two-story-tall round tower (another style-defining design characteristic), which is capped by a conical roof and whose first story contains the main entrance of the house, and an equally impressive stone chimney mass (yet another style-defining design characteristic) that adjoins the tower to the left.

The Albrecht house was built on the site of an earlier Second Empire style house that was built by Columbus carpentry contractor Richard D. Vanaken for his own use in 1877-1879.⁽³⁴⁾ Edward T. Mix of Milwaukee was the architect of the house, which, while not especially large, was reputed to be a showcase of the carpenter's art.⁽³⁵⁾ No photo of this house has yet been found but the Albrecht house is at least its equal in quality. The designer of the Albrecht house has not yet

³⁰ Stare: Installment No. 443, p. 644 (*Columbus Journal-Republican*, March 31, 1960).

³¹ Ibid. Installment Nos. 439-448, pp. 638-650. (*Columbus Journal-Republican*: February 25, 1960 - May 5, 1960).

³² Fire Insurance Maps of Columbus, Wisconsin. New York: Sanborn-Perris Map Co.; 1915, 1927.

³³ City of Columbus Historic Landmarks and Preservation Commission Site File for 334 S. Ludington St.

³⁴ *Columbus Democrat*, January 27, 1877, p. 1.

³⁵ *Columbus Republican*, February 25, 1877, p. 1. Also: April 27, 1877, p. 1; May 19, 1877, p. 1; April 19, 1879, p. 1.

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been identified but the quality of the design makes it clear that this person was a competent and knowledgeable professional. The builder of the house, however, was Carl Ibsch, a Columbus carpentry contractor who built many of the best houses and other buildings in Columbus in the 1920s, 30s, and 40s.³⁶ Otto Albrecht owned a furniture store at 146 W. James St. (extant: Columbus Downtown Historic District, NRHP 3-5-92) where coffins were also sold. When he built his Ludington Street house a portion of the new building was given over to embalming and related activities, which were discontinued when another property (the A. H. Whitney House, 229 N. Ludington St.) was purchased for this purpose in 1946. Albrecht's house on S. Ludington St. remained in the family until 1957 and it is still in highly intact original condition today.

The overall integrity of the South Dickason Boulevard Residential Historic District is quite good and the great majority of the buildings in it are well maintained and in good condition. Even those few buildings that have been resided, such as the Gable Ell form Methodist Church Parsonage at 337 S. Dickason Blvd. and the Queen Anne style John Bibow house at 134 W. Prairie St., still retain enough of their original design characteristics to be considered contributing resources in the district. The significance of the district is further enhanced by the integrity of its residential setting, which still retains both the flavor and function of an historic residential neighborhood.

³⁶ City of Columbus Historic Landmarks and Preservation Commission Site File for 334 S. Ludington St. See also: *Stare*: Installment Nos. 214 and 215, pp. 321-322.

South Dickason Boulevard Residential Historic District
Name of Property

Columbia
County and State

WI

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

1857-1930

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

/Bisch, Carl

/Vanaken, Richard D.

Narrative Statement of Significance

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

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Significance

The proposed South Dickason Boulevard Residential Historic District is a residential district in the city of Columbus that is centered around the points where the northwest-southeast-running West Prairie Street intersects with the northeast-southwest-running South Dickason Boulevard and South Ludington Street. The district lies between the already listed Columbus Downtown Historic District, NRHP 3-5-92 and the Prairie Avenue Residential Historic District, which is being listed concurrently. The South Dickason Boulevard Residential Historic District was identified by the Columbus Intensive Survey in 1997 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (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 Greek Revival, Italianate, Queen Anne, American Craftsman, and Period Revival Styles subsections of the Architectural Styles study unit of the CRMP.(37) The results of this research is detailed below and shows that the South Dickason Boulevard Residential 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 18 contributing resources and 2 non-contributing ones. The contributing resources include fine representative examples of the most popular styles applied to residential architecture in Columbus during the period of significance and also excellent individual examples of the Italianate, Queen Anne, and Norman Revival styles.(38) Individually, the district's resources are fine examples of architectural styles and vernacular forms that were important in Columbus during the period of significance and several are among the finest examples found by the Columbus Intensive Survey. Collectively, these buildings are notable architecturally because they typify the stylistic and historic evolution of the district and of the larger area around it. During this period a number of the district's oldest buildings were supplanted by later, larger, and generally more fashionably up-to-date ones, a trend that resulted in a district that is now as notable for its stylistic diversity as for its historic continuity.

Historic Context

The 821-page collected columns of Frederic A. Stare provide an excellent general history of the city of Columbus up to World War II and a detailed history of the city and its built resources is also embodied in the City of Columbus Intensive Survey Report, printed in 1997.(39) Consequently, the historic context that follows deals primarily with the history of the district itself and with the immediate surrounding area.

³⁷ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, State Historic Preservation Division, 1986, Vol. 2, pp. 2-3, 2-6, 2-15, 2-24, 2-25, 2-26, and 2-28 - 2-31.

Note: the French Normandy style subsection of the CRMP exists only in draft form at the present time and is available from the Department of Historic Preservation, State of Wisconsin Historical Society, in Madison, WI.

³⁸ The period of significance is bounded by the construction dates of the contributing resources in the district.

³⁹ Hegglund, Timothy F. *Intensive Survey Report of Columbus, Wisconsin*. Madison: July, 1997.

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Today, Columbus is located in Columbia County and has a population of 4100. In 1839, though, when Major Elbert Dickason (1799-1848), the first settler of the land that was to become the city of Columbus arrived, all this land was included within the boundaries of the larger and as yet undivided Portage County and was then without formal governmental organization. Dickason, a veteran of the Blackhawk wars, had contracted with Lewis Ludington (1786-1857), the non-resident purchaser of a 1300 acre tract of land straddling the Crawfish River in that county, to manage and improve the property for their mutual benefit. Arriving at the site in the spring of 1839, Dickason's first act was to build himself a log cabin (non-extant) on the banks of the Crawfish at a spot close to where the railroad depots are located today. Dickason, like so many other town founders of that time, settled along a river because it provided both a reliable source of water and because it was the only readily available means of generating power for industrial purposes. This power source was put to good use the following year when Dickason constructed a saw and grist mill (non-extant) on the river bank with additional financial assistance from Ludington. Building such a mill was usually the first step in building up a town in the days before the coming of the railroads because the locale surrounding a mill was a natural gathering place for area farmers and was thus a logical place around which to build a trading center. This held true in this place as well. With Dickason's mill in place, which was among the first in this section of the state, the rich gently rolling prairie that surrounded it became especially attractive to settlers wishing to engage in agricultural pursuits. They did not arrive in sufficient numbers to save Dickason, however, who was unable to generate enough income to meet his financial obligations to Ludington. Consequently, Ludington replaced him with Col. Jeremiah Drake (1784-1868), who arrived at the site in 1842 and promptly set about enlarging the mill and building the first frame dwelling in the place for himself.(40)

By 1843, farmers were coming from as far as Madison and Steven Point to have their grain milled at the place that Dickason had christened Columbus and the farms of new arrivals were beginning to dot the countryside surrounding it. In the same year, H. A. Whitney built the first store (and tavern) in Columbus and the long lines of farmers waiting their turn at the mill persuaded him to build the first hotel in the new community in the following year at the corner of James and Ludington streets, where its 1857 replacement now stands. Also in 1844, Lewis Ludington, the town proprietor, recorded the first plat of the future city, which was known as Ludington's Plat (or the Original Plat) and comprised a nine-block area (Blocks 1-9) bounded by Mill, Spring, Prairie, and Water streets. In 1845, the second store in the community was constructed for Josiah E. Arnold and Daniel E. Bassett, and its first doctor, Dr. James C. Axtell, and its first lawyer (future Wisconsin Civil War governor James T. Lewis) also set up office in that year.(41)

By 1846, population in the region had grown to a point where it made sense to set Columbia County off from Portage County. Most of Columbia County's earliest settlers were transplanted Yankees and persons of English descent, but by 1848, the first of what would prove to be a large number claiming German descent would begin to arrive as well. Not coincidentally, 1848 also saw the construction of the first brewery in Columbus on the banks of the Crawfish (non-extant), which was the property of Jacob Jussen. In 1849, Ludington platted a four-block addition to his original plat called Ludington's Addition (Blocks 10-13) bounded by Water, Prairie, Spring, and School streets and a year later he platted a second six-block addition called the Addition to Columbus (Blocks 14-19) bounded by Mill, Spring, Newcomb, and Water streets. These nineteen blocks now comprise the historic commercial core of Columbus, which quickly spread outward from the Ludington Street/James Street

40 *Stare*, Installment Nos. 10-12, pp. 10-13 and Nos. 13-18, pp. 14-22. See also: Butterfield, op. cit., p. 511.

41 Butterfield, op. cit., p. 666.

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intersection and Whitney's first hotel to encompass all of the area that is now listed in the NRHP as the Columbus Downtown Historic District (NRHP 3-5-92).

All of the land in the South Dickason Boulevard Residential Historic District is part of Ludington's first two plats and can thus be said to be part of the earliest portion of the community given over to residential usage. These plats were typical of their time in that they overlaid the topography of the land with a relentless grid of streets. They are atypical in not being aligned to the cardinal points of the compass. As Stare noted:

Instead of running due north and south, Ludington and all other parallel streets run $47\frac{1}{2}^{\circ}$ East for the reason that the trail from Madison to Fond du Lac came into town from the southwest along the top of a slight ridge, which became Ludington St., and all cross streets are at $42\frac{1}{2}^{\circ}$ North. Therefore, the corners of a square room or house would be very nearly the points of the compass [if located on these streets].(42)

Ludington, a native of New York, named his new plat's widest street Broadway (this is today's Dickason Boulevard), Prairie Street (which was originally, and for only a very short time, named Pleasant Street) was named for the countryside surrounding the plat, and Ludington Street, of course, he named after himself. Additional platting activity further increased the size of the community in the first years of the 1850s. Almon P. Birdsey platted Birdsey's Addition, bounded by Spring, James, Lewis, and Newcomb streets (Blocks 1-9) in 1854 and he added eighteen additional blocks bounded by Broadway and by Newcomb and Lewis streets (Blocks 10-27) to this plat in the following year. Also added to the community in 1854 was the Village (so-called) of West Columbus, which was bounded by Broadway and by Harrison, Lewis, and Fuller streets, and was platted by James T. Lewis.

By 1853, when the first newspaper in the community (the *Columbus Reporter*) began publication, Columbus had a well-established business core centered around the intersection of Ludington and James streets that was surrounded by residential plats to the northwest and northeast. All this development was concentrated for the most part to the northwest of Water Street, which is not surprising. As its name suggests, Water Street was bordered to the southeast by the Crawfish River and by the mill pond created by the dam of the mill (which was located where today's Udey Street intersects with the river). Since land to the northwest of Water Street was higher than the river and since it increased in elevation as one traveled northwest, it was therefore safe from flooding, which circumstance naturally favored development in that area of the city.

By 1855, Columbus had a population of 800 and:

had already seven stores with two or three more to be opened in the spring. There was a drugstore, a good flouring-mill, a saw-mill, two wagon-shops, one of which had made a hundred wagons, and the other fifty, during the year previous; three groceries and provision stores, two hotels, four blacksmith shops, three boot and shoe stores, three tailor shops, one jewelry store and one harness shop. The Congregational Church was building, and it was thought the coming spring would lay the foundations of Methodist and Universalist houses of worship.(43)

42 Stare, Installment No. 19, p. 22.

43 Butterfield, op. cit., p. 669.

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The first bank in Columbus was established in 1856 by William L. Lewis, but the most momentous news of that year was the arrival of the Milwaukee & Watertown railroad in the winter, the first to reach the village. This all-important change guaranteed that Columbus would be able to hold on to its existing trading advantage in the area and it also led eventually to the creation of an industrial zone bordering the tracks just to the east of Newcomb and Whitney streets that still exists to this day. Perhaps in anticipation of the growth the railroad would bring, no fewer than ten additions to the community were platted in 1856 and 1857 (Ingalsbe's, Farham & Co.'s, Mill's, Manning's, Warner's, William's, Warner & Fuller's, Whitney's, Thyng's, and Lewis' first addition to West Columbus). Also in 1857, the original Whitney Hotel burned down and was replaced by the splendid new Italianate style building that has just recently been restored.

The development of the commercial center of the village was accompanied by growth of other kinds as well. In 1850, the first church in the village was built on the corner of Broadway and W. Mill Street for the Congregational Society of Columbus.⁽⁴⁴⁾ In 1859, a second institution was erected at the opposite (southwest) end of Broadway. This was the second public school building erected in the village, which was built on the 400 block of Broadway near the corner of School Street at a cost of \$6000 in 1859.⁽⁴⁵⁾ Part of the reason that these two institutional buildings were both built on Broadway was that the greater width of this thoroughfare (99-feet as opposed to 70-feet for Ludington and James streets and 66-feet for the others) provided a setting that was more visible, more spacious, and was especially appropriate for buildings of this type. Nor were institutions the only ones who built on Broadway for this reason. Some of the finest homes in the new community were also constructed on this street as well during the 1850s. One of the first of these and also the earliest house in the South Dickason Boulevard Residential Historic District, so far as can be determined, is the red brick Italianate style Joseph W. Hulbert house (254 S. Dickason Blvd.), which was constructed on the corner of Broadway and W. Prairie Street in 1857 for Hulbert, a prominent early Columbus merchant. Another important local merchant who built on Broadway in the same year was George Griswold, a transplanted New Yorker who erected his own large Italianate style brick house (extant but altered -- 146 S. Dickason Blvd.) just to the northeast of the district on the corner of Harrison Street and Broadway.⁽⁴⁶⁾ Within two years, Hulbert and Griswold were joined by yet another transplanted easterner, Dr. George W. Paine, a dentist who built a Gothic Revival style brick house in the 500 block of Broadway (extant -- 514 S. Dickason Blvd.) just to the southwest of the district at about the same time that the new school mentioned above was being built in the 400 block.⁽⁴⁷⁾

Growth was not limited just to Broadway either. Both Ludington and James streets began to acquire their share of the village's more impressive houses during this period as well. This was due to the fact that the commercial core of the village centered on the intersection of these two streets, which, as a consequence, were soon extended out beyond the village boundaries and into the surrounding countryside, Ludington Street becoming the road to the cities of Madison to the southwest and Fond du Lac to the northeast and James Street becoming the road to the cities of Portage to the northwest and

⁴⁴ Butterfield, op. cit., p. 678. This greatly altered Greek Revival style church is still extant and is located at 210 W. Mill St. It is now an apartment house.

⁴⁵ Ibid., p. 675. This building is no longer extant. Part of the first one, built in 1846, still exists as a Greek Revival style house located at 426 S. Ludington St..

⁴⁶ *Columbus Journal*, October 27, 1857, p. 3, and July 14, 1858, p. 3. . The Griswold house was designed by Columbus architect E. D. Baldwin.

⁴⁷ *Stare*, Installment Nos. 88 & 89, pp. 135-136.

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Milwaukee to the southeast, via Watertown and Waukesha. As a result, most of the road traffic from the area surrounding Columbus entered and exited the village along these two streets, making them its principal thoroughfares. It is not surprising, therefore, given this special status, that lots along these streets rose in value accordingly and that some of the village's most prosperous prospective home owners began to build houses on them. By the end of the 1850s, both streets, but especially James Street, were the setting for some of the village's most notable houses, among them being the Greek Revival style house of John Swarthout (239 W. James St.), built in 1851, and the brick-clad Italianate style Gov. James T. Lewis House (711 W. James St., NRHP 4-9-82), built between 1854 and 1856.

Spurred on by the coming of the railroad and continuing growth in the rural area that surrounded it, Columbus experienced substantial population growth in the 1860s and in 1864 was officially incorporated as the Village of Columbus. Immigrants of German origin were now the most numerous newcomers to the village. One of the most prominent of these was Henry Kurth, who established a brewery on S. Ludington Street in 1865, just to the west of what were then the village boundaries, which would evolve into one of the community's largest business enterprises before being destroyed by a fire in 1916. Another important new institution also commenced in 1865 was Farnham & Allen's grain storage elevator (partially extant but greatly altered), built along the railroad tracks at their point of intersection with Broadway just north of the depot. This was a significant event since it provided another important service to the surrounding agricultural community. In 1869, still another new commercial enterprise came to town. This was the foundry and wagon shop (non-extant) constructed for the firm of Hall & Caswell. All this economic growth contributed to the growth of the village's residential areas as well, including the S. Dickason Boulevard Historic District. During the 1860s both the Presbyterian and Universalist churches were built within the district on Broadway, in 1867 and 1868, respectively, and a third church belonging to the Baptists (non-extant, ca. 151 S. Dickason Blvd.), was built on Broadway in 1864 just outside of the district. Along with these churches, a number of important new houses were also built on Broadway during the 1860s, including the fine Greek Revival house of merchant H. T. Long (348 S. Dickason Blvd.), the Italianate style house of merchant John M. G. Price (328 S. Dickason Blvd.), and the Italianate style Joseph S. Manning house (310 S. Ludington St.), which was built of brick in 1868 for the owner of the Columbus Mills. Smaller houses that have not survived were also built on other lots within the district during the 1850s and 1860s as well, all of which contributed to the gradual filling up of lots on those streets closest to the commercial core of the village, which was the earliest part of the village to be settled.

By the 1870s the prestige of the district had increased to the point where the first replacements for the district's pioneer buildings were being built, one of which was the now greatly altered Second Empire style house of merchant James F. Allen (248 S. Ludington St.), which was built on the site of a now vanished house that Allen moved to the rear of his lots in 1872 just before his new cream brick house was constructed. Another of these replacement buildings was the now greatly altered Methodist Church (222 S. Dickason Blvd.), which was built on Broadway just outside the district in 1873 to a design provided by Milwaukee architect Edward Townsend Mix. Still other pioneer buildings in the district were being enlarged at this time. Some of this building activity was initiated by new owners such as retired farmer Lucius Fuller, who purchased and expanded the Hulbert house (254 S. Dickason Blvd.) in 1870, and carpenter and furniture dealer Robert Griffiths, who purchased and expanded the John M. G. Price house (328 S. Dickason Blvd.), in 1874. Similar activity was also initiated by owners seeking to make their properties more attractive to potential purchasers, an example being H. T. Long, who expanded his house (348 S. Dickason Blvd.) in 1872 shortly before selling it to Calvin C. Baker.

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Expansion or replacement would be the rule in the district for the next 50 years, just as it was in the larger area surrounding it. Indeed, the city of Columbus developed in such a way that few areas come to mind as forming cohesive, distinctly separate areas of the city. Neighborhoods were developed largely through infilling, with older houses from the Civil War period and earlier being located on the same blocks with houses from the 1890s or later. In this case, all of the new buildings built in the district after 1890 are houses and were either larger, more fashionable replacements for older buildings such as the Dr. Leslie A. Wright house at 300 S. Dickason Blvd., built in 1900, or were ones built on portions of larger parcels belonging to earlier houses that were being sold off, the Elizabeth Hughes house (316 S. Dickason Blvd.), built in 1899, being one example. Other houses, such as the James F. Allen/George W. Stephens house at 253 S. Dickason Blvd., represent the continuing practice of expanding smaller, older houses to meet new needs or fashions. These trends mirrored events in the other historic residential areas of Columbus, all of which contain a mix of older and newer houses built for the most part in response to the same trends as those that governed construction in the district. The continuing importance of Broadway and of S. Ludington St., the district's two major streets, however, meant that at least some of the new buildings built within the district, such as the Wright house mentioned above and the Norman Revival style Otto Albrecht house at 334 S. Ludington St., built in 1930, continued to reflect the district's earlier history of being the home of architecturally significant buildings.

By the beginning of the Great Depression the South Dickason Boulevard Residential Historic District had assumed its present appearance, but even before 1930, a new trend was bringing change to a number of the city's older neighborhoods, including the district. Beginning in the 1920s, a few of the district's single family residences were subdivided into rental units, reflecting an increased demand for rentable living units near the downtown. At first, this trend affected only a few buildings, but after the end of World War II the interiors of as many as half of the district's buildings were transformed to some degree by remodeling activity associated with the trend toward rental conversions and non-owner-occupancy. By the beginning of the 1960s, even though its appearance remained largely unchanged, the district actually consisted of a mix of single-family houses and converted multi-family buildings, a mix that continued to characterize the district until just recently. Today, however, the inherent quality of these buildings is being appreciated once more and the return to single family ownership status of a number of these houses and subsequent restoration activity has begun to return the district to its historic usage and appearance.

Architecture

The South Dickason Boulevard Residential Historic District was identified by the Columbus Intensive Survey as one of the areas in Columbus that is most worthy of listing in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because it is a well-defined residential neighborhood whose buildings are good, largely intact, representative examples of several of the successive architectural styles that were applied to residential buildings in Columbus between the years 1857 and 1930. 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 architectural styles that are important in the architectural history of Columbus. In addition, the district contains several excellent buildings of individual architectural distinction. These buildings include two of the better examples of the Italianate style in Columbus, an outstanding example of the Queen Anne style, and the only example of the Norman Revival style, the last one of which is also one of the city's best examples of Period Revival design.

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The buildings within the South Dickason Boulevard Residential Historic District today constitutes a mix of eighteen single family houses and two former church buildings constructed between 1857 and 1930. Of the twenty buildings in the district, one was built in the 1850s, seven were built in the 1860s, one in the 1870s, six between 1890 and 1900, three in the 1910s, one in the 1920s, and one in the 1930s. If the foregoing numbers suggest that the district began to be settled early in the history of Columbus, this was, in fact, the case. The first Bird's Eye view of the city, which was delineated in 1868, shows that at least six of the district's most important buildings (the Manning, Long, Price and Hulbert houses and the Presbyterian and Universalist churches) were in existence by that time and that at least five other, smaller houses existed in the district as well, most of which were subsequently replaced by larger, more modern buildings.⁽⁴⁸⁾ Despite the district's relatively small number of 1850s and 1860s buildings, one tendency that would characterize future development in the district were already discernible by the end of the 1860s. Larger, more elaborate houses tended to be built on multiple lot corner parcels, which is not surprising given the greater visibility and exposure gained thereby, while the lots between the corners tended to be occupied by smaller buildings. This tendency continued to govern the construction of buildings in the district until well after the turn of the century.

Although not all of the buildings built in the district in the 1850s and 1860s have survived to the present day, enough have to suggest that the majority of the district's first houses were smaller frame construction clapboard-sided Greek Revival and Italianate style buildings or vernacular expressions of these styles, among which were also interspersed the two Greek Revival style churches, the somewhat smaller Greek Revival style frame construction H. T. Long house at 348 S. Dickason Blvd., built ca. 1860-1867, and two larger, very fine brick Italianate style buildings: the Joseph W. Hulbert/Lucius Fuller house at 254 S. Dickason Blvd., built in 1857 and remodeled and expanded in 1870; and the Joseph S. Manning house at 310 S. Ludington St., built in 1868. This stylistic distribution mirrored the building situation in the other residential neighborhoods that closely surrounded the downtown commercial core of Columbus during that period as well. As the Greek Revival and Italianate style study sections of the Architectural Styles study unit of the CRMP make clear, the architectural styles found in Columbus in the mid-1850s were typical of other Wisconsin communities of that day, which were then just beginning to follow national architectural trends. Thus, the oldest houses in pre-Civil War Wisconsin communities tend to have been built in the Greek Revival style or were vernacular expressions of it, as were their first commercial buildings, and they were mostly built of wood. This was true in Columbus as well, which still possesses a number of early examples, including two excellent examples of the colonnaded temple variant of the style: the John Swarthout house (239 W. James St.), built in 1851; and the David D. Kelsey house (206 N. Ludington St.), built in 1853.⁽⁴⁹⁾ By 1857, examples of the newly fashionable Italianate style such as the district's Hulbert house began to be found in the village as well.

By the 1870s, lots in the district were essentially full by the standards of that time and new residential construction in Columbus had expanded into the areas surrounding the district. Thus, relatively few buildings were constructed in the district during this decade and none were built in the decade that followed. The two known houses that were built in the district in the 1870s were both notable, however, although only one of them now survives as a non-contributing resource in the district. This is the cream brick Second Empire style James F. Allen house (248 S. Ludington St.), which was built in 1872. The carpentry contractor of the Allen house was Richard D. Vanaken and the house he built for Allen was one of the

⁴⁸ *Bird's Eye View of Columbus, Wisconsin*. Chicago: Chicago Lithographing Co., 1868.

⁴⁹ A third example, the Gov. James T. Lewis House (ca.605 W. James St.), built in 1856, has since been demolished.

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city's showplaces until after World War II, when it was converted into a funeral home.⁽⁵⁰⁾ The second house was also a Second Empire style house, an extremely elaborate frame construction building built in 1878 by and for Richard D. Vanaken, Columbus' best known nineteenth century carpentry contractor, on the site of what is now the Otto Albrecht house (344 S. Ludington St.).⁽⁵¹⁾

Between 1890 and 1900, new houses in the Queen Anne style began to appear in the district. Six houses from this decade were constructed and they vary considerably in size and in their degree of elaboration. Some, like the G. A. Buhrman house at 242 S. Dickason Blvd., built in 1899, the Elizabeth Hughes house at 316 S. Dickason Blvd., built in 1899, and the John Bibow house at 134 W. Prairie St., built in 1900, are middle-sized, have either cruciform or T-plans, and have only a minimum of style-defining detailing. Others, such as the Charles Ulm house at 227 S. Dickason Blvd., built in 1896, and most notably, the Dr. Leslie A. and Mrs. Caroline Wright house at 300 S. Dickason Blvd., exhibit much more of the full range of the style, the Wright house in particular being one of the finest examples of the Queen Anne style in Columbus, a city that contains a wealth of excellent, highly intact examples. Two other resources in the district are also notable examples of older houses that underwent a Queen Anne style transformation during this decade. These are: the Greek Revival style H. T. Long/Calvin C. Baker house at 348 S. Dickason Blvd., which was enlarged and which received its characteristic two-story front porch and attached octagonal gazebo in 1899, when it was bought by Dr. E. M. Poser; and the James F. Allen/George W. Stephens house at 253 S. Dickason Blvd., which was enlarged to its present size and given the elaborate wooden Queen Anne style ornamentation that decorates its front porch, wall surfaces, and gable ends in 1896.

Although much of today's district was in place by 1900, the process of building new houses on the site of old ones and on sub-divided portions of original parcels continued during the first three decades of the new century and these buildings also reflected the changes in architectural fashion that were occurring elsewhere in the state. The 1910s saw the construction of the American Craftsman style Albert Henck house at 320 S. Ludington St., which was built in 1915 on land that had belonged to the Manning house next door; the American Foursquare style Theron Edwards house at 129 W. Prairie St., built in 1911 on land that had also belonged to the adjacent Manning house; and the front-gable form John Kumm/Lawrence Holstein house at 141 W. Prairie St., built in 1910 on yet another parcel of land that had belonged to the Manning house.

The next two decades saw the construction of the last two resources in the district, both of which were built on the site of older houses that were either moved off site or demolished as a result. These buildings are the fine Craftsman style Mary Fritz house at 147 W. Prairie St., built in 1921, and the excellent Norman Revival style house at 334 S. Ludington St., built in 1930 for Otto Albrecht by local contractor Carl Ibsch. Since 1930, no new buildings have been added to the district and none of the ones that existed then have been lost either.

⁵⁰ *Columbus Republican*, July 29, 1871, p. 1.

⁵¹ No photograph of this house, which was designed by Milwaukee architect Edward Townsend Mix, has yet been found but the quite accurate 1893 Bird's Eye View of Columbus shows it to have been a roughly square plan, one-and-one-half story Mansard-roofed building whose roughly symmetrical main facade was bisected by a tall Mansard-roofed tower.

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Two characteristics set the South Dickason Boulevard Historic District apart from other residential areas in Columbus that have a similar mix of old and new and smaller and larger single family residences. The first characteristic is the greater degree of integrity that the district displays. The Columbus Intensive Survey found only one other residential area in the city that has a sufficient degree of integrity to warrant being listed in the NRHP as an historic district; the larger Prairie Avenue Historic District. Other areas, such as W. James Street, which has a similar mix of large and small houses dating back to the early years of Columbus, do not have sufficient integrity to be listed in the NRHP as a district. The second characteristic is that the oldest and the newest buildings in the district are both buildings of size and considerable architectural merit. This is actually quite remarkable when one considers the relatively small size of the district, its location nearly adjacent to the downtown, and the fact that more than sixty years separates these two buildings (the Hulbert and Albrecht houses) and it reflects the fact that the district's streets have retained much of their original special status over the years and suggests that this has been an important factor in the preservation of the district.

As is so often the case when dealing with buildings constructed in the nineteenth and early twentieth centuries, the identities of the designers of the buildings within the district are either unknown or conjectural. The builders of at least four of these buildings have been identified, however, and the following is a summary of available information on these men.

Richard D. Vanaken

Richard D. Vanaken Sr. (1830-1918) was the best known and most prolific carpentry contractor in Columbus in the nineteenth century, so much so, in fact, that in his obituary it was stated with only slight exaggeration that: "It is said that nearly half of the buildings now [1918] in the city, both residences and business places, were built by him."⁵² Vanaken was born in Ulster Co., New York, in 1830. He apprenticed as a carpenter in Kingston, New York, in 1845, and practiced there until moving to Columbus in 1856. Subsequently, Vanaken acted both as a builder and, as was the fashion of the times, occasionally as an architect as well when clients did not have plans from any other source. By 1880, a biographical entry in the *History of Columbia County* credited him with the construction of 260 buildings in and near Columbus including among many others, three in the district: the Universalist Church (351 S. Dickason Blvd.), built in 1868 and of which Vanaken and his wife were members; the Lucius Fuller house (254 S. Dickason Blvd.), built in 1857 and expanded in 1870; and the James Fayette Allen house (248 S. Ludington St.), built in 1872.⁵³ In addition, Vanaken also built his own now-demolished house in the district in 1878, at 334 S. Ludington St. In all of these buildings Vanaken acted as the carpentry contractor, but the extent of his role in their design is unknown. He was clearly conversant with the work of the architects of his day, however, since at least five of the buildings in Columbus that he was the contractor for were designed by Edward Townsend Mix of Milwaukee, including his own house on S. Ludington St. A much more complete listing of his known projects in and about Columbus is included in the *Columbus Intensive Survey Report*.

⁵² *Stare*, op. cit., Installment No. 86, p. 132. This installment is devoted to Vanaken.

⁵³ Butterfield, *Consul W.*, op. cit., pp. 979-980.

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Carl Ibisch

While not, perhaps as prolific a builder as Richard D. Vanaken, Carl Ibisch was the best known carpentry contractor to work in Columbus during the first half of the twentieth century. Ibisch was a member of a well-established Columbus family whose house and lands are still located along the Crawfish river at 321 N. Spring St. Although the details of his early career are not yet known, by 1919 he was an established contractor in partnership with Otto Hasenfus and they were then busy with the construction of Louis Sullivan's Farmers and Merchants Bank (159 W. James St., NHL). This is now Columbus's best known building and Sullivan afterwards described Ibisch as "one of the finest craftsman I have ever worked with."⁽⁵⁴⁾ In the same year, Ibisch and Hasenfus also became involved with the Badger Casket Co., a small scale casket manufacturing concern then located in Milwaukee that a group of local men were trying to re-establish in Columbus. At first this factory was housed in an addition to the Ibisch and Hasenfus carpentry shop, but within a few years a new building was built near the depot (extant - 336 N. Spring St.) to house its expanded operations. Carl Ibisch was the vice-president of this firm, Hasenfus was a director, and it existed in Columbus until 1926, when the operations were moved to Madison.⁽⁵⁵⁾

Throughout this entire period and for many years afterwards, however, building contracting was Ibisch's principal business and over the course of his working life Ibisch established himself as the leading man in this line in Columbus. During his career Ibisch was responsible for the construction of many important Columbus buildings including the outstanding Norman Revival style Otto Albrecht house in the district (334 S. Ludington St.). Even as late as 1938 he was superintending the construction of the fine Colonial Revival style house at 923 Park Ave. built for Dr. Cheli.⁽⁵⁶⁾ A more complete listing of his known projects is included in the *Columbus Intensive Survey Report*.

The South Dickason Boulevard Residential Historic District is being nominated to the NRHP because the buildings within it built by Carl Ibisch and by others constitute a visually impressive 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 these buildings impressive as a group but several of the individual houses are also the best and the most intact examples of the more important architectural styles found in the surrounding neighborhood. Thus, it is not surprising that several of the best of the district's buildings (the Manning House and the Wright house) were also among the first houses in this neighborhood to be restored. These highly visible restorations are helping to inspire other property owners in the area with similar houses to begin their own restoration projects. The result has been to increase local awareness of the value of the neighborhood's historic building stock at a time when restoration activities in Columbus's other historic districts is also becoming more widespread. Today, the area surrounding the district still enjoys the same advantage of proximity to the downtown that led to its initial development and as the price of new housing in Columbus continues to rise, interest in this neighborhood is increasing and it is hoped that the creation of the South Dickason Boulevard Residential Historic District will help this interest gather momentum.

⁵⁴ Columbus Historic Landmarks and Preservation Commission. *Columbus Historic Architecture Tours*. Columbus: n.d., p. 31.

⁵⁵ *Stare*, op. cit. Installment Nos. 544-545, pp. 788-789. See also: *Columbus Journal Republican*, December 13 and December 20, 1962. Ibisch was still alive and living in Columbus as of 1962.

⁵⁶ *Columbus Journal Republican*, May 17, 1940, Section 2, p. 1.

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Preservation Activity

The South Dickason Blvd. has benefited from the educational activities of the City of Columbus Historic Landmarks and preservation Commission, which has been the sponsor and prime mover of the Columbus Intensive Survey and of this NRHP nomination. The result has been to increase local awareness of the value of the neighborhood's historic building stock at a time when restoration activity in other areas of Columbus is growing.

Fortunately, the district lies between the already listed Downtown Historic District and Prairie Street Historic District which is also being listed. Fortunately several Columbus residences have recently undergone meticulous restoration projects and it is hope that these highly visible restorations will inspire other property owners to either restore or maintain their historic residences.

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 many of the houses in the district including 300 S. Dickason Blvd., 248 S. Ludington St., and 334 S. Ludington Street. Sanborn-Perris maps and Bird's Eye views of the city (1868 and 1893) indicate that there were also earlier buildings on several of the lots in the district facing onto W. Prairie Street as well. 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.

Criteria Consideration B

It is believed that the Gabled Ell vernacular form house at 337 S. Dickason Blvd. was moved from its original location across the road to its present site in 1873, its earlier site then becoming the site of the new Methodist Church (222 S. Dickason Blvd.), which was built in the same year. In its new location the house served as the parsonage of the Methodists until at least 1950.(57) If this is correct (documentation is imprecise because tax records do not exist for these years and church property was not taxed) then the house is subject to Criteria Consideration B, which it satisfies because its primary importance to the district is architectural and because the move occurred at a time that is early in the district's period of significance.

(57) *Columbus Republican*, October 4, 1873, p. 1.

South Dickason Boulevard Residential Historic District
Name of Property

Columbia
County and State

WI

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 6 acres

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

1 16 336340 4800020
Zone Easting Northing

2 16 336460 4800125
Zone Easting Northing

3 16 336560 4800030
Zone Easting Northing

4 16 336480 4799940
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	Timothy F. Hegglund/consultant for:		
organization	Columbus Historic Landmarks Commission	date	7/29/97
street & number	1311 Morrison St.	telephone	608-251-9450
city or town	Madison	state	Wisconsin
		zip code	53703

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Columbus Journal-Republican. May 17, 1940; July 12, 1940.

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VERBAL BOUNDARY DESCRIPTION

All the resources within the district are either located within Blocks 8 and 9 of the Original Plat of the Village of Columbus or within Blocks 10 and 11 of Ludington's First Extension to the Original Plat. The boundaries of the district begin at a point located on the NE curbline of W. School St., a point that corresponds to the west corner of the lot associated with 348 S. Dickason Blvd. The line then proceeds in a NE direction along the rear lot lines of 348, 328, 316, and 300 S. Dickason Blvd. to a point on the SW curbline of W. Prairie St., a point that corresponds to the north corner of the lot associated with 300 S. Dickason Blvd. The line then proceeds in a NE direction across W. Prairie St. to a point on the NE curbline of said street that corresponds to the west corner of the lot associated with 254 S. Dickason Blvd., then proceeds in a NE direction along the rear lot lines of 254 and 242 S. Dickason Blvd. to a point that corresponds to the north corner of the lot associated with. The line then turns 90° and proceeds in a SE direction along the side lot line of 242 S. Dickason Blvd. to a point on the SE curbline of S. Dickason Blvd. that corresponds to the east corner of said lot, then proceeds in a SE direction to a point on the NW curbline of S. Dickason Blvd. The line then turns 90° and proceeds in a NE direction along said curbline to a point that corresponds to the west corner of the lot associated with 227 S. Dickason Blvd. The line then turns 90° and proceeds in a SE direction along the side lot line of 227 S. Dickason Blvd. until reaching the east corner of the lot, then turns 90° and proceeds in a SW direction along the rear lot line of 227 S. Dickason Blvd. to the south corner of the lot, then turns 90° and proceeds in a SE direction along the rear lot line of 134 W. Prairie St. to the north corner of the lot associated with 248 S. Ludington St., then proceeds in a SE direction along the side lot line of said building to a point on the NW curbline of S. Ludington St., a point that corresponds to the east corner of the lot associated with 248 S. Ludington St. The line then turns 90° and proceeds in a SW direction along said curbline to a point that corresponds with the south corner of the lot associated with 334 S. Ludington St. The line then turns 90° and proceeds in a NW direction along the side lot line of said property to the east corner of the lot associated with 351 S. Dickason Blvd. The line then turns 90° and proceeds in a SW direction along the rear lot line of said 351 S. Dickason Blvd. to a point on the NE curbline of W. School St., a point that corresponds to the south corner of the lot associated with 348 S. Dickason Blvd. The line then proceeds in a NE direction along said curbline to the POB. The boundaries enclose an area of approximately six acres, more or less.

BOUNDARY JUSTIFICATION

The boundaries of the South Dickason Boulevard Residential Historic District contain all the land historically associated with the district's individual resources. Buildings were included within the district based on their type, degree of integrity, and their date of construction, with those buildings included within the district being generally larger and more intact than adjacent buildings of the same type located outside it. Located to the west of the district are two large blocks given over mostly to public school buildings and their associated grounds. Located to the northeast of the district are more institutional buildings and to the east of it is the downtown commercial core of the city. To the northwest, north, southwest, south, and southeast of the district are other areas of single family houses whose individual resources are generally smaller and have a lesser degree of integrity than do the resources within the district.

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Items a-d are the same for each photo.

Photo 1

- a) S. Dickason Boulevard Historic District
- b) Columbus, Columbia County, WI
- c) Timothy F. Heggland, April 18, 1997
- d) State Historical Society of Wisconsin
- e) View of 300 Blk. S. Ludington St., looking NE
- f) Photo 1 of 13

Photo 2

- e) 334 S. Ludington St., View looking NW
- f) Photo 2 of 13

Photo 3

- e) 310 S. Ludington St., View looking NW
- f) Photo 3 of 13

Photo 4

- e) 147 W. Prairie St., View looking SW
- f) Photo 4 of 13

Photo 5

- e) 351 S. Dickason Blvd., View looking SE
- f) Photo 5 of 13

Photo 6

- e) 348 S. Dickason Blvd., View looking NW
- f) Photo 6 of 13

Photo 7

- e) 328 S. Dickason Blvd., View looking NW
- f) Photo 7 of 13

Photo 8

- e) 300 Block of S. Dickason Blvd., View looking W
- f) Photo 8 of 13

Photo 9

- e) 300 S. Dickason Blvd., View looking SW
- f) Photo 9 of 13

Photo 10

- e) 254 S. Dickason Blvd., View looking NE
- f) Photo 10 of 13

Photo 11

- e) 242 S. Dickason Blvd., View looking NE
- f) Photo 11 of 13

Photo 12

- e) 300 S. Dickason Blvd., View looking SE
- f) Photo 12 of 13

Photo 13

- e) S. Dickason Blvd., View looking SW
- f) Photo 13 of 13

South Dickason Boulevard Residential Historic District
Name of Property

Columbia
County and State

WI

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 list)

organization

date

street&number

telephone

city or town

state

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 Reduction Projects, (1024-0018), Washington, DC 20503.

South Dickason Boulevard Residential Historic District

Columbus, Columbia Co., WI

Columbus Intensive Survey
1996-1997

Timothy F. Hegglund, P.I.

----- District Boundary Line



Not Contributing



Not to Scale

