



Historic Resources Survey

City of Oshkosh

Report prepared for
City of Oshkosh
Oshkosh, Wisconsin

Report prepared by
**MEAD
&
HUNT**

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Cover photograph: Oshkosh Brewery Aerial, 1953. Courtesy of the Oshkosh Public Museum.

Table of Contents

	Page
Abstract	A-i
1. Introduction	1
2. Methodology	5
A. Initial research	5
B. Survey and documentation	5
C. Evaluation.....	6
(1) Individual properties	6
(2) Historic districts	6
D. 1981 survey reevaluation	7
E. Survey report.....	8
3. Historical Themes	9
A. Settlement	9
B. Architecture	12
C. Transportation	20
D. Commerce.....	21
E. Religion	22
F. Education	24
G. Recreation	25
H. Industry.....	25
4. Previous Identification Efforts	29
5. Survey Results	31
6. Recommendations	33
A. National Register listing – newly identified.....	33
B. National Register listing – previously identified as not eligible	40
C. National Register listing – previously identified as eligible District Summary Survey Forms.....	41 45
D. Future historic preservation recommendations	73
Bibliography	75



Appendices

- A Identified Survey Areas and Properties
- B National Register Criteria for Evaluation
- C Reevaluation Results
- D Surveyed Properties
- E Local and State Preservation Contacts

Tables

- 1 Reevaluation Results.....7
- 2 National Register-Listed Properties.....29



Abstract

In 2005, Mead & Hunt, Inc. (Mead & Hunt) conducted an intensive survey to identify historic resources of the City of Oshkosh (City) that have the potential for listing in the National Register of Historic Places (National Register). The survey focused on selected areas of the city and property types identified by the City. The survey also reevaluated the National Register eligibility of 154 properties previously identified in the 1981 *Intensive Historic Resource Survey for the City of Oshkosh*.

During the fieldwork phase of the project, Mead & Hunt identified and surveyed a total of 483 individual properties for inclusion in the Wisconsin Historic Properties Database (WHPD). During the evaluation phase, five historic districts, 24 individual properties, and four religious complexes were found to meet National Register Criteria and are recommended for listing in the National Register.

The survey report documents the results of historical research, field investigations, and evaluation of surveyed properties. The report highlights the following elements of this effort:

- Survey methodology.
- Criteria used to evaluate eligibility of properties in the City.
- A discussion of historic themes related to surveyed properties, based on *Cultural Resource Management in Wisconsin*, prepared by the Wisconsin Historical Society (WHS).
- Summary of previous survey efforts within the delineated survey areas, including properties that have been listed in the National Register.
- Description and evaluation of properties and historic districts recommended as eligible for the National Register.
- Future historic preservation recommendations.

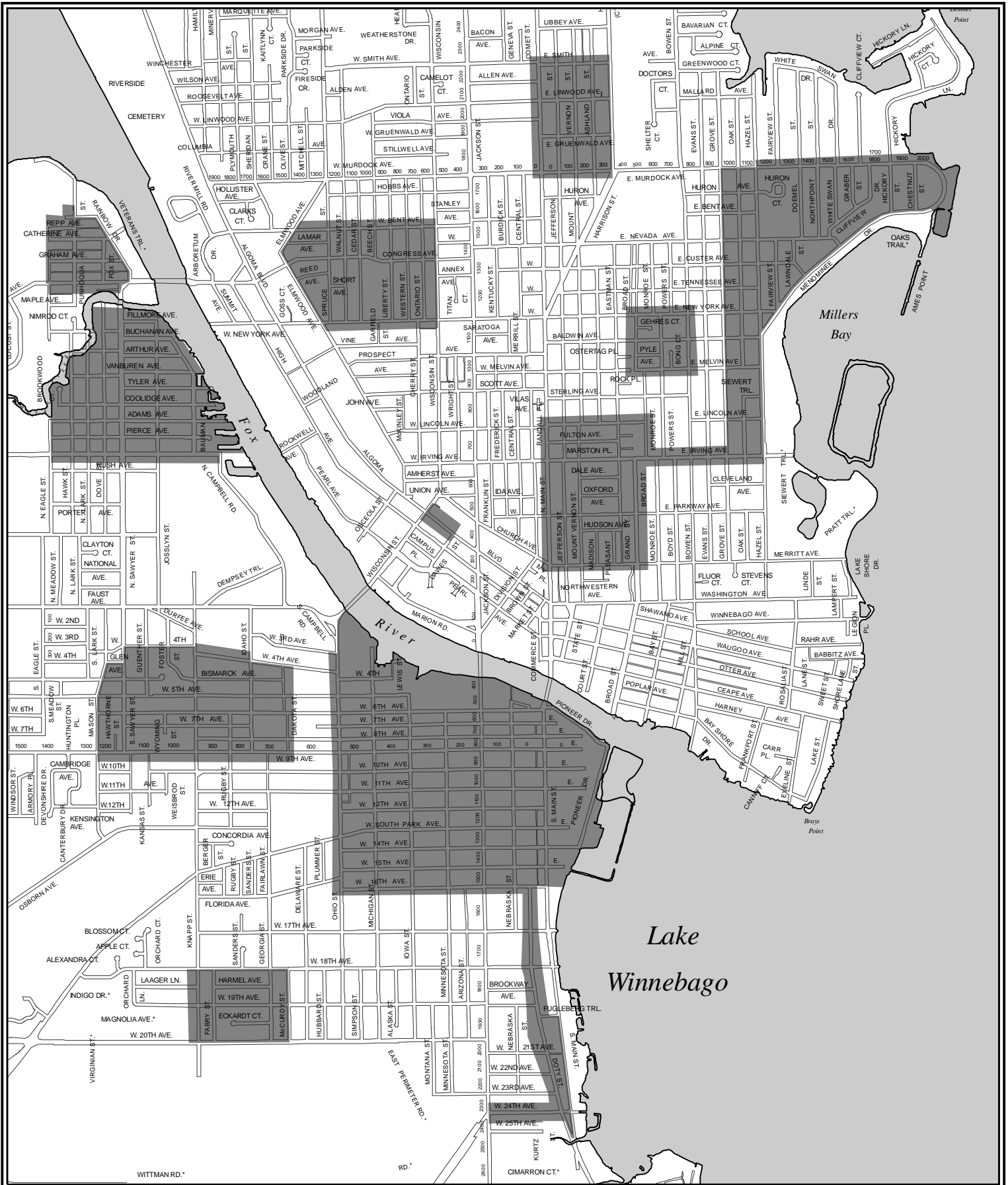
1. Introduction

The City of Oshkosh (City) retained Mead & Hunt, Inc. (Mead & Hunt) to conduct an intensive survey of selected areas and property types and prepare a report highlighting survey results and recommendations concerning properties eligible for listing in the National Register of Historic Places (National Register). The survey was completed in 2005 by principal investigator Emily Pettis with assistance from Shannon Dolan. Pettis meets the Secretary of the Interior's Professional Qualification Standards for Architectural History and History, which qualifies her to make National Register eligibility recommendations.

The City identified specific areas and specific property types for inclusion in the survey. The Historic Survey Boundaries map identifies the defined survey areas. Some of the survey areas overlapped with each other and some of the specific property types were included within the defined survey areas. The City also invited the public to identify properties for inclusion in the survey. A complete list of the survey areas, property types, and properties identified by the public is included in Appendix A.

The intensive survey achieved its goals of identifying properties that possess architectural or historical significance and reevaluating resources documented in previous surveys. The completion of this survey report supports the City's ongoing preservation initiatives by providing additional historic contexts and identifying recommendations for National Register listing.

In addition to the intensive survey, Mead & Hunt completed a reevaluation of 154 previously surveyed properties to assess National Register eligibility. The reevaluation effort was limited to exterior field inspection, with the exception of five properties, which received interior review or intensive-level research to determine eligibility.



Historic Survey Boundaries

Oshkosh, Wisconsin

2. Methodology

A. Initial research

As the initial step, a literature/archival investigation was undertaken for this project. Resources studied included historic maps, local histories, and properties recorded in the Wisconsin Historic Properties Database (WHPD). Material from the collections of the Wisconsin State Historic Preservation Office (SHPO), Wisconsin Historical Society (WHS) Library and Archives, Oshkosh Planning Department, Oshkosh Public Museum, and Oshkosh Public Library were utilized to chronicle area development and to ascertain historic development and important events that took place within the survey areas.

B. Survey and documentation

The field survey began with the identification of properties that possess historical or architectural significance and retain a degree of historic integrity. These properties were located within the delineated survey areas or identified by the City as requiring evaluation. Surveyed properties have the potential to be eligible for the National Register – the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture.

Surveyed properties need to retain a degree of historic integrity or appearance that allows the property to convey a sense of time and place. Alterations such as additions, modern siding, replacement windows, and removal of architectural elements such as brackets or decorative porch railings, were considered to diminish the property's historic integrity. Buildings with new siding were included in the survey if they retained decorative features and did not have other substantial alterations. Buildings with several changes were judged to have poor historic integrity and were not surveyed.

The survey excluded properties already listed in the National Register, because these properties have already been documented and recognized for their significance.

To locate historic resources, surveyors drove known streets in the public right-of-way (ROW). Identified historic properties were photographed and mapped on maps provided by the City. Descriptive and locational information for properties was recorded on field survey forms. Generally, only the exterior of buildings were reviewed and documented.

For previously surveyed properties, existing WHPD records were updated. For newly identified properties, WHPD records were created. Digital photographs were provided to the SHPO on CD with photo logs.

Research was conducted to develop historic themes related to surveyed properties. Research was also conducted for individual properties and historic districts that had the potential to be eligible for the National Register. Research efforts included the review of Sanborn-Perris Fire Insurance Maps, City Directories, biographical information, historic maps and photographs, and files of the Oshkosh Public Museum and Oshkosh Public Library.

C. Evaluation

During the evaluation step, surveyed properties were reviewed to assess integrity and historic significance within the context of the City's historic themes and identify properties that would qualify for National Register listing. To qualify for the National Register, properties must possess historic significance and integrity. Significance may be found in four aspects of American history recognized by the National Register Criteria:

- *Criterion A: Association with historic events or activities*
- *Criterion B: Association with important persons*
- *Criterion C: Association with physical design or physical characteristics*
- *Criterion D: Potential to provide important information about prehistory or history*

A property must meet at least one of the criteria for listing. In addition, properties generally must be at least 50 years old to be considered eligible for the National Register. Integrity must also be evident through historic qualities such as location, design, setting, materials, workmanship, feeling, and association. Properties must be significant when evaluated in relationship to major trends in history or comparable architectural styles within a community. The National Register Criteria for Evaluation is included in Appendix B.

(1) Individual properties

Individually surveyed properties were placed in one of two categories – potentially eligible or surveyed property.

- *Potentially eligible:* Includes only the most distinguished individually eligible properties. These properties meet National Register Criteria for designation and are important representatives of historic and/or architectural themes. Properties deemed architecturally significant compared favorably with similar stylistic examples within the City.
- *Surveyed property:* Includes individual properties that meet the outlined survey methodology. These properties are more than 50 years old, possess a degree of historical and/or architectural significance, and maintain a level of historic integrity. However, there are more significant representatives extant within the City. At this time, these properties do not appear to meet the criteria for listing in the National Register.

(2) Historic districts

Surveyed properties were also evaluated collectively for the potential to contribute to a historic district. Historic districts include concentrations of related buildings, structures, sites, and objects that are important representatives of historic and/or architectural themes. Within potential historic districts, resources are considered either contributing or noncontributing.

- *Contributing*: Resources in a district that are generally more than 50 years old, maintain a sufficient level of integrity, and represent the important historic and/or architectural themes of the district.
- *Noncontributing*: Resources in a district that do not meet the 50-year guideline or do not maintain a significant level of integrity to represent the important historic and/or architectural themes of the district.

D. 1981 survey reevaluation

The City provided a list of 154 properties included in the 1981 survey that required reevaluation to determine if they meet the National Register Criteria. The survey team evaluated each property during the field survey and took detailed notes regarding exterior alterations or improvements made since the 1981 evaluation. Digital images were also taken of each property. The inspection was limited to exterior appearance only, except in the case of five properties, where the SHPO requested additional information to determine if they would qualify for the National Register.

- 219 Oxford Street (interior review)
- 448 Jefferson Street (interior review)
- 1650 Doty Street (intensive research)
- 803 Mt. Vernon Street (intensive research)
- 601 South Main Street (intensive research)

The complete list of properties requiring reevaluation is included in Appendix C, along with the eligibility recommendation made in 1981 and the current eligibility evaluation. Table 1 summarizes the reevaluation results. See Appendix C for specific information.

Table 1		
Reevaluation Results		
1981 Status	2006 Status	Total Number of Properties
Not eligible	Not eligible	107
Not eligible	Potentially eligible	28
Eligible	Not eligible	9
Eligible	Potentially eligible	3
No record or eligibility Unknown	Potentially eligible	2
Listed in National Register	Listed in National Register	1
Not eligible	Listed in National Register	1
Extant	Nonextant	3

E. Survey report

The last phase of the project was the preparation of the survey report. The survey report includes project methodology, discussion of relevant themes, previous survey efforts, and survey results, including recommendations for individually surveyed properties and historic districts.

3. Historical Themes

The majority of surveyed properties are residential and commercial in nature. However, some industrial properties were included in the survey. Themes were developed to provide context for surveyed property types rather than a comprehensive history of the community.

A. Settlement

Centrally located in the eastern half of Wisconsin, the City is situated between Lake Butte des Morts and Lake Winnebago. The Fox River flows through the City from the northwest to southeast, bisecting Oshkosh to the north and south. Its location along the banks of the Fox River played an important role in the settlement and economic success of Oshkosh. Early on, the Fox River served as the main artery of trade and commerce in Oshkosh, due to its connection with the Great Lakes and the Mississippi River.

Although Webster Stanley is often credited as the first settler of Oshkosh, French fur traders had penetrated the wilderness of western Wisconsin in the mid-seventeenth century and established trading posts along the Fox River. The ceding of land rights by the Menominee Tribe in 1836, poor crops in Europe, cheap land, and its location along a major waterway encouraged many early settlers to establish homes along the banks of the Fox River. The early prosperity of Oshkosh was a result of the lumber industry, which replaced the fur trade as the dominant economic force after 1840. The need for lumber to build the fast-growing cities of Milwaukee and Chicago, along with the large expanse of available lumber in the pine stands near Oshkosh, provided the impetus for major milling activities along the Fox River.

The mid-1840s was an important time in the development of Oshkosh, due to the establishment of the lumber and milling industries and the construction of two steam-operated lumber mills. As a result, the population began to steadily increase and reached 1,392 by 1850.¹ Oshkosh was incorporated in 1853, and in 1856 the City annexed the village of West Algoma, located on the south side of the Fox River. Some of the City's oldest homes are located in this area, which is referred to as "Old Algoma." The introduction of the Chicago & Northwestern rail line in 1859 enabled the City to expand its product distribution to larger markets, which led to an economic boom. During this time, the success of the milling and lumber industries in Oshkosh led the way for Winnebago County to become the second largest producer of manufactured goods in Wisconsin.²

The lumber boom in Oshkosh peaked in the mid-1870s. The success of the industry was attributed to the introduction of the railroad and increased demand for lumber due to the Civil War. As a result, the number of mills in Oshkosh proliferated from only 11 in the early 1860s to over 60 in 1874, with 47

¹ Publius V. Lawson, *History of Winnebago County, Wisconsin: Its Cities, Towns, Resources, People*, vol. 1 (Chicago, Ill.: C.F. Cooper and Company, 1908), 504.

² Michael J. Goc, *Oshkosh at 150: An Illustrated History of Oshkosh* (Friendship, Wisc.: New Past Press Inc., 2003), 36.

Section 3 Historical Themes

sawmills and 15 shingle mills.³ By 1890 the lumber industry in Oshkosh began to experience a gradual decline in production due to the excessive clearing of forested areas. The exploitation and eventual depletion of trees led to the decline of the lumber industry around the turn of the century. The last Fox River log drive occurred in 1911.⁴

A series of five fires between 1859 and 1875 devastated industrial, commercial, and residential properties north of the Fox River. After the 1875 fire, hundreds of buildings were rebuilt with brick citywide, including 112 fire-proof stores, 12 manufacturing establishments, two schools, five churches, and 284 houses.⁵ Many of the commercial buildings on North Main Street date to this period of rebuilding. Other improvements to the City were taking place at this time, including the construction of approximately 10 miles of sidewalks, installation of sewer lines, and grading of portions of North Main Street.⁶

By 1890 the population had expanded to 22,836 and four railroads served the City.⁷ As the population continued to grow and the economy in Oshkosh became more diversified, more immigrants were attracted to the area. Many of the original settlers were Yankees who moved west in search of cheap land for farming and opportunities for commercial success. As industry grew, immigrants began to move to Oshkosh in large numbers looking for jobs. German and Irish workers and Welsh farmers were the first to arrive. Poles and Scandinavians followed in large numbers. It is estimated that by 1900, one-third of Oshkosh residents were German-speaking or of German parentage.



*Brooklyn Fire Company, c.1872
(Courtesy of the Oshkosh Public Museum)*

³ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin* (N.p.: HNTB, 1981), 5.

⁴ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 5.

⁵ Richard J. Harney, *History of Winnebago County, Wisconsin, and the Early History of the Northwest* (Oshkosh, Wisc.: Allen & Hicks, Book Printers, 1880), 157.

⁶ Harney, *History of Winnebago County, Wisconsin, and the Early History of the Northwest*, 157-158.

⁷ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 5.

By the turn of the century, Oshkosh had the largest overall population in the Fox Valley and second largest population in the state, following Milwaukee.⁸ As a result of the population boom, the City continued to expand and neighborhoods were established. The development of Oshkosh was similar to that of other early settlements throughout the state. The diversification of industry and commerce from early on contributed to the continuous economic success of the City throughout the years, which attracted a variety of people to the area. Although the City had a large population of Germans, other immigrant groups included Austrians, Bohemians, Polish, Irish, Welsh, Danish, and Volga-Germans from Russia. In the early stages of development, settlement patterns in Oshkosh were often defined by ethnic heritage. As residential neighborhoods were established, groups of people with the same or similar ethnic background or religious beliefs settled in clusters creating neighborhoods, such as the Volga-German neighborhood, located south of the Fox River near Old Algoma, and the Fish District, bound by the Fox River to the south and Lake Winnebago to the east, which was predominately Catholic.

Many of the early ethnic neighborhoods centered on schools, grocery stores, places of employment, or churches, which often served as anchors to neighborhoods.⁹ Sacred Heart Catholic Church, located at 519 Knapp Street in the Old Sixth Ward, served a congregation comprised of German, Czech, Bohemian, and Austrian immigrants. A majority of the residents living in this part of the city were of German heritage and were referred to as the “Highholders.” The term “Highholders” derives from the German phrase “hoi holden” meaning collecting hay. Although people in this area were living within the city limits, many of them raised animals such as chickens, cows, and pigs within their residential lots. Women would take their wheelbarrows to the pasture area, located approximately where South Park Avenue is today, to gather hay for their animals.¹⁰



*Oshkosh Avenue, date unknown
(Courtesy of the Oshkosh Public Museum)*

Neighborhood grocery stores were typically family-owned businesses that catered to the ethnic heritage of area residents. Many early grocery stores in German neighborhoods featured an area for selling groceries in the front of the building and a tavern at the rear. An example of such a grocery within the survey area is Steckbauer’s Grocers and Tavern located at 705 West 6th Avenue in the Old Sixth Ward.

⁸ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 6.

⁹ Goc, *Oshkosh at 150: An Illustrated History of Oshkosh*, 109.

¹⁰ Clarence Jungwirth, "A History of the "Bloody Sixth Ward" in the City of Oshkosh," (N.p., 1994), 14.

Although the Nordheim neighborhood was platted in the 1890s, it was originally located outside the northern city limits of Oshkosh and was not annexed by the City until the 1950s. Bound by Libby Street to the north, Harrison Street to the east, Murdock Street to the south, and Jackson Street to the west, Nordheim was initially established to attract middle-class German residents living in the Sixth Ward. The name Nordheim, meaning “northern home” in German, was seen as an attempt to attract residents of German heritage to the neighborhood.

Although the landscape of Oshkosh has changed through the years, many of the City’s industrial and commercial buildings, schools, churches, and residences remain. The mix of contemporary buildings with historic buildings demonstrates the City’s acknowledgement and appreciation of its past.

B. Architecture

Wisconsin’s architecture tended to mirror the architecture developments of the nation as a whole. After about 1840, nearly every national or regional style appeared in the state. Styles that received their impetus from the eastern seaboard of the United States, however, generally made their appearance in Wisconsin a decade or so later. Wisconsin’s architectural styles are further described in the Wisconsin Historical Society’s *Cultural Resource Management in Wisconsin* (CRM).¹¹

The following discussion of styles represented in Oshkosh’s residential buildings is arranged chronologically. Only those styles identified in the survey areas are included.

Greek Revival — The Greek Revival style originated on the East Coast and spread westward with the expansion of the western frontier. The style was fashionable in Wisconsin from 1830 to 1870, but was gradually replaced by other romantic styles of architecture, such as the Gothic Revival and the Italianate styles. It was the first architectural style to have an all-encompassing impact on Wisconsin architecture. Houses usually display a symmetrical facade, prominent gables framed by heavy moldings, low-pitched rooflines, wide cornices with returns, porticos, pilasters, and classical columns. Local examples of this style are located at 310 West 7th Avenue and 222 Hudson Avenue.



Greek Revival residence, 310 West 7th Avenue

¹¹ Descriptions are largely compiled from Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison, Wisc.: Wisconsin Historical Society, 1986) vol. 2 and Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2000).

Italianate — Originating as part of the picturesque movement in England, the Italianate style was first introduced to the United States in the late 1830s. Andrew Jackson Downing published pattern books during the 1840s and 1850s popularizing this new architectural style, and as towns and cities continued to grow in



Italianate residence, 227 West 9th Avenue

the Midwest, the Italianate style became more common. From 1850 to 1880 the Italianate style was quite popular in Wisconsin. Characteristics of the Italianate style include rectangular massing; low-pitched, hipped-roof forms; overhanging eaves supported by decorative brackets; wide cornices; decorative window hoods; window sashes with either one- or two-pane glazing; and small entry porches. Oshkosh has many examples of the style in the survey areas, including the Jason Studley House at 227 West 9th Avenue and the residence at 316 Fulton Avenue.

Gothic Revival — The Gothic Revival style, popular in Wisconsin from 1850 to 1880, originated as a reaction against the formality of the Greek Revival. Elements of the style include the pointed arch, steeply pitched roofs, pinnacles, battlements, turrets, and pointed arch windows. Gothic Revival churches were typically constructed using the basilican plan, which featured a central steeple. Some examples of Gothic Revival architecture within the survey areas include the Evangelical Lutheran Church at 1135 Arthur Avenue and German Methodist Episcopal Church at 101 West 10th Avenue.



*German Methodist Episcopal Church,
101 West 10th Avenue*



*Romanesque Revival Sons of Herman Building,
316 Court Street (reevaluation property)*

Romanesque Revival — Popular in Wisconsin between 1855 and 1885, the style was first introduced in the United States in the 1840s by noteworthy architects James Renwick and Richard Upjohn. However, the style may have been introduced to Wisconsin by the influx of German immigrants settling in the state. The monolithic Romanesque Revival style is typically constructed of monochromatic brick or stone and features key elements such as the repetition of rounded arch windows, entryways, and corbel tables. Other characteristics include towers with a parapet or pyramidal roof and asymmetrical massing. This style was commonly used in ecclesiastical

buildings and remained popular for such buildings long after 1885. An example of the style in the survey areas is Sacred Heart Church, located at 519 Knapp Street.

Neoclassical — Neoclassical architecture was popular in Wisconsin from 1895 to 1935. In 1893 the World Columbian Exposition in Chicago revived Neoclassical architecture, effectively reverting the popular Victorian style back to earlier classical models of architecture. The rebirth of the classical ideal led to the construction of Neoclassical buildings, especially public, commercial, and institutional buildings. Characteristics of the style include a full-height porch, which dominates the facade and is supported by classical columns, columns featuring either Ionic or Corinthian capitals, a cornice, and a pediment. Several buildings in the West Washington Avenue Historic District reflect the Neoclassical style.



Neoclassical Wisconsin National Life Insurance Company Building, 220 Washington Avenue

Queen Anne — Popular in Wisconsin from 1880 to 1910, the Queen Anne style was developed in England by a group of architects who rejected the opinion of their peers that the Gothic Revival was the only proper style. Queen Anne houses are characterized by irregular massing and ornamentation achieved through the use of complex volumes, textural variety, polychromatic detailing, and decoration. Asymmetrical facades often display wraparound verandahs, steeply pitched roofs with a dominant front gable, and towers or turrets. The influence of the Queen Anne style survived well into the first decade of the twentieth century, although ornamentation became more classical and restrained and the style more rectilinear in shape. One of the most predominant styles in Oshkosh, many Queen Anne residences can be found throughout the survey areas. Examples include 449 West 9th Avenue, 618 Mt. Vernon Street, 128 West 15th Avenue, and 222 East Irving Street.



Queen Anne residence, 449 West 9th Avenue

Prairie — Prairie-style architecture developed in the early twentieth century, influenced by the philosophy of the British-inspired American Arts and Crafts movement. The Prairie style embodied simplicity of design, the use of natural materials, and craftsmanship in architecture. The Prairie style is indigenous to American architecture, evolving from a group of architects referred to as the Prairie School. Prairie-style architecture was designed to complement and imitate the prairie landscape of the Midwest. The style was popular in Wisconsin from 1895 to 1925. Strong horizontal lines became the hallmark of this style,

moving away from the vertical lines of the Queen Anne and other period revival styles. Characteristics of the Prairie style include low-pitched hip or gable roofs, wide overhanging eaves, porches, cornices, use of natural materials, a facade emphasizing horizontal lines, and windows grouped in horizontal bands. Although Prairie style homes were typically built for middle- and upper-class families, popular magazines and pattern books increased the accessibility of vernacular Prairie-style architecture to the public. Examples of this style within the survey areas include the Otto Huntz – Jennifer Staples House at 705 Grove Street and the St. Vincent de Paul Convent at 221 West 12th Avenue.



Prairie School residence, 705 Grove Street

Craftsman — The American Craftsman style was fashionable in Wisconsin from 1900 to 1920. It began in the nineteenth century as an ideological branch of the English Arts and Crafts movement. This architectural trend gained popularity across the nation as Craftsman-style homes were highlighted in mainstream magazines. Soon houses in the Midwest were designed in the Craftsman style. Elements of the Craftsman style include brick, stucco, or stone exteriors with contrasting wood bands or courses; broad roofs with exposed rafters; and multi-pane, double-hung, sash windows. Examples of the Craftsman style within the survey areas are located at 208 East Irving Avenue and 2411 Doty Street.



Craftsman residence, 208 East Irving Avenue

American Foursquare — Popularized during the first decades of the twentieth century by mail-order catalogues and speculative builders, the American Foursquare was part of a larger movement away from Victorian ornamentation toward simplified rectilinear domestic architecture. Relatively simple and inexpensive to build, the Foursquare provided a spacious and “modern” home during its period of popularity in Wisconsin, 1900 to 1920. Distinguished primarily by its box-like massing and broad proportions, the common Foursquare is two stories with a low-pitched hip roof, widely overhanging eaves, multiple dormers, and a one-story porch spanning the front facade. Exterior materials include brick, stone, stucco, concrete block, clapboard, and shingles, or any combination of these materials. Examples within the survey areas illustrating different



American Foursquare, 356 West 14th Avenue

building materials and porch design variations are located at 356 West 14th Avenue and 521 Madison Street.

Bungalow — Thousands upon thousands of bungalows were built across the country and the building type was popular in Wisconsin between 1910 and 1940. Bungalows were small, modest dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, and plain woodwork. The common bungalow was built with wood or brick; was covered with clapboard, stucco, or a stone or brick veneer; and had a massive chimney. The bungalow most often resembles craftsman houses because of its similar use of materials, inspiration from natural forms, and quality hand-craftsmanship. During its popularity, entire neighborhoods of bungalows were often platted by speculative builders because the homes offered economical ownership and were well-constructed with quality materials. The survey areas in Oshkosh feature a variety of bungalow forms, including the examples located at 213 Merritt Avenue and 450 West 16th Avenue.



Bungalow residence, 450 West 16th Avenue

Colonial Revival — At the turn of the twentieth century, the Colonial Revival emerged as a style based on eighteenth-century, eastern seaboard, colonial prototypes. Classically correct motifs, such as gables, porches, decorative swags, and pediments, were employed on simple, symmetrical houses. The simplicity and regularity of the style lent itself well to standardization, and a colonial “flavor” was applied to many builders’ houses in the early decades of the twentieth century. Testimony to the enduring popularity of the style was its recurrence in the 1920s to 1940s. Two examples of the Colonial Revival in the survey areas include 1109 Bowen Street and 734 East Irving Avenue.



Colonial Revival residence, 1109 Bowen Street

Tudor Revival — The Tudor Revival style was popular in Wisconsin from 1900 to 1940. Tudor Revival architecture is based on early sixteenth-century English and late Medieval English architecture.

Characteristics of the Tudor Revival include massive chimneys, steeply pitched gables, tall narrow windows, multiple materials, and patterned brick or stonework. By the early twentieth century, Tudor Revival architecture had become less pretentious and the introduction of masonry veneer permitted modest examples of the Tudor Revival style to imitate the brick and stone cladding of traditional Tudor Revival homes. As a result, vernacular Tudor Revival architecture was more accessible to the general public. Key elements of the Tudor Revival style include a large exterior chimney, steeply pitched gable roofs, double-hung sash windows, arched doorways, varied eave-line height, and turret entrance vestibules. Within the survey areas, examples of this style are located at 50 West South Avenue and 502 East Irving Avenue.



*Tudor Revival residence,
50 West South Park Avenue*

Lustron — The Lustron Corporation manufactured prefabricated houses between 1948 and 1951, constructed of the steel left over from World War II. The steel frame Lustron houses feature a simple rectangular plan with oversized picture windows and pastel porcelain-enamel exterior panels. Two examples of Lustron houses were identified in the survey areas at 1020 Baldwin Avenue and 919 West 4th Avenue.



Lustron residence, 1020 Baldwin Avenue

Contemporary — The predominant contemporary style found in Oshkosh is the Ranch. The Ranch form is typically asymmetrical and consists of one story with a low-pitched roof and wider eaves. Exterior walls are typically wood or brick, sometimes in combination. The form typically includes a rambling floor plan and a large picture window on the facade. A garage was nearly always incorporated into the main block of the house. Because of the wide availability of land and increasing dependence on the automobile after World War II, the Ranch became the dominant house type throughout the country from 1950 to 1970. Examples within the survey areas include 2062 Menominee Drive and 927 Lark Street.



Ranch residence, 927 Lark Street

Vernacular Forms — The term vernacular is applied to common building types whose distinguishing characteristic is simplicity. In Wisconsin, vernacular buildings are classified according to exterior massing, roof shape, and number of stories. The terminology used below to describe vernacular building forms was developed by the WHS, Division of Historic Preservation staff.

Front Gable — This vernacular architectural style was predominately used for both public and private buildings in Wisconsin between 1840 and 1925. The front gable form features a rectangular plan with the major facade in the gable end. Although the style ranges from one- to two-and-one-half-stories in height,



*Front gable residence,
1302 Lamar Avenue*

the one-and-one-half-story is the dominant form found in Wisconsin and many of the half-story forms feature dormers on one or both planes of the roof. The form is typically of balloon-frame construction sheathed in clapboard with a symmetrical facade. Entryways are either centered or offset, sheltered by a portico or entrance porch, and in some instances display an uncovered stoop. Front gable architecture displays minimal decorative details, such as turned porch supports, simple sills and lintels, decorative shingles, and oversized parlor windows. Examples of this simple architectural style within the survey areas are located at 2303 North Main Street and 508 Madison Street.

Side Gable — In Wisconsin, the side-gable form was built most commonly between 1840 and 1940. The form was applied to commercial and public buildings, but was predominantly used for houses. Hallmark features of the side gable include a rectangular plan and a gently pitched gable roof oriented parallel to the street, with the main facade in the long wall. Ranging from one to three stories in height, the form is commonly found in half-story heights with many including dormers. Typically, doorways are centrally placed, reflecting a symmetrical floor plan. The front porch, entirely spanning the front facade in most cases, may be the only touch of embellishment on the building, with small brackets or turned posts. Examples within the survey areas include 1405 Hazel Street and 1302 Western Street.



Side gable residence, 1302 Western Street

Gabled Ell — Popular between 1860 and 1910, the gabled ell form is ubiquitous in Wisconsin architecture. Unlike other forms of vernacular architecture, the gabled ell form is predominantly used in residential construction. Although gabled ell architecture dominates the rural landscape it is less common in urban areas due to urban lot size restrictions. Similar to side- and front-gable forms, the gabled ell features two gabled wings perpendicular to each other creating either an L- or T-shaped plan. Although the stories may vary in height, the most common form features a one-story longitudinal wing or “ell” that intersects with a one-and-one-half-story wing or “upright.” Front porches spanning the length of the ell are typically the most visually interesting element of this form and often display turned posts, decorative balustrades, and brackets. Examples within the survey areas are located at 1512 Ohio Street and 924 West 4th Avenue.



Gabled ell residence, 934 West 4th Avenue

Cross Gable — The cross-gable form was introduced in the late nineteenth century and was commonly built in Wisconsin between 1890 and 1930. The cross-gable form features a square plan and is typically two stories in height with an intersecting gable roof. This simple architectural style features minimal decorative details, full-width front porches, simple window and door surrounds, paired windows, and offset entryways. Examples of this style in the survey areas can be found at 1843 Doty Street, 527 Madison Street, and 331 Dale Avenue.



Hughes Chocolates, 1843 Doty Street, an example of the cross-gable form

William Waters

William Waters is one of the best known and prolific architects to have lived and worked in Oshkosh. Born in Franklin County, New York in 1843, Waters studied for a time at Rensselaer Polytechnic Institute in Troy, New York, before moving to Oshkosh in 1867. Waters was attracted to the reconstruction opportunities in Oshkosh, resulting from the series of major fires. The prosperity of the lumber industry further fueled the building boom.

His earliest designs included the Oshkosh Normal School (now the University of Wisconsin-Oshkosh) and the Brooklyn Fire Department (listed in the National Register), both constructed in 1869. In 1893 Waters won the commission for the Wisconsin Building at the Columbian Exposition in Chicago, giving him statewide recognition. During his career, Waters designed over 150 buildings, including residences, schools, churches, banks, courthouses, and commercial and public buildings.

Several William Waters buildings are located within the survey areas, including the Oshkosh Public Library, 106 Washington Avenue; State Exchange Bank, 913 Oregon Street; St. John's Evangelical Lutheran Church, 808 North Main Street; and Dale School, 207 East Irving Avenue.

(Oshkosh Landmarks Commission, *Guide to William Waters' Work in Oshkosh* [Oshkosh, Wisc.: Oshkosh Landmarks Commission, 1990], n.p.)



*Residence designed by William Waters,
324 Fulton Avenue*

C. Transportation

Oshkosh's location along important waterway and land routes played an instrumental role in the early development and success of the City. Located along the Fox River between Lake Butte des Morts and Lake Winnebago, the early development of Oshkosh relied heavily upon waterway transportation. The Fox River was an important trade route connecting the Mississippi River in the west to the Great Lakes in the east.

The City was also located along a military trail that connected Fort Winnebago in Portage with Fort Howard in Green Bay. From early on, the Fox River was an obstacle to land travel. In the early 1830s George Johnston established the first ferry to cross the Fox River at Oshkosh, providing soldiers, settlers, and traders with an easier way to travel across the river. The location of the ferry changed throughout the years before finally settling on its final location at Main Street (Ferry Street) in 1847. As the City began to grow, the need to cross the river quickly and efficiently increased. In 1849 the first bridge spanning the

Fox River at Oshkosh was constructed, replacing the ferry. This floating log bridge was replaced by a wood truss bridge with iron support rods in 1865, which became the first permanent bridge in the City.¹²

The first rail line was introduced to Oshkosh in the late 1850s and it was not long before other rail lines were laying tracks across the City. The expansion of the railroad in Oshkosh received strong support from local politicians and business leaders who recognized the importance of the railroads to the local economy. Railroads allowed business and industries in Oshkosh to expand their distribution of goods to larger markets, like Milwaukee and Chicago, creating an economic boom for the City.

Automobiles also played a significant role in Oshkosh's development, with several State Trunk Highways and U.S. Highways passing directly through or on the outskirts of the City. The introduction of the automobile transformed the cityscape of Oshkosh. Soon the City streets were filled with cars and businesses were established along automobile networks, away from the central business area. Many of these new commercial establishments catered to the automobile. Examples of transportation-related properties in the survey area include the gas station located at 420 Division Street and Leon's Frozen Custard drive-in restaurant located at 121 West Murdock Avenue.



*Leon's Frozen Custard, 1952, 121 West Murdock Avenue
(Courtesy of the Oshkosh Public Museum)*

D. Commerce

Commercial business was important to the success of Oshkosh from its early days of development. Commerce was essential in the diversification of the City and helped maintain its economic success after the decline of the lumber industry. Businesses were established to support the growing commercial demands of the community; as a result a variety of stores, hotels, and taverns soon developed throughout Oshkosh.

By 1849 commercial business in Oshkosh included grocers; meat markets; blacksmiths; a wagon and carriage shop; furniture dealer; banks; hotels; and retail, hardware, and liquor stores.¹³ By the late 1850s the commercial and social center of Oshkosh was established on the north side of the Fox River bound by Washington and Algoma Streets to the north, Court Street to the east, and Division Street to the west.¹⁴ North Main Street soon developed as a hub of commercial activity and featured several buildings

¹² HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 130.

¹³ Harney, *History of Winnebago County, Wisconsin, and the Early History of the Northwest*, 139.

¹⁴ Goc, *Oshkosh at 150: An Illustrated History of Oshkosh*, 30.

that housed business on the first story and office or meeting spaces on the second story. Other commercial hubs within the survey areas include South Main and Oregon Streets.



Nigl's Bar, 1952 (Courtesy of the Oshkosh Public Museum)

As the community continued to grow and neighborhoods were established, commercial businesses began to appear as the anchors of these new residential areas. Small grocery stores, meat markets, bakeries, and taverns were typically located within walking distance for residents within these neighborhoods. Typically, business owners and their families resided on the second story or in houses attached to the side or rear of these commercial buildings. Examples of commercial properties located within the survey area include Steckbauer's grocery store/tavern located at 705 West 6th Avenue, and Oaks Candy Corner located at 1200-1206 Oregon Street.

E. Religion

Religious institutions played an important role in the development of Oshkosh. Many of the early churches constructed in Oshkosh were typically associated with ethnic enclaves and often became the anchors of these neighborhoods. According to the 1876 City Directory, 23 churches are listed and include Baptist, Congregational, Episcopal, Evangelical, Lutheran, Methodist, Presbyterian, and Roman Catholic denominations. By 1900 Oshkosh had 29 different churches that represented the ethnic diversity of the community, including a Danish Lutheran church, four German Evangelical Lutheran churches, and five Roman Catholic churches that served Polish, German, Irish, and other immigrants. Congregations located within the survey areas are primarily Catholic, but also include Methodist, Lutheran, and Baptist churches.

Several Catholic churches and parochial schools were constructed in Oshkosh during the late nineteenth and early twentieth centuries to accommodate growing parishes. The congregations grew and buildings such as convents, rectories, schools, and offices were added to the property.

Members of the St. Peter's Catholic Church held the first Catholic mass in Oshkosh in 1848 at a private residence.¹⁵ The congregation, consisting of German and Irish immigrants, constructed a church on High Street in 1880. The church was replaced in 1954 by a contemporary church designed by E. Brielmaier & Sons Co. of Milwaukee, located at 177 High Street.¹⁶

German members of St. Peter's congregation split from the church in 1857 and established St. Mary's Catholic Church. An elaborate Gothic cathedral replaced the original church at 605 Merritt Avenue and was dedicated in 1892.¹⁷ In 1904 a school was constructed and by c.1920 a convent was constructed.

In 1895 members of St. Mary's Catholic Church formed St. Josephat's Catholic Church, which catered to the growing Polish-Catholic community in Oshkosh. The congregation was incorporated in 1897 by approximately 50 Polish families.¹⁸

The original St. Vincent de Paul Catholic Church (St. Vincent's) was constructed at 1225 Oregon Street in 1868. It was replaced with a new church and rectory in 1914-1915.¹⁹ In the late nineteenth century, a group of Irish parishioners split from St. Vincent's and formed St. John's Catholic Church. The church, constructed in 1893 on West South Park Avenue, was one of the first Catholic churches in Oshkosh to hold mass in English.²⁰

Sacred Heart Church was formed in 1906 after splitting from St. Vincent's Catholic Church. The new church accommodated recent German, Czech, and Austrian immigrants and included a school. Originally, the church and school were housed in the same building; however, the congregation had outgrown its space despite a school addition in 1913.²¹ In 1938 a new church designed by E. Brielmaier & Sons of Milwaukee was constructed at 519 Knapp Street.

¹⁵ "St. Peter's Catholic Church," Oshkosh Public Library, <<http://www.oshkoshpubliclibrary.org/FAQ/FAQDisplay.asp?RecordID=41&Keyword=&Category=R&Time=Z&page=1>> (accessed 23 January 2006).

¹⁶ "Convent Home for Over \$75,000 Planned by Church," N.p., 8 June 1948. St. Peter's Catholic Church Clipping File, Oshkosh Public Library Historical Collection, n.p.

¹⁷ "Church Designed for Cathedral," N.p., 17-18 June 1981. St. Mary's Catholic Church Clipping File, Oshkosh Public Library Historical Collection, n.p.

¹⁸ "St. Josephat's Catholic Church," Oshkosh Public Library, <<http://www.oshkoshpubliclibrary.org/FAQ/FAQDisplay.asp?RecordID=84&Keyword=&Category=R&Time=Z&page=2>> (accessed 8 August 2005).

¹⁹ "In Honor of the Centennial Jubilee of St. Vincent's Catholic Church, Oregon Street, Oshkosh, Wisconsin, as formally observed October 13, 1968," N.p., [1968]; St. Vincent's Catholic Church Clipping File, Oshkosh Public Library Historical Collection, 9-10.

²⁰ "St. John's Catholic Church," Oshkosh Public Library, <<http://www.oshkoshpubliclibrary.org/FAQ/FAQDisplay.asp?RecordID=84&Keyword=&Category=R&Time=Z&page=2>> (accessed 23 January 2006).

²¹ "Sacred Heart Formed in 1906," n.p.

St. John's Evangelical Lutheran Church was incorporated in 1908 and a house was renovated into a chapel with living quarters for the pastor the same year. Like many other churches during this period, St. John's outgrew its space and in 1914 a new church designed by William Waters was under construction. Wicklund Hall was added to the church in 1954 to house the church offices, auditorium, kitchen, workrooms, classrooms, and conference rooms.²² Other examples of Lutheran churches constructed within the survey areas include Bethlehem Evangelical Lutheran, Grace Evangelical Lutheran, Christ Lutheran Church, Evangelical Lutheran (River of Life Ministries), and Zion Lutheran Church.

Churches of other denominations located within the survey areas include Victory Baptist Church, Emmanuel United Church, and First English Church.

F. Education

Early formal education in Oshkosh was limited to classes held in the homes of local residents. Prior to the construction of Oshkosh High School in 1868-1869, students of all grades were taught in one building located at the corner of Merritt Avenue and Jefferson Street (nonextant).²³ Additional schools were constructed to meet the needs of the growing community, including public schools and private schools associated with churches.

Members of the school board, teachers, and other educators committed themselves to providing children and adults in Oshkosh access to education. As a result of this effort, legislation, and an increasing population, several new schools were constructed during the late nineteenth and early twentieth centuries, many of which are located in the survey areas.

Designed by local architect William Waters, the Dale School was in educational use from 1875 through 1981. The former school, located at 207 East Irving Avenue, currently operates as an apartment building. Smith Elementary School, located 1745 Oregon Street, was also designed by William Waters in 1896. The South Park Middle School, located at 1551 Delaware Avenue, built in 1903, was the first school built in Oshkosh's Thirteenth Ward. Roosevelt Elementary School, located at 910 North Sawyer Street, was constructed in 1923. The Elizabeth Seton Elementary School, located at 1207 Oregon Street, was constructed in 1930 and associated with the St. Vincent de Paul Parish. The Emmaline Cook Elementary School, located at 1600 Hazel Street, was constructed in 1955. The school is named after the first teacher in Oshkosh, who began teaching in Oshkosh in 1841.

²² *God's Gift: Our 75th, 1907-1982*, (N.p., [1982]. St. John's Evangelical Lutheran Church Clipping File, Oshkosh Public Library Historical Collection), 1-2.

²³ "Oshkosh High School," Oshkosh Public Library, <<http://www.oshkoshpubliclibrary.org/FAQ/FAQDisplay.asp?RecordID=110&Keyword=&Category=ED&Time=Z&page=2>> (accessed 23 January 2006).

The current University of Wisconsin-Oshkosh campus is centered on the former Normal School District, which was established in 1871. The Oshkosh Normal School was the third normal school constructed in the state and became the first in the United States to offer kindergarten. In 1927 the school was renamed the Oshkosh State Teachers College and it became a degree-granting institution.²⁴ Other changes came in 1951, when it began offering courses in liberal arts and the name was changed to Wisconsin State College. By 1964 the college had been renamed the Wisconsin State University of Oshkosh. It became part of the University of Wisconsin system in 1971.

G. Recreation

Located between Lake Butte des Morts and Lake Winnebago along the Fox River, the City is ideally situated for water-related recreation. Fishing and boating are popular activities. Oshkosh features several City parks; however, none were located within the survey areas.

Although the Oshkosh Yacht Club was not established until 1869, competitive sailing started as early as 1860 when the City hosted its first regatta on Lake Winnebago. By 1874 the club had over 150 members, including people throughout Wisconsin and the Chicago area. By 1903 Oshkosh was chosen to be the permanent host of the Inland Lakes Yachting Association's annual regatta. Sailing has continued to be a popular recreational activity in Oshkosh.²⁵

Another aspect of the sailing tradition in Oshkosh is ice-boating. In 1919 John Buckstaff, founder of the Buckstaff Company in Oshkosh, was the skipper of the team that won the World Champion Stuart Cup in ice-boating.²⁶ Many other prominent members of Oshkosh participated in this unique sport throughout the years. The South Side Ice Yacht Club is located at 1842 South Main Street.

H. Industry

Smokestacks from sawmills and other manufacturing companies dominated the skyline of early Oshkosh, demonstrating the success of the lumber and milling industries. Although lumber presided over the local economy starting in the early 1840s, by 1856 other industries in the City included planing mills, sash and door factories, grist mills, plow manufacturers, steam boiler factories, and machine shops.²⁷ The lumber industry peaked in Oshkosh in the 1870s, but due to an economic recession and the depletion of natural resources, the industry started to slowly decline by 1890. Despite the lumber industry decline, economic diversity allowed the City to maintain its success.

²⁴ "University Capsule History," University of Wisconsin Oshkosh, <<http://www.uwosh.edu/archives/caphist/>> (accessed 23 January 2006).

²⁵ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 99.

²⁶ Karstaedt, *Oshkosh: One Hundred Years a City, 1853-1953*, Clinton F. ed., (Oshkosh, Wisc.: Castle-Pierce Printing Company, 1953), 53.

²⁷ Harney, *History of Winnebago County, Wisconsin, and the Early History of the Northwest*, 130.

The Morgan Company, producer of sash and doors, was founded in 1855. Due to its destruction in several fires, the Morgan Company moved to its current location at the corner of 6th and Oregon Street in 1895. The building is still standing.

In 1865 the Buckstaff Company was established. Originally a shingle mill, the company began manufacturing chairs and caskets by the mid-1880s. The company eventually became one of the leading casket manufacturers in the Midwest.²⁸ The company, located at 1102 South Main Street, is currently a leading producer of library furniture.

The breweries in Oshkosh were strongly associated with the German immigrants that settled in the area. Due to the influx of German immigrants in the early 1800s, it is no surprise that by 1876 five breweries were operating in Oshkosh.²⁹ Many of the breweries in Oshkosh were located near South Main Street.

The Oshkosh Brewing Company, one of the largest breweries located in the survey areas, was established in 1894 with the merging of three established breweries – the Brooklyn Brewery, Union Brewery, and Gambrinus Brewery.³⁰ The Brooklyn Brewery, also known as the Horn and Schwalm Brewery, was established in 1886 by August Horn and Lenhardt Schwalm. The brewery complex was located in the 1600 block of Doty Street. John Glatz was a partner in the Union Brewery, one of the oldest breweries in Oshkosh. Union Brewery eventually became the John Glatz and Son Brewery. The brewery was located on Doty Street near the present-day Glatz Park. The Gambrinus Brewery, established in 1875, was founded by German immigrants who learned the brewing trade prior to their arrival in Oshkosh. The brewery was located on Hayes Street.

Established by Joseph J. Nigl in 1911, the Peoples Brewing Company began as a common stock corporation. Located along the 1500 block of South Main Street, Peoples Brewing Company remained in operation for 60 years before closing its doors in 1973. Peoples Brewing Company beer was commonly sold in neighborhood taverns.

Unlike many breweries in other cities throughout the country, breweries in Oshkosh remained successful despite Prohibition. Instead of producing beer, local breweries began to produce near beer, distilled water, root beer, and other sodas. Upon the repeal of Prohibition, many Oshkosh breweries returned to beer production.

²⁸ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 35-36.

²⁹ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 40.

³⁰ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 40.

Section 3 Historical Themes

Established as a granary mill in 1883, the H.P. Schmidt Milling Company is located at 50 West 6th Street. The mill originally began manufacturing flour products under the brand names “Honey Dew” and “Cream of the Harvest.”³¹ However, by the turn of the century the mill began manufacturing rye and buckwheat flour. Around 1920 the company expanded and began producing animal feed, such as corn, oats, and barley. Through the years the company continued to diversify, handling seeds, fertilizer, sugar, flour, animal feeds, and cereal. The mill closed in 1982. The building is still standing and it was most recently used as a restaurant.



Buckstaff Mill complex, c.1908
(Courtesy of the Oshkosh Public Museum)

The Miles Kimball Company began in 1935 as a small mail-order Christmas card company. In 1939 the company expanded its mail-order business to include unusual gifts.³² The company purchased the former Streich Wagon Plant, located at 149-155 8th Street, in 1946. The company continues to operate at this location.

³¹ Steve R. Langkau, *A Thumbnail History of Former City of Oshkosh Industrial Firms* (Oshkosh, Wisc.: Steve R. Langkau, 2004), 102.

³² Karstaedt, *Oshkosh: One Hundred Years a City, 1853-1953*, 194.

4. Previous Identification Efforts

Oshkosh was previously surveyed in 1981. The survey did not cover the entire City and several areas and property types were not included.

Table 2 lists the properties within the delineated survey areas that have been listed in the National Register.

Table 2 National Register-Listed Properties		
Property Name	Address	National Register Date
Brooklyn No. 4 Fire House	17 West 6th Avenue	January 11, 1996
Security Bank	903 Oregon Street	October 7, 1994
Wisconsin National Life Insurance Building	220 Washington Avenue	April 29, 1982
North Main Street Historic District – overlaps with survey area	Roughly, North Main Street from East Parkway Avenue to Algoma Boulevard, and Market Street Northwest to High Avenue	March 7, 1996
Irving Church Historic District – overlaps with survey area	Roughly bounded by West Irving Avenue, Franklin Street, Church Avenue, Wisconsin Street, and Amherst Avenue	March 7, 1994

5. Survey Results

Four hundred eighty-three properties were surveyed, with a number of new properties added to WHPD. These properties have reached 50 years of age, qualifying them for inclusion in a community survey. Properties that do not meet National Register criteria but meet WHS survey guidelines are recommended as “surveyed properties.” Properties that appear to meet National Register criteria are recommended as “potentially eligible.”

A complete list of surveyed properties is located in Appendix D.

6. Recommendations

After conducting the field investigation and historical research, surveyed properties were evaluated for their potential for National Register eligibility. Properties were evaluated using National Register Criteria as outlined in Appendix B.

A. National Register listing – newly identified

Eleven newly identified individual properties were determined potentially eligible for listing in the National Register. Four religious complexes that contain 18 individual properties were also identified. Although previous survey efforts recommended individual church buildings as potentially eligible, the entire church complexes are determined potentially eligible at this time. Applicable National Register Criteria and areas of significance are cited in the summary paragraphs for each property.³³

919 West 4th Avenue, Lustron House, c.1948

This one-story house is potentially eligible under *Criterion C: Architecture* as an intact example of a Lustron house. Characteristics of this style include steel frame and porcelain enamel exterior walls and roof panels. Orville Rumlow, the earliest known occupant, was a plumber with M.P. Kelly Plumbing and Heating in Oshkosh.³⁴



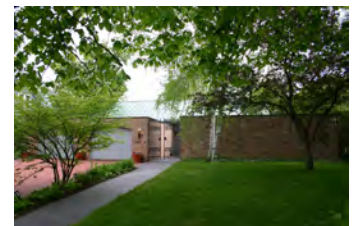
126 West 12th Avenue, Duplex, c.1900

This two-and-one-half-story duplex is potentially eligible for the National Register under *Criterion C: Architecture*. Sheathed in a combination of clapboard and wood shingle siding, this front gable duplex rests on a cut stone foundation and exhibits characteristics of Queen Anne architecture, such as spindlework in the balustrade, two-story bay window, decorative brackets, and a full-width porch. The residence is an early example of a duplex in Oshkosh.



1423 Congress Avenue, Alberta Kimball House, 1969

Designed by George Nelson and constructed in 1969, this house is potentially eligible for the National Register under *Criterion C: Architecture*, applying *Consideration G: Properties that Have Achieved Significance Within the Last Fifty Years*. This modern house is a rectangular plan with a side-gable roof. A brick wall surrounds the property masking much of the exterior. The house displays a series of brick piers supporting a repeated pattern of arched windows. Alberta Kimball, president of the Miles Kimball Company,



³³ For a religious property to be considered eligible for the National Register it must meet *Criterion Consideration A: Religious Properties* and derive its significance from architectural or artistic distinction or historical importance. Please see the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation* for additional information. All religious properties described in this section meet *Criterion Consideration A*.

³⁴ *Wright's Oshkosh City Directory 1958* (Milwaukee, Wisc.: Wright Directory Co., 1958), 919.

commissioned George Nelson to design the modern residence. Nelson was a central figure in early modern architectural design.³⁵

502 East Irving Street, Charles F. Warning House, c.1926

This one-and-one-half-story house is potentially eligible for the National Register under *Criterion C: Architecture* as a local example of the Tudor Revival style. This cross-gable house features a prominent front facing gable, decorative half-timbering, brick first-story walls contrasted with stucco cladding in the upper story, and bands of tall and narrow multi-pane windows. Charles F. Warning, the earliest known occupant, was the president of the Warning Sheet Metal Company, located on Ceape Street.³⁶



541 Jefferson Street, Dr. Philander A. Wheeler House, c.1890

This two-and-one-half-story house is potentially eligible for the National Register under *Criterion C: Architecture* as a fine local example of the Queen Anne style. Clad in clapboard siding and resting on a cut stone foundation, the large house displays irregular massing. Noteworthy details include a rounded front porch supported by classical columns, cutaway corners and bays, decorative wood shingles in gable ends, brackets, and dentils. A c.1900 clapboard carriage house is located at the rear of the property. Dr. Wheeler, the earliest known occupant, arrived in Oshkosh in 1884 and served as a prominent local physician for many years.³⁷



900 South Main Street, G. Reinke & Co. Monuments, c.1920

This one-story commercial building is potentially eligible for the National Register under *Criterion C: Architecture* as a good local example of commercial vernacular architecture. The central entrance is flanked by fixed storefront windows and a transom. Stylistic details include a flat roof with a stepped parapet, geometric ornamentation, muted polychromatic details, and low-relief brick details. Established in 1908 as a cut-stone yard, G. Reinke & Co. did not begin erecting monuments until 1911. It was not until 1923, after they had incorporated, that they were manufacturing monuments full-time.³⁸



³⁵ *Alberta Kimball House* (Undated pamphlet. N.p.).

³⁶ *Konrad's Oshkosh City Directory 1926* (Milwaukee, Wisc.: Wright Directory Co., 1926), 652.

³⁷ Lawson, *History of Winnebago County, Wisconsin: Its Cities, Towns, Resources, People*, 1190-1191; *Wright's Directory of Oshkosh 1893* (Oshkosh, Wisc.: A.G. Wright, 1893), 383.

³⁸ "Firm Still Expands After 70 Years in Business," N.p., G. Reinke & Company Clipping File, Oshkosh Public Library Historical Collection, n.p.

2413 South Main Street, Southside A&W Drive-In/Ardy & Ed's, 1948

Ardy & Ed's Drive-in restaurant is potentially eligible under *Criterion C: Architecture* as an intact example of a drive-in restaurant. Constructed in 1948, this one-story building is sheathed with clapboard siding and the hip roof displays a neon sign. The front has been enclosed with a combination of fixed and double-hung sash windows, creating a vestibule for carhops. The restaurant started out as the Southside A&W Drive-In in 1948 and did not become Ardy & Ed's until 1970.³⁹



121 West Murdock Avenue, Leon's Frozen Custard, 1947

Leon's Frozen Custard is potentially eligible for the National Register under *Criterion C: Architecture* as a local example of a drive-in restaurant. It is constructed of concrete block and features a flat roof with wide eave overhangs supported by metal poles. The front facade displays two glass entrance doors and a band of fixed windows. John "Jack" Schneider, the original owner of Leon's wanted to name his custard stand "Jack's"; however, his brother operated Leon's Frozen Custard in Milwaukee and had an extra sign. As a result, the drive-in was named Leon's.⁴⁰



1200-1206 Oregon Street, Oaks Candy Corner, 1927

This two-story commercial building is potentially eligible for the National Register under *Criterion C: Architecture* as a local example of the Tudor Revival style applied to a commercial building. This L-shaped building displays elements characteristic of the style, including decorative half-timbering, a steeply pitched prominent gable roof, and bands of multi-light windows. A recessed entryway is located at the corner, flanked by Tudor arch storefront windows. The building has operated as a candy store and confectionary since it was constructed in 1927. Oaks Candy Corner is a family-owned business that has been in operation since 1890 and is noted for its distinctive chocolates and candy canes.⁴¹



1906 Menominee Drive, Emil C. Reichow House, c.1956

This one-story Contemporary house is potentially eligible for the National Register under *Criterion C: Architecture* as an intact local example of the style. Characteristics of the style include the flat roof with wide overhanging eaves, contrasting exterior wall materials, prominent front-facing chimney, and bands



³⁹ "Our Story," in *Ardy & Ed's Drive-in Carry Out Menu* (Summer 2005).

⁴⁰ Doug Zellmer, *Oshkosh Northwestern*, 23 July 2005, n.p.

⁴¹ Kit Kiefer, "Candy Making is a Family Tradition in the Sweet Shop Valley," *Wisconsin Trails* (November/December 1992): 9-10.

of windows. Emil Reichow, the earliest known occupant, was the manager of the Oshkosh Sausage Company.⁴²

1416 Menominee Drive, Russell F. and Jeanette E. Williams House, c.1955

This Ranch house is potentially eligible for the National Register under *Criterion C: Architecture* as an intact local example of the style. The house displays several elements of the style, including large picture windows that dominate the front facade, a wide exterior chimney, low-pitched roof with deep eave overhang and exposed beams, and attached garage. Jeanette Williams designed the house along with local architect Ted Irion. Russell Williams was a local attorney and Jeanette operated the Christensen Agency Insurance Company from the residence throughout the 1950s.⁴³



Sacred Heart Church Complex, c.1906 – 1952

The Sacred Heart Complex, including the church and three associated buildings, is potentially eligible for the National Register under *Criterion C: Architecture*. Sacred Heart formed in 1906 after splitting from St. Vincent's Catholic Church. The new church accommodated German, Bohemian, Czech, and Austrian immigrants. Overall, the buildings represent an intact religious complex that evolved during the twentieth century to meet the needs of the congregation.



519 Knapp Street, Sacred Heart Church, 1938

Designed by E. Brielmaier & Sons of Milwaukee, Sacred Heart Church is an intact example of the Romanesque Revival architectural style. The church displays a rectangular plan with a steeple located at the southwest corner. It is constructed of ashlar stonework and displays key characteristics of the style, such as rounded arches above entryways and windows, recessed doorways and windows, and parapets. Decorative elements include corbelling, a blind arcade motif, stone crenelation, and stained glass windows. A one-story ashlar stonework addition is located on the rear elevation and connects with the front and side elevation of the rectory.

1020 West 6th Avenue, Sacred Heart Rectory, c.1906

This two-story residence is of brick masonry construction and features a Queen Anne form, gable parapets, recessed windows with stone lintels and sills, and a hip dormer. A c.1925 three-bay brick garage is located northwest of the rectory.

⁴² *Wright's Oshkosh City Directory 1957* (Milwaukee, Wisc.: Wright Directory Co., 1957), 106.

⁴³ *Wright's Oshkosh City Directory 1953* (Milwaukee, Wisc.: Wright Directory Co., 1953), 97; Charles Williams, Correspondence with City of Oshkosh regarding 1416 Menominee Drive, May 2005.

505 Knapp Street, Sacred Heart School, 1906

Constructed in the Romanesque Revival style, this two-story brick building displays a hip roof with gable parapets, a centrally located tower, and rounded arch entryways and second-story windows. A two-story brick addition, constructed in 1913, is located on the west elevation of the school building. Features such as the stone foundation, concrete water table, lintels and sills, and arched entryway were carried over to the addition giving the entire building a more uniform appearance. A modern one-story addition is located on the south elevation.

1025 West 5th Avenue, Sacred Heart Church Office, 1952

This brick two-story building features an L-shaped plan, side-gable roof and wide overhanging eaves. Flat roof porticos shelter entryways and windows are a combination of paired casements and fixed stained glass. A modern flat roof addition is located at the rear elevation.

St. Mary's Catholic Church Complex, 1886 – c.1930

The St. Mary's Complex, including the church and four associated buildings, is potentially eligible for the National Register under *Criterion C: Architecture*.

German parishioners from St. Peter's Catholic Church split from the congregation in 1857 and established St. Mary's Catholic Church. At the time of construction, Oshkosh was considered as the see city for the Green Bay Diocese and the new St. Mary's church was designed to serve as cathedral for the diocese. Although Oshkosh was not selected as the see city, St. Mary's executed the cathedral-like plans for the new church.⁴⁴ The complex represents an intact religious grouping that evolved to meet the needs of the congregation.



605 Merritt Avenue, St. Mary's Catholic Church, 1886

Designed by A. Duiding in 1886, St. Mary's Catholic Church was constructed as a cathedral and displays key elements of the Gothic Revival style. Constructed of cream brick, the church features a centrally located gable parapet with a rose window that is flanked by two towers, decorative brick buttresses, and arched stained glass windows. The elaborate c.1920 entrance vestibule consists of three portals topped by steep gables. Thin buttresses create a rhythm along the side elevations and frame the five pointed windows. The exterior surface is enlivened by blind arcades and corbelling.

619 Merritt Avenue, St. Francis Cabrini Elementary School, 1904

This two-story school is a rectangular plan of brick masonry construction resting on a cut stone foundation. Decorative details include a gable wall dormer with cornice returns, metal cupola, concrete sills, vertical brick lintels, and decorative brick cornice details. A c.1915 one-story brick addition is located on the rear elevation.

⁴⁴ "The Founding of St. Mary Parish," St. Mary Parish, <<http://www.stmarysoshkosh.org/03History.htm>> (accessed 23 May 2006).

441 Boyd Street, St. Mary's Parish Building, c.1915

This two-story brick building features a low-pitched hip roof with dormers, wide overhanging eaves, a bay window, and recessed double-hung sash windows with concrete sills. A one-story addition is located on the rear elevation.

447 Boyd Street, St. Mary's Hall, 1924

This two-story brick building displays elements of Collegiate Gothic Revival architecture. Brick pediments and arched windows are located along the side elevations and a centrally located stepped parapet projects slightly from the front facade. Windows are multi-light. A concrete nameplate with "St. Mary's Hall" is located above the arched front entrance.

442 Monroe Street, St. Mary's Rectory, c.1930

This two-story building is a rectangular plan of brick masonry construction with a low-pitched hip roof, wide overhanging eaves, simple cornice, and hip roof dormer. Windows are a combination of one-over-one and three-over-one double-hung sash. Decorative elements include a concrete stringcourse located below the first- and second-story windows, a side bay window, and a round arched portico supported by paired brackets.

St. Peter's Catholic Church Complex, 1913 – 1954

The St. Peter's Complex, including the church and four associated buildings, is potentially eligible for the National Register under *Criterion C: Architecture*. Founded in 1848, St. Peter's was the first Catholic Church in Oshkosh. Overall, the buildings represent the evolution of a religious complex in Oshkosh.



435 High Avenue, St. Peter's Church, 1954

Constructed of ashlar stone masonry, this Contemporary church replaced an 1875 structure designed by William Waters. The rectangular plan displays a side steeple with a copper belfry at the northwest corner and minimal architectural detail. The flat roof accentuates the geometric form of the building, which is emphasized by the use of straight lines. A flat roof vestibule that spans the front facade displays large fixed windows and doors. E. Brielmaier & Sons Company of Milwaukee designed the church and Ben B. Ganther Company was the local contractor.⁴⁵

435 High Avenue, St. Peter's Rectory, 1954

The boxy massing of the rectory complements the overall form of the church. Also constructed of ashlar stone masonry, the rectory displays elements of Contemporary architecture, such as the geometric plan, band of casement windows, and flat roofline.

⁴⁵ "Convent Home for Over \$75,000 Planned by Church," n.p.

449 High Avenue, St. Peter's Catholic High School, 1913

Constructed earlier than both the present church and rectory, St. Peter's Catholic High School is of brick construction and features a slightly castellated roofline, bands of windows, decorative brick lintels, and stone sills. It rests on a cut stone foundation. A concrete date plate is located above the central entrance and a nameplate is located at the cornice.

449 High Avenue, St. Peter's Recreational Building, c.1948

This two-story building is of brick masonry construction and displays key elements of the Collegiate Gothic Revival style, such as a flat roof with slight battlements, a central "keep-like" entrance with a false arcade and arched entrance door, brick pilasters, and concrete lintels, sills, and water table. A concrete nameplate with "St. Peter's Recreational Building" is located above the central pointed arch entryway.

471 High Avenue, St. Peter's Convent, 1948

This two-story convent is of brick masonry construction and features a concrete water table, concrete sills, and recessed double-hung sash windows.

St. Vincent de Paul Catholic Church Complex, c.1914 – 1930

The St. Vincent de Paul Complex, including the church and three associated buildings, is potentially eligible for the National Register under *Criterion C: Architecture*. The original St. Vincent de Paul Church was constructed in 1868 and replaced with the current structure in 1914. The buildings represent an intact religious complex from the early twentieth century.



1225 Oregon Street, St. Vincent de Paul Church, 1914

Constructed of red brick, this side-steeple church displays characteristics of Romanesque Revival architecture. The main entrance features three round-arched recessed entryways that spring from compound piers. Windows are a combination of recessed round-arched, rectangular, and circular stained glass with stone surrounds, lintels, and sills. A square tower with an open belfry is located at the southeast corner of the church. Other features include alternating buttresses, gable parapets, and a decorative beltcourse. The rear elevation terminates in a polygonal apse. An arcaded cloister connects the church to the c.1914 rectory at the rear.

216 West South Park Street, St. Vincent de Paul Rectory, c.1914

This two-story Prairie style rectory displays brick masonry on the first story and stucco on the second story along with other characteristic details of Prairie Style architecture, such as a low-pitched hip roof with overhanging eaves and wide cornice, an emphasis on horizontal lines, and square porch supports. An arcaded cloister attaches the side of the rectory to the rear of the church.

221 West 12th Avenue, St. Vincent de Paul Convent, c.1925

This two-story convent features brick masonry on the first story and stucco on the second story. This building displays key characteristics of Prairie Style architecture, such as a low-pitched hip roof with overhanging eaves and wide cornice, an emphasis on horizontal lines, and square porch supports.

1207 Oregon Street, St. Elizabeth Seton Elementary School, 1930

This three-story, brick building displays elements of Romanesque Revival architecture. The main entrance displays a three-story concrete arch detail. The majority of windows have been downsized; however, the building retains its original form and is an intact example of a parochial school.

B. National Register listing – previously identified as not eligible

Four properties previously identified in the 1981 survey as not eligible were resurveyed and reevaluated. These properties have been determined potentially eligible for listing in the National Register. Applicable National Register Criteria and areas of significance are cited in the summary paragraphs for each property.

1319 Bay Shore Drive, Phil Sawyer House, 1931

The one-and-one-half-story Phil Sawyer House is potentially eligible for the National Register under *Criterion C: Architecture* as a good representative example of a French Provincial style residence. The home displays a linear form and an attached garage addition. The brick exterior was designed to create an aged appearance, using varying brick colors and irregular brick placement. The steeply pitched side-gable roof features gable dormers and wide chimneys. Architect Maurice Fatio designed the house for Phil Sawyer, who was one of the last Sawyers to reside in Oshkosh. His great-grandfather, Senator Philetus Sawyer, was an influential Oshkosh politician and businessman in the late nineteenth century.⁴⁶



538 Madison Street, Thomas Ryan House, c.1890

This two-story house is potentially eligible for the National Register under *Criterion C: Architecture* as a good intact example of a free-classic Queen Anne residence. Details of the style include irregular massing, a wraparound porch supported by Ionic columns, decorative verge boards in the gable ends, a conical dormer and bay window, and simple window surrounds. Thomas Ryan, the earliest known occupant, was the owner of the Brunswick Sample Rooms on North Main Street.⁴⁷



⁴⁶ AHI No. 69961.

⁴⁷ *Bunn's Winnebago County Directory 1891-93* (Oshkosh, Wisc.: John V. Bunn Publisher, 1891), 277.

1650 Doty Street, August Horn House, c.1868

This house is eligible for the National Register under *Criterion B: Significant Person* for its association with August Horn. In 1868 August Horn and Lenhardt Schwalm founded the Horn and Schwalm Brewery – one of the first breweries in Oshkosh. The brewery merged with two other breweries in 1894 to form the Oshkosh Brewing Company. Horn served as president of the company until 1904. Horn constructed his residence on the brewery grounds c.1868. The remaining buildings associated with the Horn and Schwalm Brewery are no longer extant or display diminished integrity.⁴⁸



The house retains characteristics of the Greek Revival style, including cornice returns, a prominent gable framed by a heavy band of trim below the cornice, a simple entablature, and window surrounds.

1014 East Irving Street, William B. Mertz House, 1927

This two-story house is potentially eligible for the National Register under *Criterion C: Architecture* as a local example of the French Provincial style. The house displays a steeply pitched hip roof covered with slate and arched wall dormers. The house is a rectangular plan covered with stucco and features paired multi-light casement windows and a conical portico. William Mertz, the earliest known occupant, worked for the Ben B. Ganther Company, a local general contracting and building business noted for its construction work, including Sacred Heart Church and St. Peter's Church.⁴⁹



C. National Register listing – previously identified as eligible

Nine properties were determined eligible for the National Register during the 1981 survey. These properties have not been nominated and retain a high degree of integrity. Since these properties fell within the current survey areas and little information was included in the previous survey report, summary paragraphs are provided at this time.

101 West 10th Avenue, German Methodist Episcopal Church, c.1875

This side-steeple church is potentially eligible under *Criterion C: Architecture*, as an intact example of the Gothic Revival style. The church displays an intersecting gable form with a corner steeple and polygonal apse. Characteristics of the Gothic Revival style displayed in this church include bargeboards and ornamental cross bracing, decorative window crowns, and a steeply pitched gable roof. The church retains clapboard siding and gothic-



⁴⁸ "Brewery Heading for Century Mark," *The Wisconsin Magazine*, 2005, 38.

⁴⁹ *Wright's Oshkosh City Directory 1936* (Milwaukee, Wisc.: Wright Directory Co., 1936), 410.

arch multi-light and stained glass windows. In 1879 this was one of five Methodist Episcopal churches in Oshkosh.⁵⁰

217 West 11th Avenue, Charles G. Streich House, c.1903

This two-story house is potentially eligible under *Criterion C: Architecture* as an intact example of Colonial Revival architecture. The house is a rectangular plan with an intersecting hip and gable roof that displays a hip roof dormer, overhanging eaves, and wide cornice. Sheathed in clapboard siding, noteworthy details include swag motifs and colonettes on the second-story bays and a full-width porch supported by Ionic columns. Charles G. Streich, the earliest known occupant, was the president of Streich Brother Wagon Factory in Oshkosh. The Streich family operated the company on the south side of Oshkosh beginning in 1856.⁵¹



1409 Catherine Avenue, Cyrus Webster House, c.1857

The one-and-one-half-story Cyrus Webster House is potentially eligible for the National Register under *Criterion C: Architecture* as an intact example of Greek Revival architecture. Sheathed in clapboard siding, noteworthy details include cornice returns, classical column porch supports, pilasters, a wide cornice, and frieze band windows. This side-gable house is a modest example of Greek Revival architecture in Oshkosh. Cyrus Webster, the earliest known occupant, was a farmer.⁵²



207 East Irving Street, Dale School, 1875

This two-story Italianate school building is potentially eligible for the National Register under *Criterion C: Architecture* as an intact example of Italianate architecture. Noted Oshkosh architect William Waters is responsible for the building's design. Constructed of cream brick masonry by H.C. Koch of Green Bay in 1875, the school building displays elements of the Italianate style, including boxy massing, narrow rounded-arch windows, arched brick window surrounds, wide cornice, pediments, and decorative details. The building has been converted into apartments.



⁵⁰ *Holland's Oshkosh City Directory 1879-82* (Chicago, Ill.: Holland Publishing Co., 1879), 35.

⁵¹ "Streich Plant is Purchased by Miles Kimball Co.," *Oshkosh Daily Northwestern*, 16 February 1946, n.p.

⁵² *Oshkosh City Directory 1857* (Oshkosh, Wisc.: C. Kohlmann & Bros., and F.C. Messinger, 1857), 123.

814 East Irving Street, Herbert L. Manion House, c.1927

This two-story house is potentially eligible for the National Register under *Criterion C: Architecture*, as a representative example of the Arts and Crafts style. The house is a rectangular plan with a low-pitched hip roof, wide overhanging eaves, and a one-story hip roof wing. Windows on the first story feature arched wood surrounds. The round arched portico is supported by paired square supports. Elements of the Arts and Crafts style include the expansive stucco exterior, simple form, and well-placed multi-light windows. The earliest known occupant, Herbert Manion, was a plastering contractor and worked at Manion Brothers Lathing Construction.⁵³



808 North Main Street, St. John's Evangelical Lutheran Church, 1914

Designed by William Waters, St. John's Evangelical Lutheran Church is potentially eligible for the National Register under *Criterion C: Architecture*. This Neogothic Revival church is similar in style to the First Congregational Church at 137 Algoma Boulevard, also designed by Waters. Constructed of ashlar stone masonry, St. John's Church displays several characteristics of the style, including a front gable roof with a parapet, castellated towers, and gothic-arch windows and entryways. A 1954 addition is located at the northeast corner.



St. John's congregation was incorporated in 1908. The first church building was a house that had been renovated to include a chapel on the first story and the pastor's living quarters on the second. Like many other churches in Oshkosh, St. John's outgrew its space and in 1914 this church was under construction.⁵⁴

600 Ohio Avenue, Pabst Exchange, 1897

Constructed of cream brick masonry, this two-story commercial building is potentially eligible for the National Register under *Criterion C: Architecture* as a representative example of the Neogothic Revival style "sample rooms" constructed by Pabst Brewing Company to serve as outlets for Pabst beer. Built in 1897, this building displays a gothic-arch corner entrance supported by a classical column and decorative brick details are found throughout the exterior elevations. Large arched windows are located on the first-story, and second-story windows are multi-light with geometric headers and concrete sills. The Pabst Exchange operated from 1897 through 1910 as a purveyor of Pabst beer.



⁵³ *Konrad's Oshkosh City Directory 1926* (Milwaukee, Wisc.: Wright Directory Co., 1926), 397.

⁵⁴ HNTB, *Final Report: Intensive Historic Resource Survey for the City of Oshkosh, Wisconsin*, 80.

913 Oregon Street, State Exchange Bank, 1912

Designed by William Waters, this Neoclassical Revival building is potentially eligible for the National Register under *Criterion C: Architecture*. This rectangular building displays rough-faced squared stonework on the front facade and brick on the side elevations. The facade is symmetrically arranged around a central entryway with decorative pediment and a large centrally located rounded arch window with a keystone. A nameplate reading "Library" is located below the modillions and simple cornice. Other decorative details include stone scrollwork and a pediment. Although the building originally functioned as the State Exchange Bank, it eventually housed the Oshkosh Public Library on the second story.⁵⁵



1124-1128 Oregon Street, Baumann Block, 1894

This two-story corner commercial building is potentially eligible for the National Register under *Criterion C: Architecture* as a local example of Queen Anne commercial architecture. This building features a corner turret located above a recessed canted entryway. The building displays a decorative cornice with a gable parapet, windows with stone sills and lintels, and decorative brick details. A second-story bay is located on the south elevation. A nameplate reading "Baumann" is centrally located on the facade. In 1895 Charles and Frank Baumann were operating a grocery store and meat market at this location.⁵⁶



The Star Theater was also historically located in this building, catering to residents living on the south side of Oshkosh until the early 1950s.⁵⁷ Charles Baumann operated the Star Theater until his death in 1943.⁵⁸

⁵⁵ AHI No. 70669.

⁵⁶ *Bunn's Winnebago County Directory 1895* (Oshkosh, Wisc.: John V. Bunn Publisher, January 1, 1895), 154.

⁵⁷ Steve Haas, "Building Upon a Solid Foundation: Restorations Follow History's Blueprints," *Oshkosh Northwestern*, 6 December 1995.

⁵⁸ "Little Star Theater is Now Warehouse," n.p., 10 May 1968. Little Star Theater Clipping File, Oshkosh Public Museum Archives, n.p.

District Survey Form

District: Bay Shore Drive Residential Historic District
 City: Oshkosh
 County: Winnebago
 Survey: Oshkosh Intensive Historic Resource Survey
 Date: April 2006

Address	Property Name	Construction Date	Status	Architectural Style
1115 Bay Shore Drive	George P. Nevitt House	1929	Contributing	Tudor Revival
1123 Bay Shore Drive	Herbert H. Wenzlaff House	1956	Contributing	Ranch
1215 Bay Shore Drive	Morgan U. Davies House	1931	Contributing	Tudor Revival
1219 Bay Shore Drive	Preston A. Richardson House	c.1930	Contributing	Tudor Revival
1239 Bay Shore Drive	Harry Spoo House	c.1960	Noncontributing	Contemporary
1253 Bay Shore Drive	Erwin M. Spoo House	1930	Contributing	Tudor Revival
9 Frankfort Street	Harold E. Bitter House	c.1954	Contributing	Ranch

Architectural Description

The proposed Bay Shore Drive Residential Historic District consists of seven single-family residential properties situated along the north bank of the Fox River, near the mouth of Lake Winnebago. Six of the seven houses are contributing elements within the proposed district. Homes within the proposed district were constructed between 1929 and 1960 and represent popular architectural trends from this time-period. Houses along Bay Shore Drive have varying setbacks and display decorative landscaping and well-manicured lawns. Four properties, located at 1253, 1215, 1219, and 1115 Bay Shore Drive, feature hallmark characteristics of Tudor Revival architecture, such as stucco, stone, or brick exterior wall cladding, decorative half-timbering, dominant front facing gables, multi-gable rooflines, and multi-light windows. The houses located at 1123 Bay Shore Drive and 9 Frankfort Street were constructed in the early 1950s and reflect the modest architectural trends in residential housing common after World War II.

The house located at 1123 Bay Shore Drive is a stark contrast to the elaborate decoration and formality of the Tudor Revival style residences. The house features a simple box-like plan with minimal decorative details, which is typical of Ranch architecture. The house at 9 Frankfort Street represents an early form of Ranch style architecture and features a rectangular, single-level floor plan, low-pitched roof, prominent chimney, and breezeway connecting to a two-car garage. The house located at 1239 Bay Shore Drive features a contemporary style of architecture and displays a flat roof, contrasting brick and clapboard wall materials, and awning and casement windows. Properties within the proposed district display limited changes or alterations and retain good integrity.

Significance

The Bay Shore Drive Residential Historic District is eligible under *Criterion C: Architecture* as an intact group of houses that represent an evolution of architectural styles from the late 1920s to the mid-1950s. The period of significance spans the dates of construction, 1929 to 1956. The houses situated along this portion of Bay Shore Drive represent the transition of architectural styles from the elaborate Period Revival styles, prevalent in the 1920s and 1930s, to the more modest and functionally oriented post-World War II forms. Houses in the proposed Bay Shore Drive Residential Historic District demonstrate intact and stylistically interesting examples of twentieth-century residential architecture in Oshkosh. The contemporary house located at 1239 Bay Shore Drive was constructed c.1960 and is included as a noncontributing element in the district. Since the property is less than 50 years old, it does not yet meet the National Register criteria. In 4 years the property should be reevaluated to determine if it retains sufficient architectural integrity and interest to warrant inclusion as a contributing element in the district.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 1115, 1123, 1215, 1219, 1239, and 1253 Bay Shore Drive and 9 Frankfort Street.

Boundary Justification

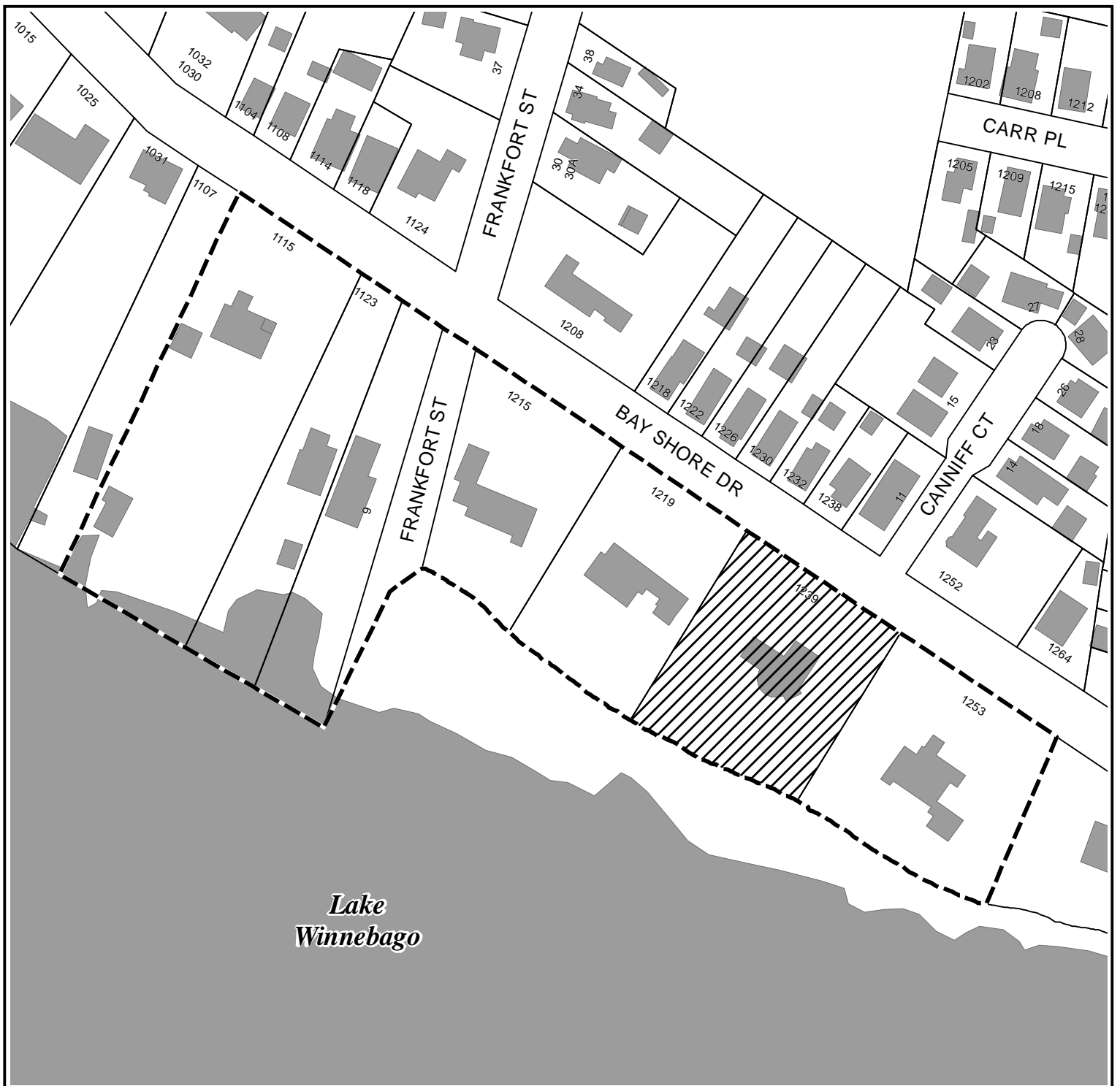
The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.



George P. Nevitt House, 1115 Bay Shore Drive



Ervin M. Spoo House, 1253 Bay Shore Drive



Lake
Winnebago



Key:

----- Historic District

//// Noncontributing

**Proposed Bay Shore Drive Residential
Historic District
Oshkosh, Wisconsin**

April, 2006

District Survey Form

District: Elmwood Avenue Residential Historic District
 City: Oshkosh
 County: Winnebago
 Survey: Oshkosh Intensive Historic Resource Survey
 Date: April 2006

Address	Property Name	Construction Date	Status	Architectural Style
1100 Elmwood Avenue	H.D. Wilbor House	c.1895	Contributing	Queen Anne
1105 Elmwood Avenue	Fred C. Luebke House	c.1890	Contributing	Queen Anne
1108 Elmwood Avenue	Edward Olsen House	c.1915	Contributing	Bungalow
1111 Elmwood Avenue	John S. Wegener House	c.1900	Contributing	Colonial Revival
1112 Elmwood Avenue	Christian Olson House	c.1889	Contributing	Cross Gable
1115 Elmwood Avenue	Frank M. Rogers House	c.1884	Contributing	Greek Revival
1118 Elmwood Avenue	House	c.1890	Contributing	Cross Gable
1124 Elmwood Avenue	House	c.1890	Contributing	Hip with Gable
1125 Elmwood Avenue	Rufus Reed House	c.1890	Contributing	Cross Gable
1126-1128 Elmwood Avenue	Martin Peterson House	c.1900	Noncontributing	Cross Gable
1134 Elmwood Avenue	John S. Smith House	c.1889	Contributing	Cross Gable
1135 Elmwood Avenue	Levi Hicks House	c.1889	Contributing	Queen Anne
1145 Elmwood Avenue	Robert Coy House	c.1886	Contributing	Cross Gable

Architectural Description

The proposed Elmwood Avenue Residential Historic District includes 13 residential properties situated on the east and west sides of Elmwood Avenue between West New York Avenue and Vine Avenue. The district is adjacent to the north edge of the University of Wisconsin – Oshkosh campus. Twelve of the 13 properties are contributing elements within the proposed district.

Houses in the district were constructed between the late-nineteenth and early-twentieth century and currently function as single- and multiple-family dwellings and student housing. With homes constructed between c.1884 and c.1915, the style of the district predominantly consists of Queen Anne and vernacular cross gable houses; however, a Greek Revival, a Colonial Revival, and a Bungalow style house add stylistic variety. A sidewalk and terrace flank the east and west sides of Elmwood Avenue and the houses fronting the street have varying setbacks. Front lawns are small and feature mature trees.

Three houses in the district, 1100, 1105, and 1135 Elmwood Avenue, display Queen Anne details, such as ornamentation in the gable ends, decorative brackets, cutaway bay windows, irregular rooflines with dominant front facing gables, and asymmetrical facades. Elements of Queen Anne architecture such as ornamental details, cutaway corners, irregular massing, and asymmetrical facades are also present in the more vernacular houses located 1112, 1124, 1125, 1134, and 1145 Elmwood Avenue. Although the vernacular cross gable house at 1118 Elmwood Avenue has replacement siding and lacks decorative detail, it retains its original massing and full-width front porch.

The presence of Greek and Colonial Revival and Bungalow architecture in the Elmwood Avenue Residential Historic District adds stylistic variety. Features of the Greek Revival style are illustrated at 1115 Elmwood Avenue through a wide band of trim beneath the cornice, cornice returns, low-pitched gable roof, and multi-light windows. The features of the Colonial Revival style are present in the house located at 1111 Elmwood Avenue. The house was constructed in the classic box form and displays a hip roof with a full-width porch supported by classical columns, a centered hip roof dormer, overhanging eaves with modillions, and multi-light double-hung sash windows. Bungalow style architecture is present in the house located at 1108 Elmwood Avenue through low-pitched roof, overhanging eaves, and multi-light windows.

Significance

The Elmwood Avenue Residential Historic District is potentially eligible under *Criterion C: Architecture* as an intact local grouping of houses from the late nineteenth and early twentieth century. The period of significance spans the dates of construction, 1884-c.1915. The houses situated along this portion of Elmwood Avenue represent the transition in popular architectural styles prior to and after the turn of the century in Oshkosh. Starting with the Greek Revival style trends progressed to the Queen Anne, Colonial Revival, and Bungalow. Although some properties in the district are more vernacular in form, they display stylistic features of the Queen Anne style and represent how this popular architectural style was applied to more modest properties. Three of the houses in the district have replacement siding; however, they retain their overall massing and are considered contributing elements in the district. The house located at

1126-1128 Elmwood Avenue has diminished integrity due to the replacement siding and porch and window alterations. As a result, it is a noncontributing element in the district.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 1100, 1105, 1108, 1111, 1112, 1115, 1118, 1124, 1125, 1126-1128, 1134, 1135, and 1145 Elmwood Avenue.

Boundary Justification

The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.





Elmwood Avenue Streetscape



Elmwood Avenue Streetscape



Key:

-  *Historic District*
-  *Noncontributing*

**Proposed Elmwood Avenue Residential
Historic District
Oshkosh, Wisconsin**

District Survey Form

District: Hazel Street Residential Historic District
 City: Oshkosh
 County: Winnebago
 Survey: Oshkosh Intensive Historic Resource Survey
 Date: April 2006

Address	Property Name	Construction Date	Status	Architectural Style
519 Hazel Street	Herman Tesch House	c.1890	Contributing	Cross Gable
525 Hazel Street	Henry Auler House	c.1925	Contributing	Colonial Revival
531 Hazel Street	Dr. R. C. Williams House	c.1900	Contributing	Queen Anne
539 Hazel Street	Charles Giesler House	c.1890	Contributing	American Foursquare
543 Hazel Street	Clyde Oaks House	c.1925	Contributing	Bungalow
547 Hazel Street	George W. Oaks House	c.1890	Noncontributing	American Foursquare
553 Hazel Street	Guy Oaks House	c.1925	Contributing	Bungalow
559 Hazel Street	Henry P. Dillon House	c.1925	Contributing	American Foursquare
561 Hazel Street	Nurse's Home	c.1910	Contributing	American Foursquare
565 Hazel Street	Burt E. Crawford House	c.1930	Contributing	Front Gable
569 Hazel Street	Frank F. Waters House	c.1910	Noncontributing	Front Gable
575 Hazel Street	House	c.1880	Noncontributing	Gable Ell
585 Hazel Street	Eugene O. Vogel House	c.1925	Contributing	Colonial Revival
1103 East Parkway Avenue	House	c.1936	Contributing	Tudor Revival
1109 East Parkway Avenue	Hugo Krueger House	c.1910	Contributing	Bungalow

Address	Property Name	Construction Date	Status	Architectural Style
1113 East Parkway Avenue	George Zentner House	c.1900	Contributing	Cross Gable
1119 East Parkway Avenue	Herbert Lentz House	c.1910	Contributing	Colonial Revival

Architectural Description

The proposed Hazel Street Residential Historic District consists of 17 single-family residential properties situated on Hazel Street between Merritt and East Parkway Avenues in Oshkosh. Houses in the district are located along the west side of Hazel Street and the south side of East Parkway Avenue. The properties on Hazel Street front Menominee Park and Lake Winnebago. Fourteen of the properties are contributing elements within the proposed district and three of the properties are considered noncontributing, due to the presence of replacement siding, replacement windows, and altered or enclosed porches. With homes constructed between c.1880 and c.1936, the style of the district consists of a combination of popular late-nineteenth and early-twentieth-century architectural styles, such as Queen Anne, Colonial and Tudor Revival, American Foursquare, and Bungalow; however, vernacular forms, including the gable ell, front gable, and cross gable are also present. The houses have similar setbacks and display decorative landscaping and well-manicured lawns. Houses in the district are sheathed in a variety of materials such as clapboard, wood shingles, stucco, brick, cut stone, and replacement siding.

The cross gable house located at 519 Hazel Street displays elements of Queen Anne architecture, such as decorative wood shingles in the gable ends, a prominent front facing gable, cutaway corners, Tuscan columns supporting a shed roof portico, and cornice returns.

The popular revival architectural styles of the 1910s to 1930s are represented in the district. Elements of Colonial Revival architecture are displayed at 525 and 585 Hazel Street and 1119 East Parkway Avenue through decorative pilasters, cornice returns, dentils below the eaves, multi-light double-hung sash windows, gable dormers, and arched windows. The house at 1103 East Parkway Avenue is an example of Tudor Revival architecture with brick wall cladding, features a prominent chimney sheathed in a combination of brick and cut stone, steeply pitched gable roof, patterned brick work on the side elevations, decorative stone headers and brick sills, and multi-light double-hung sash windows.

The American Foursquare style is represented by the houses located at 539, 547, 559, and 561 Hazel Street. These residences exhibit low-pitched hip roofs, wide overhanging eaves, central dormers, and full-width front porches.

Houses located at 543 and 553 Hazel Street and 1109 East Parkway Avenue feature elements of the Bungalow style, including low-pitched roofs, overhanging eaves, exposed rafters, decorative brackets, and multi-light double-hung sash windows.

Some of the houses in the district represent common vernacular forms. The front gable house at 565 Hazel Street features minimal decorative details, including six-over-one double-hung sash windows, shed roof dormers, and flared eaves, while the front gable house at 569 Hazel lacks decorative details. The gable ell house located at 575 Hazel Street retains a decorative pattern in the gable end. The cross gable house at 1113 East Parkway Avenue displays cornice returns, decorative cut stone headers, and Tuscan columns supporting the full-width front porch.

Significance

The Hazel Street Residential Historic District is potentially eligible under *Criterion C: Architecture* as an intact local grouping of houses from the late-nineteenth and early-twentieth centuries. The period of significance spans the dates of construction, c.1880-c.1936. The residences situated along this section of Hazel Street and East Parkway Avenue reflect the transition of architectural trends from the late 1800s and early 1900s in Oshkosh. Although some of the houses in the district have replacement siding or other alterations, they retain their overall massing and form and contribute to the cohesion of the district. The houses located at 547, 569, and 575 Hazel Street have diminished integrity and no longer convey their original appearance. As a result, all three houses are considered noncontributing elements in the Hazel Street Residential Historic District.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 519, 525, 531, 539, 543, 547, 553, 559, 561, 565, 569, 575, and 585 Hazel Street and 1103, 1109, 1113, and 1119 East Parkway Avenue.

Boundary Justification

The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.

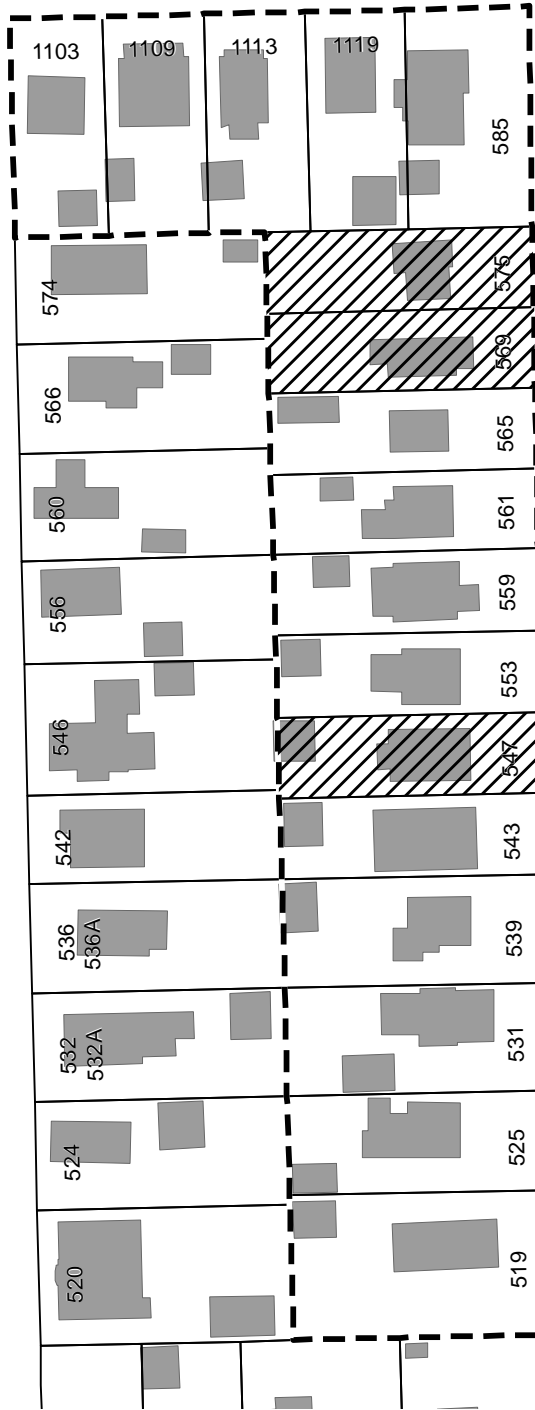


Hazel Street Streetscape



Hazel Street Streetscape

E PARKWAY AVE



OAK ST

HAZEL ST



Key:

--- Historic District

/// Noncontributing

**Proposed Hazel Street Residential
Historic District
Oshkosh, Wisconsin**

District Survey Form

District: North Main Street Bungalow Historic District
 City: Oshkosh
 County: Winnebago
 Survey: Oshkosh Intensive Historic Resource Survey
 Date: April 2006

Address	Property Name	Construction Date	Status	Architectural Style
1502 North Main Street	Harry J. Roley House	c.1928	Contributing	Cross Gable
1506 North Main Street	Tracy R. Sutfin House	1930	Contributing	Side Gable
1507 North Main Street	George Holtz House	1926	Contributing	Bungalow
1512 North Main Street	William Schroeder House	1925	Contributing	Bungalow
1513 North Main Street	House	c.1928	Contributing	Bungalow
1518 North Main Street	Arthur R. Keene House	c.1910	Contributing	Front Gable
1519 North Main Street	Arthur E. Williams House	c.1926	Contributing	Bungalow
1522 North Main Street	Edward Schwertfeger House	c.1914	Contributing	Dutch Colonial Revival
1523 North Main Street	Jack H. Reigel House	c.1927	Contributing	Cross Gable
1526 North Main Street	E.C. Nielson House	c.1914	Contributing	Cross Gable
1527 North Main Street	House	c.1925	Contributing	Bungalow
1532 North Main Street	Clarence F. Haase House	c.1925	Contributing	Bungalow

Section 6
Recommendations

Address	Property Name	Construction Date	Status	Architectural Style
1533 North Main Street	Fred G. Appleyard House	c.1910	Contributing	Dutch Colonial Revival
1536 North Main Street	Leroy W. Fleting House	c.1930	Contributing	Side Gable
1537 North Main Street	Winfield S. McDaniels House	c.1926	Contributing	Bungalow
1541 North Main Street	Erwin F. Breaker House	1924	Contributing	Bungalow
1542 North Main Street	Walter Hansen House	c.1920	Contributing	Bungalow
1546 North Main Street	Walter Hansen House	c.1910	Contributing	American Foursquare
1603 North Main Street	Fred N. Appleyard Sr. House	c.1910	Contributing	Queen Anne
1607 North Main Street	Martin T. Appleyard House	c.1910	Contributing	Clipped Gable
1611 North Main Street	Everett Simonson House	c.1910	Contributing	Dutch Colonial Revival
1615 North Main Street	August Kleman House	1925	Contributing	Bungalow
1627 North Main Street	George Challoner House	1926	Contributing	Bungalow

Architectural Description

The proposed North Main Street Bungalow Historic District consists of 23 single-family residential properties located on the east and west sides of North Main Street between Nevada and Huron Avenues. All of these properties are contributing elements within the proposed district. The style of the district is predominantly Bungalow mixed with a combination of Dutch Colonial Revival, vernacular, American Foursquare, and Queen Anne houses, which add stylistic variety. The setbacks average between 45 and

50 feet, and mature trees line the sidewalk terrace and front lawns. Houses in the district are sheathed in a variety of materials such as clapboard, wood shingles, stucco, concrete block, and artificial siding.

Properties located in the North Main Street Bungalow Historic District were constructed within a short period of time, c.1910 to c.1930. Houses in the district represent a concentration of popular early twentieth-century architectural trends such as the Bungalow, Colonial Revival, and American Foursquare. The style of the district is predominantly Bungalow and houses located at 1507, 1512, 1513, 1519, 1527, 1532, 1537, 1541, 1542, 1615, and 1627 North Main Street feature typical elements of Bungalow architecture, including low-pitched roofs, overhanging eaves, exposed rafters, decorative brackets, and multi-light double-hung sash windows. Some vernacular houses in the district display elements of Bungalow architecture, such as box-like massing, low-pitched roofs, overhanging eaves, decorative brackets, and porches with battered piers.

Despite the variation in architectural styles, houses in the district are compatible in size and massing. The house located at 1546 North Main Street features hallmark characteristics of American Foursquare architecture, including box-like massing, a low-pitched hip roof, wide overhanging eaves, a central dormer, and symmetrical facade. Some elements of American Foursquare architecture are consistent with the details and variations within the Bungalow style.

Period Revival architecture was at the height of its popularity in the 1920s and the presence of three Dutch Colonial Revival style houses located at 1522, 1533, and 1611 North Main Street is typical of residential architecture during this time period. Elements of Dutch Colonial Revival architecture present in these houses include gambrel roofs, Tuscan columns, and paired windows.

Although the houses located at 1502, 1506, 1518, 1523, 1526, 1536, and 1607 North Main Street are vernacular in form, the size and scale of construction is complementary to that of the Bungalow style. These houses display some architectural details, such as arched entryways, catslide rooflines, and multi-light windows.

Significance

The North Main Street Bungalow Historic District is potentially eligible under *Criterion C: Architecture*, as grouping of early twentieth century houses that display similar size and massing. The period of significance spans the dates of construction, c.1910-c.1930. The district is an intact example of Bungalow architecture and represents a collection architectural trends that reached their height of popularity during the 1920s. Overall, the district retains good integrity and demonstrates the relationship of these architectural trends in Oshkosh. All of the houses are contributing elements within the district and although some of the houses feature replacement siding and alterations to porches and windows, they still convey a visual sense of continuity.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 1502, 1506, 1507, 1512, 1513, 1518, 1519, 1522, 1523, 1526, 1527, 1532, 1533, 1536, 1537, 1541, 1542, 1546, 1603, 1607, 1611, 1615, and 1627 North Main Street. Properties within the proposed district are located on the east and west sides of North Main Street between Nevada Avenue and Huron Avenue.

Boundary Justification

The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.



North Main Street Streetscape



North Main Street Streetscape



**Proposed North Main Street Bungalow
Historic District
Oshkosh, Wisconsin**

District Survey Form

District: West Washington Avenue Historic District
 City: Oshkosh
 County: Winnebago
 Survey: Oshkosh Intensive Historic District Survey
 Date: January 2006

Address	Property Name	Construction Date	Status	Architectural Style
105 Washington Avenue	Fraternal Reserve Association	1914	Contributing	Neoclassical
106 Washington Avenue	Oshkosh Public Library	1900	Contributing	Neoclassical
115 Washington Avenue	Goettmann Printing Company	1925	Contributing	Neoclassical
204 Washington Avenue	Masonic Temple	1925	Contributing	Neoclassical
219 Washington Avenue	U.S. Post Office	1929	Contributing	Neoclassical
220 Washington Avenue	Wisconsin National Life Insurance Company	1925-1927	Contributing (Individually listed)	Neoclassical

Architectural Description

The proposed West Washington Avenue Historic District consists of six public and government buildings located along the north and south sides of Washington Avenue between State and Court Streets. All six properties are contributing elements within the proposed district, which is located west of North Main Street and north of the Fox River. The buildings were constructed between 1900 and 1929 and are good examples of Neoclassical architecture. Three properties feature cut stone masonry construction (106, 219, and 220 Washington Avenue) while the remaining three buildings are of brick construction (105, 115, and 204 Washington Avenue). Neoclassical details, such as classical columns, symmetrical facades, overhanging cornices with wide friezes, and multi-light windows are present in all of the buildings within this section of Washington Avenue. The properties display limited changes or alterations and retain good integrity.

Significance

The West Washington Avenue Historic District is potentially eligible under *Criterion C: Architecture* as an intact grouping of public and government buildings from the early twentieth century. The period of significance spans the dates of construction, 1900 to 1929. These six buildings in the proposed West Washington Avenue Historic District demonstrate intact and stylistically interesting examples of Neoclassical architecture in Oshkosh. The several large intact examples of Neoclassical architecture are complemented by a smaller-scale Neoclassical commercial building. The Oshkosh Public Library anchors the west end of the proposed historic district and was designed by the notable Oshkosh architect, William Waters. Despite a 1994 rear addition to the library, the building retains integrity and is a good example of Neoclassical, architect-designed, architecture in Oshkosh. One of the buildings in the proposed Washington Avenue Historic District, the Wisconsin National Life Building, was individually listed in the National Register in 1982. As a whole, the district represents the best concentration of Neoclassical architecture in Oshkosh.

Boundary Description

The boundary for the proposed district encompasses the current legal lots associated with the parcels for 105, 106, 115, 204, 219, and 220 Washington Avenue.

Boundary Justification



The district boundary corresponds to the historic area associated with these properties and provides an appropriate setting.



Washington Avenue Streetscape



Key:

-  *Historic District*
-  *Noncontributing*

**Proposed West Washington Avenue
Historic District
Oshkosh, Wisconsin**

D. Future historic preservation recommendations

In addition to the National Register recommendations, the following activities are recommended to further historic preservation activities in Oshkosh.

Obtain Certified Local Government status

As a Certified Local Government (CLG), the City may receive funding from the WHS for historic preservation activities, including surveys, National Register nominations, and feasibility studies. The funds are awarded annually on a competitive basis. Each Wisconsin CLG is required to have a preservation ordinance, which could provide for local landmark designation and design guidelines for locally designated and National Register-listed properties. As many locally significant properties do not qualify for National Register listing, a local landmark program could formally recognize these properties.

Please see the WHS website (www.wisconsinhistory.org/hp/clgs/) for more information on how Oshkosh could become a CLG and activities eligible for funding.

Continue reconnaissance and intensive survey efforts

The 1981 survey did not include the entire City, and this survey focused only on specific areas and property types. The City should continue survey efforts to gain comprehensive coverage of the City.

Continue to nominate properties to the National Register

The City has several National Register-listed individual properties and districts. This survey identified 24 eligible individual properties, 33 eligible reevaluation properties, five historic districts, and four religious complexes. The City should continue to nominate properties to the National Register as resources become available in an effort to further promote historic preservation in Oshkosh and recognize the significance of the resources.

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Appendix A. Identified Survey Areas and Properties

Specific areas within the city included in the survey:

- Colonial Park Subdivision – Morgan Subdivision
- Nordheim
- North Main Street to Broad Street from Merritt Avenue to Irving Avenue
- 4th Avenue to 8th Avenue from Lake Winnebago to Knapp Street
- Lakeview Park Plat
- Area west of Broad Street and south of Lake Winnebago
- Area of early settlement bound by the Fox River, Oshkosh Avenue, and North Eagle Street
- Volga-German Neighborhood
- St. Josephat Neighborhood
- Sacred Heart Neighborhood
- Workers cottages on 6th and 7th Avenues
- County Grounds, Extension Office Building
- Doty Street, including the Glatz Park area
- Typical post-World War II residential development
- Algoma Boulevard between Wisconsin Street and Dawes Street

Specific property types included in the survey:

- William Waters-designed buildings not included in the 1981 survey (specific properties identified by the City)
- Examples of commercial buildings with attached housing
- Churches with associated structures
- Kit or catalog homes (specific properties identified by the City)
- Homes or buildings associated with people, business enterprises, or events, significant to the City's history
- Homes with significant interior features (specific properties identified by the City)

Properties nominated by the public for inclusion in the survey:

- Gustav Behncke House, 557 Mt. Vernon
- Tennis Club, 823 Fluor Court
- House, 1930 Mt. Vernon
- Miles and Alberta Kimball House, 2346 Hickory Lane
- William Waters-Designed House, 324 Fulton
- House, 919 Merritt Avenue
- Herman Beduhn House, 328 West 15th Avenue
- Potters Cemetery

Appendix B. National Register Criteria for Evaluation

THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The following criteria are designed to guide the states, federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

Criteria: The quality of *significance* in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register of Historic Places. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. A birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. A property primarily commemorative in intent if design, age tradition, or symbolic value has invested it with its own historical significance; or
- G. A property achieving significance within the past 50 years if it is of exceptional importance.

Appendix C. Reevaluation Results

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
138 Algoma Boulevard	Commercial	Not eligible	Not eligible
146 Algoma Boulevard	Commercial	Not eligible	Not eligible
504 Algoma Boulevard	Read House	Not eligible	Not eligible
512, 516, and 520 Algoma Boulevard	Apartments	Not eligible	Eligible
530 Algoma Boulevard	Residence	Not eligible	Eligible
535 Algoma Boulevard	Bedward House	Not eligible	Eligible
545 Algoma Boulevard	Ripley House	Eligible	Eligible
554 Algoma Boulevard	Wall House	Not eligible	Nonextant
555 Algoma Boulevard	Kiel House	Not eligible	Not eligible
1000 Bay Shore Drive	Adams House	Not eligible	Eligible
1124 Bay Shore Drive	House	Not eligible	Eligible
344 Bowen Street	House	Not eligible	Not eligible
461 Bowen Street	House	Not eligible	Not eligible
36 Broad Street	Baker Paper Co.	Not eligible	Not eligible
622 Ceape Avenue	House	Not eligible	Not eligible
926 Ceape Avenue	House	Not eligible	Not eligible
1723 Central Street	House	Not eligible	Not eligible
1001-1011 Cherry Street	Catalog Houses (3)	Not eligible	Not eligible
316 Court Street	Sons of Herman Building	"Unknown"	Eligible
322 Court Street	House	Not eligible	Not eligible
1551 Delaware Street	South Park Jr. High School	Not eligible	Not eligible
420 Division Street	Gas Station	No AHI Record	Eligible
425 Division Street	Oshkosh Public Schools Municipal Building	Not eligible	Eligible
1650 Doty Street	Horn House	Not eligible	Eligible
1707 Doty Street	House	Not eligible	Not eligible

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
1757 Doty Street	Schneider House	Not eligible	Not eligible
41 West 8th Avenue	Miles Kimball Company	Not eligible	Not eligible
123 West 8th Avenue	House	Not eligible	Not eligible
816 Elmwood Avenue	House	Not eligible	Eligible
1115 Elmwood Avenue	Rogers House	Not eligible	Eligible – within Elmwood Avenue Historic District
331 West 15th Avenue	House	Not eligible	Not eligible
512 West 14th Avenue	Commercial	Not eligible	Not eligible
622 West 4th Avenue	House	Not eligible	Not eligible
705 Grove Street	House	Not eligible	Eligible
24 Gruenwald Avenue	Jockey Club	Not eligible	Not eligible
221 High Avenue	Hannig House	Not eligible	Not eligible
102 East Irving Avenue	House	Not eligible	Not eligible
222 East Irving Avenue	House	Not eligible	Not eligible
623 East Irving Avenue	House	Not eligible	Not eligible
1014 East Irving Avenue	Mertz House	Not eligible	Eligible
731 Jackson Street	St. Paul's Episcopal	Not eligible	Not eligible
734 Jackson Street	House	Not eligible	Not eligible
920 Jackson Street	Barnes House	Not eligible	Not eligible
1702 Jackson Street	House	Not eligible	Nonextant
448 Jefferson Street	Apartments	Not eligible	Eligible
756 Jefferson Street	House	Not eligible	Not eligible
1639 Knapp Street	House	Not eligible	Eligible
6 Lake Street	Buckstaff House	Not eligible	Not eligible
336 Legion Place	House	Not eligible	Not eligible
313 East Lincoln Avenue	House	Not eligible	Not eligible

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
712, 714 West Lincoln Avenue	Identical frame houses	Not eligible	Not eligible
538 Madison Street	House	Not eligible	Eligible
202 North Main Street	Commercial	Not eligible	Not eligible
206 North Main Street	Commercial – Waters design	Not eligible	Not eligible
220 North Main Street	Kline's Department Store	Not eligible	Not eligible
656 North Main Street	W. Suhl Block	Not eligible	Not eligible
663 North Main Street	Commercial	Not eligible	Not eligible
688-690 North Main Street	Commercial	Not eligible	Not eligible
752 North Main Street	Oshkosh Cleaners and Dryers	Not eligible	Not eligible
2119 North Main Street	Buckstaff Observatory	National Register-listed	National Register-listed
610 South Main Street	Commercial	Not eligible	Not eligible
901-905 South Main Street	Commercial	Not eligible	Not eligible
907 South Main Street	Commercial	Not eligible	Not eligible
909-913 South Main Street	Commercial	Not eligible	Not eligible
920 South Main Street	Commercial	Not eligible	Not eligible
1127 South Main Street	Buckstaff Company Offices	Not eligible	Eligible – Entire complex considered eligible
1503 South Main Street	Standard Gas Station	Not eligible	Not eligible
1512 South Main Street	People's Brewing Company	Not eligible	Not eligible
701 Merritt Street	Commercial	Not eligible	Eligible
1306 Michigan Street	German Emmanuel Evangelical Church	Not eligible	Not eligible
1013 Minnesota Street	Church	Not eligible	Not eligible
1103 Minnesota Street	Second Methodist Episcopal Church	Not eligible	Not eligible
439 Mt. Vernon Street	House	Not eligible	Nonextant
453 Mt. Vernon Street	House	Not eligible	Not eligible

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
456 Mt. Vernon Street	Doe House	Eligible	Not eligible
463 Mt. Vernon Street	Campbell House	Eligible	Not eligible
521 Mt. Vernon Street	Provost House	Eligible	Not eligible
533 Mt. Vernon Street	House	Not eligible	Not eligible
538 Mt. Vernon Street	House	Not eligible	Eligible
564 Mt. Vernon Street	House	Not eligible	Not eligible
618 Mt. Vernon Street	House	Not eligible	Eligible
740 Mt. Vernon Street	Kleinschmidt House	Eligible	Eligible
803 Mt. Vernon Street	Barker House	Eligible	Not eligible
1036 Mt. Vernon Street	House	Not eligible	Not eligible
1102 Mt. Vernon Street	House	Not eligible	Not eligible
1402 Mt. Vernon Street	Industrial Building	Not eligible	Not eligible
1721 Mt. Vernon Street	House	Not eligible	Not eligible
1838 Mt. Vernon Street	House	Not eligible	Not eligible
403 East New York Avenue	Church	Not eligible	Not eligible
21 West New York Avenue	Fire Station No. 8	Not eligible	Not eligible
26 West New York Avenue	House	Eligible	Not eligible
32 West New York Avenue	House	Not eligible	Not eligible
103 West New York Avenue	House	Not eligible	Not eligible
660 Oak Street	Lakeside Hospital	Not eligible	Not eligible
716 Ohio Street	Commercial	Not eligible	Not eligible
924 Ohio Street	Fire Station No. 6	Not eligible	Not eligible
600-602 Oregon Street	C. Lehmann Block	Not eligible	Not eligible
611-619 Oregon Street	C.F. Streich Block	Not eligible	Not eligible
701 Oregon Street	Commercial	Not eligible	Not eligible

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
711 Oregon Street	Commercial	Not eligible	Not eligible
800 Oregon Street	Commercial	Not eligible	Not eligible
801 Oregon Street	Commercial	Not eligible	Not eligible
802 Oregon Street	Commercial	Not eligible	Not eligible
819 Oregon Street	Commercial	Not eligible	Not eligible
903 Oregon Street	Security Bank	Not eligible	National Register - listed
907 Oregon Street	Oregon Clothing House	Not eligible	Not eligible
909 Oregon Street	Commercial	Not eligible	Not eligible
910-914 Oregon Street	J. Huhn Block	Not eligible	Not eligible
1018 Oregon Street	Commercial	Not eligible	Not eligible
1025 Oregon Street	Marquardt Funeral Home	Not eligible	Not eligible
1113 Oregon Street	Neff/Mehlmann House	Not eligible	Not eligible
1329 Oregon Street	Commercial (A. Koplitz)	Not eligible	Not eligible
1429 Oregon Street	C.W. Woldt Building	Not eligible	Not eligible
1512-1514 Oregon Street	Commercial	Not eligible	Not eligible
1529 Oregon Street	Commercial (A. Karcus)	Not eligible	Not eligible
1628 Oregon Street	House	Not eligible	Eligible
1645 Oregon Street	House	Not eligible	Not eligible
1701 Oregon Street	Commercial	Not eligible	Not eligible
1745 Oregon Street	Smith School (William Waters design)	Eligible	Eligible
1856 Oregon Street	Pfeiffer House	Not eligible	Eligible
1619 Oshkosh Avenue	Coles Bashford House	Eligible	Not eligible
1705 Oshkosh Avenue	Badger House	Not eligible	Eligible
406 Otter Avenue	House	Not eligible	Not eligible
521 Otter Avenue	Labudde House	Not eligible	Not eligible
524 Otter Avenue	Crawford House	Not eligible	Not eligible

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
208 Oxford Avenue	House	Not eligible	Not eligible
219 Oxford Avenue	Ragon Cottage	Eligible	Not eligible
527-531 East Parkway Avenue	Commercial	Not eligible	Not eligible
223 West Parkway Avenue	Evangelical Lutheran Church	Eligible	Not eligible
555-557 Pleasant Street	Kitts House - Octagon	Eligible	Not eligible
221 Prospect Avenue	House	Not eligible	Not eligible
843 Prospect Avenue	House	Not eligible	Not eligible
320 Rosalia Street	Commercial	Not eligible	Not eligible
400 Sawyer Street	Zion Lutheran Church	Not eligible	Eligible – upon reaching 50 years of age - constructed in 1969
910 Sawyer Street	Roosevelt School	Not eligible	Eligible
514 Scott Avenue	House	Not eligible	Not eligible
208 East Smith Avenue	School	Not eligible	Not eligible
206 State Street	P. Charbonneau Block	Not eligible	Not eligible
300-302 State Street	Commercial	Not eligible	Not eligible
901 West 10th Avenue	Commercial	Not eligible	Not eligible
117 West 12th Street	House	Not eligible	Not eligible
848 Vine Street	House	Not eligible	Not eligible
1819 Vinland	House	Not eligible	Not eligible
2075 Vinland	House	Not eligible	Not eligible
105 Washington Avenue	Fraternal Reserve Association	Not eligible	Eligible – Included in Washington Avenue Historic District
115 Washington Avenue	Commercial	Not eligible	Eligible – Included in Washington Avenue Historic District

Oshkosh Reevaluation Properties

Address	Historic Name	1981 Evaluation	2005 Evaluation
204 Washington Avenue	Oshkosh Masonic Temple	Not eligible	Eligible – Included in Washington Avenue Historic District
219 Washington Avenue	U.S. Post Office	Not eligible	Eligible – Included in Washington Avenue Historic District
309 Washington Avenue	Apartments	Not eligible	Eligible
414 Washington Avenue	Apartments	Not eligible	Not eligible
549 Washington Avenue	Salem Church of the Evangelical Association	Not eligible	Eligible
11 Waugoo Avenue	Commercial	Not eligible	Not eligible
13 Waugoo Avenue	Commercial	Not eligible	Not eligible
17-25 Waugoo Avenue	Center-Kohlman Block	Not eligible	Not eligible

* Although identified by the City, 608 Jackson Street was not reevaluated since it is included within a National Register-listed historic district.

Appendix D. Surveyed Properties

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
423 East New York Avenue	House	135278	Surveyed property
522 East New York Avenue	House	135279	Surveyed property
529 East New York Avenue	House	135280	Surveyed property
618 East New York Avenue	House	135281	Surveyed property
1026 Bong Court	House	135282	Surveyed property
736 East Melvin Avenue	House	135283	Surveyed property
1040 Bowen Street	House	135284	Surveyed property
1102 Bowen Street	House	135285	Surveyed property
1119 Bowen Street	House	135286	Surveyed property
1109 Bowen Street	House	135287	Surveyed property
801 East New York Avenue	House	136318	Surveyed property
1118 Bowen Street	House	135288	Surveyed property
940 Monroe Street	House	135289	Surveyed property
708 Baldwin Avenue	House	135290	Surveyed property
403 East Lincoln Avenue	House	135291	Surveyed property
406 Fulton Avenue	House	135292	Surveyed property
719 Monroe Street	House	135293	Surveyed property
748 Monroe Street	House	135294	Surveyed property
807 Monroe Street	House	135295	Surveyed property
915 Hazel Street	House	135296	Surveyed property
1121 Hazel Street	House	135298	Surveyed property
1115 Hazel Street	House	135299	Surveyed property
1006 East New York Avenue	House	135300	Surveyed property
1116 Grove Street	House	135301	Surveyed property
1104 Grove Street	House	135302	Surveyed property
1044 Grove Street	House	135303	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
718 Grove Street	House	135304	Surveyed property
1008 East Irving Avenue	House	135305	Surveyed property
1014 East Irving Avenue	House	70082	Potentially eligible
1020 East Irving Street	House	135306	Surveyed property
1106 East Irving Avenue	House	135307	Surveyed property
1114 East Irving Avenue	House	135308	Surveyed property
1020 Baldwin Avenue	Lustron House	135309	Surveyed property
704 Oak Street	House	70649	Surveyed property
749 Oak Street	House	135310	Surveyed property
841 Oak Street	House	135311	Surveyed property
117 East Lincoln Avenue	House	135312	Surveyed property
231 East Lincoln Avenue	House	135313	Surveyed property
324 Fulton Avenue	House	135314	Surveyed property
316 Fulton Avenue	House	135315	Surveyed property
307 Fulton Avenue	House	135318	Surveyed property
229 Fulton Avenue	House	135319	Surveyed property
102 Fulton Avenue	House	135320	Surveyed property
23 Fulton Avenue	House	135321	Surveyed property
11 Fulton Avenue	House	135322	Surveyed property
12 Fulton Avenue	Service garage	135323	Surveyed property
808 North Main Street	St. John's Evangelical Lutheran Church	135324	Potentially eligible
740 North Main Street	Commercial building	135325	Surveyed property
732 North Main Street	Commercial building	135326	Surveyed property
737 North Main Street	House	135327	Surveyed property
703 North Main Street	Commercial building	135328	Surveyed property
695 North Main Street	Commercial building	135329	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
109 East Irving Avenue	House	135330	Surveyed property
207 East Irving Avenue	Dale School	70073	Potentially eligible
208 East Irving Avenue	House	135331	Surveyed property
216 East Irving Avenue	House	70074	Surveyed property
229 East Irving Avenue	House	135322	Surveyed property
301 East Irving Avenue	House	70076	Surveyed property
319 East Irving Avenue	House	135333	Surveyed property
320 East Irving Avenue	House	70077	Surveyed property
324 East Irving Avenue	House	135334	Surveyed property
330 East Irving Avenue	House	135335	Surveyed property
502 East Irving Avenue	House	136338	Potentially eligible
531 East Irving Avenue	House	135337	Surveyed property
606 East Irving Avenue	House	135338	Surveyed property
601 East Irving Avenue	House	135339	Surveyed property
609 East Irving Avenue	House	135340	Surveyed property
615 East Irving Avenue	House	135341	Surveyed property
702 East Irving Avenue	House	135342	Surveyed property
716 East Irving Avenue	House	135343	Surveyed property
703 East Irving Avenue	House	135344	Surveyed property
707 East Irving Avenue	House	135345	Surveyed property
711 East Irving Avenue	House	135346	Surveyed property
720 East Irving Avenue	House	135347	Surveyed property
728 East Irving Avenue	House	135348	Surveyed property
734 East Irving Avenue	House	135349	Surveyed property
814 East Irving Avenue	House	70081	Potentially eligible
906 East Irving Avenue	House	135350	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
512 East Parkway Avenue	House	135351	Surveyed property
642 Broad Street	House	135352	Surveyed property
646 Broad Street	House	135358	Surveyed property
650 Broad Street	House	135359	Surveyed property
680 Broad Street	House	135360	Surveyed property
653 Grand Street	House	135361	Surveyed property
616 Grand Street	House	135362	Surveyed property
608 Jefferson Street	Church	135363	Surveyed property
17 East Parkway Avenue	Service garage	135364	Surveyed property
501 Merritt Avenue	Commercial building	135365	Surveyed property
416 Merritt Avenue	House	135366	Surveyed property
512 Grand Street	House	135367	Surveyed property
514 Grand Street	House	135368	Surveyed property
222 Hudson Avenue	House	135369	Surveyed property
226 Dale Avenue	House	135370	Surveyed property
300 Dale Avenue	House	135373	Surveyed property
307 Dale Avenue	House	135374	Surveyed property
331 Dale Avenue	House	135375	Surveyed property
226 Oxford Avenue	House	135376	Surveyed property
745 Jefferson Street	House	135377	Surveyed property
717 Jefferson Street	House	135378	Surveyed property
672 Jefferson Street	House	135379	Surveyed property
628 Jefferson Street	House	135380	Surveyed property
568 Jefferson Street	House	135398	Surveyed property
549 Jefferson Street	House	135399	Surveyed property
547 Jefferson Street	House	135400	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
541 Jefferson Street	House	135401	Potentially eligible
53 Jefferson Street	House	135402	Surveyed property
524 Jefferson Street	House	135403	Surveyed property
508 Madison Street	House	135404	Surveyed property
521 Madison Street	House	135405	Surveyed property
527 Madison Street	House	135406	Surveyed property
544 Madison Street	House	135407	Surveyed property
515 Pleasant Street	House	135408	Surveyed property
316 Merritt Avenue	House	135409	Surveyed property
213 Merritt Avenue	House	135410	Surveyed property
336 Bowen Street	Commercial building	135411	Surveyed property
520 Mt. Vernon Street	House	135412	Surveyed property
545 Mt. Vernon Street	House	135413	Surveyed property
620 Mt. Vernon Street	House	135414	Surveyed property
633 Mt. Vernon Street	Albert and Emma Krippene House	135415	Surveyed property
673 Mt. Vernon Street	House	135416	Surveyed property
734 Mt. Vernon Street	House	135417	Surveyed property
1821 Jackson Street	Columbus Club	135418	Surveyed property
121 West Murdock Avenue	Leon's Frozen Custard	135419	Potentially eligible
675 North Main Street	Commercial building	135420	Surveyed property
640 North Main Street	Service garage	135421	Surveyed property
1815 East Murdock Avenue	House	135422	Surveyed property
1935 East Murdock Avenue	House	135423	Surveyed property
2062 Menominee Drive	House	135424	Surveyed property
2033 Menominee Drive	House	135425	Surveyed property
2026 Menominee Drive	House	135426	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1906 Menominee Drive	House	135427	Surveyed property
1720 Menominee Drive	House	135428	Surveyed property
1710 Menominee Drive	House	135429	Surveyed property
142 Menominee Drive	Utility building	135430	Surveyed property
1600 Hazel Street	Emmeline Cook School	135431	Surveyed property
1405 Hazel Street	House	135432	Surveyed property
1337 Hazel Street	House	135433	Surveyed property
1318 Hazel Street	House	135434	Surveyed property
1738 North Main Street	Commercial building	70799	Surveyed property
2132 North Main Street	House	70801	Surveyed property
2303 North Main Street	House	135435	Surveyed property
1737 Jefferson Street	House	70190	Surveyed property
1837 Mt. Vernon Street	House	135436	Surveyed property
2213 Mt. Vernon Street	House	135437	Surveyed property
1843 Ashland Street	House	135438	Surveyed property
1427 Wisconsin Street	House	135439	Surveyed property
1275 Wisconsin Street	House	135440	Surveyed property
1271 Wisconsin Street	House	135441	Surveyed property
1235 Wisconsin Street	House	135442	Surveyed property
1206-1226 Ontario Street	Bethlehem Evangelical Lutheran Church	135443	Surveyed property
705 West New York Avenue	House	70526	Surveyed property
712 West New York Avenue	House	135444	Surveyed property
1242 Western Street	House	135446	Surveyed property
1226 Western Street	House	135445	Surveyed property
1302 Western Street	House	135481	Surveyed property
1344 Liberty Street	House	135482	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1329 Liberty Street	House	135483	Surveyed property
1323 Liberty Street	House	135484	Surveyed property
1250 Liberty Street	House	135485	Surveyed property
1243 Liberty Street	House	135486	Surveyed property
1214 Liberty Street	House	135487	Surveyed property
820 West New York Avenue	House	135488	Surveyed property
819 West New York Avenue	House	70528	Surveyed property
907 West New York Avenue	House	135489	Surveyed property
919 West New York Avenue	House	135490	Surveyed property
1241 Walnut Street	House	135491	Surveyed property
1215 Walnut Street	House	135492	Surveyed property
1117 West New York Avenue	Commercial building	135493	Surveyed property
1108 West New York Avenue	House	135494	Surveyed property
700 West New York Avenue	Commercial building	135495	Surveyed property
1317 Ontario Street	House	135496	Surveyed property
1323 Ontario Street	House	135497	Surveyed property
1312 Ontario Street	House	135498	Surveyed property
1318 Ontario Street	House	135499	Surveyed property
1351 Ontario Street	Commercial building	135500	Surveyed property
1402 Ontario Street	House	135519	Surveyed property
1423 Ontario Street	House	135518	Surveyed property
1505 Ontario Street	House	135520	Surveyed property
1504 Ontario Street	House	135521	Surveyed property
1500 Beech Street	House	135522	Surveyed property
1402 Spruce Street	House	135523	Surveyed property
1329 Congress Avenue	House	135524	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1323 Congress Avenue	House	135525	Surveyed property
1363 Lamar Avenue	House	135526	Surveyed property
1356 Lamar Avenue	House	135527	Surveyed property
1343 Lamar Avenue	House	135528	Surveyed property
1302 Lamar Avenue	House	135529	Surveyed property
1263 Spruce Street	House	135530	Surveyed property
1235 Spruce Street	House	135531	Surveyed property
1220 Spruce Street	House	135532	Surveyed property
1214 Spruce Street	House	135534	Surveyed property
1214 West New York Avenue	House	135534	Surveyed property
1208 West New York Avenue	House	135536	Surveyed property
1402 Elmwood Avenue	House	135537	Surveyed property
1324 Elmwood Avenue	Commercial building	135538	Surveyed property
1312 Elmwood Avenue	House	135539	Surveyed property
1302 Elmwood Avenue	House	135540	Surveyed property
1228 Elmwood Avenue	House	135541	Surveyed property
1134 Elmwood Avenue	House	135542	Surveyed property
414 Wisconsin Street	House	135543	Surveyed property
418 Wisconsin Avenue	House	135544	Surveyed property
549 Algoma Boulevard	House	66132	Surveyed property
550 Algoma Boulevard	House	135545	Surveyed property
102 Nebraska Street	Industrial building	135546	Surveyed property
Nebraska Street at Waterfront	Warehouse	136339	Surveyed property
50 West 6th Avenue	H.P. Schmidt Milling Company	70058	Surveyed property
608 Nebraska Street	Commercial building	135547	Surveyed property
139 West 7th Avenue	House	135548	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
123 West 8th Avenue	House	66390	Surveyed property
c.30 West 8th Avenue	Commercial building	135549	Surveyed property
East 8th Avenue, east of South Main Street	Industrial building	135550	Surveyed property
East 8th Avenue, east of South Main Street	Industrial building	135558	Surveyed property
137 West 9th Avenue	House	135559	Surveyed property
123 West 10th Avenue	House	135560	Surveyed property
101 West 10th Avenue	German Methodist Episcopal Church	70196	Potentially eligible
2413 South Main Street	Ardy & Ed's Drive-in	135561	Potentially eligible
126 West 11th Avenue	House	135562	Surveyed property
1104 Oregon Street	Service station	135563	Surveyed property
905-919 Nebraska Street	Grace Evangelical Lutheran Church	135564	Surveyed property
34 West 14th Avenue	House	135565	Surveyed property
132 West 14th Avenue	House	135566	Surveyed property
126 West 12th Avenue	House	135567	Potentially eligible
107 West 12th Avenue	House	135568	Surveyed property
7 West South Park Avenue	House	135569	Surveyed property
26 West South Park Avenue	House	70511	Surveyed property
35 West South Park Avenue	House	135570	Surveyed property
50 West South Park Avenue	House	135571	Surveyed property
137 West South Park Avenue	House	135572	Surveyed property
133 West 15th Avenue	House	135573	Surveyed property
128 West 15th Avenue	House	135574	Surveyed property
126 West 16th Avenue	House	135575	Surveyed property
1662 Doty Street	House	66832	Surveyed property
1726 Doty Street	House	135576	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1732 Doty Street	House	135577	Surveyed property
1731 Doty Street	House	135578	Surveyed property
1725 Doty Street	House	135579	Surveyed property
1743 Doty Street	House	135580	Surveyed property
1823 Doty Street	Hughes Chocolates	135581	Surveyed property
1851 Doty Street	House	135582	Surveyed property
1857 Doty Street	House	135598	Surveyed property
1933 Doty Street	House	135599	Surveyed property
2107 Doty Street	House	135600	Surveyed property
2129 Doty Street	House	135601	Surveyed property
2206 Doty Street	House	135602	Surveyed property
2223 Doty Street	House	135603	Surveyed property
2220 Doty Street	House	135604	Surveyed property
2318 Doty Street	House	135618	Surveyed property
2317 Doty Street	House	135619	Surveyed property
2411 Doty Street	House	136340	Surveyed property
2405 Doty Street	House	136341	Surveyed property
2106A Oregon Street	Garage House	136342	Surveyed property
1842 South Main Street	South Side Yacht Club	136343	Surveyed property
1409 Catherine Avenue	Cyrus Webster House	66469	Potentially eligible
1203-1205 Oshkosh Avenue	House	136344	Surveyed property
1003 North Sawyer Street	House	136358	Surveyed property
944 North Sawyer Street	House	136359	Surveyed property
717 North Sawyer Street	House	136360	Surveyed property
923 Dove Street	House	136361	Surveyed property
1027 Dove Street	House	136362	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1112 Dove Street	House	136363	Surveyed property
1216 Dove Street	House	136364	Surveyed property
1008 Arthur Avenue	House	136365	Surveyed property
1112 Arthur Avenue	House	136366	Surveyed property
1123 Arthur Avenue	House	136367	Surveyed property
1135 Arthur Avenue	Church	66373	Surveyed property
1136 Arthur Avenue	House	136368	Surveyed property
1147 Arthur Avenue	House	136369	Surveyed property
1020 North Sawyer Street	House	136370	Surveyed property
927 Lark Street	House	136371	Surveyed property
1321 Adams Avenue	House	136372	Surveyed property
704 Lark Street	House	136373	Surveyed property
609 Lark Street	Springer House	136374	Surveyed property
1142 Van Buren Avenue	House	136375	Surveyed property
726 Bismark Avenue	House	136376	Surveyed property
701 West 4th Avenue	House	136378	Surveyed property
707 West 4th Avenue	House	136379	Surveyed property
715 West 4th Avenue	Albert and Anna Lull House	66885	Surveyed property
800 West 4th Avenue	House	136380	Surveyed property
842 West 4th Avenue	House	66890	Surveyed property
919 West 4th Avenue	Lustron House	136381	Potentially eligible
934 West 4th Avenue	House	136383	Surveyed property
1017 West 4th Avenue	House	136384	Surveyed property
1060 West 5th Avenue	House	136385	Surveyed property
1025 West 5th Avenue	Sacred Heart Office	136386	Potentially eligible
505 Knapp Street	Sacred Heart School	70088	Potentially eligible

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
755 West 5th Avenue	Commercial building	136387	Surveyed property
710 West 5th Avenue	House	136388	Surveyed property
680 West 5th Avenue	House	136389	Surveyed property
704 Bismark Avenue	House	136390	Surveyed property
518 Dakota Street	House	136391	Surveyed property
705 West 6th Avenue	Commercial building	136392	Surveyed property
519 Knapp Street	Sacred Heart Church	70089	Potentially eligible
1020 West 6th Avenue	Sacred Heart Rectory	136393	Potentially eligible
1114 West 6th Avenue	House	136394	Surveyed property
1129 West 6th Avenue	House	136395	Surveyed property
1140 West 6th Avenue	House	136396	Surveyed property
1041 West 9th Avenue	House	136397	Surveyed property
944 West 9th Avenue	House	136398	Surveyed property
937 West 9th Avenue	House	136399	Surveyed property
900 West 9th Avenue	House	136400	Surveyed property
805 West 9th Avenue	House	136418	Surveyed property
712 West 8th Avenue	House	136419	Surveyed property
642 West 9th Avenue	Commercial building	136420	Surveyed property
417 Knapp Street	House	136421	Surveyed property
416 Knapp Street	House	136422	Surveyed property
538 West 11th Avenue	House	27113	Surveyed property
532 West 11th Avenue	House	27114	Surveyed property
523 West 11th Avenue	Industrial building	27112	Surveyed property
448 West 11th Avenue	House	27115	Surveyed property
422 West 11th Avenue	House	66405	Surveyed property
352 West 11th Avenue	House	27120	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
233 West 11th Avenue	House	27107	Surveyed property
217 West 11th Avenue	Charles Streich House	27106	Potentially eligible
527 West 9th Avenue	Commercial building	136423	Surveyed property
449 West 9th Avenue	House	27139	Surveyed property
227 West 9th Avenue	Jason Studley House	27132	Surveyed property
Fairground Property	Sunny View Cemetery	136424	Surveyed property
2346 Hickory Lane	Kimball House	136425	Surveyed property
909 Minnesota Street	House	136426	Surveyed property
606 West 4th Avenue	House	136438	Surveyed property
513 West 9th Avenue	Industrial building	136439	Surveyed property
117 West 24th Avenue	House	136440	Surveyed property
440 West South Park Avenue	St. John's Catholic Church	70541	Surveyed property
434 West South Park Avenue	St. John's Parish Office	136441	Surveyed property
353 West South Park Avenue	House	27082	Surveyed property
347 West South Park Avenue	House	27081	Surveyed property
322 West South Park Avenue	House	27092	Surveyed property
316 West South Park Avenue	House	70516	Surveyed property
327 West South Park Avenue	House	27078	Surveyed property
317 West South Park Avenue	House	27077	Surveyed property
247 West South Park Avenue	House	27076	Surveyed property
243 West South Park Avenue	House	136442	Surveyed property
226 12th Avenue West	House	27105	Surveyed property
306 West 12th Avenue	House	136443	Surveyed property
342 West 12th Avenue	House	27102	Surveyed property
450 West 12th Avenue	St. John's School	27100	Surveyed property
600 Ohio Street	Pabst Exchange	70652	Potentially eligible

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
612-616 Ohio Street	Commercial building	136444	Surveyed property
909 Ohio Street	Service station	136445	Surveyed property
1112 Ohio Street	House	136446	Surveyed property
1126 Ohio Street	House	136447	Surveyed property
1202 Ohio Street	House	136448	Surveyed property
1218 Ohio Street	House	136449	Surveyed property
1411 Ohio Street	House	136450	Surveyed property
1426 Ohio Street	House	135451	Surveyed property
1512 Ohio Street	House	136518	Surveyed property
553 West 16th Avenue	House	70494	Surveyed property
1621 Ohio Street	House	136519	Surveyed property
542 West 16th Avenue	House	27024	Surveyed property
450 West 16th Avenue	House	27025	Surveyed property
422 West 16th Avenue	House	136520	Surveyed property
310 West 16th Avenue	House	27030	Surveyed property
256 West 16th Avenue	House	136558	Surveyed property
246 West 16th Avenue	House	27031	Surveyed property
253 West 16th Avenue	House	27019	Surveyed property
317 West 8th Avenue	House	27147	Surveyed property
342 West 8th Avenue	House	27151	Surveyed property
402 West 8th Avenue	House	136559	Surveyed property
405 West 8th Avenue	House	27148	Surveyed property
243 West 15th Avenue	House	27035	Surveyed property
328 West 15th Avenue	House	136560	Surveyed property
352 West 15th Avenue	House	27050	Surveyed property
347 West 15th Avenue	House	27040	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
353 West 15th Avenue	House	136651	Surveyed property
427 West 15th Avenue	House	27041	Surveyed property
532 West 15th Avenue	House	27044	Surveyed property
546 West 15th Avenue	House	136562	Surveyed property
547 West 15th Avenue	House	27043	Surveyed property
446 West 14th Avenue	House	27066	Surveyed property
436 West 14th Avenue	House	27076	Surveyed property
417 West 14th Avenue	House	27060	Surveyed property
356 West 14th Avenue	House	27070	Surveyed property
350 West 14th Avenue	House	27071	Surveyed property
336 West 14th Avenue	House	27073	Surveyed property
226 West 14th Avenue	House	27075	Surveyed property
1500 Oregon Street	Commercial building	136563	Surveyed property
1606 Oregon Street	Commercial building	136564	Surveyed property
1313 Oregon Street	House	136565	Surveyed property
1225 Oregon Street	St. Vincent de Paul Church	70675	Potentially eligible
216 West South Park Avenue	St. Vincent de Paul Rectory	70453	Potentially eligible
1207 Oregon Street	St. Elizabeth Seton Elementary School	136566	Potentially eligible
1200-1206 Oregon Street	Commercial building	136567	Potentially eligible
1124-1128 Oregon Street	Commercial building	42666	Potentially eligible
221 West 12th Avenue	St. Vincent de Paul Convent	136568	Potentially eligible
925-927 Oregon Street	Commercial building	136569	Surveyed property
913 Oregon Street	State Exchange Bank	70669	Potentially eligible
806 Oregon Street	Commercial building	136570	Surveyed property
310 West 7th Avenue	House	70491	Surveyed property

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
432 West 7th Avenue	House	27158	Surveyed property
412 West 6th Avenue	House	136571	Surveyed property
356 West 6th Avenue	House	136572	Surveyed property
615 South Main Street	Commercial building	136573	Surveyed property
607 South Main Street	Commercial building	70803	Surveyed property
603-605 South Main Street	Commercial building	70805	Surveyed property
601 South Main Street	Commercial building	70802	Surveyed property
716 South Main Street	Commercial building	70809	Surveyed property
900 South Main Street	G. Reinke & Company	136578	Potentially eligible
East side South Main Street at 12th Avenue	Industrial building	136579	Surveyed property
1213 South Main Street	House	136580	Surveyed property
1302 South Main Street	Buckstaff Building	136581	Surveyed property
1513 South Main Street	House	136582	Surveyed property
129 West 17th Avenue	VFW	136583	Surveyed property
605 Merritt Avenue	St. Mary's Church	70120	Potentially eligible
442 Monroe Street	St. Mary's Rectory	136584	Potentially eligible
459 Boyd Street/619 Merritt Avenue	St. Francis Cabrini Elementary School	70397	Potentially eligible
447 Boyd Street	St. Mary's Hall	136598	Potentially eligible
441 Boyd Street	St. Mary's Parish Building	136599	Potentially eligible
823 Fluor Court	Tennis Club	136600	Surveyed property
449 High Avenue	St. Peter's Catholic High School	70318	Potentially eligible
471 High Avenue	St. Peter's Convent	136601	Potentially eligible
449 High Avenue	St. Peter's Recreational Building	136680	Potentially eligible
435 High Avenue	St. Peter's Catholic Church	68288	Potentially eligible
435 High Avenue	St. Peter's Rectory	136682	Potentially eligible

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1423 Congress Avenue	Alberta Kimball House	136603	Potentially eligible
1333 Walnut Street	St. Josephat Parish Building	136604	Surveyed property
1416 Menominee Drive	Russell F. and Jeanette E. Williams House	136605	Potentially eligible
1906 Menominee Drive	Emil C. Reichow House	135427	Potentially eligible
1115 Bay Shore Drive	George P. Nevitt House	138295	Potentially eligible – Bay Shore Drive Residential Historic District
1123 Bay Shore Drive	Herbert H. Wenzlaff House	138296	Potentially eligible – Bay Shore Drive Residential Historic District
1215 Bay Shore Drive	Morgan U. Davies House	138297	Potentially eligible – Bay Shore Drive Residential Historic District
1219 Bay Shore Drive	Preston A. Richardson House	138298	Potentially eligible – Bay Shore Drive Residential Historic District
1239 Bay Shore Drive	Harry Spoo House	138299	Potentially eligible – Bay Shore Drive Residential Historic District
1253 Bay Shore Drive	Erwin M. Spoo House	138300	Potentially eligible – Bay Shore Drive Residential Historic District
9 Frankfort Street	Harold E. Bitter House	138301	Potentially eligible – Bay Shore Drive Residential Historic District
1100 Elmwood Avenue	H.D. Wilbor House	138258	Potentially eligible – Elmwood Avenue Historic District
1105 Elmwood Avenue	Fred C. Luebke House	70298	Potentially eligible – Elmwood Avenue Historic District
1108 Elmwood Avenue	Edward Olsen House	138259	Potentially eligible – Elmwood Avenue Historic District
1111 Elmwood Avenue	John S. Wegener House	70299	Potentially eligible – Elmwood Avenue Historic District
1112 Elmwood Avenue	Christian Olson House	66438	Potentially eligible – Elmwood Avenue Historic District
1115 Elmwood Avenue	Frank M. Rogers House	66445	Potentially eligible – Elmwood Avenue Historic District
1118 Elmwood Avenue	House	138260	Potentially eligible – Elmwood Avenue Historic District
1124 Elmwood Avenue	House	138261	Potentially eligible – Elmwood Avenue Historic District
1125 Elmwood Avenue	Rufus Reed House	70300	Potentially eligible – Elmwood Avenue Historic District
1126-1128 Elmwood Avenue	Martin Peterson House	138262	Potentially eligible – Elmwood Avenue Historic District
1134 Elmwood Avenue	John S. Smith House	135542	Potentially eligible – Elmwood Avenue Historic District

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1135 Elmwood Avenue	Levi Hicks House	66452	Potentially eligible – Elmwood Avenue Historic District
1145 Elmwood Avenue	Robert Coy House	70301	Potentially eligible – Elmwood Avenue Historic District
519 Hazel Street	Herman Tesch House	138278	Potentially eligible – Hazel Street Historic District
525 Hazel Street	Henry Auler House	138279	Potentially eligible – Hazel Street Historic District
531 Hazel Street	Dr. R.C. Williams House	138280	Potentially eligible – Hazel Street Historic District
539 Hazel Street	Charles Geisler House	138281	Potentially eligible – Hazel Street Historic District
543 Hazel Street	Clyde Oaks House	138282	Potentially eligible – Hazel Street Historic District
547 Hazel Street	George W. Oaks House	138283	Potentially eligible – Hazel Street Historic District
553 Hazel Street	Guy Oaks House	138284	Potentially eligible – Hazel Street Historic District
559 Hazel Street	Henry P. Dillon House	138285	Potentially eligible – Hazel Street Historic District
561 Hazel Street	Nurse's Home	138286	Potentially eligible – Hazel Street Historic District
565 Hazel Street	Burt E. Crawford House	138287	Potentially eligible – Hazel Street Historic District
569 Hazel Street	Frank F. Waters House	138288	Potentially eligible – Hazel Street Historic District
575 Hazel Street	House	138289	Potentially eligible – Hazel Street Historic District
585 Hazel Street	Eugene O. Vogel House	138290	Potentially eligible – Hazel Street Historic District
1103 East Parkway Avenue	House	138291	Potentially eligible – Hazel Street Historic District
1109 East Parkway Avenue	Hugo Krueger House	138292	Potentially eligible – Hazel Street Historic District
1113 East Parkway Avenue	George Zentner House	138293	Potentially eligible – Hazel Street Historic District
1119 East Parkway Avenue	Herbert Lentz House	138294	Potentially eligible – Hazel Street Historic District
1502 North Main Street	Harry J. Roley House	138302	Potentially eligible – North Main Street Bungalow Historic District
1506 North Main Street	Tracy R. Sutfin House	138303	Potentially eligible – North Main Street Bungalow Historic District

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
1507 North Main Street	George Holtz House	138304	Potentially eligible – North Main Street Bungalow Historic District
1512 North Main Street	William Schroeder House	138304	Potentially eligible – North Main Street Bungalow Historic District
1513 North Main Street	House	138306	Potentially eligible – North Main Street Bungalow Historic District
1518 North Main Street	Arthur R. Keene House	138307	Potentially eligible – North Main Street Bungalow Historic District
1519 North Main Street	Arthur E. Williams House	138308	Potentially eligible – North Main Street Bungalow Historic District
1522 North Main Street	Edward Schwertfeger House	138309	Potentially eligible – North Main Street Bungalow Historic District
1523 North Main Street	Jack H. Reigal House	138310	Potentially eligible – North Main Street Bungalow Historic District
1526 North Main Street	E.C. Nielson House	138311	Potentially eligible – North Main Street Bungalow Historic District
1527 North Main Street	House	138312	Potentially eligible – North Main Street Bungalow Historic District
1532 North Main Street	Clarence F. Haase House	138313	Potentially eligible – North Main Street Bungalow Historic District
1533 North Main Street	Fred G. Appleyard House	138314	Potentially eligible – North Main Street Bungalow Historic District
1536 North Main Street	Leroy W. Fleting House	138315	Potentially eligible – North Main Street Bungalow Historic District
1537 North Main Street	Winfield S. McDaniels House	138316	Potentially eligible – North Main Street Bungalow Historic District
1541 North Main Street	Erwin F. Breaker House	138317	Potentially eligible – North Main Street Bungalow Historic District
1542 North Main Street	Walter Hansen House	138318	Potentially eligible – North Main Street Bungalow Historic District
1546 North Main Street	Walter Hansen House	138319	Potentially eligible – North Main Street Bungalow Historic District
1603 North Main Street	Fred N. Appleyard Sr. House	138320	Potentially eligible – North Main Street Bungalow Historic District
1607 North Main Street	Martin T. Appleyard House	138321	Potentially eligible – North Main Street Bungalow Historic District
1611 North Main Street	Everett Simonson House	138322	Potentially eligible – North Main Street Bungalow Historic District
1615 North Main Street	August Kleman House	138323	Potentially eligible – North Main Street Bungalow Historic District
1627 North Main Street	George Challoner House	138234	Potentially eligible – North Main Street Bungalow Historic District

Surveyed Properties			
Address	Property Name	AHI No.	Recommendation
105 Washington Avenue	Fraternal Reserve Association	70540	Potentially eligible – West Washington Avenue Historic District
106 Washington Avenue	Oshkosh Public Library	27322	Potentially eligible – West Washington Avenue Historic District
115 Washington Avenue	Goettmann Printing Company	70543	Potentially eligible – West Washington Avenue Historic District
204 Washington Avenue	Masonic Temple	70544	Potentially eligible – West Washington Avenue Historic District
219 Washington Avenue	U.S. Post Office	70545	Potentially eligible – West Washington Avenue Historic District
220 Washington Avenue	Wisconsin National Life Insurance Company	16523	Potentially eligible – West Washington Avenue Historic District

Appendix E. Local and State Preservation Contacts

Local and State Preservation Contacts

City of Oshkosh Planning Services Division

215 Church Avenue
P.O. Box 1130
Oshkosh, WI 54903-1130

Contact: Susan Kepplinger, Principal Planner
Telephone: (920) 236-5058

Wisconsin Historical Society Division of Historic Preservation

816 State Street
Madison, WI 53706

Telephone: (608) 264-6500
Website: www.wisconsinhistory.org

