

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

**National Register of Historic Places  
Registration Form**

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

**1. Name of Property**

**historic name**      Waupun Commercial Historic District  
**other names/site number**      N/A

**2. Location**

<b>street &amp; number</b>	Generally bounded by E. Franklin Street to the north, Carrington Street to the east, E. Jefferson Street to the south, and Forest Street to the west	N/A	<b>not for publication</b>
<b>city or town</b>	Waupun	N/A	<b>vicinity</b>
<b>state</b> Wisconsin	<b>code</b> WI	<b>county</b> Fond du Lac & Dodge	<b>code</b> 027& <b>zip code</b> 53963 039

**3. State/Federal Agency Certification**

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

\_\_\_\_\_  
Signature of certifying official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting official/Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
State or Federal agency and bureau

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

**5. Classification**

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

**Category of Property**  
(Check only one box)

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

Ownership of Property	Category of Property	contributing	noncontributing
<input checked="" type="checkbox"/> private	building(s)		
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	41	5 buildings
<input type="checkbox"/> public-State	structure	0	0 sites
<input type="checkbox"/> public-Federal	site	0	0 structures
	object	1	0 objects
		42	5 total

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

N/A

**Number of contributing resources previously listed in the National Register**

1

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

COMMERCE/business, professional, restaurant, financial

SOCIAL/meeting hall

GOVERNMENT/city hall

**Current Functions**

(Enter categories from instructions)

COMMERCE/business, professional, restaurant, financial

GOVERNMENT/city hall

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne, Italianate

LATE 19<sup>TH</sup> & Early 20<sup>TH</sup> CENTURY REVIVALS/Classical Revival

MODERN MOVEMENT/International Style

OTHER/Commercial Vernacular, 20<sup>TH</sup> Century Commercial

**Materials**

(Enter categories from instructions)

Foundation – Concrete

Walls – Brick

Roof – Asphalt

Other - Stone

**Narrative Description**

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

**8. Statement of Significance**

**Applicable National Register Criteria**

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

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

**Criteria Considerations**

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

Property is:

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

**Areas of Significance**

(Enter categories from instructions)

Architecture \_\_\_\_\_  
 Commerce \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1854-1967 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

N/A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Person**

(Complete if Criterion B is marked)

N/A \_\_\_\_\_  
 \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Auler, Jensen, and Brown \_\_\_\_\_  
 Hunt, Leigh \_\_\_\_\_

**Narrative Statement of Significance**

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

**9. Major Bibliographic References**

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

**Previous Documentation on File** (National Park Service):

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

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State Agency
  - Federal Agency
  - Local government
  - University
  - Other
- Name of repository: Waupun Public Library, Wisconsin Historical Society Archives

**10. Geographical Data**

**Acreage of Property** 10 acres

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

1	<u>16N</u>	<u>360267.4</u>	<u>4832642.5</u>		3	<u>16N</u>	<u>360595.7</u>	<u>4832535.2</u>
	Zone	Easting	Northing			Zone	Easting	Northing
2	<u>16N</u>	<u>360664.8</u>	<u>4832634.2</u>		4	<u>16N</u>	<u>360269.8</u>	<u>4832528.5</u>
	Zone	Easting	Northing			Zone	Easting	Northing

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

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

**11. Form Prepared By**

<b>name/title</b>	Rowan Davidson & Jennifer L. Lehrke, Historic Preservation Consultants	<b>date</b>	May 21, 2018
<b>organization</b>	Legacy Architecture, Inc.	<b>telephone</b>	(920) 783-6303
<b>street &amp; number</b>	605 Erie Avenue, Suite 101	<b>zip code</b>	53081
<b>city or town</b>	Sheboygan	<b>state</b>	WI

Name of Property

County and State

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

- Maps**                    A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.
- Photographs**        Representative black and white photographs of the property.
- Additional Items**    (Check with the SHPO or FPO for any additional items)

**Property Owner**

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

<b>name/title</b>	Various separate listing		
<b>organization</b>			<b>date</b>
<b>street &amp; number</b>			<b>telephone</b>
<b>city or town</b>		<b>state</b>	<b>zip code</b>

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

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

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Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac County, WI

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**Narrative Description**

The Waupun Commercial Historic District is located in the City of Waupun along four blocks of East Main Street. The district consists of a variety of 47 resources, almost all commercial storefront buildings oriented toward East Main Street. Its development begins with the district's oldest building, Dodge Hall, a Commercial Vernacular, three-story building located at 321 East Main Street and constructed in 1856 and ends with the construction of the last contributing building in the district in 1967, the State Bank of Waupun, an International style bank located at 37 North Madison Street. The district has boundaries along both sides of four city blocks along East Main Street roughly from Watertown Street to the east and Forest Street to the west.

The Waupun Commercial Historic District represents the period of commercial development in Waupun from the 1850s to the 1960s. The district was the center of commercial life in Waupun during this period and was occupied by a variety of thriving businesses including dry goods stores, groceries, barbers, liveries, theaters, restaurants, taverns, and pharmacies, with office space and meeting halls occupying second and third-floor spaces above the first-floor storefronts. The district is identifiable by the largely uninterrupted block of masonry commercial buildings facing the primary right-of-way in the small city and is Waupun's most architecturally intact historic commercial area.

The district is composed of commercial buildings representing a range of common design influences along with adjacent and shared governmental and institutional historic functions. Many buildings reflect the forms used in the design of such buildings while others have stylistic characteristics which identify them as being an example of a particular architectural style. Stylistic influences in the district include Front Gabled, Commercial Vernacular, Italianate, Queen Anne, Neoclassical, Twentieth Century Commercial, Contemporary, and International styles. The district has 42 contributing and five non-contributing resources. Of the non-contributing resources, their exclusion is due to a lack of architectural integrity; though in some cases this is limited only to their primary façade and future preservation activities may affect their status within the district. Also of note, one of the contributing resources is a sculptural object that contributes to this National Register listing.

Overall, the district is largely intact and recognizable from its historic period. Commercial properties are commonly altered over time to accommodate the changing needs of their occupants, and this is true within this district. Exterior changes to the buildings include window replacements in their original openings, siding replacements, additions, and other minor alterations commonly found in commercial buildings. Despite this, the district retains sufficient integrity to clearly convey its commercial history, and this collection of buildings along East Main Street is clearly identifiable as the business heart of Waupun.

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**Building and Object Descriptions**

The following are brief descriptions of selected representative examples of the district's resources, in approximate chronological order by style.

Commercial Vernacular

Dodge Hall (See photograph number 1)	321 East Main Street	1856
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Dodge Hall, located at 321 East Main Street and constructed in 1856, is a three-story stone Commercial Vernacular style mixed-use building located on a corner lot with a two-story rear addition, also in stone, completed in the 1920s. The building is set on a long rectangular lot with the narrow end facing Main Street, like other commercial properties in the district. The first-floor storefront facing Main Street to the north lacks its historic character and appears to have been added during the early twentieth century besides to two stone pilasters at either end of this façade. The building also fronts Madison Street to the east, and the first-floor façade on this side is likewise largely changed to a board-and-batten and commercial storefront system, likely replaced in the mid-twentieth century. However, the upper two floors of the building closely resemble their original appearance. The main narrow façade facing Main Street has three windows spaced evenly across both the second and third floors. The windows are identical and are replacement double-hung vinyl windows set in larger historic openings with a metal panel above the windows. Each window has a simple stone sill and lintel. The main façade is a historic polished limestone. The side façade along Madison street has the same types of windows as the main façade with five on both the second and third-floor levels, spaced evenly. The limestone on this façade is rougher and smaller than on the main façade. The top of the building has a shallow stone cornice and a stone parapet above concealing a slightly sloped flat roof beyond. The rear addition is two stories, also finished in limestone, designed in a twentieth-century commercial style in the 1920s. While the stone is similar, it is not the same size or possess same patina of the main block of the building. The first floor also has a mid-twentieth century replacement storefront. There are three windows, all replacement double-hung vinyl windows with a metal panel above, stone sills, and a stone lintel above similar to the windows on the main section of the building. Dodge Hall exhibits many of the common traits of the commercial vernacular style including a lack of a clearly defined high-architectural style commonly found in the eclectic designs of the nineteenth century. Dodge Hall does possess some details that refer vaguely to classical architecture such as large, balanced fenestration and a simple stone cornice line at its parapet.

Dodge Hall was constructed in 1856 of the same limestone used to construct the nearby state prison. The building was built with a single storefront on the first floor, meeting rooms on the second floor,

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and office spaces on the third floor. For much of its nineteenth-century history, it was home to a series of drug stores. A large two-story addition was completed at the building's rear in the 1920s. The first floor was later occupied by H.H. Hoard's General Merchandise Store, Francisco Boot Shop, and the Blue Bird Barber Shop in the twentieth century.<sup>1</sup>

Italianate

Jones Block / Opera House  
(See photograph number 2)

300 East Main Street

1868

The Jones Block, located at 300 East Main Street and constructed in 1868, is a two-story brick Italianate style mixed-use building located on a corner lot with a small one-story rear garage addition, also in brick, completed in the early twentieth century. The building is located on a long rectangular lot, typical of the commercial buildings along East Main Street in Waupun, with the narrow end facing Main Street to the south. The first-floor storefront facing Main Street lacks its historical character and appears to have been significantly altered in the late twentieth century as a prominent local Chinese restaurant. The building also fronts North Mill Street to the west, and the first-floor façade on this side maintains its historic brickwork, with the outline of brick pilasters and arches clearly indicating the location of historic fenestration. The upper floor of the building closely resembles its historic appearance. The main façade facing Main Street is asymmetrically arranged with a window pattern from east to west of small single – small double – large single – small double spaced evenly into four bays with large brick pilasters at each corner. The windows themselves are all replacement aluminum double-hung windows with metal panels above each. Each window is set in an arched brick surround with stone arches and sills. The details of the windows match along the second-floor. The side façade likewise has similar windows set into five bays with a pattern from north to south of medium triple – large double – small double – large double – medium triple. The tripartite windows at either end of the second floor of the North Mill Street façade have a slightly larger arched window in the center flanked by two smaller arched window openings. The top of the building has a series of brick dentils under a simple cornice line concealing a sloped flat roof. Beyond the cornice has been covered with a non-historic metal material. The rear addition is a small single-story brick garage, designed in a twentieth-century commercial style and is a utilitarian addition clearly distinct from the rest of the building. The Jones Block, which also served as the historic opera house in Waupun, exhibits many of

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<sup>1</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website, <[www.apraz.com](http://www.apraz.com)> accessed March 7, 2018; & City of Waupun Directories, 1897, 1921, 1931, 1941, 1949, 1954, & 1970, on file at the Wisconsin Historical Society and the Waupun Public Library; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company, 1885, 1892, 1898, 1904, 1913, and 1945 update, on file at the Wisconsin Historical Society archives; & Fond du Lac County Directories, 1897, 1917, and 1924, on file at the Wisconsin Historical Society and the Waupun Public Library.



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the common traits of the Italianate style applied to a commercial building including the elaborate brickwork, high arched window openings, cornice, and rhythmic bays of the building.

Thomas Oliver constructed a large commercial block building at 300 East Main Street to serve as the Waupun Opera House in 1868. The second-floor theater accommodated up to 500 people and was used for entertainment and meetings of all kinds during its history. The first-floor commercial space was home to the Jones and McLean General Merchandise store during the nineteenth century and was followed by a variety of tenants in the twentieth century including Jockey's Greyhound Tavern, Rompres Clothing Store, and the Wisconsin Armory National Guard offices. The building served as the Waupun U.S. Post Office from 1893 to 1933, when a new post office building, listed in the National Register of Historic Places, was constructed a block to the northeast.<sup>2</sup>

Odd Fellows Hall #33  
(See photograph number 3)

215-221 East Main Street

1868

The Odd Fellows Hall, located at 215-221 East Main Street and constructed in 1868, is a two-story Italianate style mixed-use building located on the south side of street. Unusually, the building is set on a shallow rectangular lot with the wide facade of the building facing Main Street. The first floor of the main façade facing north lacks much of its historical character and is divided into five bays by brick pilasters. Between each pilaster is a non-historic wood storefront. At the east end of the first floor is an arched recessed entryway, presumably the stair entrance for the second floor. There is a wood cornice line dividing the first and second floors. The second floor of the main façade is also divided into five bays aligned with the ones below. The easternmost bay is considerably narrower and lacks a window. The bays are divided by brick pilasters with classical Corinthian details. The remaining four bays have a pair of tall arched brick window openings with stone keystones and sills. The windows in these openings have been replaced with a pair of aluminum double-hung windows, one over the other in the opening. The top of the main façade has a series of brick dentils and wood brackets aligned with the second-floor bays and pilasters under a shallow cornice. The middle of the parapet above has a small brick pediment centered on the main façade with an applied 'OOO,' indicating the Independent Order of Odd Fellows. The other facades of the building to the side and rear are utilitarian in nature. The building's masonry was cleaned and re-pointed in 2008. The Odd Fellows Hall exhibits the common traits of the Italianate style applied to commercial buildings including elaborate brickwork, high arched window openings, cornice, and rhythmic bays of the building.

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<sup>2</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Glaze, A.T. *Incidents and Anecdotes of Early Days and History of Business in the City and County of Fond du Lac from Early Times to the Present.* Fond du Lac, WI: P.B. Haber Printing Co., 1905.

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The Waupun branch of the Independent Order of Odd Fellows, chapter No. 33, was established in 1848. The group rented a variety of spaces along East Main Street until they constructed their own building 1868 at 215-221 East Main Street with a meeting hall on the second floor and rented storefronts below. The building has been home to a variety of businesses and other tenants including the Masonic Lodge, Ihde's Barber Shop, Gorehouse Millinery, Augie's Barber Shop, and Acacia Cleaners.<sup>3</sup>

Donovan Block  
(See photograph number 4)

426-428 East Main Street

1876

The Donovan Block, located at 426-428 East Main Street and constructed in 1876, is a two-story Italianate style mixed-use building located on the north side of Main Street. The building is set on a long rectangular lot with the narrow end facing Main Street, the dominant arrangement in the district. The first-floor storefront facing Main Street to the south is divided into three bays and lacks much of its historical character as the two primary storefronts have been replaced. This façade is divided into three sections with the center one a narrow entryway leading to the second floor flanked by wider bays of storefront. There is a brick pilaster at each end and dividing the storefront bays, each capped with decorative brackets along a thin cornice dividing the first and second floors. The second floor of the main façade is brick and divided into seven equal bays. Each bay contains a large vertical window opening with a stone sill and capped with a decorative window. The windows themselves have been replaced with vinyl double-hung windows and a panel above on the four eastern-most openings. A larger triple-hung window, also non-historic, divided into 27 equal lights is used on the three western-most openings. There is a series of brick dentils and a painted entablature with wood brackets spaced evenly above the windows. The central bay of the seven has the text "Donovan Block" and "1876" written above the window. The cornice along the brick parapet is deep with a peaked pediment at the center of the façade. The building's masonry was cleaned and re-pointed in 2012. The Donovan Block exhibits the common traits of the Italianate style applied to a commercial building including elaborate brickwork, high arched window openings, cornice, and rhythmic bays.

The Donovan Block, constructed as two storefronts with office space above in 1876, has been the home to dozens of businesses during its long history including the Danielson Electric Shop, Hull's Grocery, Bentley's Electric, and the Do-Drop Inn.<sup>4</sup>

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<sup>3</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Fond du Lac County Directories.

<sup>4</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Fond du Lac County Directories.

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Jones / Welch Bros. Dry Goods  
(See photograph number 5)

314-316 East Main Street

1886

The Jones or Welch Brothers Dry Goods building, located at 314-316 East Main Street and constructed in 1886, is a two-story brick Italianate style mixed-use commercial building located on the north side of Main Street. The building is set on a long rectangular lot with the narrow end facing Main Street, like other commercial properties in the district. The first-floor storefront facing Main Street to the south lacks its historic character and appears to have been modified during the twentieth century. However, the upper floor of the building closely resembles its original appearance. The first floor was originally divided into three bays; a central small entry leading to the second floor flanked by a pair of commercial storefronts. The second floor of the main façade is divided into seven nearly equal bays separated by brick pilasters. The central bay is slightly smaller than the others. There is a tall window centered in each bay with a brick sill and a decorative hood. The windows themselves have been replaced with contemporary double-hung windows, and on the three windows at the western end of the second floor, there is also a panel above the windows. Above the windows is a series of corbelled brick details below a wood cornice with pairs of brackets at the top of pilasters at each end of the façade. There is a pediment in the cornice in the second and sixth bay directly above the center of each storefront below. The Jones or Welch Brothers Dry Goods building exhibits many of the common traits of the Italianate style applied to a commercial building including elaborate brickwork, vertical window openings, cornice, and rhythmic bays.

The Jones or Welch Brothers Dry Goods store was the first occupant of this pair of storefronts in 1886 when the building was constructed, and remained in the space into the 1960s. However, for much of the building's history, it has held two distinct businesses on either side of the first floor, including the Blow and Mielke Hardware Store, and offices on the second floor.<sup>5</sup>

Corner Drug  
(See photograph number 6)

324 East Main Street

1892

The Corner Drug building, located at 324 East Main Street and constructed in 1892, is a two-story brick Italianate style mixed-use building located on a corner lot. The building is set on a long rectangular lot with the narrow end facing Main Street, like other commercial properties in the district. The first-floor storefront facing Main Street to the south maintains much of its historic character, though not necessarily its nineteenth-century design, including a ceramic tiled low-wall, metal columns, large single-pane fixed glass, a recessed entry, an angled corner, and a band of transoms

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<sup>5</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & Fond du Lac County Directories.

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above the storefront. At the western end of the first-floor main façade is a single-entry door and transom flanked by two brick pilasters. The secondary east façade facing North Madison Street lacks a storefront system and has less decoration and brickwork than the main façade. The second floor of the brick main façade features a series of identical windows, each a replacement double-hung windows set in the original openings with stone sills and a shallow brick arch. Four of these windows face Main Street while another four are arranged evenly around a corner turret. There is a series of nine identical windows along the east façade, spaced unevenly at the second floor. Above the windows on the main façade is a series of brick pattern details and corbels underneath a painted wood cornice. This cornice does not continue past the tower element onto the east façade. There is no evidence, through historic photographs, that the corner tower was ever topped with a spire or an additional element above the roof line. The building has a slightly-sloped flat roof. The Corner Drug building exhibits some of the traits of the Italianate style such as elaborate brick masonry work, balanced facade, and a prominent cornice; however, the corner tower, dense fenestration, and later construction date could also indicate the influence of more Victorian styles such as Queen Anne on the building.

The large Corner Drug Store occupied this corner building from the time it was constructed in 1892 to the 1970s, one the longest continually run businesses in the city.<sup>6</sup>

Queen Anne

Carrington Harness / Starr Saloon  
(See photograph number 7)

433-435 East Main Street

1892

The Carrington Harness and Starr Saloon building, located at 433-435 East Main Street and constructed in 1892, is a two-story brick Queen Anne style mixed-use building located on a corner lot. Designed with two first-floor tenants in mind with separate entries and functions, the building is set on a long rectangular lot with the narrow end facing Main Street to the north. The first-floor storefronts facing Main Street lacks their historic character and appears to have been replaced, in sections, at different times during the twentieth century. This first-floor façade is arranged with a central small bay serving as a recessed entry to the second-floor flanked by two distinct larger storefront bays. The secondary first-floor façade facing Carrington Street also lacks much detail though it appears to have its original window and door openings set in an otherwise utilitarian brick façade. The second floor of the main façade features a prominent painted wood corner turret with five non-historic fixed windows. The rest of the main façade is red brick with a set of two replacement windows set in original shallow

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<sup>6</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & Fond du Lac County Directories.

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arched brick openings with stone sills at the eastern end of the façade and a set of three double-hung replacement windows set in similar historic openings at the western end. These groupings align with the separated storefronts and historic uses below. Above the fenestration is a simple brick band followed by brick corbelling and a plain brick parapet. The roof of the corner tower is a shingled faceted octagonal dome with a weathervane on top. The second-floor façade along Carrington Street is equally utilitarian as the first-floor level and also appears to have its original window openings and unadorned brick parapet. The Carrington Harness and Starr Saloon building exhibits many of the common traits of the Queen Anne style applied to a commercial building including an abundance of decorative elements, asymmetrical main facades, towers and other projections, and eclectic historical architectural references.

This prominent corner building was originally home to two businesses, the Carrington Harness store and the Starr Saloon, with rented office space on the second floor. It maintained two businesses, typically a retail store and a restaurant or tavern, from the late nineteenth century through much of the twentieth century including Casper's Restaurant, the Main Tavern, the City Lunch Room, Wally's Tavern, and Braun's Restaurant.<sup>7</sup>

Neoclassical

Masonic Block  
(See photograph number 8)

16-18 South Madison Street

1922

The Masonic Block, located at 16-18 South Madison Street and constructed in 1922, is a three-story brick Neoclassical style mixed-use building located on a large lot adjacent to the primary downtown streetscape along East Main Street. The building is oriented length-wise to Madison Street with a series of additions and alterations to the rear. The first floor of the main façade is divided symmetrically into three distinct sections with a recessed main entry in the center of the building. This entry has a stone surround in an otherwise red brick facade and a stone sign above that reads "Masonic Block." On either side of the entry is an identical storefront with a recessed entry, brick bulkhead, fixed single pane windows, and lead glass transoms and signage above. Above the first floor, there is a stone band across the main façade and a series of eight brick pilasters with stone bases and capitals above. These pilasters divided the upper section of the façade into seven bays spaced equally across the building. Each bay is identical with a small square fixed window towards the bottom and a much larger historic double-hung window above. The pilasters terminate at another stone band followed by

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<sup>7</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Glaze, A.T. *Incidents and Anecdotes of Early Days and History of Business in the City and County of Fond du Lac from Early Times to the Present.*

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an extension of the red brick façade with square stone details. The building is topped with an altered parapet and cornice. The other three facades of the building are more utilitarian in nature and feature a cream-colored brick and a lack of architectural detail. However, remnants of the original Italianate house, which the was added on to and enclosed when the Masonic Block was constructed, can still be seen including tall arched window openings and a series of wood brackets and cornice. The Masonic Block exhibits many of the common traits of the Neoclassical style including its masonry construction, balanced and symmetrical façade, the use of a prominent colonnade or pilasters, and references to classical architecture. The Neoclassical style, or revival, was a popular choice during the period of construction for institutional and governmental buildings.

The Waupun Masonic Lodge No. 48 was organized as early as 1853 and met in a variety of spaces including member's homes and meeting halls located along East Main Street. During the late nineteenth-century, the Masons met regularly in the Taylor and Robinson Hall building located at 315 East Main Street. Later, during the early twentieth-century, they rented space in the Odd Fellows Hall located at 215-221 East Main Street. In 1919, the Masons purchased a large Italianate home at 16 South Madison Street near East Main Street for use as office space and a meeting hall. The house soon proved too small for their needs, so a larger three-story building was constructed in its place. Unusually, the existing house remained, partially buried in the new masonry building, and dwarfed by its larger additions facing the street. Designed by architect Leigh Hunt, the large classical building cost over \$31,000 to construct in 1922. The Masons remained in the building through the 1970s, conducting regular meetings, renting out first-floor retail space along South Madison Street, and remaining an influential institutional force in the Waupun community.<sup>8</sup>

Waupun City Hall  
(See photograph number 9)

201 East Main Street

1928

The Waupun City Hall, located at the top of a small hill at 201 East Main Street and constructed in 1928, is a two-story Neoclassical mixed-use brick building located on a corner lot with a two-story addition in the rear. Originally referred to as a Grecian design by its architects and the City of Waupun, the building is unlike most of the other buildings in the downtown as it sits centered on its lot and set back from Main Street in a monumental way. The main façade of city hall faces Main Street to the north and is accessed via a series of large steps leading to a set of three pairs of doors. These doors are metal with half lights in each and are set in identical stone surrounds. This entry is in a shallow two-story portico with four stone Corinthian columns, one on each side of each door. Above each door is a stone band followed by a circular fixed window balanced in a set of three within the

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<sup>8</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company.

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portico. On either side of the entry is a wide two-story wall of brick lacking fenestration flanked by Corinthian brick pilasters with stone capitals. Above these sections and portico is a deep stone entablature and cornice with medallions. Above this is a flat roof. On either side of this main two-story section is a single-story wing with a single fixed window in an arched brick surround centered on each wing and similar brick corner pilasters and stone entablature. The façade is red brick with limestone accents. The classical design features of the main facade are carried on the other three facades of the rectangular building with single-story wings with similar materials and details. The Waupun City Hall exhibits many of the common traits of the Neoclassical style including its masonry construction, symmetrical façade, the use of a prominent colonnade, and references to classical architecture. The Neoclassical style, or revival, was a popular choice during the period of construction for institutional and governmental buildings.

Funds for a new Waupun City Hall were appropriated in 1925, and the site of the former Union Congregational Church on the south side of East Main Street was chosen. The city hall took nearly three years to complete in 1928 and cost over \$150,000. Designed by the architectural firm of Auler, Jensen, and Brown and constructed by the company of Emil Wolden, the city hall was completed in the Neoclassical style with an 800-seat auditorium, community spaces, city offices, police department, fire department, council chambers, and public lobby. The large building was remodeled in 1988 to meet accessibility requirements with new interior fixtures and finishes designed by Tesch, Tesch, and Associates architects. The building still serves as the City of Waupun offices.<sup>9</sup>

National Bank of Waupun  
(See photograph number 10)

223 East Main Street

1929

The National Bank of Waupun building, located at 223 East Main Street and constructed in 1929, is a two-story brick Neoclassical style bank building located on a corner lot. The building is set on a long rectangular block with the narrow end facing Main Street, similar to the other commercial buildings in downtown Waupun. The main façade, facing north, is symmetrically composed with a central single-entry door in a limestone surround. There is a stone bulkhead on either side of the door with glass block sidelights and a glass block transom over the door. On either side of the entry are a pair of fluted stone Corinthian pilasters, extending up two stories, balanced on the otherwise red brick façade. The second floor of the main façade has a single tripartite fixed window directly over the entry. The pilasters end with a simple entablature with a brick parapet wall above that. The side façade, facing South Mill Street, is also red brick with limestone details. This façade is divided into five bays by two-

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<sup>9</sup> "Waupun City Hall." Booklet on file at the Waupun Public Library; & City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company.

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story stone Corinthian pilasters. The two bays at either end are slightly wider and have a single window in each along the first floor. The central three bays have a paired-windows in each with a glass block transom. The second bay to the south has a side entry door, also with a glass block transom. The second floor is similar to the first along this side façade with single windows at the end bays and tripartite windows in the central three bays. The façade terminates with a continuation of the cornice portion of the entablature on the main façade and a brick parapet wall. The building has a flat roof. The First National Bank building exhibits many of the common traits of the Neoclassical style including its masonry construction, symmetrical façade, the use of a prominent colonnade or pilasters, an emphasis on the entry, and references to classical architecture. The Neoclassical style, or revival, was a popular choice during the period of construction for institutional and governmental buildings.

The First National Bank was established in 1876 by George Mitchell and George Wheeler. Nine years later in 1885, the bank was renamed the First National Bank of Waupun. In 1905, the bank was reorganized with Clarence Shaler and B.W. Davis serving as the first two bank presidents from 1907 to 1919. In 1929, the original 1876 Italianate brick bank building was demolished and replaced on its site along East Main Street with a new Neoclassical two-story building. The bank operated at this location until 1957, when it moved a block away to a new location on the north side of the 200 block of East Main Street, outside of the district boundaries. This new location, in a contemporary style single-story building, was remodeled in 1975, and again the early 1990s. The bank is still in operation.<sup>10</sup>

State Bank of Waupun  
(See photograph number 11)

317 East Main Street

1929

The first State Bank of Waupun building, located at 317 East Main Street and constructed in 1929, is a two-story stone Neoclassical style bank building located along the south side of Main Street. The building is set on a long rectangular block with the narrow end facing Main Street, similar to the other commercial buildings in downtown Waupun. The main façade of the bank faces Main Street to the north and is a symmetrical stone composition emphasizing the main entry. The door is centered on the façade at the first floor and flanked by a limestone surround and sidelight windows on a bulkhead. Above the door is a shallow balcony with a metal railing and a large fixed window behind on the second floor. This window is arched and divided into many lights with a metal frame and mullions. The entire entry within the large arch is recessed slightly. The stonework around the arched opening is carved in a floral pattern. Otherwise, most of the stone is polished to a smooth surface. Above the two-story arch is a series of carved dentils and a simple entablature on the parapet. The State Bank of

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<sup>10</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Donovan, Edith. "Early Business Men and Their Stores." Prepared for the Waupun Monday Club, 1955. On file at the Waupun Public Library.



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Waupun building exhibits many of the common traits of the Neoclassical style including its masonry construction, symmetrical facade, the use of a prominent colonnade or pilasters, an emphasis on the entry, and references to classical architecture. The Neoclassical style, or revival, was a popular choice during the period of construction for institutional and governmental buildings.

The State Bank of Waupun was organized in 1903 by J.C. Sherman, J.O. Henson, and a large group of local Waupun businessmen. The first bank building was located at 317 East Main Street in an existing small Italianate storefront. In 1929, the bank renovated the existing brick building beyond all recognition with a remodeled interior, rear addition, and stone neoclassical façade facing East Main Street. The renovation was designed by the architectural firm of A. Moorman and Company. The bank remained in this location until 1966, when they moved their branch a block north along North Madison Street. The existing building on East Main Street was then rented to a series of businesses as office space.<sup>11</sup>

International Style

State Bank of Waupun  
(See photograph number 12)

37 North Madison Street

1967

The second State Bank of Waupun building, located at 37 North Madison Street and constructed in 1967, is a one-story brick International style modern bank building located on a corner lot. Unlike most of the buildings along the nearby Main Street, this commercial building is not arranged on a narrow lot facing the street but is instead isolated on its property adjacent to a large parking lot and some green space. There is no clear hierarchy to the arrangement of facades on the building with two main entries to the bank on the north and west facades, facing East Franklin Street and North Madison Street respectively. The east façade is composed of a white painted brick exterior alternating with a black aluminum storefront system. The main entry is slightly offset to the south and has a single aluminum door and transom. To the south of the entry is a continuation of the aluminum storefront, which extends the height of the one-story building from the ground to the black metal fascia at the roof. To the north of the entry are three aluminum storefront sections, divided into a tripartite organization. Each storefront is spaced by the white brick façade. The north façade, slightly shorter than the east façade, has the main entry, in this case a pair of doors, approximately in the center of the façade. These doors also have an extension of the aluminum storefront system as sidelights on either side. Beyond this is the white brick and another tripartite arrangement of aluminum storefront to both

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<sup>11</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories; & City of Waupun Fire Insurance Map. Sanborn Map & Publishing Company; & Donovan, Edith. "Early Business Men and Their Stores."

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the east and west. The top of the building consists of a band of metal fascia on a parapet wall. The entries are covered, and the overhead extended roof is supported by thin metal columns. The north façade has little detail beyond the painted brick and metal panel parapet and the east façade features the covered drive-thru teller window and shares the same materials as the rest of the building. The State Bank of Waupun building exhibits many of the common traits of the International style including the complete lack of reference to historical styles, the expressive use of modern materials and structural systems, asymmetrical facades, and a horizontal emphasis.

The State Bank of Waupun moved from their previous location along East Main Street to a new branch office at 37 North Madison Street in 1967. The new location permitted larger office space, parking, and a drive-thru teller window. In 1984, the bank merged with the larger regional First Interstate Corporation with over fifty million dollars in assets. The bank is now a part of Wells Fargo Bank.<sup>12</sup>

**Resource Inventory**

The following inventory lists every resource in the district and includes the address of the property; the historic name; the date or circa date of construction; the resource's contributing (C), or non-contributing (NC), or listed in the National Register of Historic Places (NRHP), and the architectural style of the building.

<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Class</u>	<u>Style</u>
4-10 Fond du Lac Street	C.H. Hall / Nickerson's Barber Shop	c.1880	C	Commercial Vernacular
9-13 Fond du Lac Street	G.T. Hall / Marble Works	c.1850	NC	Commercial Vernacular
12-14 Fond du Lac Street	Uebel's Grocery	1927	C	20th Cen. Commercial
11 N. Madison Street	Fletcher Photography Studio	1854	C	Front Gabled
16 N. Madison Street	Northrup and Van Zande Law Office	1953	C	International
17 N. Madison Street	Dalton Appliance Co.	1950	C	20th Cen. Commercial
18 N. Madison Street	Building	1963	C	Contemporary
22 N. Madison Street	Building	c.1870	C	Front Gabled
37 N. Madison Street	State Bank of Waupun	1967	C	International
16-18 S. Madison Street	Masonic Block	1922	C	Neoclassical
201 E. Main Street	Waupun City Hall	1928	C	Neoclassical
201 E. Main Street	'Dawn of Day'	1931	NRHP	Object
215-221 E. Main Street	Odd Fellows Hall #33	1868	C	Italianate
223 E. Main Street	National Bank of Waupun	1929	C	Neoclassical
300 E. Main Street	Jones Block / Opera House	1868	C	Italianate

<sup>12</sup> City of Waupun Assessor records, on file with Associated Appraisal Consultants, Inc. website; & City of Waupun Directories.

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301-303 E. Main Street	Haueisen Building / Kohl's Furniture	1870	C	Italianate
305-307 E. Main Street	Doering Jewelry Co. / Gysber's Jewelry	1894	C	Italianate
306-310 E. Main Street	Hoard Building / Houdek Grocery	1885	C	Italianate
309 E. Main Street	Beyers Furniture Store	1960	NC	Contemporary
311-313 E. Main Street	Patton Drugs / The Hub	1871	C	Italianate
312 E. Main Street	Stetsel & Williams Clothing	1891	C	Italianate
314-316 E. Main Street	Jones / Welch Bros. Dry Goods	1886	C	Italianate
315 E. Main Street	Taylor & Robinson Hall	1871	C	Italianate
317 E. Main Street	State Bank of Waupun	1929	C	Neoclassical
318 E. Main Street	Howard & Hartgerink Hardware	1879	C	Italianate
319 E. Main Street	Luteyn's Bake-Rite Bakery	1903	C	20th Cen. Commercial
320 E. Main Street	Grebe Plumbing	1913	C	20th Cen. Commercial
321 E. Main Street	Dodge Hall	1856	C	Commercial Vernacular
324 E. Main Street	Corner Drug Store	1892	C	Italianate
400 E. Main Street	Rank Block	1868	C	Italianate
401 E. Main Street	Chamberlain's Hardware	1863	C	Italianate
404 E. Main Street	Giebink's Grocery	1872	C	Italianate
405 E. Main Street	Corn Exchange Bank	1857	NC	Contemporary
406-408 E. Main Street	Schnasse & Duvan General Store	1872	C	Italianate
407-415 E. Main Street	The Trojan	1876	C	Italianate
416 E. Main Street	Jud-Sons Bowling Alley	1978	NC	Contemporary
417-421 E. Main Street	J.C. Penney's	1929	C	20th Cen. Commercial
425-427 E. Main Street	Weinberger Block	1893	C	Commercial Vernacular
426-428 E. Main Street	Donovan Block	1876	C	Italianate
429 E. Main Street	Kroger Grocer & Baking Co.	1914	C	20th Cen. Commercial
431 E. Main Street	Luedtke's Bakery	1876	C	Commercial Vernacular
432 E. Main Street	Warren Livery	1876	C	Italianate
433-435 E. Main Street	Carrington Harness / Starr Saloon	1892	C	Queen Anne
434 E. Main Street	Fulton Meat Market	1876	NC	Commercial Vernacular
510 E. Main Street	Meiklejohn & Sons / S & N Motors	1904	C	Astylistic Utilitarian
512 E. Main Street	Hooker & Hooker Law Office	1928	C	Neoclassical
6-16 S. Mill Street	F.M. Hall / Union Bus Station	1930	C	20th Cen. Commercial

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**Statement of Significance**

The Waupun Commercial Historic District represents the development of a concentrated commercial area within the small City of Waupun from the 1850s to the 1960s. Much of construction within the district took place during a long period of economic development and expansion, not uncommon for small cities and settlements across Wisconsin. The commercial buildings along East Main Street in Waupun, complimented by governmental, financial, professional, and institutional functions, created a series of contiguous blocks of masonry buildings fronting the primary right-of-way and produced a recognizable and dense streetscape of businesses.

The district is significant for its collection of commercial buildings and represents a wide range of design influences though many of such buildings possess a similar basic form. Many of these buildings reflect this basic form in a utilitarian manner while others have stylistic characteristics that identify them as being an example of a particular architectural style. Stylistic influences in the district include Front Gabled, Commercial Vernacular, Italianate, Queen Anne, Neoclassical, Twentieth Century Commercial, Contemporary, and International styles and demonstrate the longevity and variety of the commercial district and its architecture. Likewise, the district is also significant given its density and as the focal point for commercial activity in Waupun from the 1850s to the 1960s. The majority of the small city's primary businesses, banks, institutions, and destinations have located along East Main Street and the four blocks of the Waupun Commercial Historic District in particular.

Delineated approximately by Franklin Street to the north, Watertown Street to the East, Jefferson Street to the south, and Forest Street to the West and stretched east to west, the district is located along four blocks of East Main Street in the center of Waupun. The surrounding area to the north, east, and south is occupied by nearby residential neighborhoods while the extension of historic Main Street to the west lacks the density or integrity of the district as identified. The district is comprised of 42 contributing resources and five non-contributing resources. The Waupun Commercial Historic District is a well-defined and visually distinct geographic and historic entity.

The period of significance begins with the district's oldest building, Dodge Hall, a Commercial Vernacular, three-story building located at 321 East Main Street and constructed in 1856, and ends with the construction of the last contributing building in the district in 1967, the State Bank of Waupun, an International style bank located at 37 North Madison Street. During this period, spanning from the formation of the city to the end of the prominence of the commercial core of Waupun, buildings constructed in the district conformed aesthetically to a variety of popular commercial building types. Additionally, five buildings within the district are considered non-contributing as they lack architectural integrity, particularly on their primary facades.

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Many commercial buildings have some level of alteration, specifically on their street-level facades; however, they retain sufficient integrity to be clearly identifiable. Exterior changes to the buildings include window replacements in their original openings, occasional siding replacements on secondary facades, additions to the rear, and new storefronts, often repeatedly altered or replaced over the history of the building. Overall the district is largely intact and recognizable from its historic period and retains sufficient integrity to clearly convey its commercial history, and this collection of buildings is clearly identifiable as the heart of Waupun.

The Waupun Commercial Historic District was identified for its concentration and variety of commercial buildings constructed between 1854 and 1967, having local significance under National Register Criterion C in the area of Architecture. The district was also identified along East Main Street as the primary historic commercial area in the City of Waupun having local significance under National Register Criterion A in the area of Commerce.

**Historic Context/Commerce**

The area around Waupun has a history as a major Indian trail from the Fox River Valley to the north leading south through marshlands to the Rock River to the south and west. It was frequently used by the Ho-Chunk, Menominee, and Potawatomi tribes during the eighteenth and early nineteenth centuries. The nearby 32,000-acre Horicon Marsh attracted hundreds of bird species and Native Americans and white settlers along with them. The name 'Wauban' approximately means 'dawn of day' in Ojibwe. The spelling was changed to 'Waupun' due to a congressional spelling error when establishing a post office in the settlement in 1842.<sup>13</sup>

The settlement of Waupun was first claimed in 1839 by Seymour Wilcox, followed by John N. Ackerman and Hiram Walker the following year. The Rock River was the primary draw for early settlement providing a source of power for milling and a means of shipping the predominant wheat product south. The Town of Waupun was established in 1842 with a population of only 11 people. By 1845, there was a sawmill, two grist mills, two hotels, and a dry goods store in the settlement. John Ackerman platted the Village of Waupun 1846 in Fond du Lac County, an area known as Upper Town, while Seymour Wilcox's interests were in Lower Town to the southeast in Dodge County. The two developed a friendly rivalry, establishing plats, businesses, and hotels in competition with one another. The territorial census of 1847 showed Waupun Township to have a population of 956, most of whom lived in or nearby the two close settlements.<sup>14</sup>

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<sup>13</sup> *History of Dodge County, Wisconsin*. Chicago, IL: Western Historical Co., 1880; & McKenna, Maurice, Ed. *Fond du Lac County, Wisconsin: Past and Present*. Chicago, IL: S.J. Clarke Publishing Co., 1912.

<sup>14</sup> *The First Hundred Years: A History of Waupun 1839 to 1939*. Waupun, WI: Waupun Centennial Celebration, 1939.

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Waupun was developed directly along the county line between Dodge and Fond du Lac Counties, with Fond du Lac to the north and Dodge to the south. Main Street, then known as Washington Street, was the dividing line. By 1850, Waupun had a post office, an unknown number of taverns, three hotels, dry goods stores, blacksmiths, and two churches.<sup>15</sup>

In 1851, Waupun lobbied successfully to bring the new State Prison to their community. Waupun was chosen because the Rock Valley Railroad was planned nearby, there was abundant limestone to quarry in the vicinity, and there was reasonably priced lumber and fresh water. The prison was constructed in the southeastern part of Waupun in Dodge County in 1854. Waupun has since been referred to as the 'Prison City,' relying partly on the state prison and related functions for its economy and employment.<sup>16</sup>

In 1855, the Milwaukee and Horicon Railroad, a branch of the Rock River Valley Union Railway, was established and constructed a station in Waupun the following year. The railway connected Fond du Lac to Janesville via Waupun, and this opened the small settlement economically to much of the nation. Following the railroad's introduction, the Rock River's importance declined, and the focal point of Waupun's economic activity shifted permanently to Main Street, where the railway station was located. The introduction of the railway station also encouraged the development of industries such as wagon shops, carriage factories, mills, and lumberyards near the station further west, leaving the eastern end of Main Street to commercial purposes. The railroad was sold to the Milwaukee and St. Paul Railway, also known as the 'Milwaukee Road,' in 1863, which served Waupun until 1980 when it was sold to the State of Wisconsin and became the Wisconsin and Southern Railroad.<sup>17</sup>

Following the establishment of the prison and the coming of the railroad, the two settlements of Lower Town and Upper Town combined in 1857 as the Village of Waupun. When the village charter was introduced, the population of Waupun was 1,621 people. Immigration to the village increased rapidly after this point, introducing non-Yankee settlers, specifically German, Dutch, Norwegian, and Irish immigrants.<sup>18</sup>

A series of fires combined with a growing population encouraged the replacement of the initial wood frame boomtown commercial buildings and hotels with masonry brick and limestone ones, often two or three stories in height beginning in the 1850s and 1860s. A large downtown fire in 1868, that

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<sup>15</sup> *The First Hundred Years: A History of Waupun 1839 to 1939.*

<sup>16</sup> *The First Hundred Years: A History of Waupun 1839 to 1939;* & Gunnink, Carla J. and the Waupun Historical Society. *Waupun, Images of America Series.* Charleston, SC: Arcadia Publishing, 2014.

<sup>17</sup> *The First Hundred Years: A History of Waupun 1839 to 1939;* & Gunnink, Carla J. and the Waupun Historical Society. *Waupun, Images of America Series.*

<sup>18</sup> McKenna, Maurice, Ed. *Fond du Lac County, Wisconsin: Past and Present;* & *History of Dodge County, Wisconsin.*

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destroyed a half-dozen buildings, encouraged the establishment of a fire department three years later and limited new commercial construction to masonry after that point. Masonry construction was made relatively easy given the location of the John Gee Stone and Marble Cutter, the Limestone Quarry of William Grenno, and the brickyards of John McCune, all located in or around Waupun since the 1840s and part of the initial reason for the selection of Waupun for the construction of the state prison.<sup>19</sup>

A 1857 visitor counted five dry goods stores, five groceries, three clothing stores, four hotels, three drug stores, five physicians, two lawyers, two hardware and tinning establishments, two grist mills, a planning mill, a pump factory, two printing houses, three wagon shops, lumber merchants, stone masons, and two banks, almost all of which were located along Washington Street, now Main Street. Clubs and fraternal organizations also played a significant role in Waupun's history and were generally located on or around Main Street. The social life of the village was dominated by the Independent Order of Odd Fellows, the Masonic Lodge, Independent Order of Good Templars, and the Knights of Pythias along with others. The first library association was established in 1858, and the first newspaper was published in 1857, followed by two more in 1866.<sup>20</sup>

Waupun was incorporated as a city in 1878. Washington Street, the primary business route in Waupun along the Dodge-Fond du Lac County line, had its name changed to Main Street in 1885. Later, in 1898, addresses throughout the small city were renumbered. Kerosene lamps were introduced along Main Street in 1882, followed by an electric lighting plant for the entire city in 1899. A waterworks, sewer, and pumps were introduced earlier in 1894.<sup>21</sup>

Main Street was home to a wide variety of businesses catering to Waupun and the surrounding region including dry goods stores, groceries, repair shops, blacksmiths, liveries, professional services, meeting halls, hotels, and saloons from the mid-nineteenth century to the early twentieth century. In a general sense, much of the commercial core of Waupun along Main Street developed from the railway station at the zero block of Main Street out to the east and west with the oldest masonry buildings closer to the railroad and more recent development further away. The population of Waupun increased from 1,935 people in 1870 to 2757 residents in 1890.<sup>22</sup>

Major industrial businesses in Waupun developed in the late nineteenth century, typically located along the Rock River or at the western end of Main Street, included the Paramount Knitting Factory in

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<sup>19</sup> *Wisconsin State Gazetteer and Business Directory*, 1880 to 1928. On file at the Wisconsin Historical Society and the Waupun Public Library.

<sup>20</sup> *The First Hundred Years: A History of Waupun 1839 to 1939*; & Kelly, June. *Waupun, Wisconsin: The First 150 Years, 1939-1989*.

<sup>21</sup> Gunnink, Carla J. and the Waupun Historical Society. *Waupun, Images of America Series*.

<sup>22</sup> *Wisconsin State Gazetteer and Business Directory*, 1880 to 1928.

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1902, the Shaler Umbrella Factory, Monarch Umbrella Company, and the Shaler Vulcanizer Company in 1903, the Waupun Canning Company in 1909, the Libby, McNeill, and Libby Condensery in 1917, and the Teeple Shoe Company in 1921. The City also added the Central State Hospital for the Criminally Insane and the Dodge Correctional Institution in 1914.<sup>23</sup>

During the twentieth-century, the character of the businesses along Main Street changed to focus more on general stores, restaurants, barber shops, entertainment, and governmental functions such as a post office and city hall. The first three decades of the twentieth century saw Waupun's growth increase significantly and is considered something of a golden age for the businesses along East Main Street with a large number of patrons for the local businesses on foot and by automobile. The population of the city increased from 3,185 people in 1900 to the 5,768 residents in 1930.<sup>24</sup>

After the end of World War II, the business district of Waupun along East Main Street began a steady decline as the population of the small city stagnated. A large fire in 1976 at the north side of the 400 block of East Main Street destroyed four historic buildings, accounting for the empty lots and contemporary bowling alley located there presently. Several of the major businesses along Main Street moved, though some, such as the State Bank of Waupun stayed in their central location near East Main Street while others moved to the periphery of the city near the highway or to other nearby cities. The population of Waupun reached 11,430 people in 2010, up from 6,725 in 1950, though that number includes the inmates of the state prison system.<sup>25</sup>

The Waupun Commercial Historic District is locally significant in the area of Commerce for its concentration of largely intact commercial building exhibiting the historic arrangement and function of a prominent business district in the small City of Waupun. The collection of commercial resources also compliments one another as a dense area and a cohesive identifiable place representing a historic streetscape along East Main Street representing a common historic arrangement in small cities and towns across Wisconsin. The historic businesses in the district served strictly commercial functions with dry goods stores, pharmacies, groceries, barbers, wagon shops, financial institutions, furniture makers, restaurants, and taverns featuring prominently, with meeting halls and office spaces consigned to the second and third floors.

The district maintains its recognizable and cohesive commercial street-scape of masonry commercial blocks, arranged on deep lots, facing a single wide street. Four of the city blocks that make up the

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<sup>23</sup> *Wisconsin State Gazetteer and Business Directory*, 1880 to 1928.

<sup>24</sup> Kelly, June. *Waupun, Wisconsin: The First 150 Years, 1939-1989*. Waupun, WI: James Laird and Richard T. Peters, 1989.

<sup>25</sup> Kelly, June. *Waupun, Wisconsin: The First 150 Years, 1939-1989*; & Sweeten, Lena and Laura Abing of Heritage Research, Ltd. "Main Street Commercial Historic District – Waupun. Determination of Eligibility Form." 1999.



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district have nearly continuous building frontage directly on the public right-of-way. East Main Street has been the commercial heart of Waupun since the city's establishment, tying the two initial settlements in Waupun, the railway station, and Rock River mills together along an east-west axis. The downtown area, included in the Waupun Commercial Historic District, has been the local center of business from the mid-nineteenth century to the mid-twentieth century, complemented by associated governmental, institutional, and professional functions and resources.

**Architecture**

The Waupun Commercial Historic District is locally significant in the area of Architecture for its concentration of largely intact commercial building exhibiting characteristics of popular architectural styles from the late nineteenth century to the mid-twentieth century. The dense collection of commercial resources is a cohesive identifiable place representing a historic streetscape along East Main Street, a common historic arrangement in small cities and towns across Wisconsin. East Main Street historically served as the 'main' street and commercial destination in Waupun and still does to some degree.

The period of the significance of the district, from 1854 to 1967, represents the variety of existing commercial buildings and architectural styles in the City of Waupun. The period begins with the construction of Dodge Hall, located at 321 East Main Street in 1856, and ends with the construction of the second State Bank of Waupun building, located at 37 North Madison Street in 1967. This long period is representative of the variety of commercial life and building in downtown Waupun spanning over a century, a period when East Main Street was the commercial center of the small city and the surrounding area.

The district area maintains a high level of architectural integrity, and this has contributed significantly to the identification of the district. Alterations, common in commercial buildings, has been limited to replacement first-floor storefront designs and fenestration. There are occasional additions as well, though these are often limited to the rear of the buildings. Almost all the contributing resources maintain their stone or brick exteriors, basic form, and historic details. There are only five non-contributing resources that lack these features in the district of forty-two contributing resources. The buildings in the Waupun Commercial District maintain much of the same appearance as they did when they were constructed.

There are comparable commercial districts in both Dodge and Fond du Lac Counties already listed in the National Register of Historic Places including the Mayville Main Street Historic District with 41 resources and a period of significance from 1852 to 1944. The Mayville district in its scale, history, and architecture is strikingly similar to Waupun's Main Street. Likewise, the Ripon Watson Street

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Commercial Historic District with 69 resources and a period of significance from 1865 to 1930 is also comparable. The only other commercial districts in the two counties are the pair of downtown districts listed in Fond du Lac, the Fond du Lac South Main Street Historic District and the Fond du Lac North Main Street Historic District. These lack a similar scale and even function as they belong to a larger urban area featuring large-scale entertainment, light-industrial, large office buildings, and financial resources. Among the other small cities of the two counties, the Waupun downtown stands out as maintaining a high level of integrity and possesses a series of contiguous blocks featuring historic resources.

The following are brief descriptions of the prominent architectural styles represented in the Waupun Commercial Historic District, listed chronologically in the order in which they were popular as well as good examples of each beyond the buildings previously described. These styles are all common for small-scale commercial architecture during the district's period of significance from 1854 to 1967.

Front Gable

The front gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in both rural and urban Wisconsin communities from 1840 to well into the twentieth century. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front gable buildings are most commonly one-and-one-half stories in Wisconsin; however, one, two, and two-and-one-half story versions are found. Dormers can be found on half-story versions on one or both sides of the gabled roof. Proportions of earlier examples of the form are narrower in width than the later, generally broader examples regardless of the number of stories. Correspondingly, roofs of earlier examples tend to be steeper and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch, uncovered stoop, or full porch with shed or hipped roof. The front gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels, turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period in which the front gable form predominates. This front gable form should not be confused with mundane versions of other major styles.<sup>26</sup> There are two examples of the Front Gabled style including the Fletcher Photography Studio building at 11 North Madison Street and the building at 22 North Madison Street. These plain and unadorned façades have been altered significantly since their mid-nineteenth century construction and do not clearly align with any one architectural style.

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<sup>26</sup> Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III, A Manual for Historic Properties*. Madison, WI: Historic Preservation Division State Historical Society of Wisconsin, 1986.

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Italianate

The Picturesque movement also included new interpretations of less formal architecture of Italian villas, farmhouses, and townhouses. The Italianate style was popular in Wisconsin from 1850 to 1880, the predominant American commercial style of its time and especially popular in expanding Midwest towns and cities. Buildings are square or rectangular in plan, cubic in mass, and most often two or three stories in height. The style's most characteristic element is a low sloped hipped or flat roof with wide soffits that is seemingly supported by a series of decorative, oversized single or paired wooden brackets commonly placed on a deep frieze board that itself may be elaborated with panels or molding. The fenestration arrangement is regular and balanced with tall, thin, and often arched or curved windows that are topped with decorative window heads or hood moldings. Masonry examples may feature a pronounced string course and rusticated quoins. Italianate buildings are often adorned with a decorative porch that is supported by thin wooden columns and decorative brackets. Italianate commercial buildings most typically reference the style's bracketed cornice, often rising above a flat or shed roof, and decorative window hoods.<sup>27</sup> The most prevalent style in the district, there are eighteen examples of the Italianate style including the Rank Block at 400 East Main Street, the Warren Livery at 432 East Main Street, the Hoard Building at 306-310 East Main Street, and the Patton Drugs building at 311-313 East Main Street.

Commercial Vernacular

Commercial Vernacular is a generalist style for nineteenth-century and early twentieth-century commercial buildings that do not quite fit into the high style categories described above. They may have elements of Italianate, Romanesque, or Queen Anne styles, but not enough to categorize them as that style. For instance, the first-floor storefront may be reminiscent of a particular period, but there is no evidence of that period throughout the rest of the facade. Second story openings may have hood moldings or be arched, and the parapet of the building may be adorned with a decorative corbelled cornice. Early Commercial Vernacular buildings were constructed of wood but were taken by fire over the years. The remaining buildings are made of brick or stone.<sup>28</sup> There are six examples of the Commercial Vernacular style including the C.H. Hall at 4-10 Fond du Lac Street and the Waupun Leader-News building at 9-13 Fond du Lac Street.

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<sup>27</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. Second Ed.* New York, NY: W.W. Norton & Company, 1981; & McAlester, Virginia Savage. *A Field Guide to American Houses, Revised.* New York, NY: Alfred A. Knopf, Inc., 2015; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III.*

<sup>28</sup> Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III.*

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Queen Anne

The Queen Anne style was popularized during the late nineteenth century by a group of English architects led by Richard Norman Shaw. The name of the style is rather a misnomer, as it was based on the late medieval architecture of the Elizabethan and Jacobean eras rather than the formal Renaissance architecture of Queen Anne's reign. The initial British versions of the style relied heavily on half-timbering and patterned masonry; while a distinctly American interpretation grew around delicate spindle work and classical style ornamentation. The Queen Anne style was popular in Wisconsin from 1880 to 1910 and is characterized by its asymmetrical plan and massing and lavish surface decoration on both residential and commercial variants. Architectural elements that lend to the varied massing include polygonal towers and turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double hung window.<sup>29</sup>

Ornamentation and decorative detailing can be ascribed to four basic subtypes. "Spindle work" examples of the style predominate, and feature delicate turned wooden porch posts and gingerbread or Eastlake ornamentation, most commonly at the porch balustrade, as a frieze or valance suspended from the porch ceiling, in gable ends, and under wall overhangs at cut-away bay windows. Lacy spandrels, knob-like beads, and incised detailing are common decorative elements. "Free Classic" examples of the style are common and feature classical columns as porch supports, either full height or raised on a pedestal and commonly grouped together in units of two or three, as well as Palladian windows, cornice-line dentils, swags and garlands, and other classical details. "Half-Timbered" examples are rare and, like the British origins of the style, feature half-timbering in gables and on upper story walls, heavy turned porch posts and spandrels, and groupings of three or more windows. Also rare are "Patterned Masonry" examples with masonry walls accented by patterned brick, stone, or terra cotta detailing and little wood ornamentation. Gable-ends and dormers are sometimes parapeted and shaped.<sup>30</sup> There is one example of the Queen Anne style, the Carrington Harness building at 433-435 East Main Street, already mentioned previously.

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<sup>29</sup> Blumenson, John J.G. *Identifying American I, & III.*

<sup>29</sup> McAlester *Architecture: A Pictorial Guide to Styles and Terms, 1600-1945;* & McAlester, Virginia Savage. *A Field Guide to American Houses;* & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III.*

<sup>30</sup> McAlester, Virginia Savage. *A Field Guide to American Houses.*

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Neoclassical

The Neoclassical Revival style was a revival of classical Greek and Roman architecture. It was popular in Wisconsin from 1895 to 1935, largely as a result of the World's Columbian Exposition in Chicago in 1893 which featured buildings of this style. The style especially became known as the architecture of monumental public, commercial, and institutional buildings. Examples of the Neoclassical style feature symmetrical façades with a central entry that is clearly defined by a full height porch with pediment supported by classical columns and pilasters and often constructed of smooth or polished stone masonry articulated with a rusticated base, middle, and top. Detailing is generally simple, limited often to dentils or modillions beneath boxed eaves, a wide frieze band, a roofline balustrade, and an elaborate entry door surround. Window openings are typically large; bay windows, paired windows, triple windows, and transom windows may be present. Arches and enriched moldings are rare. Columns in early examples are often fluted with Ionic or Corinthian capitals; examples built after 1925 often have more slender, unfluted, and often square columns without capitals. Later examples also more commonly feature Chinese Chippendale railing motifs.<sup>31</sup> There are five examples of the Neoclassical style including the Hooker and Hooker Law Office at 512 East Main Street.

Twentieth Century Commercial

The term Twentieth Century Commercial is a generalist stylistic term for twentieth-century commercial buildings that do not fully represent any of the high architectural style. These are simple, undecorated buildings with little architectural detailing. The only ornamentation that may appear in the building may come in the form of decorative brickwork at the parapet.<sup>32</sup> There are seven examples of the Twentieth Century Commercial style including the Luteyn's Bake-Rite Bakery at 319 East Main Street, the Kroger Grocer and Baking Co. at 429 East Main Street, J.C. Penney's at 417-421 East Main Street, and the F.M. Hall and Union Bus Station at 6-16 South Mill Street.

International Style

After World War I, during the dominant eclectic Period Revival era in the United States, European architects were developing a new style of dramatic modern buildings; most notably Le Corbusier in France, J.J.P. Oud and Gerrit Rietveld with the De Stijl movement in Holland, and Walter Gropius and Ludwig Mies van der Rohe of the Bauhaus design school in Germany. Their intention was to create a

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<sup>31</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*; & McAlester, Virginia Savage. *A Field Guide to American Houses*; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*.

<sup>32</sup> Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*

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new international architecture independent of specific materials, sites or cultural tradition that did not imitate or recall past styles. The New York Museum of Modern Art first christened the movement the International Style at its influential 'Modern Architecture: International Exhibition' in 1932. The exhibition's accompanying publication, *The International Style: Architecture Since 1922*, by Henry-Russell Hitchcock and Phillip Johnson identified three main principles of the style. The first is an emphasis on volume or space enclosed by thin planes instead of a suggestion of mass and solidity. Second was regularity, an underlying orderliness seen clearly before the outside surfaces are applied. The third principle was the avoidance of applied, surface decoration, instead depending on the intrinsic qualities of the materials, technical perfection, and proportions for aesthetic richness. While several European architects moved to the United States and practiced in the style as early as the 1920s, it wasn't until the elite Bauhaus architects came fleeing Hitler during World War II that their theories had a profound influence in this country. Their presence at some of the most prominent American architecture schools swiftly replaced the former Beaux-Arts curriculum and widely disseminated their new ideas across the country. Also, of great influence was Le Corbusier's view of the house as a "machine for living" which emphasized functionalism as prime importance and the discord of traditional residential elements that were merely decorative. These ideas proved very appealing in a time of rapidly advancing technology.<sup>33</sup>

The International Style has remained popular from 1925 through the present day. The style is typified by buildings constructed with a lightweight structural skeleton that allows walls to serve solely as an enclosure of space and provide flexibility for fenestration to reflect interior needs. Hallmark characteristics include smooth and unornamented wall surfaces with a unifying cladding, asymmetrical façades composed of large and often linear window groupings and expanses of windowless wall surface, flat roofs without coping at the roofline, and a lack of decorative detailing at doors or windows. Windows tend to be grouped in vertical or horizontal bands, most often metal casements, commonly wrapping around corners. Cantilevered roofs, projections, or balconies are also common.<sup>34</sup>

The earliest examples are most often small, cube-like buildings typically covered with glazed tile, white painted stucco, brick, or concrete block. If present, detailing is most likely of an Art Moderne influence. By the late 1930s, smooth board and plywood or composition panels were also used, as was the addition of an accent brick or stone wall. Houses after 1945 often incorporated a courtyard or entry hall to separate public living areas from private sleeping areas; front, side, rear, and interior courtyards

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<sup>33</sup> McAlester, Virginia Savage. *A Field Guide to American Houses*; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*.

<sup>34</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*; & McAlester, Virginia Savage. *A Field Guide to American Houses*; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*.

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especially gained popularity during this time.<sup>35</sup>

Glass as a primary exterior cladding material on residential and commercial buildings alike became a popular International Style component during the late 1940s; this “Miesian” use of glass curtain walls became especially popular for commercial buildings. Wall materials on later examples began to include poured-in-place or tilt-up pre-cast concrete. During the 1970s, a revival that continues to this day began based on the earliest white stucco-clad houses, however with façades of a far greater percentage of glass.<sup>36</sup> There are two examples of the International style including the Northrup and Van Zande Law Office at 16 North Madison Street.

Contemporary

The term Contemporary is used to describe mid- and late twentieth century buildings that cannot be ascribed to styles detailed previously in this chapter. Architectural historians and architects have identified names for many contemporary theories of architecture; however, buildings of these genres are now first reaching sufficient age to be evaluated for significance per National Register criteria.

The Contemporary style section of the Architecture Study Unit of the *Wisconsin Historical Society's Cultural Resource Management in Wisconsin* dates the occurrence and popularity of contemporary style architecture in Wisconsin from approximately 1950 to the present. That text defines contemporary style buildings as those constructed during or after the mid-twentieth century that cannot be described in the manner of other preceding stylistic movements. It also notes that while architectural historians and architects have generated terminology for some movements within contemporary or modern architecture, these genres are just now reaching sufficient age to be viewed as historic and their scholarly value and significance recognized and understood.<sup>37</sup>

Carole Rifkind describes modern architecture in her *A Field Guide to American Architecture* as the experimental and radical product of American Modernism and the European International Style taking on a mechanical appearance. Her text identifies modern architecture's common emphasis of simple geometrical volumes, expression of structure, sculptural character, self-containment, defiance of

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<sup>35</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*; & McAlester, Virginia Savage. *A Field Guide to American Houses*; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*.

<sup>36</sup> Blumenson, John J.G. *Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945*; & McAlester, Virginia Savage. *A Field Guide to American Houses*; & Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*.

<sup>37</sup> Wyatt, Barbara, Ed. *Cultural Resource Management in Wisconsin: Vols. I, II, & III*; & McAlester, Virginia Savage. *A Field Guide to American Houses*.

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traditional identification of front or back and interior or exterior, rejection of ornament, and heavy emphasis on surface and texture. Organization of plan tends to be organized based on functional, and often extends laterally. Modern buildings tend to favor a low-profile, enhanced by its ground floor being directly at grade and attic-less, flat roof. Roof overhangs may blur the sense of indoor and out. Plain wall surfaces are often offset by linear elements. While often large, door and window openings do not violate the uninterrupted character of the walls. Windows are grouped in bands, either at full-room height or in the upper wall zones and are often a major feature. Technical advances with construction materials and engineering during the early twentieth century are heavily represented in the expression of contemporary architecture, which often employs reinforced concrete, insulating board, and glass as both window and wall. The contemporary style exhibits more decorative elements than the typically brick Twentieth Century Commercial designs and features 'modern' materials such as aluminum, steel, and porcelain enamel panels.<sup>38</sup> There are four examples of the Contemporary style including the updated façade and remodel of the Corn Exchange Bank at 405 East Main Street and the Jud-Sons Bowling Alley at 416 East Main Street.

**Architects**

*Auler, Jensen, and Brown*

Henry Auler was born in Oshkosh in 1884 and later attended the University of Wisconsin at Madison. Upon returning to Oshkosh to practice architecture independently in 1907, he quickly became associated with the architect William Waters. The two collaborated until Waters' death in 1917, when Auler joined James P. Jensen to start another office that eventually became known as Auler, Jensen, and Brown. Auler was responsible for a large body of work in Oshkosh and the surrounding region of the Fox Valley including the City of Waupun. Auler practiced until his death in 1951.<sup>39</sup> The design of the Waupun City Hall at 201 East Main Street and constructed in 1928 is attributed to Auler, Jensen, and Brown.

*Leigh Hunt*

Leigh Hunt was born in 1881 in Sioux City, Iowa. Following an architectural education at the Art Institute of Chicago, he worked in Chicago and then moved to Milwaukee and worked as a draftsman and practicing project architect with the firms of Church & Jobson, Shepley, Rutan & Coolidge, James

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<sup>38</sup> Rifkind, Carole. *A Field Guide to American Architecture*. New York, NY: New American Library, Inc., 1980.

<sup>39</sup> Euer, Danielle. *Fraternal Reserve Association National Register of Historic Places Nomination Form*. MacRostie Historic Advisors, 2015; & Steele, Dorothy. *Wisconsin National Life Insurance Building National Register of Historic Places Nomination Form*. Howard, Needles, Tammen & Bergendoff, 1981.



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Gamble Rogers, W. Carbys Zimmerman, and Solon Spencer Beman. Hunt began his own independent practice in 1910, specializing in the design of schools and institutional buildings. Hunt served as the chairman of the Milwaukee Housing Authority during the 1930s. He was also a member of Milwaukee's Interracial Relations Committee and was an active member of the Masons. Married twice, he had two children from his first marriage. Leigh Hunt died in 1959.<sup>40</sup> The design of the Masonic Block at 16-18 South Madison Street and constructed in 1922 is attributed to Leigh Hunt.

*A. Moorman and Company*

Albert Moorman was born in Germany in 1860 and emigrated with his family in 1864, settling in Chicago. By the age of twelve, Moorman became an apprentice woodcarver and pursued a career as carver and furniture maker, working on building projects across the Midwest. Moorman moved to St. Paul, Minnesota in 1905 and established a furniture company. This business quickly evolved into the design of banking fixtures and interiors, which in turn led to the design and construction of entire small banks in the 1910s. The company grew quickly, designing small town and city banks across the region. There are no less than fourteen Moorman designs in Wisconsin including the State Bank of Waupun, located at 223 East Main Street and constructed in 1928. Other notable works of the firm include the 1927 remodeling of Louis H. Sullivan's design for the National Farmers Bank in Owatonna, Minnesota. Albert Moorman died in 1927, and the company was then managed by his two sons and other partners in the large architectural firm. The firm moved to Minneapolis in 1929 and eventually closed in the late 1970s.<sup>41</sup>

**Artists**

*Clarence Addison Shaler*

Clarence Shaler was born twelve miles west of Waupun in Mackford Prairie in 1860. He began his career as an inventor and developed the first umbrella with a replaceable cover. He followed this with the development of the "Vulcanizer" and the "Hot Patch," tools for patching and repairing automobile tires. His company manufactured these products with rapid success. Despite business setbacks and a significant fire that destroyed the Shaler Company's factory in Waupun at the turn-of-the-century, Clarence Shaler's company continued to grow and find success making him a wealthy and influential individual. As a philanthropist, Shaler created Shaler educational scholarships, assisted in the formation of the Rock River Country Club, and notably donated sculptures in Waupun and other

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<sup>40</sup> Architect Files, on file at the Wisconsin Historical Society.

<sup>41</sup> "Biographical Sketch of Albert Moorman," Northwest Architectural Archives - University of Minnesota, <special.lib.umn.edu/fmdaidhtml/mss/nwaa075.htm> Accessed March 10, 2018.

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locations as public art.

The sculptures in Waupun related to the work of Clarence Shaler include the sculpture “Recording Angel” was commissioned by Shaler and produced by sculptor Lorado Taft in 1921 as a memorial to Shaler’s wife Blanche and is in Waupun. “End of the Trail” was commissioned by Shaler in 1927 and produced by sculptor James Earl Fraser based on an earlier model. The sculpture, depicting a hunched over Native American on horseback representing the horror and trials of the tribes’ forced westward relocation in the nineteenth century, is located in Waupun and is listed on the National Register of Historic Places. In 1928, Shaler, inspired by the work of Lorado Taft in Chicago, retired to pursue sculpting at the age of seventy. He donated a number of pieces to the City of Waupun, including several of his own works. The design of the statue ‘Dawn of Day,’ included within the boundaries of the Waupun Commercial Historic District, is located outside the Waupun City Hall at 201 East Main Street and was completed in 1931. “The Citadel” depicts a demon standing over a woman in despair and was completed in 1931. “Doe and Fawn” was completed in 1932. “Morning of Life,” located in Mackford Union Cemetery outside of Waupun, was completed in 1936. “He Who Sows Believes in God” depicts a young girl with a hoe and seed bag looking to the distance and was completed in 1939. “The Pioneers” was the last sculpture donated by Shaler to Waupun in 1939. All of these statues are already listed in the National Register of Historic Places as contributing resources to the ‘Clarence Addison Shaler Statues Thematic Group.’ There many other statues by Clarence Shaler, most of which are located in Wisconsin and California. Shaler died in 1941.<sup>42</sup>

### **Conclusion**

The Waupun Commercial Historic District is nominated under National Register Criterion C in the area of Architecture demonstrating a range of commercial and institutional architectural styles popular during its period of development between 1857 and 1967. The Waupun Commercial Historic District is also nominated under National Criterion A in the area of Commercial history demonstrating the significance of the area along West Main Street in Waupun as the center of the business activity in Waupun from the late nineteenth century to the mid-twentieth century. The district conveys a sense of cohesiveness through its architectural designs of forty-seven resources arranged along four blocks of East Main Street in the City of Waupun. The area was primarily occupied by thriving commercial businesses that provided a wide range of goods and services to the City of Waupun and the surrounding area demonstrating the evolution of the community from a growing settlement frontier town, to an agricultural and industrial small city, to a more diffuse modern community. The buildings

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<sup>42</sup> Kelly, June. *Waupun, City of Sculpture*. Waupun, WI: Waupun Leader-News Publications, 1967; & Kelly, June. *Clarence Addison Shaler: A Very Large Wizard of Oz*. Waupun, WI: J. Kelly, 1989; & Shoptaugh, Terry L. *Clarence Addison Shaler Statues Thematic Group National Register Nomination*. State Historical Society of Wisconsin, 1980.

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

**National Register of Historic Places**  
**Continuation Sheet**

Section 8 Page 16

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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within the Waupun Commercial Historic District are relatively well preserved, maintain architectural integrity, and have much the same appearance today as they would have years ago. The result is now Waupun's most architecturally intact historic commercial area.

**Statement of Archeological Potential**

The City of Waupun is located along a series of frequented and important Native American trails that pre-date white settlement in the State of Wisconsin. These trails were primarily used by the Ho-Chunk, Menominee, and Potawatomi tribes and connected the Fox River Valley with the Rock River, extensive marshlands including the nearby Horicon Marsh, and lakes to the south and west. Given this fact, it is almost certain that the construction of the extant resources would have greatly disturbed archeological artifacts, it is possible that Native American resources may be extant within the boundaries of the district. Archaeological potential remains unassessed.

**Preservation Activities**

The Waupun Commercial Historic District has been fortunate in consistently attracting long-term business-owners who have taken pride in their historic properties and have maintained them. In addition, the City of Waupun and the Waupun Historical Society are proactive in promoting, protecting, and preserving Waupun's historic resources. In listing this district, the City of Waupun hopes to provide the opportunity for business owners to obtain historic tax credits and/or other incentives to maintain and restore their properties in the community's historic downtown along Main Street.

**Acknowledgment**

The Fuldner Heritage Fund paid for the preparation of this nomination. This endowed fund, created through a generous donation by the Jeffris Family Foundation and administered by the Wisconsin Historical Society, supports the nomination of historically and architecturally significant rural and small-town properties.

**United States Department of the Interior**  
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**Continuation Sheet**

Section 9 Page 1

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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**Major Bibliographical References**

There is a wealth of resources available on the history of the City of Waupun and Dodge and Fond du Lac Counties. The information and research already produced on these subjects far exceeds the purpose of this nomination. The following bibliography contains works with considerably more breadth and information on individual historical subjects and buildings.

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

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Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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

**National Register of Historic Places**  
**Continuation Sheet**

Section 10 Page 1

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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**Verbal Boundary Description**

The proposed district consists of the legal parcels associated with the contributing and non-contributing resources within the district and may be defined by this general description:

Begin a path that begins at the northwest corner of the property associated with 201 East Main Street and follow east along the south side of the right-of-way of East Main Street to the northwest corner of the property associated with 301-303 East Main Street, turn north and follow to the northwest corner of the property associated with 300 East Main Street, turn east and follow to the southwest corner of the property associated with 18 North Madison Street, turn north and follow to the northwest corner of the property associated with 18 North Madison Street, turn east and follow to the southwest corner associated with 22 North Madison Street, turn north and follow to the northwest corner associated with 22 North Madison Street, turn east and follow to the edge of the property associated with 37 North Madison Street, turn north and follow to the northwest corner of the property associated with 37 North Madison Street, turn east and follow to the northwest corner of the property associated with 37 North Madison Street, turn south and follow to the southeast corner of the property associated with 37 North Madison Street, turn east and follow to the northeast corner of the property associated with 12-14 Fond du Lac Street, turn south-southwest and follow along the west side of the right-of-way of Fond du lac Street to a location opposite the property associated with 9-13 Fond du Lac Street, turn east and follow to the northeast corner of the property associated with 9-13 Fond du Lac Street, turn south and follow to the southeast corner of the property associated with 512 East Main Street, turn west and follow along the north side of the right-of-way of East Main Street to the southeast corner of the property associated with 434 East Main Street, turn south and follow to the southeast corner of the property associated with 433-435 East Main Street, turn west and follow to the southwest corner of the property associated with 433-435 East Main Street, turn south and follow to the southeast corner of the property associated with 431 East Main Street, turn west and follow to the southwest corner of the property associated with 417-421 East Main Street, turn north and follow to a location aligned with the neighboring property at 407-415 East Main Street, turn west and follow to the southwest corner of the property associated with 405 East Main Street, turn south and follow to the southeast corner of the property associated with 401 East Main Street, turn west and follow to the northeast corner of the property associated with 16-18 South Madison Street, turn south and follow to the southeast corner of the property associated with 16-18 South Madison Street, turn west and follow to the southwest corner of the property associated with 16-18 South Madison, turn north and follow to the northwest corner of the property associated with 16-18 South Madison, turn west and follow to the edge of the property associated with 6-16 South Mill Street, turn south and follow to the southeast corner of the property associated with 6-16 South Mill Street, turn west and follow to the southwest corner of the property associated with 201 East Main Street, turn north and return to the beginning.

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**Continuation Sheet**

Section 10 Page 2

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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The boundaries of the proposed Waupun Commercial Historic District are clearly delineated on the accompanying district map and enclose the area of 10 acres.

**Boundary Justification**

The boundaries of the proposed Waupun Commercial Historic District enclose all the areas historically associated with the district's resources. To the north and south, the boundaries were drawn to exclude adjacent residential areas that do not match the historic use, period, style, or scale of the district including listed resources such as the Wisconsin State Prison Historic District, the Waupun Public Library, and the Waupun Post Office. Much of the area to the west was historically occupied by similar businesses along East and West Main Street; however, many of these building have since been demolished or significantly altered. The boundary is drawn to the east to exclude adjacent residential areas. The result is a cohesive district with as few non-contributing properties as possible.

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**Continuation Sheet**

Section photos Page 1

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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Name of Property:	Waupun Commercial Historic District
City or Vicinity:	City of Waupun
County:	Dodge & Fond du Lac Counties
State:	Wisconsin
Name of Photographer:	Rowan Davidson
Date of Photographs:	March 12, 2018
Location of Original Digital Files:	Wisconsin Historical Society, Division of Historic Preservation, Madison, WI

- Photo 1 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0001)  
321 East Main Street, Dodge Hall, facing southwest
- Photo 2 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0002)  
300 East Main Street, Jones Block / Opera House, facing northeast
- Photo 3 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0003)  
215-221 East Main Street, Odd Fellows Hall #33, facing southeast
- Photo 4 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0004)  
426-428 East Main Street, Donovan Block, facing northwest
- Photo 5 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0005)  
314-316 East Main Street, Jones / Welch Bros. Dry Goods, facing northwest
- Photo 6 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0006)  
324 East Main Street, Corner Drug, facing northwest
- Photo 7 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0007)  
433-435 East Main Street, Carrington Harness / Starr Saloon, facing southwest
- Photo 8 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0008)  
16-18 South Madison Street, Masonic Block, facing southwest
- Photo 9 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0009)  
201 East Main Street, Waupun City Hall, facing southeast
- Photo 10 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0010)  
223 East Main Street, National Bank of Waupun, facing southwest
- Photo 11 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0011)  
317 East Main Street, State Bank of Waupun, facing southeast
- Photo 12 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0012)  
37 North Madison Street, State Bank of Waupun, facing southeast
- Photo 13 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0013)  
View of the south side of the 400 block of East Main Street, facing southwest
- Photo 14 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0014)  
View of the north side of the 400 block of East Main Street, facing northeast



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Section photos Page 2

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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Photo 15 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0015)

View of the south side of the 300 block of East Main Street, facing southeast

Photo 16 of 16 (WI\_Dodge&FondduLacCounty\_WaupunCommercialHistoricDistrict\_0016)

View of the north side of the 300 block of East Main Street, facing northeast

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Continuation Sheet

Section figures Page 1

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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*Corner of Main St. and Madison St. facing the 400 block to the northeast, 1906. Courtesy of the Waupun Historical Society Photography Collection.*



*Corner of Main St. and Mill St. facing the 300 block to the northeast, 1906. Courtesy of the Waupun Historical Society Photography Collection.*

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Continuation Sheet

Section **figures** Page 2

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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*Corner of Main St. and Madison St. facing the 300 block to the west, 1946. Courtesy of the Waupun Historical Society Photography Collection.*



*Corner of Main St. and Mill St. facing the 300 block to the east, 1955. Courtesy of the Waupun Historical Society Photography Collection.*

**United States Department of the Interior**  
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**Continuation Sheet**

Section summary statement Page 1 Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI

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**Summary Statement**

The Waupun Commercial Historic District represents the period of commercial development locally in Waupun from the 1850s to the 1960s. The district was the center of commercial life in Waupun during this period and was occupied by a variety of thriving businesses including dry goods stores, groceries, barbers, liveries, theaters, restaurants, taverns, and pharmacies, with office space and meeting halls occupying second and third floor spaces. The district is identifiable by the largely uninterrupted block of masonry commercial buildings facing the primary right-of-way in the small city and is Waupun's most architecturally intact historic commercial area representing styles including the Front Gabled, Commercial Vernacular, Italianate, Queen Anne, Neoclassical, Twentieth Century Commercial, Contemporary, and International styles.

The district is located in the City of Waupun along four blocks of East Main Street. The district consists of a variety of 47 resources, almost all commercial storefront buildings oriented toward East Main Street. Its development begins with the district's oldest building, Dodge Hall, a Commercial Vernacular, three-story building located at 321 East Main Street and constructed in 1856, and ends with the construction of the last contributing building in the district in 1967, the State Bank of Waupun, an International style bank located at 37 North Madison Street.

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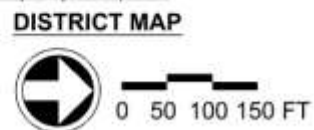
**National Register of Historic Places**  
Continuation Sheet

Section sketch map Page 1

Waupun Commercial Historic District  
City of Waupun, Dodge & Fond du Lac Counties, WI



- LEGEND**
- District Boundary
  - Address
  - Photo Number & Direction
  - Non-Contributing
  - NRHP Listed

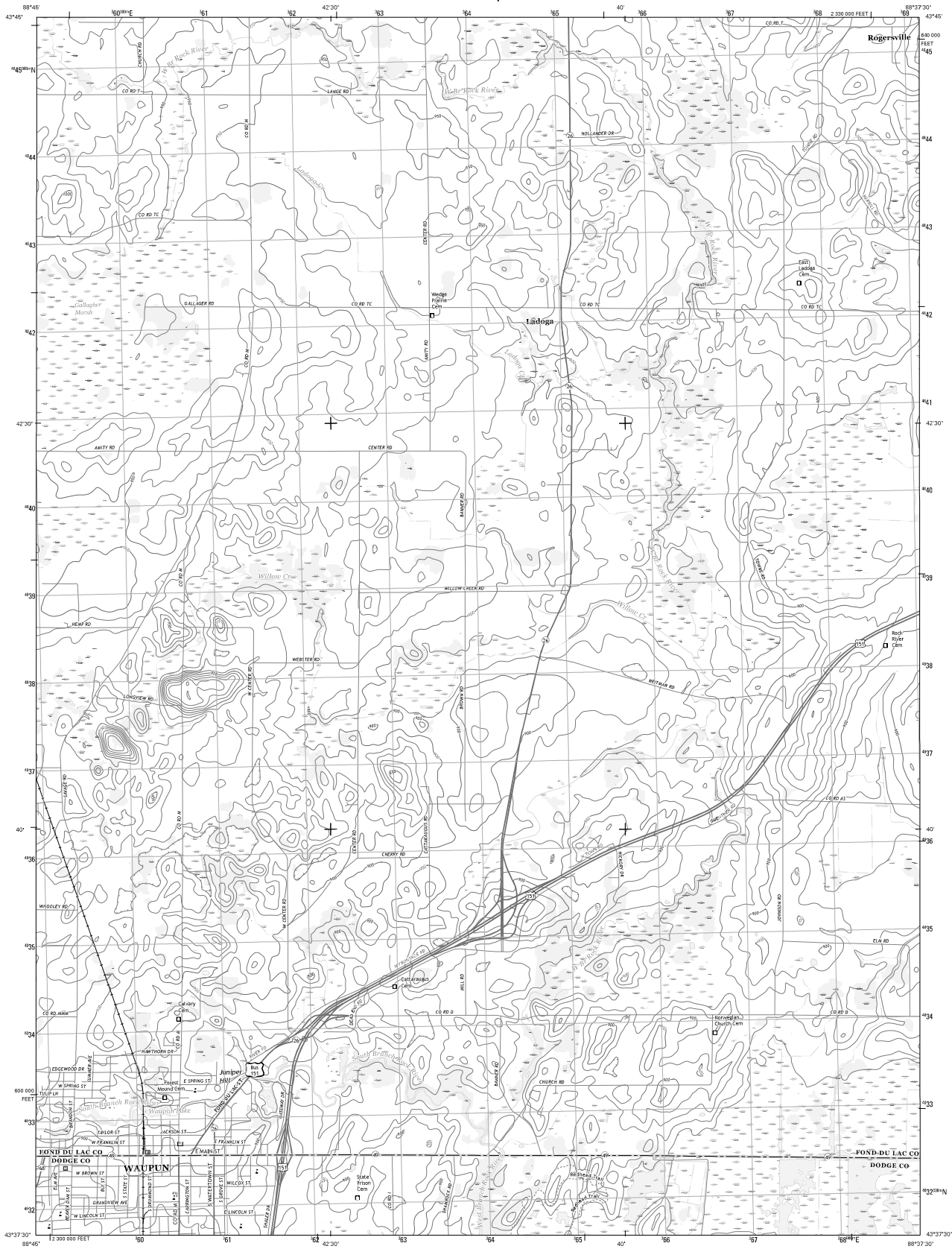




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



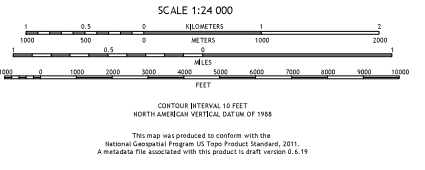
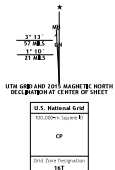
WAUPUN NORTH QUADRANGLE  
WISCONSIN  
7.5-MINUTE SERIES



**Produced by the United States Geological Survey**  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
100-meter grid; Universal Transverse Mercator, Zone 17T  
1:000-foot scale; Wisconsin Coordinate System of 1983 (south zone)

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery .....NAP, July 2013  
 Roads .....U.S. Census Bureau, 2014 - 2015  
 Names .....National Hydrography Dataset, 2015  
 Contours .....National Elevation Dataset, 1989  
 Boundaries .....Multiple sources; see metadata file 1972-2015  
 Public Land Survey System .....BLM, 2014  
 Wetlands .....FWS National Wetlands Inventory 1977 - 2014



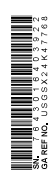
**ROAD CLASSIFICATION**

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	AWD
Interstate Route	US Route
	State Route

1	2	3	1 Ribbon
4	5	6	2 Rosendale
7	8	9	3 Eldorado
10	11	12	4 Brandon
13	14	15	5 Galena
16	17	18	6 Buckhorn Center
19	20	21	7 Waupun South
22	23	24	8 Mayville North

ADJACENT QUADRANGLES

WAUPUN NORTH, WI  
2015



# Waupun Commercial Historic District Nomination

Prepared for:

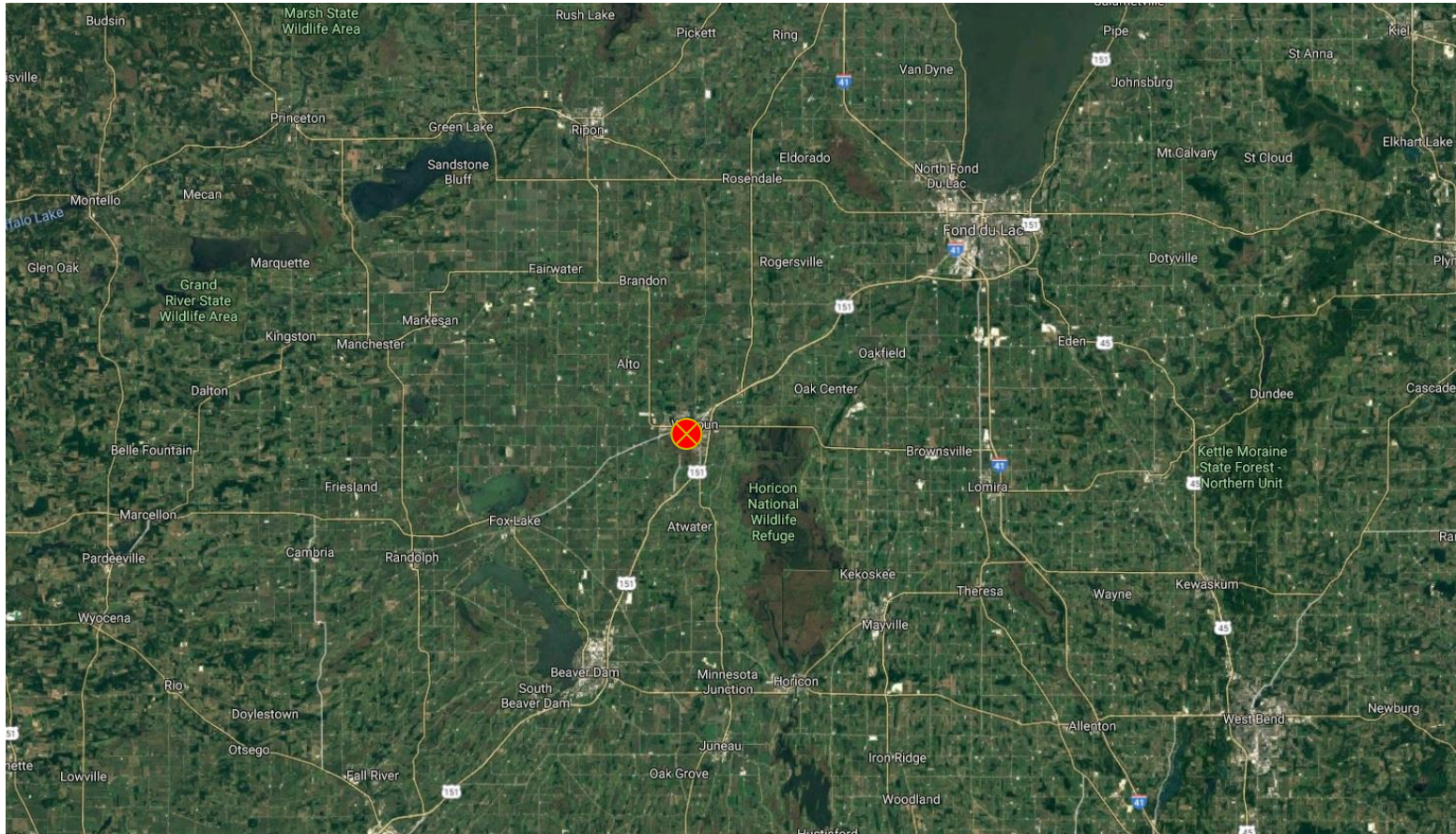
State Historic Preservation Review Board



**LEGACY**  
architecture

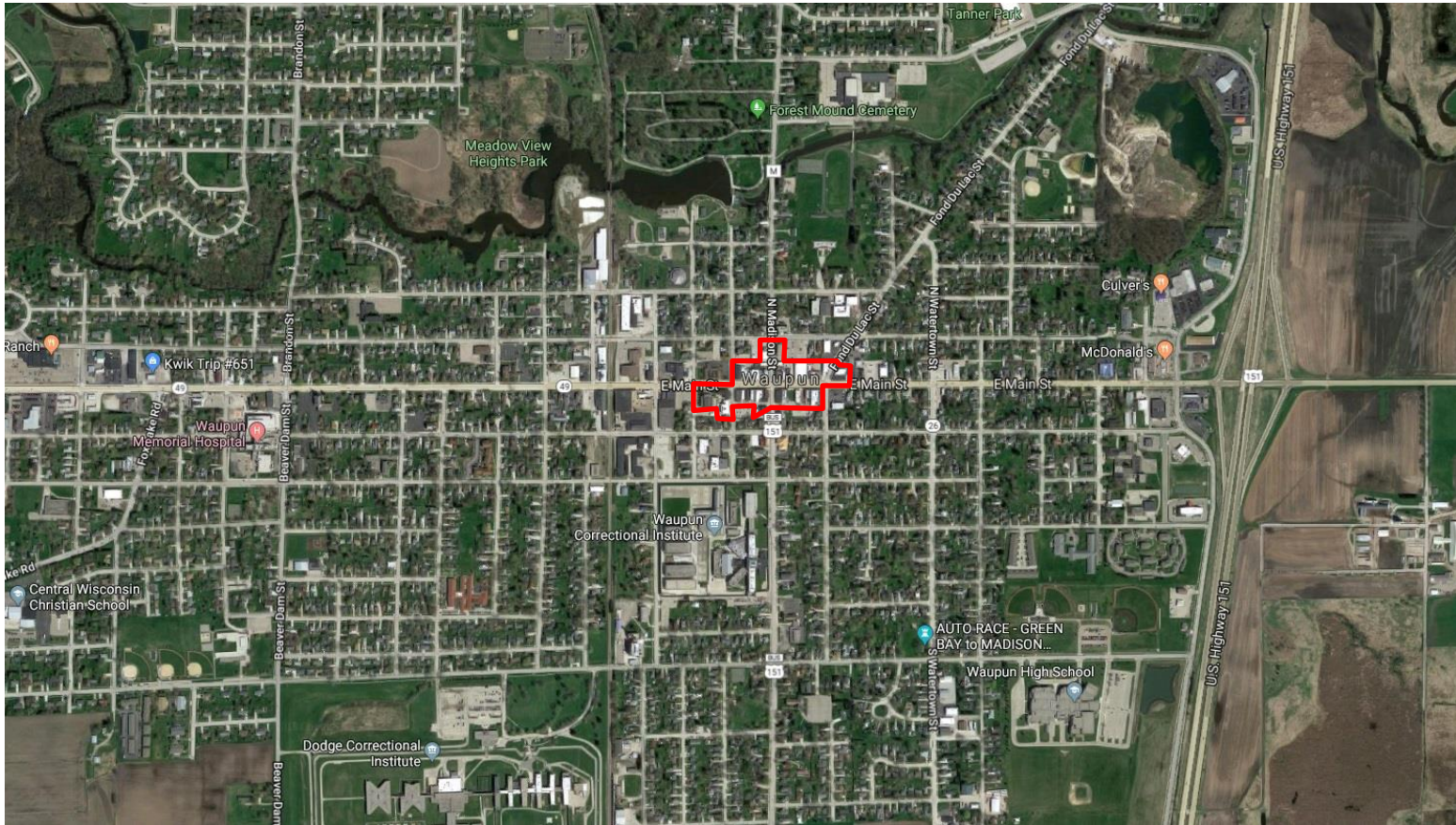


# DISTRICT LOCATION





# DISTRICT LOCATION



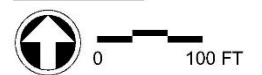
# DISTRICT MAP



**LEGEND**

- · - District Boundary
- 800 Address
- 1 → Photo Number & Direction
- ▨ Non-Contributing
- NRHP Listed

**DISTRICT MAP**





# HISTORIC IMAGES



CORNER OF MAIN ST. AND MADISON ST. FACING THE 400 BLOCK TO THE NORTHEAST, 1906.



CORNER OF MAIN ST. AND MILL ST. FACING THE 300 BLOCK TO THE NORTHEAST, 1906.



VIEW OF THE SOUTH  
SIDE OF THE 400 BLOCK  
OF EAST MAIN STREET

FACING SOUTHWEST



VIEW OF THE NORTH  
SIDE OF THE 400 BLOCK  
OF EAST MAIN STREET

FACING NORTHEAST





DODGE HALL

321 EAST MAIN STREET

COMMERCIAL VERNACULAR  
1856



JONES BLOCK / OPERA  
HOUSE

300 EAST MAIN STREET

ITALIANATE  
1868



ODD FELLOWS HALL #33

215-221 EAST MAIN  
STREET

ITALIANATE  
1868





DONOVAN BLOCK

426-428 EAST MAIN  
STREET

ITALIANATE  
1876



JONES / WELCH BROS.  
DRY GOODS

314-316 EAST MAIN  
STREET

ITALIANATE  
1886



CORNER DRUG

324 EAST MAIN STREET

ITALIANATE  
1892



CARRINGTON HARNESS /  
STARR SALOON

433-435 EAST MAIN  
STREET

QUEEN ANNE  
1892





## MASONIC BLOCK

16-18 SOUTH MADISON  
STREET

NEOCLASSICAL  
1922



WAUPUN CITY HALL

201 EAST MAIN STREET

NEOCLASSICAL 1928



NATIONAL BANK OF  
WAUPUN

223 EAST MAIN STREET

NEOCLASSICAL  
1929





STATE BANK OF  
WAUPUN

317 EAST MAIN STREET

NEOCLASSICAL  
1929





STATE BANK OF  
WAUPUN

37 NORTH MADISON  
STREET

INTERNATIONAL 1967

# HISTORIC IMAGES



CORNER OF MAIN ST. AND MADISON ST. FACING THE 300 BLOCK TO THE WEST, 1946.



CORNER OF MAIN ST. AND MILL ST. FACING THE 300 BLOCK TO THE EAST, 1955.



VIEW OF THE SOUTH  
SIDE OF THE 300 BLOCK  
OF EAST MAIN STREET

FACING SOUTHEAST



VIEW OF THE NORTH  
SIDE OF THE 300 BLOCK  
OF EAST MAIN STREET

FACING NORTHEAST