#55-08-21754-03

CITY OF WASHBURN
BAYFIELD COUNTY, WISCONSIN

INTENSIVE SURVEY REPORT

prepared by

Timothy F. Heggland, Principal Investigator
Madison, Wisconsin

prepared for

City of Washburn
Mr. Richard Avol, Project Manager

August, 2009

The author is especially indebted to the work of Prof. Lars Erik Larson, PhD, Emeritus Professor at University of Wisconsin-Whitewater and a former Washburn native son, whose outstanding history of Washburn entitled *Washburn: The City To Be, A Historical Memoir 1883-1947*, the author found to be especially valuable and which was of the first importance in giving this report whatever merit it possesses.

This project has been funded with the assistance of a grant-in-aid from the Park Service, US. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Preservation Division of the Wisconsin Historical Society. However, the contents and opinions contained in this publication do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

ABSTRACT

Title:	City of Washburn Intensive Architectural/Historical Survey - Final Report
Author:	Timothy F. Heggland, Principal Investigator
Subject:	An intensive survey of the historic buildings, structures and sites within an area that corresponds to everything included within the City of Washburn's corporate boundaries as of 2009.
Date:	August, 2009
Products Depository:	City of Washburn Washburn Historical Museum Division of Historic Preservation, Wisconsin Historical Society

This report documents an intensive architectural/historical survey of all resources located within an area that corresponds to the corporate boundaries of the city of Washburn as of November 1, 2008. This represents a study area whose boundaries were set by the City of Washburn in conjunction with the staff of the State of Wisconsin's Division of Historic Preservation prior to the beginning of this study. Subsequently, a reconnaissance survey of this area was undertaken by the principal investigator as the first part of the intensive architectural/historical survey, after which an intensive research effort designed to ascertain the historic and architectural significance of the resources identified by the reconnaissance survey was undertaken by the principal investigator. The results of this research is summarized in this intensive survey report and they are also embodied in information that has been entered into a computer database developed by the State Division of Historic Preservation.

The purpose of this intensive survey project was two-fold; to identify all the resources within the study area that are potentially eligible for listing in the National Register of Historic Places, and to provide the City of Washburn and other county, state, and national agencies with a comprehensive data base that covers all the historic resources within the study area. The intensive survey ultimately surveyed 147 individual resources. Of these, twelve individual buildings, two multiple building complexes, and one historic residential district containing a total of thirty-one individual buildings were identified as having potential for listing in the National Register.

TABLE OF CONTENTS

INTRODUCTION	Page 1
SURVEY METHODOLOGY	
Preliminary Steps	2
Reconnaissance Survey	3
Intensive Survey	3
Intensive Survey Final Report	5
Public Education	5
HISTORICAL OVERVIEW	6
HISTORICAL THEMES	14
COMMERCE	
Goods and Services (Retail Businesses, Hotels, Banks, etc.)	14
EDUCATION	
Primary and Secondary Education	21
GOVERNMENT	
Local Government	23
RELIGION	25
Congregational	26
Catholics	26
ARCHITECTURE	28
Romanesque Revival	30
Richardsonian Romanesque Revival	31
Boomtown Style	31
Queen Anne	32
American Craftsman	33
American Foursquare	34
Bungalow	34
Prairie School	36
Colonial Revival	37
Dutch Colonial Revival	38
Tudor Revival	38
Neoclassical Revival	39
Rustic	39
Art Moderne	40
Contemporary	40
Front Gable	41
Side Gable	42
Gabled Ell	42
Commercial Vernacular	43
ARCHITECTS and BUILDERS	45
Architects	46
Builders	50
BIBLIOGRAPHY	53

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES 56

RECOMMENDATIONS 60
Recommendations for the Registration and Protection of Resources 60
Survey and Research Needs 60
National Register Listings and Determinations of Eligibility 60
Threats to Resources 60
National Register Priorities 61
Community Strategies for Historic Preservation 61

SURVEY RESULTS 63

HISTORIC DISTRICT SURVEY FORMS 68

CITY MAP 75

INTRODUCTION

In August of 2008 the City of Washburn authorized Timothy F. Heggland, an historic preservation consultant based in Mazomanie, Wisconsin, to undertake an intensive resource survey of the historically and architecturally significant resources located in a designated project study area that was identical to the existing City of Washburn's corporate boundaries, with the important exception of three individual buildings within the project area that were already listed in the National Register of Historic Places (NRHP), the Bank of Washburn (NRHP 1-17-80); the Washburn Public Library (NRHP 3-1-84); and the Bayfield County Courthouse (NRHP 1-17-75). The boundaries of the resulting project area were set by the City prior to the onset of the project and they were also evaluated and given provisional approval by Mr. Joe DeRose of the Division of Historic Preservation (DHP).

The first phase of the project was a reconnaissance survey of the study area, which was conducted in November of 2008. The reconnaissance survey ultimately surveyed 147 resources within the project area. These resources included public buildings, churches, and commercial buildings, but the overwhelming majority were single family dwellings that range in age from 1885 to the mid-1950s. All of these buildings were photographed and mapped and a complete inventory of these resources is appended at the end of this report. The reconnaissance survey phase of the project was then followed by the second phase, the intensive survey, which was completed in July of 2009. This phase consisted of an intensive research effort that was designed to generate an overview of the history of the city, an overview of those historic themes that are most closely associated with this history, and basic historic information about a select group of the resources that were identified in the reconnaissance survey.

The primary objective of the intensive survey was the identification of all the individual resources and groups of resources within the project area that are of architectural or historical significance and that are potentially eligible for listing in the National Register of Historic Places. A secondary but equally important objective of the survey was the creation of a comprehensive data base of information about Washburn's historic resources that can be used by the City in making planning decisions for the community.

Funding for both the reconnaissance survey and the intensive survey was provided by a grant-in-aid to the City of Washburn from the U.S. Department of the Interior as administered by the DHP of the Wisconsin Historical Society (WHS). Both the reconnaissance survey and the intensive survey phases of the overall project were conducted by Mr. Heggland and were monitored by Mr. Joe DeRose, Historian at the DHP, and Mr. Richard Avol, representing the City, who acted as the City's Project Director. Additional oversight was provided by Mr. Jim Draeger, Deputy State Historic Preservation Officer at the DHP.

SURVEY METHODOLOGY

PRELIMINARY STEPS

The boundaries of the project area and the decision to exclude from consideration all those buildings in the city that were already listed in the NRHP were determined by the City prior to the hiring of a consultant. Consequently, the first step in the reconnaissance survey consisted of a pre-survey during which the consultant undertook a series of drives and walks through the project area. This was done both to familiarize the consultant with the project area and to uncover any unusual aspects of it that might call for special treatment. The first finding of this pre-survey was that the historic residential core of Washburn is still readily definable and has been only somewhat altered by the intrusion of modern buildings, which, for the most part, are located around the periphery of this core. The second finding was that the historic commercial core of Washburn , which is mostly located along the length of E. and W. Bayfield St., has lost many of its historic buildings over the years and many of the ones that have survived are now too altered to meet survey criteria. A third finding was that there are no longer any extant historic resources in Washburn that were associated with the themes of Industry and Transportation, both of which were themes that were of enormous historic important in the history of Washburn.

Consequently, it was decided to survey all the resources within the project area that were believed to be fifty years old or older and which still retain their original appearance and exterior cladding. Unfortunately, this decision also meant that many of Washburn's' older resources could not surveyed due to their lack of integrity. In addition, the scope of the survey was also expanded slightly to include several intact buildings dating from the 1950s and 1960s that are good representative examples of their different styles and which it is believed will be of interest to the City in the near future.

While the issue of deciding what to survey was being considered, the process of identifying pertinent historic resource materials was also begun. This involved a search of the resources held by the Wisconsin Historical Society (WHS) in Madison, the Washburn Historical Museum in Washburn and various Bayfield County offices in Washburn. As anticipated, the WHS proved to be an especially fruitful source that produced the majority of the items listed in the bibliography that follows this report. Along with such essential items as Washburn County plat maps and plat books, microfilm copies of Washburn newspapers, already published Washburn and Bayfield County histories, and Sanborn-Perris fire insurance maps of Washburn. The WHS's Visual and Sound Archives also produced historic photos of Washburn and its Department of Historic Preservation added additional information that is contained in its files. Another essential resource located in Washburn itself was the complete Village and City of Washburn's Real Estate Tax Assessment Rolls dating from the 1880's to the present that are held in the offices of the Bayfield County Treasurer..

Another early goal of the survey was to find suitable base maps that could be used to record the locations of the resources surveyed. Ideally, such a map or maps would show building footprints, lot lines, and addresses, although it was not anticipated that such a map would be found. Fortunately, Bayfield County was able to provide an excellent large scale current maps of the city using its GIS database. This meant that satisfactory maps were already in existence and did not have to be produced for the survey; a significant savings in time and money.

Yet another task performed prior to the beginning of the field survey was the identification of all the resources in the project area that had previously been surveyed by the DHP, which uses survey projects such as this one to update information it already has on file and to identify buildings that have been demolished since earlier surveys were undertaken. This involved searching the DHP's Wisconsin Inventory of Historic Places for inventory cards that matched addresses in the project area, a search that identified 41 buildings and other resource types that had been identified in windshield surveys undertaken in 1974-75 and 1987, five of which have since been demolished. The surviving buildings and other resources, however, represented only those buildings that the early surveyors felt might be potentially eligible for individual listing in the NRHP using the criteria and knowledge of their times, so these surveys contained only buildings that represented obvious architectural quality. While the new survey reviewed these buildings and resurveyed and rephotographed them

as part of the current project, the survey was also charged with evaluating the architecture of the entire project area, which necessitated analyzing not only examples of the recognized architectural styles but also the large numbers of vernacular form buildings that were left unsurveyed and unanalyzed by earlier surveys. Specific methodology at this point consists of a judgment being made in the field by the consultant to include a building in the list of inventoried resources because of some aspect of its architectural composition. Following this decision, field notes are made on the building and it is then photographed. Not surprisingly, this level of analysis results in the inventorying of many more resources than would be identified by a windshield survey.

RECONNAISSANCE SURVEY

Once the survey criteria had been decided, the field survey itself began, which consisted of identifying all the resources within the project area that met the survey criteria and taking digital color photos of them. The consultant began this work in mid-November, a time when there would be no snow on the ground and little or no foliage to obscure buildings, thereby making it possible to produce superior photos. The resulting survey recorded 147 resources of all types within the project area. In addition to checking the 41 Washburn resources previously identified in the earlier surveys, every building within the project area was also evaluated and 106 additional resources, primarily of architectural interest, were added to the existing inventory. Thus, the great majority of the 147 resources surveyed by the consultant were new resources. These resources are listed in the inventory at the end of this report and a smaller group of these resources was researched in greater detail as part of the intensive survey.

Following completion of the field work, field notes were checked and organized to facilitate the site-specific research that would take place in the intensive survey phase. Each site was assigned a map code number and an address and the latter number was then transferred to the base maps of the project area that help both the DHP and the City of Washburn locate surveyed resources. These maps also assisted the consultant in identifying areas where surveyed resources appeared to be concentrated and which, following field review, could be considered as candidates for historic district status. This resulted in the identification of one historic residential district where potentially eligible inventoried resources were concentrated. After further analysis, a separate draft map showing the individual resources within the provisional district boundary was prepared for the historic district.

The reconnaissance survey concluded with a tour of the project area. Mr. Jim Draeger, who is the Deputy State Historic Preservation Officer the DHP and the person in charge of the NRHP program in Wisconsin, met with the consultant in Washburn on June 10, 2009, in order to review the findings of the reconnaissance survey. The result was that twelve individual buildings and two multiple building complexes were found to be potentially individually eligible for listing in the NRHP and the one proposed historic district was also evaluated at this time and the district boundaries were refined. The results are included in the summary section of this report.

INTENSIVE SURVEY

With the photographs and the list of resources inventoried by the reconnaissance survey in hand, the consultant began the task of organizing the inventoried resources into groups based on stylistic attributions. Once this task was completed, each of these groups was further evaluated and the best examples in each group became the subject of the more intensive research process that forms the core of the intensive survey. For example, all buildings surveyed that represent the Queen Anne style were grouped together to identify the typical stylistic subtypes and building forms in Washburn. These were then compared and evaluated to determine which were the best examples within each subtype. The best examples were then evaluated against National Register criteria and those which appeared to meet the criteria were designated as "potentially eligible." The results of this evaluation process can be found in the Architectural Styles section of this report. It needs to be noted, however, that at this stage this designation is advisory only and represents just the best professional judgment of the consultant. Actual designation of "eligible" status can only be made as a result of a formal evaluation, either through the National Register nomination process or through the Determination of Eligibility process, both of which are evaluated by the staff of the DHP and the Keeper of the National Register in Washington D. C.

While this evaluation process was taking place, the reconnaissance survey maps were being compared with the several Sanborn-Perris fire insurance maps of Washburn (1886, 1889, 1893, 1898, 1904, 1909, 1918, 1926, and 1926 (updated to 1940), in order to determine approximate building construction dates for the buildings surveyed. The information thus obtained resulted in a list of approximate (sometimes *very* approximate) building construction dates for many of the buildings surveyed, which dates, though necessarily inexact, were still of great value in narrowing the focus of the subsequent intensive research effort that was to follow.

The revised building list, complete with approximate construction dates, was then compared with the results of the style evaluation process described above and buildings that ranked high in their respective stylistic categories were included in the intensive research effort. Also included in the intensive research effort were all of the buildings that were included within the provisional historic district boundaries, all buildings and other resources considered to be potential eligible individually, and some of those buildings for which an approximated construction date could be narrowed down to within a few years (such as a building that did not show up on the 1889 Sanborn-Perris map but which appears on the 1893 map).

The buildings on the resulting list were researched individually to determine dates of construction and the names of original owners. First, all the properties on this list were checked against the current real estate tax assessment lists in the County Treasurer's office in order to produce a current legal description for every building on the list. These descriptions then became the means of accessing the historic Washburn Real Estate Tax Rolls, the original copies of which are kept in the Bayfield County Courthouse, and which date with from the 1880s to the present. This research took place in the month of July of 2009 and ultimately produced building construction dates and original owner's names for all but a handful of the properties on the list..

While tax records research was being conducted a parallel effort was being made to identify and research those historic themes that have been important to the history of Washburn. The basis of this research is the large group of historic themes that have already been identified by the extensive research that is embodied in the DHP's *Cultural Resource Management Plan*, which research is ongoing and is intended to accomplish the same goals, but on a statewide basis. These themes cover or will eventually cover nearly every aspect of the built history of Wisconsin and it is intended that the research conducted for site-specific projects such as the Washburn Intensive Survey will be complimentary to this larger ongoing effort.

At the community level the purpose of thematic research is to develop an overview of the history of a community that will facilitate the identification of those remaining resources that can be considered historically and possibly architecturally significant from the standpoint of the National Register program and local preservation efforts. Preliminary research undertaken at the onset of the Washburn Survey suggested that the following themes, which are listed in alphabetical order, were important and would prove productive:

Architecture
Commerce
Education
Government
Religion

The research that followed the identification of these themes relied heavily on secondary sources such as the several already published histories of Washburn, historic maps of the community, and historic Washburn newspapers, etc. The information thus generated is included in this report and will be found in the historic themes section. Site-specific information will also be found in the entries made to the DHP's computerized database.

Ultimately, the intensive survey researched approximately 49 of the 147 resources that were identified in the reconnaissance survey phase, although all 147 resources were photographed and evaluated in light of

NRHP and DHP criteria. In addition, every property surveyed during the course of the project has had an electronic database entry prepared for it in accordance with DHP standards. These entries consist of a digital photo of the resource, a summary of the historical and architectural analysis performed on the subject property, and they also include other required information such as an address and a parcel number. These entries were made for the DHP as additions to its Architectural Historic Inventory (AHI), which now includes more than 158,000 building located throughout the state. In addition, all the written information contained in these entries and additional historic data was copied into the DHP's electronic data base using the software developed by the DHP and this can be viewed by accessing the Wisconsin Historical Society's web site www.wisconsinhistory.org..

INTENSIVE SURVEY FINAL REPORT

Several of the historic theme chapters in this report that deal with only a few extant resources such as Religion and Education, have been in progress since September of 2008. Most of the other chapters, however, including especially those relating to architectural styles, had to wait until the tax records and newspaper research was completed before they could be written. With the completion of the newspaper research in July of 2009, work on the final chapters of the intensive survey report commenced and was completed by September of 2009. In addition to the thematic chapters, the building inventory list, and the bibliography, this report also includes copies of the District Survey Form prepared for the one proposed residential historic district.

PUBLIC EDUCATION

The consultant worked closely with members of the City and Bayfield County from the onset of the project and received valuable support and assistance from them throughout the course of the survey. Presentations were made to the City by the consultant and the first public meeting with the larger community took place on October 6, 2008, when a presentation by the consultant and Mr. Joe DeRose of the DHP was made at a regular meeting of the Washburn Preservation Commission. Another meeting is scheduled for later in the fall of 2009, when a final report on the survey will be made to the community by the consultant and Mr. DeRose.

HISTORIC OVERVIEW OF WASHBURN

The history of Washburn from its beginnings in 1883 until 1947 has been exhaustively chronicled in *Washburn: The City To Be, A Historical Memoir 1883-1947,* which is volume 2 of the recently published two-volume history of the Chequamegon Bay area entitled *Chequamegon Bay and its Communities,* written by Lars Erik Larson, PhD., a former native son and an emeritus faculty member of the University of Wisconsin-Whitewater. This 672-page illustrated history contains an extensive chronological history of the city and also histories of its industries, institutions, organizations, businesses, families, individuals, and much else, and it is an invaluable resource that goes far beyond the possible scope of an intensive survey such as this in describing the history of Washburn. Consequently, this report will not attempt to cover ground that has been so well traveled before. Instead, the history that follows will take a general look at the physical growth of the city and it will also look at architectural trends that have evolved in Washburn in the years since its founding.

Many of the cities that were established in the northern third of Wisconsin in the 1870s and 1880s can claim to have had an early boom period but Washburn is one of the very few that can claim to have had two such periods. Like most other early Wisconsin communities, the city of Washburn owes its existence to its proximity to water. Washburn, which is the county seat of Bayfield County, Wisconsin's northernmost county, is situated on the west shore of Chequamegon Bay, which opens into Lake Superior. Small settlements of one or two buildings are known to have existed in this area prior to the creation of Washburn but except for a road that led from the city of Ashland, which is located at the foot of Chequamegon Bay, north to the village of Bayfield, which is located on the western shore of the bay some thirteen miles north of Washburn, the area that is the site of Washburn was essentially empty and was heavily forested prior to 1883. What finally brought development to this area was the Chicago, St. Paul, Minneapolis and Omaha Railroad Co., which was seeking a location for an easily developed deep water port somewhere on the Wisconsin portion of the Lake Superior shore. What they found was Vanderventer Bay, a small bay located on the western shore of the much larger Chequamegon Bay that possessed the qualities they were looking for. Unlike most of Chequamegon Bay, which is relatively shallow, the shoreline along the west shore of Vanderventer Bay was relatively well protected and the water there was also deep enough to permit Great Lakes shipping to come up almost to the shoreline. This, then, became the future site of the city of Washburn.

> This was a purely speculative townsite enterprise undertaken by men closely connected with the Chicago, St. Paul, Minneapolis and Omaha Railroad Company, which had decided to build its lake transfer terminal there. The decision of the Omaha Railroad to locate its lake terminal at this site was probably made in early May 1883 when "Officials of this road … came to Ashland, thence to Washburn and decided to make that their lake outlet to Lake Superior, through Chequamegon Bay." The decision raises two questions: why did the railroad want a lake terminal? And why did it select the Washburn site for the terminal rather than Superior [Wisconsin], where it already had its own rail connections? The western division of the Omaha Railroad extended from the Twin Cities into northwestern Iowa, eastern Kansas, and Nebraska. Grain from this rich agricultural region was to be transported to the lake transfer terminal for shipment east, while coal, merchandise, freight, and lumber were to be shipped back to the growing settlements in the west. The Washburn site on Chequamegon Bay had two advantages over the Superior Bay location. First, the Superior harbor had not yet been improved by the early 1880s, while the Washburn site was a natural harbor requiring no improvement; and second, the Washburn location provided a distance advantage over Superior of some 60 miles. While of no consequence today, this small difference was important because of the slow speed and limited cargo capacity of lake vessels at that time. And with further regard to Bayfield, the report noted that "Between Washburn and Bayfield, 13 miles, there are two grades of 80 feet to the mile, over which heavy traffic is not at the present anticipated. …
>
> In May of 1883 the *Ashland Weekly* reported that "Rumor has it that the Omaha Company has decided to build their docks across the bay from Ashland, at a point between Vanderventer's Creek and McClelland." The rumor soon proved to be true. In the week following the *Press* report, work began on building a large coal and merchandise freight dock on the east side of Vanderventer Bay (present

location of the old coal dock at the foot of Central Avenue). The area was covered (as was all of the Bayfield peninsula) with a dense pine forest that had to be removed or at least thinned out before construction could begin. Construction of the docks was somewhat delayed because the brownstone that formed the bottom of the bay in the area dictated the use of large, stone-filled cribs, rather than piles for the dock foundation.(**1**)

With the construction of the dock underway and with the Omaha Railroad's tracks heading north from Ashland towards the site, the development of the future townsite itself began to receive attention as well. The townsite was developed by Bay Land and Improvement Company, which was organized in June of 1883, by a group that was composed largely of executives of the Omaha Railroad and men who lived in Ashland and Bayfield. The townsite was surveyed and platted by civil engineers from Ashland in August of 1883, and the proprietors named the new town "Washburn" after Cadwallader C. Washburn, a former of governor of Wisconsin (1872-1874), who by this time had moved to Minneapolis and had become the wealthy owner of three flour mills in that city that had made him one of the largest producers of flour in the Midwest. The 366-acre plat of Washburn that the Bay Land Company put on the market was ambitious to say the least, consisting as it did of over 109 blocks of land containing some 1220 lots that stretched one-and-one-half miles from Tenth Avenue West to Sixth Avenue East. Part of the reason for creating such a large number of lots for sale was, of course, the desire to make a profit from the land sales that were to come, but topography also played a role as well. Washburn's site rises gradually at first and then more steeply from the lakeshore inland, a situation that favored an elongated rather than a compact town plan. Man-made factors also influenced the development of the town as well. The town plat was purposefully drawn so that the Omaha Railroad's tracks ran along its southern edge as they continued north to Bayfield. The area south of the tracks down to the lake shore then became the town's industrial zone where factories, mills, and shipping docks were located. Omaha Street was then positioned so as to run in an east-west direction parallel with and just to the north of the railroad tracks, and Bayfield Street was laid out so as to run parallel to Omaha Street just one block further north. Because of their close proximity to the railroad tracks, lots on Omaha and Bayfield streets therefore were favored for commercial development and thus became Washburn's commercial district while the town's residential district began north of Bayfield Street on the blocks that had been platted on the gradually rising slope above the commercial district.

To create as many lots as possible, this long and narrow townsite was laid out in the traditional grid pattern with large rectangular block 300 feet by 400 feet (except where truncated by townsite boundaries of railroad property). The blocks were divided into narrow lots, those along streets closer to Bayfield Street measuring 25 feet wide by 140 feet deep (sixteen to a block), while those farther to the north are double that width (eight to a block) but the same depth.(**2**)

This pattern of development was typical of the times and reflected the fact that lots fronting on streets that were likely to be developed for commercial and retail purposes were usually developed in the densest possible way with commercial buildings abutting both the sidewalk and each other. Consequently, the lots these long, narrow buildings sat on were inherently more valuable than those that were dedicated to residential purposes, and town developers therefore platted narrow lots to accommodate them, which also, of course, maximized the amount of profit such lots could generate.

The main thoroughfares of the townsite are Bayfield Street and Omaha Street, both 80 feet wide; and Washington Avenue, 100 feet wide, running directly north and south. It was probably anticipated that Washington Avenue would become the "grand boulevard" of the new town, connecting a ferry and freight dock at its shore end with the village and the developing farming area to the north, and would be lined with public buildings and fine homes. This vision was only partially realized, however. The Omaha Railroad would not allow the avenue to be extended across its tracks, so carriages and wagons could not reach the dock, requiring people arriving by ferry to walk uptown. While four churches, the library, and the city hall were eventually constructed along the avenue, only a few large houses were.(**3**)

The earliest construction in Washburn occurred along the lakeshore and was directed at developing the town's transportation and shipping infrastructure. First to be built was a large coal and merchandise dock structure that was constructed at the foot of what today is Central Avenue and in order to facilitate this construction

process and also the concurrent development of the railroad tracks that were then moving northward from Ashland towards Washburn, housing for the workers doing the construction was built and so were the first stores in the community.

> The new settlement grew rapidly, with buildings for business and residences quickly erected. In late July [1883] the Bay Land & Improvement Company began the construction of the Hotel Washburn, located on the east side of the present Veterans' Memorial Park. … Construction of the railroad from Ashland Junction continued, the tracks reaching Washburn in mid-July, with regular train service beginning on September 29th. The railroad also built "one of the finest depots on the road" on the west side of First Avenue East between Omaha Street and the main track, which opened on September 2, also an engine house, coal shed, water tank, and other facilities, located south of the block between First and Second Avenues West. The coal dock was leased to the Northwestern Fuel Company. which erected a large, unloading structure at the dock. (**4**)

Emboldened by the fact that the town was clearly going to go forward, lots began to sell in the townsite itself and businesses were quickly erected on some of them along Bayfield and Omaha streets.

> In its series on early Washburn, the [Washburn] *Bee* provided a brief inventory of construction activity for 1883: "There was erected , or in the course of erection, The Hotel Washburn, the brick block of Mr. Wing, the buildings of Aune, Corning, McGuigan, Jacobs, Purtle, Nelson, Haner, Sheridan, Swain, Everson, Lawrence and Furlatt." The businesses of several of these men have been identified from other sources as follows: Fred Swain, hotel; Peter Nelson, groceries and provisions; Dan Corning, Pioneer Store—groceries and provisions; Aune and Overby, saloon; Charles Furlatt, barber; Sheridan, Haner, and Lawrence, [dealers in] hard and soft wood; Andrew Everson, groceries and provisions; John A. Jacobs, confectionery and restaurant. Some of these men were involved in more than one business enterprise. Population estimates for 1883 were not found, but there probably were 400to 500 people on site: 300 or so workers in the work camp building the docks and rail yards, with perhaps 100 to 150 residents in the growing settlement.(**5**)

The key element in all of this, of course, was the railroad. The railroad guaranteed that the products produced in the region could be shipped to customers outside the region and it also guaranteed that goods from the outside such as coal could be brought in. Once Washburn's shipping and transportation infrastructure was in place, others also began to look at the natural resources such as timber and brownstone that abounded in the area surrounding Washburn as potential sources of profit as well.

> The coal and merchandise docks established water and rail as the first of three components of Washburn's economic base. In August [1884] work began on expanding the port facilities, increasing the dock area to eleven acres and providing a "frontage of the wharfage" of 2,200 feet, or space for ships to dock. The work, which employed 450 men, was expected to be completed in early summer of 1885. The Omaha Railroad increased its trackage to serve the expanded wharf area, bringing the total track to three and three-quarters miles. The second component of the economic base, quarrying, was established in the spring of 1884, when C. W. Babcock of Kasota, Minnesota and W. H. Smith of Washburn organized the Washburn Stone Company, opening a quarry at Houghton. It apparently was worked by hand the first season, producing about 100 railroad cars of stone. Finally, the first step in the development of the third component of Washburn's economic base occurred in November, with the beginning of the construction of the first sawmill by the S. G. Cook Co. of Minneapolis. The [Washburn] *Itemizer* stated that it had "positive and reliable assurances that at least two sawmills … will be built here this coming summer." Thus, at the end of 1884, the transformation of Washburn from a settlement to a community with an expanding economic base was well underway.(**6**)

The concentration of so much new economic activity in Washburn produced a "boom" period that was to last for the next twelve years. By 1885, Washburn's population had grown from 300 to 741 and this rapid rate of growth continued and even accelerated in the years that followed. Not surprisingly, this growth resulted in considerable changes to the townsite itself during this period. The logging of the white pine forest that originally covered the townsite had begun almost immediately after the settlement began to be populated and

by 1886 this tree cover had receded to the margins of the original plat, leaving a vast field of stumps that tended to stay in place until such time as some building activity dictated their removal. Fortunately, several fine historic photos of the townsite that were taken during this early period have survived in the collection of the Washburn Historical Museum as has a Bird's Eye View of Washburn printed in 1886. These images show that at that time almost all the commercial buildings in the town were either one or two story wood frame Boomtown Style or Front Gable Vernacular Form buildings and almost all of the residential buildings were small one and two story wood frame Front or Side Gable Vernacular form houses. The only exceptions to this were the two story brick-clad King Block and Aune & Overby's first Opera House Block, both of which were Commercial Vernacular style buildings that were located opposite each other on the northeast and southwest corners of E. Bayfield St. and First Avenue East. The only buildings that displayed any architectural distinction at this time were the clapboard-clad Pioneer School, a late Italianate Style-influenced building built in 1886 and located high on the hillside on E. Fifth St. where the courthouse now stands, and the Congregational Church, which was either a clapboard-clad Gothic Revival style or Romanesque Revival style building. In addition, the size of the townsite itself was expanding as well.

> A photograph taken from the grain elevator in early 1886, and a "bird's eye view" of the village drawn later that year, show that settlement was concentrated in the area adjacent to the Omaha docks, between Second Avenue East and Washington Avenue, and Omaha Street and Third Street. A few houses and the Pioneer School and the Congregational Church are shown north of Third Street, while to the west of Washington Avenue there are clusters of houses along Third Street. From 1885 to 1888 the original townsite was substantially enlarged by six additions. These additions were speculative investments by outside people, who hoped to realize substantial profits from the sale of lots to the growing population of the village. Three of the additions were on the north side of the original townsite, including Vaughn's addition of 40 acres platted in October 1885; the Hillside addition of 160 acres, platted in August 1887; and Vaughn and Austrain's addition of 80 acres, platted in September 1887. The other three additions were on the west side of the townsite, including Neill & Pratt's addition of about 40 acres, platted in July 1886; Wing's first addition platted in November 1886; and Neill and Wing's addition of about 50 acres, platted in August 1887.(7)

By 1890, however, Washburn's population had mushroomed to3039 and this rapid growth created a great need for more buildings of all types, almost all of which continued to be built out of wood and almost all of which continued to be small one or two story wood frame Boomtown Style or Front Gable Vernacular Form commercial buildings and small one and two story wood frame Front or Side Gable Vernacular form houses. Exceptions were becoming more common, however, thanks both to the increased prosperity of the village and to accident. For instance, when a large fire destroyed an entire city block of mostly wooden commercial buildings and houses that fronted on E. Bayfield St and E. Omaha St. in October, 1888, several of the commercial buildings were then rebuilt on a larger scale out of brick and locally quarried brownstone, creating a trend that lasted into the mid-1890s and which resulted in the construction of most of Washburn's architecturally significant commercial buildings, the best of which, fortunately, still survive today. In addition, houses designed in the Queen Anne style now began to appear in Washburn as well and while these were also all built out of wood, they were larger and more architecturally distinguished than the smaller vernacular houses that had preceded them. The growth of the village also resulted in several new churches and schools being built during this period, and when Washburn became the county seat of Bayfield County in 1892, a new brownstone-clad Neoclassical Revival style courthouse that is still in use as the county's courthouse today was built in 1896 on the site of the former Pioneer School.

The growth of the village was also visible in the changes that occurred within its business district during this period.

> The growth and the changes in the distribution of the population were accompanied by an extension of the business district along Bayfield Street to the west. The original commercial district was located were settlement began, between First Avenue East and Central Avenue, but by 1889 there were business buildings all the way to Sixth Avenue West interspersed with many empty lots. In 1889 there were 75 business buildings between First Avenue East and Sixth Avenue West, including 11 saloons and 6 boarding houses. By 1893 the number had increased by 20 to 95, including 16 saloons and 7 boarding

houses. Of these 20 additional businesses 12 were located between Washington Avenue and Sixth Avenue West, reflecting the continuing build-up of the residential area west of Washington Avenue along Pine Street, and Third and Fourth Streets, as far as Eight Avenue West, probably due to the large labor force employed by the lumber mills.(**8**)

In 1895, Washburn's population reached 5178, but by this time its first "boom" period had reached its peak. This was because Washburn, like so many other boomtown communities in northern Wisconsin during this period, was essentially dependent on the harvesting of the natural resources surrounding it for its success. Unfortunately, by the later 1890s the timber supplies in the area surrounding Washburn were being rapidly depleted and the market for the region's brownstone was eroding, and Washburn was about to descend from this peak into a long period of slow decline. In his masterful work on the history of Washburn, Lars Erik Larson has summed up this period as follows:

> As its economic base expanded to include shipping, sawmills, and quarrying, while its material, population, and social bases were established and consolidated, Washburn developed rapidly from work camp to settlement to growing community, a full participant in and beneficiary of the boom phase of the second era of resource exploitation on the bay. But late in the century the boom began to fade and Washburn, created and sustained by the boom, eventually became its victim. The components of its economic base—shipping, lumbering, and quarrying—did not collapse suddenly and catastrophically, however, but each declined at its own rate over a period of years.(**9**)

Population figures are one measure of Washburn's decline. By 1900, Washburn's population had decreased to 5005, by 1905, to 4924, and by 1910, to 3830. The consequences of this slow decline, which lasted until the beginning of World War I, were many and varied, but one consequence was that new construction in Washburn essentially came to a halt during these years and the building stock of Washburn therefore remained essentially unchanged. The Washburn Intensive Survey, for instance, recorded only a handful of new buildings that were built during the years between 1896 and 1914, the prime examples being public buildings such as the new St. Louis R. C. Church, which was begun in 1902 and never completed, the Washburn Free Public Library, which was built in 1904 with money donated by Andrew Carnegie, and the new Andrew I. Lien Block on W. Bayfield St., built in 1910. Very few new residences or business buildings were built in Washburn during this time. Instead, many Washburn houses and stores were remodeled and sometimes expanded during this period as the means of their owners permitted. Sanborn-Perris fire insurance maps printed in 1898, 1904, and 1909 also show that the Washburn of 1898 was still essentially the same city in 1909, the most notable difference between these dates being the decline in the number of business buildings located along Bayfield and Omaha streets that occurred during the intervening years.

Never-the-less, population and economic decline notwithstanding, the citizens of Washburn petitioned successfully to have their village incorporated as a city in 1904, after having grown dissatisfied with the increasingly rural makeup of the Town of Washburn board that governed them.(**10**) Another event that occurred in the area near Washburn in 1905 would ultimately bring a second, very brief "boom" period to the city. This was the E. I. DuPont Co.'s decision to establish an explosive manufacturing plant in the Town of Barksdale, which is also located in Bayfield County just to the south of the Town of Washburn. The DuPont Co. factory was developed here in order to supply the needs of the mines located in the Mesabi Iron Range area of Minnesota and the Gogebic Range in Northern Michigan and Wisconsin and the risks involved in the manufacture of explosives such as dynamite made a rural setting such as the Barksdale location a good choice for the DuPont Co. Barksdale also had the advantage of being located midway between Washburn and Ashland, two economically depressed cities located just eight miles from each other that both had a large pool of available labor and that were both located on a railroad line. The creation of this plant was welcome news to those in Washburn who were struggling to reconstruct the economy of the city and while the number of workers there fluctuated it appears that from three to four hundred workers were employed there at any one time from the year the factory opened until the U.S. entered World War I. The entrance of the United States into World War I, however, had a short but profound effect on Washburn thanks to the sudden flood of orders that came to the DuPont Co.'s Barksdale factory in mid-1917.

> Washburn's major industry, the DuPont explosives plant, was already producing for war. The plant had been converted for the production of trinitrotoluene or T.N.T.(limited production of dynamite apparently continued). The acid production plants, the power plant, and other facilities were also expanded to support the production o T.N.T. While it is not known how many men were employed at the plant at the end of 1914, the [Washburn] *Times* reported on May 1913 that "between two and three hundred men are employed" and with thee expansion of dynamite productions then underway, "over three hundred men will be given steady employment." In any event by the beginning of July 1915 about 1000 men were employed (a significant proportion in construction work), inspiring the *Times* to observe that "Large sums of money are paid out every two weeks by the dynamite plant and business in the city is booming. Nearly all vacant buildings in the city have been rented." By far the larger proportion of these men lived in Washburn, rather than Ashland. The Omaha Railroad ran a "dynamite train" to transport these men between Washburn and the plant. In early August 1915 one train of fourteen coaches was in operation, but by the end of the month two trains were running with a total of twenty coaches, two trains departing from Washburn about 7:00AM, in addition to trains run for shift changes at night.(**11**)

The beginning of World War I, however, created a huge new need for explosives and for T.N.T. in particular, and as a result, thousands of additional workers poured into the Washburn area as the DuPont factory grew, creating a critical need for housing that the DuPont Co. finally took it on itself to solve. Some 2000 of the unmarried new workers were housed in barracks that the Company built at the factory site itself but the Company's more permanent highly skilled workers and their families lived or wanted to live in Washburn as did the factory's managers, and it was for these employees in particular that new houses in Washburn were built.

At first, the Company purchased existing houses in Washburn to house its managers, one of which, the Queen Anne style Francis W. Hartshorne house at 111 E. Third St., was purchased prior to 1915 to house the factory's superintendent. Within a year, however, the Company began buying up whole empty city blocks on the east side of Washburn and it began to build a series of new houses on the northwest side of the 200 block of E. Third St. to house them. These houses were for the top management of the Barksdale factory and they included the Colonial Revival style Factory Superintendent's House at 229 E. Third St. and the Prairie School style house next door at 213 E. Third St. for the Assistant Superintendent, each of which is Washburn's best example of these particular styles.

Nor was the DuPont Co. the only entity to develop housing in this area. Washburn resident H. H. Peavey also began purchasing lots in this area and was soon building vernacular form rental houses on them, two of which are located in the district at 222 N. Second Ave. E. and 221 N. Third Ave. E. and were built in 1916. Yet another local group was the Washburn Dwellings Company, organized in December of 1917, which by mid July of 1918 had built at least new Bungalow style houses in the city, two of which are located at 419 and 422 N. Second Ave. East and two more 211 and 213 W. Sixth St.

By 1918, however, the need for additional houses had become acute and the DuPont Co. therefore decided to embark on a much larger scale building program. The first buildings to be built were the houses that now make up the core of the proposed East Third Street Residential Historic District.

> The DuPont company have awarded contracts to Tomlinson & Egan of Ashland for the erection of eleven modern residences in this city. Eight of the residences will be located on the south [southeast] side of third street between third and fourth avenues east and three will be located on third street between Central and first avenue east.
>
> Nine of the residences to be erected will be of the bungalow type while two will be duplex residences. They will be modern in every detail.
>
> It is understood that the cost of the houses will be between fifty and sixty thousand dollars and that work on them will be rushed.(**12**)

This, however, was just the first wave of the building activity that would soon start. On August 14, 1918, the Company acquired a large block of land just to the east of the district on which it proposed to build an additional 106 dwellings. Work on the new houses started on August 29, 1918.

> The DuPont company the past week started big building operations in this city when an immense crew was brought here from the Barksdale plant to start work on the new Y. M. C. A. Building and the 106 homes to be erected by the company here. ...
>
> The scene of the greatest activity however is in the east part of the city along Bayfield, third and fourth streets where the company is to erect 106 homes which will be rented to employees of the company. These residences are to be of good construction, with concrete foundations, water, lights, sewer and other modern conveniences and very desirable residences. The houses will be of several types. Many will be the cottage type with four or five rooms and bath, while some will be the duplex residences.
>
> The company has hundreds of men employed in the construction of their houses and it is said that the crew will average a house a day when they get going in good shape.(**13**)

By September, most of the frameworks for these houses was finished and a number were actually completed when an armistice was finally signed between Germany and the Allied Forces on Nov. 11, 1918. Once the war ended, however, the need for these houses evaporated and in November of the following year they were sold to the Marshall-Wells Co. of Minneapolis, who planned to remove them in sections from Washburn and re-erect then in Duluth, Minnesota. This work began in January of 1920 and by the end of that year all that remained of what had been a whole suburb of completed and semi-completed houses was whole city blocks of concrete foundations, which probably struck many in the city as being emblematic of the now greatly altered future prospects of the city.

> During the war boom years the process of disestablishment in Washburn had been reversed, with its economic, material and human bases reinvigorated, and sense of community strengthened. But the boom crashed even more quickly than it had begun, and the process of disestablishment started again. The federal census of 1920 showed a population of 3707. Accepting the high estimate of 7500 for the population at the peak of the war boom in the fall of 1918, within about a year and one half, or probably within a shorter period, Washburn's population may have declined by as much as one half.(**14**)

The built legacy of this period, however, contributed much to Washburn. The years from 1915 until the very end of 1918 saw a resurgence of home building in the city, and almost all of these houses were good examples of the several progressive styles: the Bungalow Style; American Foursquare Style; Craftsman Style; and Prairie School style. Many of these houses were built either directly by the DuPont Co. or by local groups hoping to benefit from the sudden housing boom, but others, including among them several of the city's best examples, were built by local businessmen whose businesses were benefitting from the boom. The finest concentration of these houses is to be found within the boundaries of the proposed East Third Street Residential Historic District but good examples are actually scattered all across the city and they now comprise Washburn's single most impressive group of residential buildings.

Washburn's second boom period, however, was followed by a second, more serious period of steady population decline. By 1930, the census showed that Washburn's population had dropped from 3707 in 1920 to 2238, and by 1940, the population stood at 2363, the slight rise being accounted for by the fact that the still operating DuPont factory was once again preparing for war orders. This time, however, there was to be no new boom period and after a brief period of growth during the war, Washburn's population once again experienced a decline and by 1950 it had reached 2070. Seeing figures like these helps to explain why new building construction in Washburn all but ceased during the 1920s and during the Depression years. Indeed, the Washburn Intensive Survey found only a handful of buildings to survey that were built during these two decades.

Some needed improvements to public buildings continued to be made during this period of course, such as the construction of the Art Moderne Style DuPont School in 1942, a project that was partially financed by the DuPont Co. itself, but during much of the period since 1920, Washburn's home owners and business owners once again put their efforts into remodeling existing buildings rather than building new ones.

As of 2000, Washburn had a population of 2280 and while may new homes have been built there in the last twenty years it is still a city whose historic resources largely date from either the city's first boom period, which ended at the end of the nineteenth century, or from its second boom period, which began in 1915 and ended in 1919.(**15**) Like many other cities in the northern third of the state, Washburn is now trying to create new roles for itself, roles that are centered on tourism and recreation, and a number of very successful recent restorations of historic buildings in the city suggest that it is finding way forward just as it has done in the past.

Endnotes:

1. Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, pp. 26-27.
2. Ibid, p. 29.
3. Ibid.
4. Ibid. The $13,000 Hotel Washburn was in fact a real hotel capable of accommodating 100 guests. It survived until1917, when it was destroyed by fire. None of the other buildings mentioned here or any of the dock structures, have survived.
5. The Commercial Vernacular style King Block was the first brick building in Washburn and it was located on the northeast corner of E. Bayfield St. and N. First Ave. East. By 1886 it housed Washburn's post office and T. L. Patterson's general store. None of these first commercial buildings are extant today
6. Larson, Lars Erik. Op. Cit., pp. 32-33. Houghton is located on a point of land along the lakeshore two miles north of Washburn and was the site of several brownstone quarrying operations.
7. Ibid, p. 43. That the property owners in the town at this period had great faith in the future growth of the place is shown by the fact that when the Pioneer School and the Congregational Church were built they were located several blocks away from the nearest concentration of houses. Clearly, expectations were that the town would grow up around and beyond these blocks and for once fortune was on the side of the faithful because that is what subsequently happened.
8. Ibid, p. 77.
9. Ibid, pp. 16-17.
10. The Town of Washburn was created in 1884.
11. Larson, Lars Erik. Op. Cit., pp. 286-287.
12. ."Contract Let By The DuPonts." *Washburn Times*. May 2, 1918, p. 1. These were the buildings located at 22-24, 26, and 30 E. Third St. and 302, 306, 310, 316-318, 322, 326, and 328 E. Third St.
13. "Start Building Hundred Homes." *Washburn Times*. August 29, 1918, p. 1. These buildings are all shown on the 1918 Sanborn-Perris maps of Washburn.
14. Larson, Lars Erik. Op. Cit., p. 305.
15. Unfortunately, all of the buildings and other structures that were originally associated with the railroad and with the industries that were active in Washburn up until the end of World War I have now been demolished. Thus, the effects of these historically important entities on the built environment of Washburn can now be seen only indirectly.

COMMERCE

Goods and Services (Retail Businesses, Hotels, Banks, etc.)

The historic commercial cores of Wisconsin's cities were usually established around points where important natural and/or man-made features existed and Washburn's historic commercial core is no exception. Washburn's location on Lake Superior's Chequamegon Bay possessed a unique feature; it was the only natural, protected, deep water harbor site on the Bay. In addition, even before Washburn was developed, a road whose route ran from Ashland north to Bayfield ran through the Washburn site and the site had the additional advantage of being suitable for railroad access as well. Thus, it was not surprising that the Chicago, St. Paul, Minneapolis and Omaha Railroad decided in 1883 to build a terminal at this location in order to take advantage of the shipping potential afforded by the deep water that lies along this stretch of the Bay.

When the railroad finally came to this site in 1883, its route into the future town site roughly paralleled the route of the existing road through the site. When Washburn was first platted in July of that year the two southernmost streets in the new plat and the ones that lay closest to the new railroad tracks were Bayfield Street, whose route also roughly corresponded to the already existing road that led from Ashland north to Bayfield, and Omaha Street, which paralleled the route of Bayfield Street one block to the south. The railroad tracks themselves ran along the south side of Omaha Street and parallel to it and when the railroad built its Washburn passenger and freight depot it was located on the south side of Omaha Street at the foot of Central Avenue. Consequently, these two parallel southeast-northwest-running streets, Bayfield and Omaha, bordering as they did the two major land routes into and out of the community, became the streets along which all of Washburn's subsequent commercial development would occur and this activity centered around the place where these streets intersected with the northeast-southwest-running Central Avenue.

Because Washburn's population grew so quickly, from 741 in 1885 to approx. 1500 in 1886, to 3039 in 1890, the business community was hard pressed to build enough commercial buildings to serve Washburn's needs and those who commissioned and built these buildings almost always chose to build in the fastest possible way. The result was that almost all the earliest commercial buildings in Washburn were one or two-story-tall examples of either the Boomtown Style or Front Gable Vernacular Form because these simple designs were easy and relatively inexpensive to build. In addition, Boomtown Style and Front Gable Form buildings were almost always built out of wood and wood was something that the saw mills in Washburn could supply in limitless quantities. This fact is borne out by early photos of Washburn and by the first Bird's Eye View of the city, printed in 1886, and by the first Sanborn-Perris Fire Insurance maps of the city, which date from the same year. All of these sources show that of the twenty-one commercial buildings that were located on East and West Bayfield Street at that time, only two were built out of brick, the original Aune & Overby's Opera House Block located at 30-32 E. Bayfield St.(non-extant), and the Wing Block, which was located diagonally across the intersection at 101 E. Bayfield St. (non-extant), both of which appear to have been Commercial Vernacular form buildings.(**1**)

Construction of more new wooden Boomtown Style and Front Gable form commercial buildings continued in the next two years as well but their numbers were temporarily decreased by a catastrophic fire in September of 1888 that destroyed all the buildings in the block bound by E. Bayfield and E. Omaha streets and Central Ave. and First Avenue East, one of which was the Opera House. Ironically, the destruction of this block wound up improving the downtown because when several of the affected business owners rebuilt, their new buildings were larger fire-resistant brick and stone buildings. By a happy co-incidence, this rebuilding activity also coincided with the development of several large brownstone quarries in the area around Washburn and the ready availability of this material and the relatively cheap cost of transporting it to Washburn resulted in new buildings that were and are among finest commercial buildings that were ever built in the city, including the rebuilt, brick-clad, Romanesque Revival style Opera House Block (altered), the Queen Anne style brownstone-clad Bayfield County Bank building, and the Commercial Vernacular Form brownstone-clad Union Block and S. Y. Yates Block.

Never-the-less, the majority of the rebuilt buildings in the burned out block were new wooden Boomtown Style and Front Gable form buildings and while a few additional new brick and brownstone buildings would continue to be built in the commercial district in the years to come, such as the Richardsonian Romanesque Revival style Bank of Washburn and the Romanesque Revival style W. H. Lemke building, both of which were built in 1890, wooden buildings continued to predominate in the downtown until well into the twentieth century.

The continuing growth of the city during the early 1890s also resulted in a linear expansion of the original commercial district.

> By 1889 the commercial district had expanded, extending along Bayfield Street with 48 business buildings, between First Avenue East and Second Avenue West, and another 26 scattered between First Avenue East and Sixth Avenue West. By 1893 another 21 business buildings had been erected, between First Avenue East and Sixth Avenue West. But even with 95 business buildings, there remained 143 empty lots along these seven blocks.(**2**)

The numbers of commercial buildings in the commercial district continued to grow, albeit much more gradually, until the first years of the twentieth century, and at least one of the buildings built during this period , the brownstone-clad Commercial Vernacular form F. J. Meehan Block located at 122-116 W. Bayfield St., which was built in 1895, was the equal of those buildings that were built in the 1888-1890 period.

> The small decrease in Washburn's population as the great boom [period] began to fade did not have much of an impact on the business district along Bayfield Street. In fact, the number of business buildings increased by nine from 1898 to 1904, with most of the increase in the two blocks between Fourth and Sixth Avenues West. While there were numerous business buildings along Bayfield Street, there were also as many empty lots, 97 in 1898 and 85 in 1904, most of them between Washington Avenue and Sixth Avenue West. The accompanying table shows the number of small businesses in 1895-1896 at the end of the first phase of the boom era and in 1903-4 toward the end of the second phase. While there were changes in the number of some of the businesses between the two periods—for example, the number of dry goods and clothing stores increased from six to eight, while the number of milliners and dressmakers declined from five to two—it is not possible to know the reasons for the changes. In the case of boarding houses and hotels, the decline from 16 to 8 was probably due to the decrease in Washburn's population between 1895 and 1905 because of the mill closings.(**3**)

Washburn Businesses In 1889, 1895-96 And 1903-04

Businesses	1888-89	1895-96	1903-04
Saloons	16	16	19
Boarding House	10	16	8
Grocery, meat stores	8	15	15
General Stores	10	–	–
Carpenters	10	2	1
Dry Goods, clothing	4	6	8
Milliner, dress maker	5	5	2
Barbers	6	5	5
Laundry	3	5	3
Realty offices	4	3	5
Physicians and Dentists	5	6	8
Attorney	2	4	3
Hardware Stores	2	3	3
Confectioner and bakers	1	7	5
Shoemaker, boots and shoes	4	4	8
Tailors	–	3	4

Drug stores	1	3	2
Painters, plasterers, masons	5	5	3
Banks, building and loan assns.	1	2	3
Restaurant	–	2	4
Livery –	–	2	3
Cigars and tobacco stores	2	2	7

By 1913-1914 , though, the commercial district was feeling the effects of the waning of the boom period and the loss of population that Washburn had experienced during this period.

> From 1895-96 to 1903-1904 there were small increases in the number of several types of businesses, while from 1903-04 to 1913-14 the number of businesses in the various categories remained the same or declined. The contraction of the business community is further confirmed by a decrease of three in the number of business buildings and an increase of 26 in the number of vacant buildings along Bayfield Street, from 1904 to 1909.(**4**)

During this same period, the number of business buildings on E. Bayfield St. remained unchanged and the streetscape at this time still consisted of many Boomtown Style and Front gable form buildings that were intermixed with the larger brownstone and brick buildings built between 1888 and 1895. The W. Bayfield St. portion of the business district lost a few buildings during this period but it also saw the construction of several new brick-clad Commercial Vernacular form buildings as well such as the brownstone-clad Andrew I. Lien Block located at 144 W. Bayfield St.. built in 1910, that replaced older wooden ones. Still, the period up to 1914 was a slack economic period in Washburn's history, but the advent of World War I changed all that, at least temporarily. The onset of the war gave an enormous boost to the DuPont Co.'s Barksdale plant and the thousands of extra workers that the plant hired as a result crated a second boom period in Washburn, one that had short term consequences for the commercial district.

> After years of economic doldrums, the business district along Bayfield Street quickly revived during the war boom period. ... Further evidence of the expansion of the small businesses is provided by the number of business buildings along Bayfield St. While there were two fewer buildings in 1918 than in 1909, the number of vacant buildings decreased by 23 during those years, indicating that the new "boom" businesses occupied the "excess capacity" of vacant buildings remaining from earlier years. The Segal Brothers, who operated the "Leader" store in Washburn from 1903 to 1911, but then moved to Superior, returned in the fall of 1915 to open the "Palace Clothing House" in a building on the southwest corner of Bayfield Street and Washington Avenue, later moving to the new Estabrook-Downs building on the south side of Bayfield Street, between First and Second Avenues West. Other businesses established during those years included an insurance agency, a bakery, a grocery store, a hardware store, a "motor express line" between Washburn and Ashland, a "jitney bus" to carry passengers for one end of the city to the other in the evenings, a jewelry store, a steam laundry, a roller skating rink, and the "Fashion Shop," selling "tailor made clothing." Other businesses along Bayfield Street were remodeled, had new equipment installed, or were otherwise improved, or changed ownership or location.
>
> In addition to occupying vacant buildings along Bayfield Street (including those formerly housing saloons), the expanding business community constructed a number of new buildings, contributing substantially to the reconstruction of Washburn's material base. In August 1916 the Estabrook-Downs Company erected a two story structure on the south side of Bayfield Street, between First and Second Avenue West. The Segal Palace Clothing Store occupied the first floor, while the Wisconsin Telephone Company office and switchboard, and doctor's offices were located on the second floor. In November 1916 the Pratt Ice Company constructed a large ice house on the northeast corner of First Avenue East and Omaha Street, across from the depot [non-extant]. Also in November of 1916 William Goedke, an early businessman in Washburn, constructed a new building for his variety store, on the south side of Bayfield Street, between Washington Avenue and Third Street West. In November 1918 Carl Anderson erected a brick building on the south side of Bayfield Street, between Second and Third Avenues West, one lot removed from the

> Estabrook-Downs building. And in 1918 Amos Hansen constructed a large two-story brick structure adjacent to the Lien building for his furniture business and undertaker parlor.(**5**)

And yet, the optimism that was responsible for these new developments was soon to be tempered by economic reality. Although the city's commercial establishment did not know it, Washburn's population had peaked at 6500 in 1918. With the end of World War I, the DuPont Co.'s need for workers plummeted and by 1920, Washburn's population had dropped to 3707 and by 1930, it had fallen still further to 2238. As a result, the number of new buildings being constructed in the commercial district in the 1920s fell dramatically.

> [During this period] there was a general decline in the number of businesses across the board, for example, the number of boarding houses and hotels decreased by two, realty offices by four, physicians and dentists by two, attorneys by two, confectioners and bakers by five, banks and loan associations by two, and movie houses and theaters by three. A notable exception was an increase of four in the number of garages and stores selling automobile equipment, reflecting the arrival of the automobile age in Washburn. Between 1918 and 1926 there was a decrease of 21 in the number of business buildings along Bayfield Street, from Fifth Avenue East to Sixth Avenue West. There are no vacant buildings shown on the Sanborn maps, either because they had been demolished or because they were not included on the map. Most of the decline in business buildings occurred between First Avenue East and Washington Avenue, which perhaps can be explained by the different types of businesses located along this part of Bayfield Street, compared to those in the blocks from Washington Avenue to Sixth Street West. Located in the former area were nay businesses—furniture, jewelry, clothing, and the like—which were dependent on people with money to spend on discretionary purchases. When the economy declined, people did not have money to spend on such purchases, or if they did, they deferred making them, so these types of businesses tended to fail. In the western section of Bayfield Street, on the other hand, the principal businesses—grocery stores, meat shops, shoe repair, barbers, boarding houses, and so on—served the non-deferrable needs of people, so were able to continue I business during the economic downturn.(**6**)

Not surprisingly, the advent of the Great Depression did nothing to stop the gradual loss of the commercial district's historic buildings that had begun in the 1920s.

> In 1940 there were 62 business buildings along Bayfield Street, between First Avenue East and Sixth avenue West, compared to 88 in 1926. This loss of 26 businesses reflected the smaller population and depressed economic conditions of the community during these years.(**7**)

The beginning of World War II put an end to private construction activities in Washburn and elsewhere for the duration of the war and there were essentially no changes in the commercial district during this period. Never-the-less, the war years brought a measure of prosperity to Washburn because the DuPont Co. plant at Barksdale was once again employing additional workers to help meet the constantly escalating needs of the armed forces during this period.

> While there were a few improvements in business buildings during the war, after the war there was a veritable boom of construction and improvements along the Bayfield Street business district, apparently with the expectation that the prosperity of the war years would continue. The one-story shell of the Opera Block was reconstructed for a grocery store, and the Hansen Block was extensively renovated in 1945 for a theater and shops. Other smaller business remodeling and rebuilding projects along Bayfield Street included the Yates Building, for a restaurant; the Olson Building, for a tavern; the Arcade Block, on the southwest corner of Bayfield Street and Central Avenue, after a fire; and the Washburn Bank Building. Two new business buildings were constructed along Bayfield Street, the first since the World War I other than service stations: a law office (Hawkes), on the southwest corner of Bayfield Street and First Avenue West, and a barber shop (Holman), adjacent to the east side of the Ungrodt Block [a.k.a. the F. J. Meehan Block].(**8**)

In the years since the end of the war there has been very gradual but steady decline in the number of historic business buildings that are located on Bayfield Street and many of those that survive have now been greatly altered and did not meet survey criteria. Fortunately, most of the finest buildings that have ever graced these blocks still survive and several have recently been sensitively restored, including the Bank of Washburn, which is listed in the NRHP.

NOTES ON SOURCES

The best primary sources of information on the commercial history of Washburn are the several Washburn newspapers and the several Sanborn-Perris fire insurance maps of Washburn. The best single source of information is the published history of the city: *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, written by Lars Erik Larson.

EXTANT RESOURCE SURVEYED

AHI#1466	1 E. Bayfield St.	Bank of Washburn	1890
AHI#14676	3 E. Bayfield St.	Union Block	1888
AHI#1464	14 E. Bayfield St.	Bayfield County Bank	1889
AHI#15541	16 E. Bayfield St.	S. Y. Yates Block	1889/2002
AHI#1468	102 E. Bayfield St.	W. H. Lemke Building	1890
AHI#153567	109 W. Bayfield St.	Commercial Building	1883-1886
AHI#15540	112-116 W. Bayfield St.	F. J. Meehan Block	1895
AHI#153565	118 W. Bayfield St.	Estabrook-Downs Block	1916
AHI#1470	ca.136 W. Bayfield St.	Commercial Building	1889-1893
AHI#153990	144 W. Bayfield St.	Andrew I. Lien Block	1910
AHI#15539	231 W. Bayfield St.	Hans Johnson Block	1897

Endnotes:

1. While commercial buildings were also built on Omaha Street at this time, these buildings all faced south towards the adjacent railroad tracks across the street and they typically housed either small wholesale enterprises, saloons, or small railroad hotels and boarding houses. Sanborn-Perris maps show that these buildings were never numerous and that they were all built out of wood, and none of these buildings have survived.

2. Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, p. 96. Larson derived these figures by using Sanborn-Perris Fire insurance maps and these he compiled in a table shown in the footnote (no.144) to the quote on p. 96. This table is reproduced below.

Business Buildings Along Bayfield Street In 1886, 1889, and 1893

	Number of Lots	Lots with Buildings			Vacant Buildings		
		1886	1889	1893	1886	1889	1893
1st Ave. E.—Central Ave.	32	8 (a)	16 (a)	17 (a)	0	1	2
Central Ave,—1st Ave. W.	32	8	16	20	0	3	4
1st Ave. W—2nd Ave. W.	32	5	16	18	0	(b)	1
2nd Ave. W.—Wash. Ave,	14	–	4	5	–	(b)	0
Wash. Ave.—4th Ave. W.	64	–	14	23	–	3	0
4th Ave. W.—6th Ave. W.	64	–	8	12	–	1	0
	238	21	74	95			7

a. Hotel Washburn occupied five lots, counted as one lot.
b. Some building labels are illegible.

3. Ibid, p. 159. Larson derived these figures by using Sanborn-Perris Fire insurance maps and these he compiled in a table shown in the footnote (no.129) to the quote on p. 159 that is reproduced above.

Business Buildings Along Bayfield Street In 1893, 1898, and 1904

	Number of Lots	Lots with Buildings			Vacant Buildings		
		1893	1898	1904	1893	1898	1904
1st Ave. E.—Central Ave.	32	17	15	16	20	3	0
Central Ave,—1st Ave. W.	32	20	23	24	4	4	2
1st Ave. W—2nd Ave. W.	32	18	23	25	1	2	1
2nd Ave. W.—Wash. Ave,	14	5	6	9	0	0	0
Wash. Ave.—4th Ave. W.	64	23	28	25	0	3	2
4th Ave. W.—6th Ave. W.	64	12	15	20	0	0	0
	238	95	110	119	7	12	5

4. Ibid, p. 223.

5. Ibid, pp. 275-276. Larson derived these figures by using Washburn newspapers and Sanborn-Perris Fire insurance maps and these he compiled into a table shown in the footnote (no.39) to the quote on p. 275 that is reproduced above.

Business Buildings Along Bayfield Street In 1909 And 1918

	Number of Lots	Lots with Buildings		Vacant Buildings	
		1909	1918	1909	1918
1st Ave. E.—Central Ave.	32	16	12	3	1
Central Ave,—1st Ave. W.	32	24	26	4	1
1st Ave. W—2nd Ave. W.	32	24	28	71	2
2nd Ave. W.—Wash. Ave,	14	9	9	1	1
Wash. Ave.—4th Ave. W.	64	26	21	8	3
4th Ave. W.—6th Ave. W.	64	17	10	8	0
	238	116	106	31	8

6. Ibid, pp. 345-346. Larson derived these figures by using Washburn newspapers and Sanborn-Perris Fire insurance maps and these he compiled into a table shown in the footnote (no.66) to the quote on pp.345-346 that is reproduced above.

Business Buildings Along Bayfield Street In 1918 And 1926

	Number of Lots	Lots with Buildings		Vacant Buildings	
		1918	1926	1918	1926
1st Ave. E.—Central Ave.	32	12	12	1	0
Central Ave,—1st Ave. W.	32	25	14	1	0
1st Ave. W—2nd Ave. W.	32	28	19	2	0
2nd Ave. W.—Wash. Ave,	14	10	9	1	0
Wash. Ave.—4th Ave. W.	64	22	22	3	0
4th Ave. W.—6th Ave. W.	64	12	12	0	0
	238	109	88	8	0

7. Ibid, p. 410. Larson derived these figures by using Washburn newspapers and Sanborn-Perris Fire insurance maps and these he compiled into a table shown in the footnote (no.42) to the quote on p.410 that is reproduced above.

Business Buildings Along Bayfield Street In 1926 And 1940

	Number of Lots	Lots with Buildings	
		1926	1940
1st Ave. E.—Central Ave.	32	12	9
Central Ave,—1st Ave. W.	32	14	11
1st Ave. W—2nd Ave. W.	32	19	11
2nd Ave. W.—Wash. Ave,	14	9	8
Wash. Ave.—4th Ave. W.	64	22	16
4th Ave. W.—6th Ave. W.	64	12	7
	238	88	62

8. Ibid, p. 482.

EDUCATION

Primary and Secondary Education

None of the buildings built prior to World War II as public schools in the city of Washburn have survived. The first public school that served Washburn was the Pioneer School, which was built in 1885 on the site that is currently occupied by the Bayfield County Courthouse at 117 E. Fifth St. This four-room two-story-tall school later became Washburn's first county courthouse in 1893 and it was then moved to a new site on the corner of First Avenue E. and W. Sixth St. after the new courthouse was built in 1896 and was subsequently demolished in 1943.(**1**) The second school was located at the opposite western end of the city on the corner of W. Fourth St. and Fifth Ave. East and it was built in 1888 to a design furnished by Ashland architect W. H. Webster. It was subsequently destroyed by fire in 1891 and was replaced by a new and larger school known as the Lincoln School, which was itself demolished in 1943.(**2**)

The most impressive of the early schools was the Walker School, a massive Richardsonian Romanesque Revival style brownstone-clad building designed by Minneapolis architect Truman Dudley Allen that was built in 1894. This school was located at ca.1017 N. Washington Ave. and it crowned the hill above the city.(**3**) This school housed both elementary and high school students and it continued to be used until 1947, when it was destroyed in a spectacular fire.(**3**)

During the same period, the growth of the city at that time necessitated the creation of still another elementary school as well. This was the two-story German Renaissance Revival style Garfield School, which was built in 1899-1900 on W. Bayfield St. between Eighth Ave. W. and Ninth Ave. W. to a design by Henry E. Wildhagen of Ashland. This building remained in use until 1963, then it too was demolished.(**4**)

It was not until 1942 that a new school was finally built to replace the city's aging elementary schools. This was the DuPont School, a two-story-tall cream-brick-clad Art Moderne style building that is located at 310 W. Fifth St. and which was designed by Thomas J. Shefchik of Duluth, Minnesota. When the Walker School burned down in 1947, a new high school wing was added to this building in 1950 to replace it and this building is still in use today and serves as Washburn's middle school.(**5**)

The parochial school associated with the St. Louis R.C. Church has also played an important role in Washburn's educational history as well. The first such school opened in 1891 on the corner of N. Washington Ave. and W. Eighth St. and it occupied the rear potion of the new two-story clapboard-clad Front Gable form Catholic Church that had been built the same year. When the new church was built next to the building in 1903 on the corner of N. Washington Ave. and W. Seventh St., the old church/school was entirely given over to school purposes and this two-story frame building remained in use as a school until the 1950s, when a new Contemporary Style school was built on the site.(**6**)

NOTES ON SOURCES

The best primary sources of information about the development and history of Washburn's schools are the minutes of the City School District and local newspapers. The best single source of information is the published history of the city: *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, written by Lars Erik Larson. Photos of almost all of these schools may also be found in this work between pp. 652A-652B.

EXTANT RESOURCE SURVEYED

AHI#120732	310 W. Fifth St.	DuPont School	1942/1950/1954/1971

Endnotes:

1. Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, pp. 52, 659.
2. Ibid, pp. 52-53, 98, 659.
3. Ibid, pp. 98-99, 489-490.
4. Ibid, pp. 165, 199, 659.
5. Ibid, pp. pp. 489-490.
6. Ibid, pp. 97, 101. See also: *Washburn News*, Nov. 2, 1892, p. 2 (illustrated).

GOVERNMENT

Local Government

Four buildings built before 1940 that had direct association with the city government of Washburn have been identified. The oldest of these is the Washburn Waterworks Pump House building, built in 1889. This one-story brownstone-clad building originally housed the municipally owned city waterworks and while it is no longer in service it is still largely intact and is believed to be eligible for listing in the NRHP.(**1**)

The second identified building associated with local government in Washburn is the Washburn Disposal Plant Pump House and its associated discharge Tank, which are located at the south end of Tenth Ave. West. This Art Moderne Style one-story brick building was designed by the Davy Engineering Co. of La Crosse and it was completed in 1958. This building and the associated digester tank that lies adjacent to it are still in use as a treatment plant today and they are still in a highly intact state and are believed to be eligible for listing in the NRHP for their historical significance.(**2**)

The third identified building associated with local government in Washburn is the city's current City Hall. This building began life as a brick Romanesque Revival style building that was built in 1893 as Washburn's first public library. When a new public library was built in 1904, the usage of the building changed , but in 1937 the building was expanded and it became the new Washburn City Hall, which it still is today.(**3**)

The fourth identified building associated with local government in Washburn is the Washburn Free Public Library. This is a superb Neoclassical style building that was built in 1904 to a design by Ashland architect Henry E. Wildhagen and it is still Washburn's public library today and it is also listed in the NRHP.(**4**)

County Government

Washburn's designation as the county seat of Bayfield County in 1892 resulted in the construction of a new courthouse, which was built in 1896 at 117 E. Fifth Street. This is the excellent Neoclassical style brownstone-clad building designed by the Minneapolis, Minnesota architectural firm of Orff and Joralemon that still serves as the county's courthouse today and this building is listed in the NRHP.(**5**)

Federal Government

The only historic buildings in Washburn that were directly associated with the Federal Government were both built for the U. S. Forest Service. The first was the U. S. Forest Service Ranger Station building, which is located at 203 E. Bayfield St. This building was completed in 1936 to a design produced by the Forest Service and it was built using WPA labor.(**6**) In addition, the Forest Service also built a Colonial Revival style house at 3 E. Third St. in 1937 to house the local forest ranger and his family.(**7**)

NOTES ON SOURCES

The best primary sources of information about the development and history of Washburn's municipal and county services are the minutes of the City Council, the County Board, and local newspapers. The best single source of information is the published history of the city: *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, written by Lars Erik Larson.

AHI#153861	S. Fourth Ave. E.	Washburn Waterworks Pump House	1889
AHI#153561	S. Tenth Ave. W.	Washburn Disposal Plant Pump House	1958
AHI#153562	S. Tenth Ave. W.	Washburn Disposal Plant Digester Tank	1958
AHI#1469	119 N. Washington Ave.	Washburn Public Library/City Hall	1893/1937
AHI#1481	307 N. Washington Ave.	Washburn Free Public Library	1904
AHI#1472	117E. Fifth St.	Bayfield County Courthouse	1896
AHI#17117	203 E. Bayfield St.	U. S. Forest Service Ranger Station	1936

AHI#153904 3 E. Third St. U. S. Forest Service Ranger's House 1937

Endnotes:

1. *Washburn Itemizer*. August 8, 1889, p. 5, October 31, 1889, p. 2. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, p. 49.
2. *Ashland Daily Press*. November 22, 1958 (illustrated).
3. Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, pp. 18-19.
4. Ibid, p. 20-21.
5. Ibid, pp. 24-25.
6. *Washburn Times*: April 16, 1936; July 2, 1936.
7. Ibid: November 12, 1936; March 8, 1937.

RELIGION

Because Washburn grew so quickly, the various church congregations that evolved there were able to build churches much faster than would have been true of older communities that took longer to produce congregations of a size that were large enough to afford churches of their own. There were no churches or organized religious groups in Washburn when the city was first platted in 1883 but by 1885 this had begun to change.

> Attending to the public morals and spiritual needs were several new church congregations, including Congregational, Swedish and Norwegian Lutheran, Methodist, Episcopal, and Catholic. At first, without their own buildings, they met in the opera house, town hall, and other halls in the village. The first Protestant church to be organized was the Congregational, on February 6, 1885, under the guidance of Reverend N. Feather. A church building was erected on the northeast corner of Second Avenue East and Fourth Street. This building soon proved inadequate, so services were moved to Maxwell Hall. It was offered for sale but that proving unsuccessful, it was rented to the school board in April. A new church was then constructed at the same location and occupied in January 1889. Meanwhile, a Roman Catholic mission was established in Washburn by Father Chrysostom Verwyst from Bayfield. A small church was built in 1886 on the northeast corner of Third Avenue East and Fifth Street in a neighborhood where several Catholic families had settled. In March 1888 Father Marian Glahn took over the Washburn mission and a larger church was planned for the same site. To pay for the new church, money was raised by public subscription and a "fair," but it was not built until the congregation moved to its new location on Washington Avenue in 1891. ...
>
> A Methodist Episcopal congregation was organized in 1887 under the guidance of Reverend H.W. Bushnell, meeting in the opera house. In July 1888 work began on the erection of a church on the south side of Fifth Street, between Central Avenue and First Avenue East, on lots donated by the Bay Land and Improvement Company. The church was dedicated on August 12th. The first Swedish Lutheran service was held was held in the evening of December 20, 1886, in the school building, conducted by Reverend J.D. Nelsenius. People came to the service through the snow and bitter cold, bringing oil lamps since there were none in the school. An organizational meeting was held on February 7 1887. Nelsinius bought a lot on the southwest corner of Washington Avenue and Fourth Street with his own money, and through his leadership and hard work, construction of a church began there in August 1888. Other congregations organized during these years, but whose buildings had not yet been constructed, including the Episcopal, Norwegian Evangelical Lutheran, and German Lutheran.(**1**)

As the city's rapid growth continued, however, more and more congregations were added to the list of those meeting in their own churches.

> Churches continued to be a major focus of the life of the community, not only spiritually, but also socially and culturally. New congregations were established, with several church buildings being erected. Thus, in January 1889, at the beginning of the period under consideration [1889-1896], there were seven congregations. The Methodists and the Catholics had their own buildings, while the Congregational, Norwegian Evangelical Lutheran, Episcopal, and Swedish Lutheran congregations held services in various village halls. By the end of the period, in December 1896, there were in addition Norwegian Congregational and Norwegian Trinity Lutheran congregations, for a total of nine, all of which had their own buildings. The following table shows the locations of these nine church buildings.

Location of Church Buildings in 1896

Catholic	SW corner of Washington Ave. and 8th St. West
Congregational	NE corner of 2nd Ave. East and [E.] 4th St.
Episcopal	NW corner of Washington Ave. & 5th St. West

German Evangelical	About midway on the north side of [E.] 5th St. between Central Ave. & 1st Ave. East
Methodist Episcopal	About midway on the South side of [E.] 5th St. between Central Ave. & 1st Ave. East
Norwegian Evangelical	NE corner of [E.] 5th St. & 3rd Ave. East
Norwegian Trinity	SE corner of [W.] 3rd St. & 4th Ave. West
Scandinavian Congregational	SW corner of [W.] 4th St. & 5th Ave. West
Swedish Lutheran	SW corner of [W.] 4th St. & Washington Ave.

> While Catholics were a minority in the village, their church underwent considerable change and expansion during these years. In August 1889 the Catholic congregation decided to move from the northeast corner of Fifth Street and Third Avenue East to a more central location, in order to "better accommodate" parishioners who lived in the west end of the village. Lots were secured form the Bay Land and Improvement Company along the west side of Washington Avenue, between Seventh and Eighth Streets (present location). Construction of the church planned in 1888 for the original site, but never built there, began at this site in May 1891. The first service was held there the following October.(**2**)

Only three of these pioneer churches survive today: the altered Episcopal Church, completed in 1892, the altered Swedish Lutheran Church, built in 1890; and the altered Norwegian Evangelical Church, completed in 1889, none of which were surveyed because of their lack of integrity. Only two of Washburn's other historic churches now survive and both of these are later churches that were built by two of the city's other pioneer congregations. These two surviving pre-World War II churches were both surveyed and are discussed below.

EXTANT RESOURCES SURVYED

Congregational

The original Congregational church was the earliest in the city but by the end of the nineteenth century it was in need of replacement.

> In early 1897 the Congregationalists remodeled their church on Fourth Street East, which was the first church building in Washburn, as well as the first school room. Finding the building inadequate, they began construction of a larger edifice in August 1900, located on the north end of the triangle formed by Washington Avenue and First Street West. The $3,500 cost of the building was eventually raised by social excursions, market sales, donations by the community and the hard work of the women of the congregation. It was dedicated with an elaborate service on Sunday, January 19, 1902.(**3**)

The Congregationalists continued to use this clapboard-clad Romanesque Revival style church until 1937, when the church was taken over by the Warren Methodist Church, which still worships there today.

Catholic

By the end of the nineteenth century Washburn's Catholic congregation n was also in need of a new and larger church as well.

> The next to build were the Catholics, on their property along Washington Avenue. The corner stone of their building was laid "with impressive and interesting ceremonies," in September 1902. Built of native brownstone and costing an estimated $20,000 (for which "ample funds" were said to be available), the building was the above ground basement of a larger edifice, which it was intended to complete the following summer (it was never completed and this basement served and still serves as the sanctuary). It was dedicated by a large assemblage of church dignitaries on Sunday, November 15 1903.(**4**)

This Romanesque Revival style church and its Contemporary Style school wing and rectory (1944) still serves Washburn's Catholic community today.

NOTES ON SOURCES

The best primary sources of information about the development and history of Washburn's churches are the several published church histories and local newspapers. The best single source of information is the published history of the city: *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, written by Lars Erik Larson. Photos of almost all of these churches may also be found in this work between pp. 652A-652B.

AHI#154002	326 N. Washington Ave.	Washburn Congregational Church	1901
AHI#1482	217 W. Seventh St.	St. Louis R.C. Church	1903/1984

Endnotes:

1. Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, pp. 53-54.
2.Ibid, pp. 100-101.
3.Ibid, p. 168.
4. Ibid.

ARCHITECTURE

ARCHITECTURAL STYLES and VERNACULAR BUILDING FORMS

The principal intent of the National Register of Historic Places is to assist in the identification, evaluation, and preservation of America's historic and archeological resources by creating a nationwide list of the most significant examples of each type. Because inclusion on the National Register implies that a listed resource meets standards which have been developed to apply to all similar resources in the nation; federal, state, and local governments and private citizens can use this list to make better informed decisions regarding which resources should be preserved and protected by comparing unlisted resources with those already on the list.

The process of creating this National Register has been complicated because in a nation the size of America there exist a staggering variety of resources which can legitimately claim a place on this list. As a result, one of the principal tasks of the National Register program has been that of identifying and categorizing these resources and then adopting criteria which make it possible to select the most significant examples within each category. A good example of this larger process of identification and categorization has been the creation of the catalog of architectural styles which is used to describe and identify the nation's buildings. The history of this catalog actually begins with those European architects of the Renaissance and Baroque periods who sought to identify and understand the underlying design principles they believed were present in the Greek and Roman buildings of antiquity. One of the methods they devised to study such buildings consisted of assigning them to different categories (or "styles") based on an analysis of their visual characteristics. This was done by describing and labeling the building's component parts and then analyzing how the various parts were used to make up the whole. When enough buildings having a similar appearance had been analyzed to create a consensus of opinion as to their common characteristics, they were given a descriptive name (such as Greek or Roman) which was then called a "style". When the formal study of architectural history began in the early nineteenth century this method became a standard interpretive tool because categorizing buildings according to style proved to be of great value in giving a sense of coherence to the historic progression of architecture and to the design of the built environment.

The subsequent efforts of several generations of architectural historians resulted in the creation of a long list of architectural styles and the process of adding new names to this list and refining the definitions of existing ones continues to this day. The ongoing nature of this process must be emphasized because existing stylistic definitions are sometimes modified and even superseded by newer, more accurate ones when knowledge about historic buildings increases and understanding of common stylistic characteristics becomes more sophisticated. When the National Register program first started, for example, a whole group of late-nineteenth century buildings were lumped together under the general heading of the "picturesque style" for want of a better name. Today this term is no longer in use, having been superseded by several more narrowly defined and accurate ones. Consequently, an updated catalog of architectural styles has been incorporated in each successive version of the National Park Service's (NPS) Guidelines For Completing National Register of Historic Places Forms (now National Register Bulletin No. 16A) and the evaluation of buildings based on their stylistic characteristics has always been an integral part of the process of assessing the potential National Register eligibility of architectural resources. The NPS' justification for evaluating buildings based on their stylistic characteristics was originally stated in the beginning of the architectural classification listings on p. 54 of Bulletin No. 16A: " The following list [of architectural categories] reflects classification by style and stylistic influence, which is currently the most common and organized system of classifying architectural properties."

The National Park Service's early acceptance of the concept of architectural styles and its subsequent drafting of an approved list of such styles were events of considerable significance for the current study of America's built environment. Because so much of the effort of state and local preservation organizations today centers around placing buildings on the National Register, the criteria used by the National Register automatically become the standard criteria used by each state. Therefore, the net result of the National Register program has been to codify architectural styles at the national level. It is fortunate, then, that the National Register program was set up to treat the process of defining architectural styles as an ongoing one. Definitions used by the National Register are routinely updated as more and better information becomes

available from such important sources as intensive surveys such as the one undertaken in Washburn. One of the principal tasks of an intensive survey, after all, is to produce quantitative information about the architectural resources within the area being surveyed. When the results of several intensive surveys are compared and synthesized, our understanding of the evolution and distribution of architectural resources is increased accordingly and this is sometimes manifested in revised and expanded stylistic definitions.

The importance of the National Register as an influence on other, more specialized studies of the nation's buildings can best be shown by examining its influence on such works as the Comprehensive Resource Management Plan (CRMP) published in 1986 by the State of Wisconsin's Department of Historic Preservation. This multi-volume work is ultimately intended to provide a thematic overview of all the built resources in the state of Wisconsin and one of the themes covered in the three volumes already published is that of Architectural Styles. The CRMP's definitions of the various architectural styles found in Wisconsin are essentially the same as those used by the National Park Service except that those in the CRMP also include information on the Wisconsin manifestations of these styles gleaned from the many intensive surveys the State of Wisconsin has conducted. Consequently, these have become the standard stylistic definitions used at the state level to describe Wisconsin's architectural resources and they are used in paraphrased form in the following architectural styles portion of this chapter. Each stylistic definition found on the following pages describes in some detail the way that style was used in Washburn and mentions any manifestations of the style peculiar to Washburn. The resulting definitions are consistent with those used by the National Park Service yet still reflect the local usage found by the intensive survey.

Wasburn was first platted in 1883, its oldest identified extant building is the Thomas Lawrence house located at 316 N. First Ave. E., built in 1884, and it contains buildings that represent many of the most important architectural styles that were found in Wisconsin between 1884 and 1959. The resulting stylistic diversity is part of the special heritage of Washburn's architecture.

The potential historic district identified by the Washburn Intensive Survey consists of a portion of the large residential areas located to the north of the historic downtown commercial core. A few of the houses in the district were associated with those who owned the buildings in the downtown and who ran the businesses that filled them. Most, however, were built by the DuPont Co. to house employees who worked at the Company's nearby Barksdale, Wisconsin factory. This district contains examples of several architectural styles that date from the early days of the city on up to the Period Revival style of the 1930s, and several of these are also the finest Washburn examples of these styles as well.

Besides surveying those buildings which fall within the standard stylistic definitions, the Washburn Intensive Survey also surveyed many vernacular examples of these styles as well. Vernacular examples are ones that were built during the same time period as their more stylistically sophisticated brethren but which are generally simpler, less complex buildings that use only some of the salient design elements that are characteristic of a style to achieve a similar, but generally more modest appearance. More often than not such buildings represent a builder's interpretations of whatever style was popular at the moment. The survey also noted some variants of the more common styles which are loosely grouped under the classifications "combined examples" and "transitional examples." Combined examples are created when an addition in a later style is added to a pre-existing building as, for example, when an Craftsman style wing is added to a Queen Anne style house such as the Monroe Sprague House at 122 E. Fourth St., which was built in the Queen Anne style prior to 1898 and then enlarged and remodeled in the Colonia Revival style between 1918 and 1926. A transitional example occurs when the original design of a building reflects major characteristics of two or more different types as when a late Queen Anne style building contains elements of the Colonial or Georgian Revival styles that supplanted it.

What follows is a catalog of the styles and vernacular forms identified by the Washburn Survey. The style names and the periods of their occurrence are taken directly from the CRMP as are the basic definitions of each style. This is followed in many cases by more specific information about the way each style was used in Washburn and in all cases by a list of addresses of both the most important and the most typical of the intact and extant local examples of each style that were identified by the survey. Further information on the styles themselves can be found in the second volume of the CRMP and in its bibliography.

Romanesque Revival (1855-85)

As its name implies, the Romanesque Revival style was a modern reuse of the style which had preceded the Gothic style in European architecture. The dominant stylistic feature of the Romanesque Revival style is the round arch, which was used in windows, doors, and corbel tables. The style was especially popular for church buildings and was used for this type of building long after it ceased to be used for other types of buildings. Church buildings designed in this style frequently have a combination of towers of different heights, creating an asymmetrical composition, but symmetrical massing is also common. Towers, sometimes with parapets or a pyramidal roof, are often seen, and monochromatic brick or stone were the most popular building materials.

EXTANT RESOURCES SURVEYED:

The seven known examples of the Romanesque Revival style that were built in Washburn consisted of two churches, four commercial buildings, and a library that was later converted into Washburn's city hall. Of these seven, one, the brownstone-clad Northern State Bank, built in 1895 on the corner of N. Washington Avenue and W. Bayfield St., was demolished in 1937, and the brownstone was reused to build an addition onto the Romanesque Revival style Washburn Library building next door, built in 1893, which then became and still is the Washburn City Hall. Another commercial example, Aune & Overby's Opera House Block located at 30-32 E. Bayfield St., which was built late in 1888 to a design by Ashland architect W. H. Webster, has had its second story removed and is now almost unrecognizable as an historic building.(**1**) The other two surviving commercial examples of this style are the Bayfield County Bank Block, built in 1889, and the W. H. Lemke Dry Goods Store Building, built in 1890. Both of these buildings are built out of brick and brownstone and both of their main facades have the linked round-arched second story windows that are a characteristic of commercial examples of this style.

AHI#1464	14 E. Bayfield St.	Bayfield County Bank Block	1889
AHI#1468	1-2 E. Bayfield St.	W. H. Lemke Dry Goods Building	1890

Also still extant is the former Washburn Library located at 119 N. Washington Ave., which was built out of brick in 1893 and which had a brownstone-clad Romanesque Revival style addition added to it in 1937 when it became the Washburn City Hall.

AHI#1469	119 N. Washington Ave.	Washburn Library/City Hall	1893/1937

The remaining two examples of the style are both churches. The older of the two is the only wooden example of the style in Washburn. This is the Congregational Church located at 326 N. Washington Ave., which was built in 1901 and is now the still largely intact but recently resided Methodist Church. Slightly newer is the brownstone-clad St. Louis R. C. Church on the corner of W. Seventh St. and N. Washington Ave., which was built in 1903. Lack of funds prevented the completion of this church as it was originally designed and the building was remodeled and given a new raised roof in 1984. Even so, this is an impressive building and its main entrance facing on N. Washington Ave. is an excellent example of Romanesque Revival design.

AHI#154002	326 N. Washington Ave.	Congregational Church	1901
AHI#1482	217 W. Seventh St.	St. Louis R.C. Church	1903/1984

Endnote:

1. Both of these buildings are illustrated in: Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, pp. 652A-652B.

Richardsonian Romanesque Revival (1880-1900)

Named after its principal exponent, Henry Hobson Richardson, this style is characterized by solidity and strength. Developed from the Romanesque style and retaining the use of round arches over windows and doors, Richardsonian Romanesque Revival walls are generally constructed of masonry and are often rough-faced when built of stone. The visual impression these buildings convey is one of massive strength and this is heightened by using robust detailing to emphasize the size and physical strength of the various design elements. Many public buildings executed in this style also feature towers, which are often shorter and more substantial in appearance than those used in other styles.

EXTANT RESOURCES SURVEYED:

Washburn possesses just a single example of this style today but it is a superb one. This is the NRHP-listed Bank of Washburn, which was built in 1890 to a design by Madison and Ashland architects Conover & Porter. Gone now, though, is the old Walker School (ca.1019 N. Washington Ave.), which was an excellent, very large example of the style designed by Minneapolis architect Truman Dudley Allen that was built in 1894 and destroyed by fire in 1947.(**1**)

AHI#1466	1 E. Bayfield St.	Bank of Washburn	1890

Endnote:

1. For excellent early photos of the Walker School, see: Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008, pp. 652A-652B.

Boomtown Style (ca.1850-1900)

The Boomtown Style was a predecessor of the Commercial Vernacular form and it continued to be built alongside it until nearly the end of the nineteenth century. Boomtown Style buildings — sometimes also called "false front" buildings — were almost always intended to house a commercial enterprise and they can most easily be described as a simple one or two story Front Gable form building whose front-facing gable end has been completely hidden by a full width vertical extension of the main wall surface below. This vertical extension usually takes the form of a tall parapet wall that has either a flat or shaped cornice and this extension typically completely covers the building's front-facing gable end. Such buildings are typically associated with the earliest period of commercial development in a community and were intended to appear as more substantial buildings than they really were. Because the illusion they create is most effective when seen from directly in front, Boomtown Style buildings were most successful when placed adjacent to other examples in tightly packed rows. When seen in isolation, of course, as most rural examples are, the illusion is much more difficult to sustain.

Boomtown Style buildings were almost always built of wood, this typically being the most readily obtainable material in a growing community, and they were intended to be replaced by larger buildings made of more substantial materials as soon as economically feasible. Consequently, examples of this style are no longer common because they were usually replaced by later, larger and more substantial fireproof buildings or, if the community did not flourish as hoped, by some other type of building or by nothing at all.

EXTANT RESOURCES SURVEYED:

Two examples of the Boomtown Style were surveyed in Washburn and both are clad in clapboards. One of these buildings, the building located at ca.136 W. Bayfield St., is an especially intact one-story example of the style and is believed to be potentially individually eligible for listing in the NRHP.

AHI#1470	ca.136 W. Bayfield St.	Commercial Building	1889-1893

The following is the other example of the Boomtown Style that was surveyed in Washburn.

AHI#153567	109 W. Bayfield St.	Commercial Building	1883-1886

Queen Anne (1880-1910)

Most American examples of the Queen Anne style are residential buildings and because the period of this style's greatest popularity coincided with a period of enormous suburban growth in America, extant examples are numerous and now virtually define the Victorian period house in the popular imagination. Queen Anne style houses can be identified by their apparently irregular plans, complex use of often classically inspired ornamentation, and asymmetrical massing. The designs of these buildings often include polygonal bay windows, round or polygonal turrets, wrap-around verandahs, and steeply-pitched multi-gable or combination gable and hip roofs which usually have a dominate front-facing gable. Use of a variety of surface materials, roof shapes, and wall projections are all typical in Queen Anne designs and are represented in a seemingly endless number of different combinations. Shingle or clapboard siding is common, and they are often combined in the same building, sometimes above a brick first story.

Queen Anne style houses are the most frequently encountered examples of late nineteenth century high style residential architecture in Washburn The Washburn Intensive Survey surveyed 19 examples of the Queen Anne style, 13% of all the buildings surveyed, and these include several of the city's most architecturally impressive nineteenth century residential buildings.

Washburn's Queen Anne style houses lack the wealth of detailing that is usually associated with the highest examples of this style. This is also true in most other cities in Wisconsin, however, and is indicative of the expense involved in creating really elaborate Queen Anne style designs. Most home builders of the period were content to use just the more basic design elements associated with the style such as combining two or three different patterns of wood shingles to side the upper floors and gable ends, and making use of several dormers of different sizes and sizable porches decorated with varying degrees of trim. Other typical features include the use of variegated surface materials, multiple dormers, bay and oriel windows, and towers and turrets.

Regardless of the variety of materials used, the vast majority of Washburn's surveyed Queen Anne style houses are of just two types: either cruciform plan houses, usually topped with multi-gable or gable and hip roofs; or they are essentially rectilinear plan houses usually topped with gable or multi-gable roofs.

EXTANT RESOURCES SURVEYED:

The best of the intact Washburn examples of the cruciform plan type include:

AHI#154010	410 N. Second Ave. E.	House	pre-1898
AHI#153905	13 E. Third St.	Daniel W. Corning House	pre-1886
AHI#153981	11 E. Fourth St.	House	pre-1898
AHI#153963	117 E. Fourth St.	House	1889-1893
AHI#1475	319 E. Fourth St.	Stevens House	1905
AHI#153987	303 E. Fifth St.	Annie Anderson House	1895-6
AHI#153903	5 W. Fifth St.	House	1883-1889
AHI#1477	411 W. Pine St..	House	pre-1893

Of these, the Annie Anderson House is believed to be individually eligible for NRHP-listing while the Daniel W. Corning House is included in the proposed East Third Street Residential Historic District.

The best intact Washburn examples of the rectilinear plan type include:

AHI#153906	101 E. Third St.	Francis W. Hartshorn House	1892-3
AHI#15532	131 E. Fourth St.	House	1898-1904

AHI#1473	305E. Fourth St.	Arthur C. Probert House	1887
AHI#1471	3 E. Fifth St.	George Fox House	pre-1898
AHI#153988	203 E. Fifth St.	House	pre-1898
AHI#15536	215 W. Fifth St.	John Wollum House	1890
AHI#154125	209 W. Pine St.	House	1893-1898

Of these, the Arthur C. Probert House and the John Wollum House are believed to be individually eligible for NRHP-listing while the Francis W. Hartshorn House is included in the proposed East Third Street Residential Historic District.

All the above listed houses are clad either completely or partially in wooden clapboards, the partial examples being also clad in wood shingles.

The Queen Anne style was also used for commercial buildings and their designs were much more likely to approximate the appearance of contemporary English models than was the case with residential designs. Wisconsin examples of Queen Anne style commercial buildings are generally from one to three stories tall, have exterior walls which are usually constructed of brick, have either brick or stone trim, feature period revival style ornamentation that is sometimes of English origin, and have exterior elevations that feature bay windows or oriel windows placed above the first floor and corner towers that are either full height or treated as oriel bays.

The S. Y. Yates Block located at 16 E. Bayfield St. is Washburn's only example and while it has recently been restored and its first story modified, its restored second story oriel bay windows being typical features found on Wisconsin's Queen Anne style commercial buildings.

AHI#15541	16 E. Bayfield St.	S. Y. Yates Block	1889/2002

American Craftsman (1900-1920)

Like the Arts and Crafts style, the American Craftsman style had its origins in the work of English architects and designers who sought a new approach to house design by using simplified elements of traditional vernacular houses to produce a comprehensive design in which exterior and interior elements worked together to produce a unified whole. Unlike Arts and Crafts designs, however, the American Craftsman style did not choose to imitate its English heritage. Instead, by applying the basic principles of Arts and Crafts design to American needs and building materials, designers such as Wisconsin native Gustave Stickley were able to fashion buildings having a specifically American appearance. The American Craftsman style is characterized by quality construction and simple, well-crafted exterior and interior details. Natural materials are used both inside and out in a manner appropriate to each and wood is by far the most common material used both inside and out with brick, stucco, and wood shingles also being typical exterior building materials. Frequently the exteriors of American Craftsman style houses use broad bands of contrasting materials (such as wood shingles above stucco) to delineate different stories. American Craftsman style homes usually have broad gable or hipped main roofs with one or two large front dormers and widely overhanging eaves, exposed brackets or rafters, and prominent chimneys. Most designs also feature multi-light windows having simplified Queen Anne style sash patterns. Open front porches whose roofs are supported by heavy piers are a hallmark of the style, and glazed sun porches are also common.

EXTANT RESOURCES SURVEYED:

The best Craftsman style buildings in Washburn are the ones that use the most of the stylistic elements listed above. Some of the best examples include:

AHI#153891	22-24 E. Third St.	DuPont Co. Duplex	1918
AHI#153910	127 E. Third St.	DuPont Co. Duplex	1916
AHI#153885	316-318 E. Third St.	DuPont Co. Duplex	1918
AHI#153923	415-417 E. Third St.	DuPont Co. Duplex	1918

AHI#154128	709 W. Third St.	House	post-1904
AHI#153984	116 E. Fourth St.	House	1904-1918
AHI#4/23	317 W.. Fifth St.	House	

Of these, the first three DuPont Co. duplexes are included in the proposed East Third Street Historic District and they are all Lewis Mfg. Co. "Harrison" designs.

Craftsman style elements and design principles were also applied to buildings that were designed in other styles and vernacular forms as well, most notably to examples of the Bungalow style. Three fine examples of this are:

AHI#1480	421 N. Third Ave.	Andrew I. Lien House	1918
AHI#15530	213 W. Third St.	Bernhard Wiechmann House	1916
AHI#153961	402 N Second Ave.	Isaac Berman House	1918

All three of these houses are believed to be individually eligible for NRHP-listing.

American Foursquare (1900-1930)

A residential style popularized by builders across the country, the American Foursquare is easily identified by its box-like form and broad proportions. As the name implies, examples of this style are often square in plan although examples having a slightly rectilinear plan are also very common. Examples are almost always two or two-and-a-half stories in height and usually have a shallow-pitched hip roof, widely overhanging eaves, and centrally placed dormers which are occasionally placed on each of the four slopes of the more elaborate hip roofed examples. Entrance doors were originally almost always sheltered by porches and most examples of the style feature a one-story, full-width front porch which is often supported by Tuscan columns. Exterior materials include brick, stucco, concrete block, clapboard or wood shingles, or combinations of these materials. American Craftsman style-influenced designs often alternate exterior finishes by floor, creating a banded appearance. Decoration is minimal, though some of the better examples are embellished with period details or American Craftsman style details such as porch piers decorated with trellis-like abstract designs which, in the finest examples, strongly suggest membership in another stylistic category such as the Colonial Revival or Prairie School styles. Never-the-less, the overall proportions of even the most elaborate of these buildings always give them away and reveals their American Foursquare style roots.

EXTANT RESOURCES SURVEYED

For unknown reasons, American Foursquare style houses are very uncommon in Washburn. Only two examples were found and the first, located at 302 E. Third St., has been resided. Even so, it is included in the proposed East Third Street Historic District.

AHI#153888	302 E. Third St.	DuPont Co. House	1918

The other example is clapboard-sided and is the most intact of the two examples :

AHI#154085	229 W. Sixth St..	House	1909-1918

Bungalow (1910-1940)

The term Bungalow has the unusual distinction of being both the name of a style and the generic name for a particular type of small residential building. Consequently, it is quite usual to speak of Colonial Revival style Bungalows when describing some houses of small size having pronounced Colonial Revival style design elements even as it is usual to speak of other houses as being in the Bungalow style. Bungalow style houses themselves are generally small-sized, have either square or rectilinear floor plans, and are usually

one-story-tall. When a second story is needed, it is placed under the slope of the main roof in order to maintain the single story appearance and dormers are typically used to admit light. Bungalow designs typically have a horizontal emphasis and are covered with wide, projecting gable or hip roofs which often have protruding rafter ends or brackets supporting the eaves. On almost every example of the style the front door is sheltered by a porch and full-width front porches are commonplace. The roofs of these porches are often supported by piers having a battered shape although many other shapes can be found depending on the amount of influence other styles had in the overall design. Horizontal clapboard siding is the usual exterior surface material for these buildings although stucco, concrete block, brick veneer, wood shingle and even log examples are also found. Detailing is usually structural rather than ornamental and features plain, well-executed woodwork.

Occasionally, Bungalows feature design elements borrowed from other styles such as the Craftsman, Colonial Revival, Tudor Revival, and Prairie School styles and sometimes these other styles are so dominant that they take precedent over the Bungalow style. In general, though, Bungalows can be divided into three principal types: side-gabled; front-gabled; and hip-roofed. Each type can have either square or rectilinear plans and can be either one or one-and-a-half stories tall and their exteriors can be surfaced in any of the materials listed above.

The Bungalow style was the most common residential building style built in Washburn between 1910 and 1940, 32 examples having been surveyed. The following are some of the best and most representative local examples of each type of Bungalow and they are grouped here regardless of other stylistic influences.

EXTANT RESOURCES SURVEYED:

Among the finer Washburn examples of side-gabled Bungalows are:

AHI#153908	111 E. Third St. .	DuPont Co. House	1916
AHI#154184	210 E. Third St. .	DuPont Co. House	1918
AHI#153913	217 E. Third St. .	DuPont Co. House	1916
AHI#153886	310 E. Third St. .	DuPont Co. House	1918
AHI#153884	322 E. Third St. .	DuPont Co. House	1918
AHI#153983	12 E. Fourth St. .	House	1904-1918
AHI#154001	221 Central Ave. .	Bert Harrington House	1918
AHI#154042	713 Grand View Blvd..	House	1909-1918

Of these, the DuPont Co. houses are all included in the proposed East Third Street Historic District

The best of the front-gable Bungalows in Washburn are:

AHI#154013	321 N Third Ave. E.	DuPont Co. House	1919
AHI#153890	26 E. Third St. .	DuPont Co. House	1918
AHI#153889	30 E. Third St. .	DuPont Co. House	1918
AHI#153883	326 E. Third St. .	DuPont Co. House	1918
AHI#153882	328 E. Third St. .	DuPont Co. House	1918

Of these, the DuPont Co. houses are all included in the proposed East Third Street Historic District

The best of the hip-roofed Bungalows in Washburn are:

AHI#154008	419 N. Second Ave. E.	House	1909-1918
AHI#154006	422 N. Second Ave. E.	House	1909-1918
AHI#153989	216 E. Fifth St. .	Washburn Dwelling Co. House	1918
AHI#154141	515 W. Fifth St. .	House	1909-1918
AHI#154083	211 W. Sixth St. .	Washburn Dwelling Co. House	1918

Craftsman style elements and design principles were also applied to buildings that were designed in other styles and vernacular forms as well, most notably to examples of the Bungalow style. Three fine examples of this are:

AHI#1480	421 N. Third Ave.	Andrew I. Lien House	1918
AHI#15530	213 W. Third St.	Bernhard Wiechmann House	1916
AHI#153961	402 N Second Ave.	Isaac Berman House	1918

All three of these houses are believed to be individually eligible for NRHP-listing.

Prairie School (1895-1925)

An indigenous American style with roots in the American Arts and Crafts movement and the Shingle style, the Prairie School style originated in Chicago and became an important regional style in the Midwest in the years before WWI. The popular image of a Prairie School style building today is dominated by the contributions of the style's greatest practitioner, Wisconsin-born architect Frank Lloyd Wright. These buildings can be characterized by their horizontal lines. Horizontality was emphasized by the use of long, low hipped or gabled roofs with widely overhanging boxed eaves, grouped or banded windows, and a belt course or shelf roof between stories. Residential designs also typically feature massive chimneys which help to anchor the buildings to their site visually and serve as counterpoints to the prevailing horizontality. Wood, stucco, and brick were typical building materials and their natural beauty was emphasized. Stylized and abstracted motifs were frequently used in leaded glass windows and interiors. Although most often used for residences the Prairie School style was also used for many other building types as well including banks, retail stores and schools.

The finest examples of buildings designed in the Prairie School style are those in which the style is expressed in all the exterior and interior elements. These buildings have a unity which is especially characteristic of the Prairie School style and which is found in relatively few examples not designed by the acknowledged masters of this style. More typically, local architects utilized elements of the Prairie School style in the same way they used elements of the Colonial Revival or Neo-Classical styles to create up-to-date, fashionable buildings. Buildings created in this manner vary greatly, some having the distinctive feel of true Prairie School examples, with others having only the details.

EXTANT RESOURCES SURVEYED

Washburn has just two Prairie School style buildings. These are almost identical houses that were built in the same year a block apart. The somewhat larger of the two is the house at 213 E. Third St. that was built for the DuPont Co. to house the assistant manager of its Barksdale Plant. The other one is the Clyde Estabrook House located at 418 N. Third Ave. E. Both have poured concrete foundations, both are clad in clapboards, both have a beltcourse located just below the second story windows that encircles the house, both have nearly or completely symmetrical three-bay-wide main facades, and both are sheltered by a shallow-pitched hipped main roof that has very wide overhanging boxed eaves. In addition, the hip-roofed entrance canopy that shelters the main entrance is identical.

AHI#153912	213 E Third St.	DuPont Co. House	1918
AHI#154014	418 N Third Ave. E.	Clyde Estabrook House	1918

Of these, the DuPont Co. house is included in the proposed East Third Street Historic District while the Estabrook House is believed to be individually eligible for NRHP-listing.

PERIOD REVIVAL STYLES (1900-1940)

The phrase "period revival" is a generic term used to describe the many different historic styles and design elements that architects revived and reinterpreted for modern use in the first decades of the twentieth century. These "period" designs were the products of the scholarly study of architectural history and they began to exert more and more influence on architectural design as the nineteenth century matured. By the turn-of-the- century, the study of architectural precedent had become a basic part of architectural training and resulted in buildings which were increasingly careful copies of historic styles. The most accurate copies were usually produced for houses and churches; two building types for which historic models actually existed. More often, though, architects were confronted with the challenge of producing designs for building types for which there were no historic precedents such as high-rise office buildings and gas filling stations.

Washburn has very few examples of the Period Revival styles since their period of occurrence does not corresponds to a period of growth in the city's history. What follows are lists of the most common Period Revival style buildings found by the Washburn Intensive Survey.

Colonial Revival (1900-1940)

Interest in America's historic Colonial Period architecture increased at the end of the nineteenth century at a time when a reaction to the stylistic excesses of the Queen Anne style was beginning to set in. The greater simplicity of Colonial examples gave new houses designed in this manner a fresh, modern appeal. The Colonial Revival style is simple and regular in design and typically features symmetrically placed windows and central doors. Usually, these buildings are two stories in height, they have exteriors sided in either clapboards or wood shingles, although brick and even stone examples are also found. Many Colonial Revival houses have an L shaped plan but most examples have rectilinear plans and post World War I examples often have an attached garage. Symmetrical designs are typical but not invariable. Borrowing architectural detailing from genuine Georgian, Federal, and Dutch Colonial examples is typical in Colonial Revival buildings although such details are usually not elaborate. These features include classically derived main entrances and front (and side) entrance porches that are typically supported by simple one-story-tall classical order columns and are topped by pediments. Other popular features include corner pilasters, denticulated cornices, and shutters. The great majority of Colonial Revival designs have simple gable roof designs although hip roof examples are also found, and dormers are also popular features.

The Colonial Revival style is primarily a residential one and although buildings designed in the style were occasionally quite grand, most were medium size houses and these were built in vast numbers all across America. Indeed, so enduring has the popularity of this style been that many modern homes in Wisconsin and elsewhere still imitate it. Not surprisingly, these houses come in many shapes and forms. Many are highly symmetrical in design but others are quite informal and rambling, it all depended on the particular historic precedent each was trying to emulate. Wall cladding also varies considerably. Houses clad entirely in stucco, brick, stone, wooden clapboards, or steel that imitates wooden clapboards are plentiful but so also are examples that mix these various materials, although few if any mix more than two kinds at once. Despite this variety of designs and materials, however, the use of some elements such as double hung multi-light windows, main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent.

EXTANT RESOURCES SURVEYED:

Of the four Colonial Revival houses that were found in Washburn, three are historic and they are all examples of the symmetrical design precedent.

AHI#154003	303 N. First Ave. E.	Harold Gozzo House	1950
AHI#153904	3 E. Third St.	U.S. Forest Service Ranger's House	1937
AHI#1479	229 E. Third St..	DuPont Co. Factory Superintendent's House	1916

All three of these houses are included in the proposed East Third Street Historic District, as is the fourth house, the Mark and Sara Snead House located at 218 E, Third St., which was built in 1994 and is a non-contributing resource in the district.

AHI#154183	218 E. Third St..	Mark & Sara Snead House	1994

Dutch Colonial Revival (1900-1940)

A popular early twentieth century building style, the Dutch Colonial Revival style was almost always used solely for residential buildings. Examples of this style can be readily identified by the hallmark gambrel shape roof. In general, Dutch Colonial Revival style residences can be divided into two types: those whose gambrel ends face to the front and those that face to the sides. Front-facing gambrel ends are more often found on earlier examples and on vernacular examples of the style while side-facing gambrel ends were favored for both larger and later examples. These buildings are generally symmetrical in appearance but side-gambreled examples often have a small sun porch wing at one end. Exterior walls are typically clad in either clapboards, wood shingles, brick, or stone and contrasting materials (such as clapboard above brick or stone) are also frequently used to delineate different floors and help to produce a more informal appearance. Most examples of the style are one-and-a-half stories tall and the use of large dormers to admit light to the second floor rooms is common, especially on later, side-gambreled examples.

EXTANT RESOURCES SURVEYED:

Examples of the Dutch Colonial Revival are just slightly less common in Washburn than their Colonial Revival counterparts and all three of them were built between 1916 and 1918 for the DuPont Co. In addition, all three are also side-gambreled examples of the style.

AHI#153901	12 E. Third St..	Haskell Club/Washburn Hospital	1917/1955/1959
AHI#153911	205 E. Third St.	DuPont Co. Duplex	1916
AHI#153581	3 W. Bayfield St.	DuPont YMCA	1918

Of these, the first two are included in the proposed East Third Street Historic District while the DuPont YMCA is believed to be individually eligible for NRHP-listing.

Tudor Revival (1900-1940)

Inspired by 16th century and 19th century English models, the Tudor Revival style has been used for nearly every type of building but most frequently for single family residences. The most characteristic feature of this style is the ornamental use of half-timber work filled in with stucco or brick applied over a conventional balloon frame. Residential examples in particular tend to be irregular in plan and often have massive and sometimes elaborately decorated brick or stone chimneys, multi-gabled steeply-pitched roof lines, and large multi-paned window expanses which are almost always made up of grouped casement windows on the finer examples. Although examples occasionally have elements sided in either clapboard or wood shingles, most examples are usually partially or completely sided in brick, stone, or stucco.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey identified 2 residential buildings designed in the Tudor Revival style. Both in Washburn and elsewhere, the great majority of surveyed examples of the Tudor Revival are what might more accurately be called "builders examples" of Tudor Revival design since they utilize Tudor motifs in a general rather than a scholarly way. Almost without exception, these houses are of medium size and are clad in brick with either brick or stone trim, but they typically feature only a few of the style-defining characteristics mentioned above. The house at 305 W. Fifth St. is a typical example of this.

EXTANT RESOURCES SURVEYED:

AHI#154089	301 W. Fifth St.	House	post-1940
AHI#154142	302 Omaha St.	House	1918-1940

The house at 302 Omaha St. is also an interesting variant of the style whose asphalt shingle-clad roof has rounded edges that are meant to imitate the appearance of thatched roofs. Such examples are sometimes called "English Cottage" style houses.

Neoclassical Revival (1895-1935)

A style which became especially popular for public, institutional, and commercial buildings after the World's Columbian Exposition of 1893, the Neoclassical Revival style was classical in inspiration and planning and stressed symmetry and the use of classical detailing. This detailing typically includes such characteristic elements as porticos whose roofs are supported by classical order columns, and symmetrically balanced windows and doors. The use of columns is all but ubiquitous in Neoclassical design and they may be used either as freestanding or as engaged design elements such as pilasters and pilaster strips. Public examples of the style were usually executed in stone or brick wall cladding and feature materials designed to express a feeling of monumentality and permanence.

EXTANT RESOURCES SURVEYED:

Washburn has two notable non-residential buildings that utilizes fully modeled columns or pilasters in their design and both are already listed in the NRHP. The oldest is the Bayfield County Courthouse located at 117 E. Fifth St. This is an excellent example of the style that was built out of locally sourced brownstone in 1896 to a design by the Minneapolis, Minnesota firm of Orff and Joralemon. Another example that features a main facade that features both pilaster strips and fully modeled columns that are set into its main entrance is the Washburn Free Public Library, which was built out of locally sourced brownstone in 1904 using money contributed by Andrew Carnegie. The library was designed by Henry Wildhagen of Ashland.

AHI#1472	117 E. Fifth St..	Bayfield County Courthouse	1896
AHI#1469	119 N. Washington Ave.	Washburn Free Public Library	1904

RUSTIC STYLE (1900-1940)

The Rustic Style emerged from the resort architecture of the Adirondack region in northern New York state in the 1870s. It is characterized by the use of indigenous materials, broad shingled roofs with wide overhanging eaves, open porches, and a generally informal massing and plan. Buildings were sited and materials shaped in an attempt to make them appear as if they belonged in the surrounding landscape and often included designed landscape elements such as bridges, walls and benches. Designs attempted to convey a sense of the past through a feeling of having been hand-crafted (which they often were) by pioneer builders.

The Rustic style was widely disseminated in the early twentieth century through architectural journals and the popular press and quickly became accepted as appropriate architectural imagery for backwoods vacation houses, roadhouses, resorts and camps. Although isolated examples may be found throughout Wisconsin, the highest concentration, not surprisingly, lies in the northern resort areas.

In 1916, the National Park Service was created, and quickly issued a policy statement calling for the harmonious design of roads, trails and buildings in the park landscape, resulting ultimately in the adoption of the Rustic Style for its park facilities. With the Park Service's seal of approval, the style soon spread throughout the nation, exhibiting regional expressions as it developed. By the 1920s, the Rustic Style was being used for buildings and structures in state and county parks as well as in the National Parks and the entire movement received a tremendous spurt of growth during the Depression through the combined efforts of park construction sponsored by the CCC and WPA relief programs. By WWII, however, the Rustic

Style began to fall out of favor due to its labor intensive construction and the attraction of cheaper, more utilitarian designs, but the awareness of the importance of the style is now once again being felt nationwide.

EXTANT RESOURCES SURVEYED:

Six examples of the Rustic Style were found by the Survey and they are all located on the Lake Superior shore on Superior Ave. Five of these are associated with the Axeley's Cabins Complex that was developed by Dr. Albert Axeley in the early days of the Great Depression and these buildings are all small log cabins that, as a group, are believed to be eligible for listing in the NRHP. The sixth example is a separate log cabin located just to the west of the Axeley group.

AHI#153843	838 Superior Ave.	House	
AHI#153821	920 Superior Ave.	Axeley's Cabins	1930-1935
AHI#153841	920 Superior Ave.	Axeley's Cabins	1930-1935
AHI#153842	920 Superior Ave.	Axeley's Cabins	1930-1935
AHI#154925	920 Superior Ave.	Axeley's Cabins	1930-1935
AHI#154926	920 Superior Ave.	Axeley's Cabins	1930-1935

Art Moderne (1930-1950)

The Art Moderne style is sometimes known as the "streamlined style" after the design movement that was prevalent in America in the 1930s and 1940s. This style is similar to the Art Deco style in its interest in the machine and technology but it differs in several major respects. The Art Moderne style is truly modern, its designs lack any historical references, and examples tend to be innocent of ornamentation in the historic use of the term. Rather, such ornament as exists in these designs is made up of elements of the building itself and is not just an overlay. In addition, the Art Moderne style stresses horizontal lines rather than vertical ones, and features flat roofs and narrow banded windows. Concrete and glass blocks are often used to create the smooth wall surfaces and rounded corners that are hallmarks of the style. Aluminum and stainless steel are typical door and window trim materials and exterior walls are typically made of masonry often covered with a smooth finishing material such as stucco or concrete.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey found three examples of the Art Moderne style, two being public buildings and the other, a private one. The private one is the one-story-tall Hawkes law office building, which is located at ca.100 W. Bayfield St. and was built in 1947, and it is constructed out of brick and has grouped windows and makes use of glass block, both of which are typical of the style. The oldest of the two public building is the two-story-tall original portion of the DuPont School, which was built out of cream brick in 1942. Both of these buildings were designed by Duluth, Minnesota architect Thomas J. Shefchik.

The latest example is the Washburn Disposal Plant Pump House Building, built at the south end of Tenth Ave. in 1958. The building was designed by Davy Engineering Co. of La Crosse and it was constructed to serve the sewage treatment needs of the city. The Pump House has walls made out of brick and its Art Moderne features include grouped window openings and an overall design that is unornamented save for twin concrete beltcourses above and below the windows and a third that crowns the building's parapet wall.

AHI#153561	ca.100 W. Bayfield St.	Hawkes Building	1947
AHI#120732	310 W. Fifth St..	DuPont School	1942/1950/19544/1971
AHI#153564	S. Tenth Ave.	Washburn Disposal Plant Pump House	1958

Contemporary Style (1946-)

The Contemporary Style is a provisional term which is applied to the vast numbers of buildings built after World War II that are truly modern in inspiration and which owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into

styles is still in its infancy, nothing can be said at this time to characterize such buildings, nor are most of them eligible for inclusion in the NRHP, which normally accepts only those buildings that are 50 years old or older. Never-the-less, it is important that intensive surveys such as this one try to identify buildings that, by virtue of their excellent design, may eventually be eligible for inclusion in the NRHP.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey identified five Contemporary Style residences in the survey area that should be considered for further study in the near future. Two of these are examples of A-Frame design, a third is an excellent example of Geodesic Dome design with an unusual attached Geodesic Dome garage building, and the other two have Ranch Style-derived designs.

These houses are listed in the order to which they are referred above..

AHI#154046	1210 N. Fifth Ave. W..	House	post-1960
AHI#153881	1401 N. Hillside Dr.	House	post-1960
AHI#153986	425 E. Fifth St.	House	post-1960
AHI#154082	ca.219 W. Seventh St.	St. Louis R. C. Church Rectory	1944
AHI#153482	710 E. Bayfield St.	House	post-1955

VERNACULAR FORMS

One of the most important developments that has come from a generation of intensive surveys has been the realization that an undistorted understanding of the totality of the built environment of America cannot be achieved by looking only at those buildings designed using the "high" styles. Such buildings account for only a small percentage of the total number of existing buildings and intensive surveys have repeatedly documented the fact that buildings which lie outside the normal stylistic categories (collectively called vernacular buildings) play a crucial role in defining the look of the American landscape.

In order to better understand this role it has been necessary to develop a new set of categories to aid in the identification of these vernacular buildings. This effort has been greatly aided by intensive surveys such as this one which produce a systematic record of the environment when the data they contain is combined. This record then becomes the data base which researchers have used in developing the various categories of vernacular buildings currently in use. Because these categories are based on the appearance or form of identified buildings the names they have been given are descriptive in nature and are called "forms" rather than "styles". It needs to be emphasized that this process of identification and analysis is an ongoing one and that the names and definitions of the forms listed here may be subject to revision as new data is found and analyzed.

Front Gable (ca.1840-1925)

The front gable form is predominately found on small to medium-sized residences which have a rectangular plan and a simple gable roof, with the major facade of the building being that which is terminated vertically by the front- facing gable end. One-and-a-half story examples are the most common in Wisconsin, but one, two, and two-and-a-half story versions also occur. One-and-a-half story examples frequently have dormers on one or both roof planes. The front-facing principal facades are typically symmetrical and some have small entry porches or an uncovered stoop while others have full-width front porches having shed or hipped roofs. Ornamentation is generally simple, consisting of such details as turned porch posts, decorative shingles, oversize parlor windows sometimes including etched or stained glass transoms, and simply detailed sills and windows. Earlier examples are usually narrow in width and in proportion and have steeply pitched roofs; later versions are broader with more gently sloped roofs. The front gable form is usually a wood frame structure sided with clapboard. Less frequently, these buildings were sided in wood shingles, stucco, or brick. In addition, many twentieth century examples of this form are found more appropriately within the Bungalow style.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey recorded 16 examples of the Front Gable form, making this the most frequently surveyed vernacular form in the city. These examples vary widely in age and size but they tend to be small and to have clapboard-clad exterior siding. In addition, most of these houses are also either one or one-and-one-half stories tall, although there are two-story examples as well. The earliest of these is also the oldest known building in Washburn, this being the Thomas Lawrence House, built in 1884. Most of these houses, however, appear to have been built between 1893 and 1918.

What follows is a listing of the best and most intact of the surveyed examples of the form.

AHI#15543	316 N. First Ave. W..	Thomas Lawrence House	1884
AHI#154011	222 N Second Ave. E.	H. H. Peavey House	1915
AHI#154181	221 N. Third Ave. E.	H. H. Peavey St. House	1915
AHI#154061	721 N. Eight Ave. W.	House	1904-1918
AHI#153909	117 E. Third St.	Carrie Bell House	1898
AHI#153887	306 E. Third St.	DuPont Co. House	1918
AHI#154122	419 W. Third St.	House	1909-1918
AHI#15531	26 W. Fourth St.	House	pre-1898
AHI#154044	229 E. Sixth St.	House	pre-1896
AHI#154124	205 W. Pine St.	House	1893-1898

Side Gable (ca.1840-1940)

This is a very common Wisconsin residential form whose characteristic features consist of rectangular plans and, usually, gentle-pitched gable roof. The major facade is placed on the long wall with gable ends being placed perpendicular to the street. The form is found in one, two, and three-story versions but is most often found in half-story versions, the one-and-one-half-story version being especially common. Buildings in this style are characteristically covered with clapboard but fieldstone, cut stone,, and brick examples are also found. Very early versions may be of timber-framed, half- timbered, or even of log construction. Early versions are generally narrower and less tall than later examples and wings extended off the rear of the main block were popular, both as original features and as additions.

Window openings are typically regularly spaced. A front porch, often having small brackets or turned posts, is frequently the only embellishment and these porches usually have shed, flat, or slightly hipped roofs. In addition, like the Front Gable form, many twentieth century examples of the Side Gable form are placed more appropriately within the Bungalow style. Side Gable houses are often somewhat larger than their Front Gable counterparts.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey recorded four examples of the Side Gable form. All of these buildings are residences and all are clad in clapboard.

The following are the best and most intact of the surveyed examples of this form.

AHI#15535	209 W. Fifth St.	House	pre-1894
AHI#154927	920 Superior Ave.	Axeley's Cabins	1930-1935

Gabled Ell (ca.1860-1910)

A common nineteenth century residential vernacular form, the Gabled Ell form combines elements of both early front and side-gabled vernacular buildings and resembles them in construction materials, simplicity, and proportions. The gabled ell includes cruciform plan buildings as well as those with the more common "L" or "T" plans. The usual appearance of the main facade of the house is that of two gable-roofed wings

of equal (or more typically) unequal height joined perpendicular to each other. Gabled Ell houses were built in a variety of heights, though most common is the one-story longitudinal wing connected to the one-story wing or "upright." Examples where both sections are of the same height are also common. The main entrance to these buildings is usually through a porch placed at the juncture of the ell on the main facade. The porch may reveal the only ornamental details, such as brackets, turned posts, and a balustrade. Window openings on gabled ell houses are generally regular. These buildings typically rest on low foundations and porch stairs are short. Clapboard was most commonly used on Gabled Ell buildings, although stone and brick examples exist as well.

EXTANT RESOURCES SURVEYED:

The Washburn Intensive Survey recorded just two examples of the Gable Ell form. Like the Side Gable Form houses in Washburn, these Gable Ell Form houses are also larger than their Front Gable Form counterparts. Both of Washburn's Gable Ell houses are clad in clapboard.

What follows is a listing of the surveyed examples of the Gable Ell form.

AHI#154043	303 E. Sixth St.	House	pre-1896
AHI#154127	823 W. Pine St.	House	

Commercial Vernacular (ca.1850-1910)

Simply designed commercial buildings built between 1850-1910 are called Commercial Vernacular Form buildings. These buildings are usually two or three stories-tall although one and four story-tall examples are also found. In multi-story examples the first floor is given over to retail space and the upper floors are often used for apartments although other commercial uses such as offices are also common in upper floors. A typical original feature of such designs is a large ground floor show window(s) and frequently transom windows placed above the show window help to light the ground floor. Upper stories usually have simple multiple window openings which are treated identically on buildings of the simplest design. Commercial Vernacular Form buildings were often joined together by party walls though many free-standing examples exist. Unless a building occupies a corner site or is free-standing, decoration is usually limited exclusively to the main facade. A visually emphatic cornice featuring one or more decorative treatments such as brick corbelling, wooden moldings, and a stamped metal frieze usually terminates the main facade and the only other decoration is usually a decorative cornice or iron I-beam above the first floor display window(s). Doors leading to both the ground floor and the upper floors are simple and are generally of paneled wood with a single window. Commercial Vernacular Form buildings are most often built of brick although both wood and stone examples are also found. While the mixing of two or more materials in the wall cladding of an individual building is sometimes seen, most examples usually feature just one material.

The understanding of the Commercial Vernacular form is still in its infancy and it is probable that the form will be subdivided into smaller, more descriptive categories in the near future. Until then, such buildings will, of necessity, be lumped together in a somewhat undifferentiated way. This includes many buildings which have a slight stylistic identity but which do not yet merit a separate category of their own. Nineteenth century examples of the form are taller and narrower than their twentieth century successors, called the Twentieth Century Commercial Style, and they are sometimes somewhat more elaborately decorated (Twentieth Century Commercial Style examples are broader and less tall and often have some Prairie School or Period Revival style elements).

EXTANT RESOURCES SURVEYED:

All of Washburn's surveyed examples of this form are located on E. and W. Bayfield St. and their number includes two of Washburn's finest buildings; the Union Block and the F. J. Meehan Block. The Washburn Intensive Survey found five examples of this vernacular form, all of which are clad in brick and four of which are also clad in locally sourced brownstone as well. These are all listed below.

AHI#1467	2 E. Bayfield St.	Union Block	1888
AHI#15540	112-116 W. Bayfield St.	F. J. Meehan Block	1895
AHI#153565	118 W. Bayfield St.	Estabrook-Downs Building	1916
AHI#153990	144 W. Bayfield St.	Andrew I. Lien Building	1910
AHI#15539	231 W. Bayfield St.	Hans Johnson Block	1897

Both the Union Block and the F. J. Meehan Block are believed to be individually eligible for NRHP-listing.

ARCHITECTS and BUILDERS

Among the principal objectives of an intensive survey is the identification of the designers and the builders responsible for creating the resources in the area being surveyed, followed by the compilation of an inventory of the work associated with the persons in each of these groups. This objective is central to the primary intent of intensive surveys, which is, to provide information that will help determine which resources are potentially eligible for inclusion in the National Register of Historic Places and it is embodied in National Register Criteria C, which states that "The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master." One result of the many intensive surveys done over the last decade has been a redefining of the term "master" to make it broader and more inclusive than it was previously when the term was usually assigned exclusively to professionally trained architects. Now we recognize that many of the resources we study and preserve were designed by the craftsmen who built them and that the buildings and structures created by these largely unsung designers are as worthy of inclusion in the National Register as are the works of many more formally trained designers. This more sophisticated view of the historic development of the built environment has resulted in a much deeper and richer understanding of our surroundings and has provided a richer context within which to view the works our most important designers. It has also made it possible for far more buildings to be considered eligible for listing in the National Register than was possible in the past.

The architects of three of Washburn's best known buildings have long been known: the Bayfield County Courthouse (117 E. Fifth St.) was designed by the Minneapolis architectural firm of Orff & Joralemon; the Washburn Public Library was designed by Ashland architect Henry E. Wildhagen; and the Bank of Washburn was designed by the Madison architectural firm of Conover & Porter, which also maintained an office in nearby Ashland in the late 1880s and early 1890s. But if these three NRHP-listed buildings are known to many, few if any others in Washburn are, and only a few have ever been identified as the work of an architect. Thus, one of the most pleasant surprises associated with the research portion of the Washburn Intensive Survey was finding out that Washburn in fact has a number of architect-designed historic buildings as well. While no architect is known to have practiced in Washburn, the roster of outside architects employed by Washburn clients includes several well known northern Wisconsin and Minnesota architects. In addition, the names and work of a number of the more active and historically important builders in Washburn have been identified as well, and the known work of these architects and builders will be listed in the short biographies that follow.

The principal resources employed by the Washburn Intensive Survey to identify architects and builders who practiced in the community were published local histories and local newspapers, and it was the newspapers that provided the great majority of the information. Even so, the most important resources that remains to be systematically searched for relevant information are still the local newspapers. While the survey used newspapers as one of its principal research tools, a complete search of the Washburn's newspapers available on microfilm was beyond the scope of the survey's resources. Such work as was done, however, showed that newspapers are the single best resource for identifying the work of the designers and builders who worked and practiced in Washburn after 1884 and it is to be hoped that the work done by the survey will provide a starting point which others can use to undertake additional research in the future.

ARCHITECTS

The following is a summary of available information on the architects who are known to have designed buildings in Washburn. The list is arranged in the approximate chronological order of their appearance in the city, from the oldest to the most recent.

W. H. Webster

Almost nothing is known about Webster other than the fact that he was a practicing architect in Ashland in the late 1880s as part of the firm of Webster and Dodge. A drawing of a house he designed in Ashland located at 701 Chapple Avenue, the E. F. Gleason house, still survives, and it is known that he also designed at least two buildings in Washburn, of which one still survives, albeit in drastically altered form. This is Aune & Overby's Opera House Block located at 30-32 E. Bayfield St., which was built late in 1888 after a fire had destroyed the earlier building on the same site.(**1**) Historic photos show that this building was originally two stories tall, that it was built out of brick, and that it was designed in the Romanesque Revival style with two stores in its first story and the opera house space in the second.(**2**) Unfortunately, the second story of this building has now been removed and the building is now almost unrecognizable as an historic resource and was not surveyed.

Webster was also the architect of the new $5000 school house that was built in "the lower end of town" in 1888.(**3**) This was a frame construction building located on the corner of Fourth St. W. and Fifth Ave. W. and it is no longer extant.

By 1890, however, Webster had apparently decided to move to another place.

> W. H. Webster, architect of Ashland, was a caller at this office Tuesday. He informed us that he was going to leave Ashland and take up his abode elsewhere.(**4**)

Endnotes

1. *Washburn Itemizer*, October 25, 1888, p. 1; Dec. 27, 1888, p. 1.
2. Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, pp. 4 and 6.
3. *Washburn News*. Sept. 29, 1888, p. 1.
4. *Washburn Itemizer*. March 6, 1890, p. 5.

Conover & Porter

The partners in this firm were Allan Darst Conover (1854-1929), a Madison, Wisconsin native and the son of a prominent local family, and Lew Foster Porter (1862-1918), a native of La Salle County, Illinois. Both men attended the University of Wisconsin School of Engineering, Conover going on to become a professor in that department. It was in this position that he took on the superintending of the construction of the University of Wisconsin's new Science Hall (1885-1887, NHL 11-8-93), and he did the same for the new Dane County Courthouse (built 1884-1886, non-extant) in his other capacity as the City of Madison Engineer, both of which buildings were notable Richardsonian Romanesque Revival designs created by Milwaukee architect Henry C. Koch. It was while superintending the construction of Science Hall that Conover met and hired Lew Porter, who was then a junior in the UW engineering school. Subsequently, the two men became partners in the Madison architectural and engineering firm of Conover & Porter. In 1887 or 1888 Porter moved temporarily to Ashland, Wisconsin, to open a branch of the firm in that city, which was then undergoing a boom as a shipping point for iron ore and brownstone. Conover also spent summers in Ashland for a while as well, but neither man intended to move there permanently. Instead, they took on a partner, Horace K. Padley, who was also the Ashland City Comptroller, and it was Padley who ran the office there.

The firm of Conover & Porter continued until 1899, when the partners went their separate ways. During its existence the firm designed at least three jails, 30-40 schools (a specialty), 6 churches, 8 banks, 3 large hotels, and about 100 residences. Their designs are uniformly of good quality and tended to favor the fashionable styles of the day; the Shingle and Queen Anne styles for houses, and the Richardsonian Romanesque Revival style for larger buildings.

EXTANT RESOURCES SURVEYED:

The only known building in Washburn to have been designed by Conover & Porter was the NRHP-listed Bank of Washburn, located at 1 E. Bayfield St., a very fine brick and brownstone-clad Richardsonian Romanesque Revival style two-story building that was completed in 1890.(**1**) Like so many buildings of this type and time, the Bank also originally contained rental office space as well and it now houses the Washburn Historical Museum and Cultural Center..

1 E. Bayfield St. Bank of Washburn 1890

Endnotes

1. *Washburn News*, August 24, 1889, p. 1.

Truman Dudley Allen

Truman Dudley Allen designed just a single building in Washburn but for many years it was one of the city's showplaces. This was the Walker School building, an imposing Richardsonian Romanesque Revival style brownstone-clad building that built in 1893-1894 and which was located high on a hill overlooking the city at 1019 N. Washington Ave.(**2**) This school subsequently burned down in a spectacular fire in 1947.

Allen was born in New York state in 1829 but little else is known about his early life or education. His first known practice occurred in Cleveland, Ohio, but by 1876 he was located in Oshkosh, Wisconsin, where he designed at least one identified building, the Wakeman Meat Market Building located at 436 N. Main St. (North Main Street Historic District, NRHP). Subsequently he moved still further west and practiced in Council Bluffs, Iowa, Grand Island, Nebraska (1880), and Lincoln, Nebraska, before ultimately settling in Minneapolis, Minnesota. Most of Allen's identified buildings appear to date from his tenure in Minneapolis and they include a number of courthouses, which appear to have been one of his specialties. Surviving buildings by Allen in Minnesota and Iowa include: the Rock County Courthouse in Luverne, Minnesota, built in 1888; the Blue Earth County Courthouse in Mankato, Minnesota, built in 1889 when Allen was in partnership in the firm of Haley and Allen; the Dickinson County Courthouse in Spirit Lake, Iowa, built in 1890-1891; the Franklin County Courthouse in Hampton, Iowa, built in 1890-1891;the Hardin County Courthouse in Eldora, Iowa, built in 1891-1892; and the Steele County Courthouse in Owatonna. Minnesota, built in 1892.(**3**) Allen also designed a smaller but still impressive building in Columbus, Wisconsin as well during this period. This is the Columbus City Hall (105 N. Dickason Blvd., NRHP 9-4-79), which was built in 1892.(**4**) This brick construction Richardsonian Romanesque Revival style design for Columbus combined city offices, the police station, and the fire station in one building.

Endnotes

2. Eckert, Kathryn Bishop. *The Sandstone Architecture of the Lake Superior Region.* Detroit: Wayne State University, 2000, p. 195.
3. Gebhard, David and Gerald Mansheim. *Buildings of Iowa.* New York: Oxford University Press, 1993, pp. 381, 397, and 435. See also: Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota.* Minneapolis: University of Minnesota Press, 1977, pp. 241, 302, and 344
4. City of Columbus Historic Landmarks and Preservation Commission site files.

Orff and Joralemon

Like many of Washburn's other major buildings, the design of Washburn's Bayfield County Courthouse was the product of a Minneapolis firm, Minneapolis being the largest city in the region. The architects of the courthouse was the firm of Orff and Joralemon.

> Fremont D. Orff (1856-1914) and Edgar Joralemon practiced architecture together in Minneapolis from 1893 to 1897. From 1885 to 1886 Joralemon had worked in Minneapolis, and from 1887 to 1889 was associated in partnership with Charles F. Ferrin. Orff practiced in several partnerships, with his brother George W. Orff (1836-1908) from 1883 to about 1900, with Joralemon until 1897, and with an architect named Guilbert in 1898. From 1899 to 1912 he worked alone, designing houses, schools, libraries, and courthouses. Orff's Minnesota courthouses included the Big Stone Courthouse (1901-2) in Ortonville, the Renville County Courthouse (1902) in Olivia, and the Red Lake County Courthouse (1910) in Red Lake Falls.(**1**)

EXTANT RESOURCES SURVEYED:

The only known building in Washburn to have been designed by Orff & Joralemon is the NRHP-listed Bayfield County Courthouse, located at 117 E. Fifth St., a very fine brownstone-clad Neo-Classical style two-story building that was completed in 1895.(**1**)

117 E. Fifth St.. Bayfield County Courthouse 1895

Endnotes

1. Eckert, Kathryn Bishop. *The Sandstone Architecture of the Lake Superior Region.* Detroit: Wayne State University, 2000, p. 196.
2. Ibid, pp. 196-9.

R. Orff

Other than the fact that he designed a single building in Washburn, nothing else is currently known about R. Orff, but he was apparently a competent professional, judging by this one. This building is the one-story-tall Commercial Vernacular form F. J. Meehan Block, located at 112-116 W. Bayfield St. and it was built out of brick and brownstone in 1895.(**3**) It is not known if R. Orff was related to Fremont D. Orff but it is tempting to think that he was, given that Fremont D. Orff's Bayfield County Courthouse was being built in Washburn at the same time

EXTANT RESOURCES SURVEYED:

112-116 W. Bayfield St.. F. J. Meehan Block 1895

Endnotes

1. *Washburn Times*. July 24, 1895, p. 1.

Henry E. Wildhagen

Henry Wildhagen (1856-1920) was the most successful of the several architects who practiced in Ashland, Wisconsin at the end of the nineteenth century and at the beginning of the twentieth.

> After graduating from the University of Hanover at Hanover, Germany, his birthplace, he [Wildhagen] immigrated to America at age thirty. In 1893 he opened an office in Ashland with Herman Rettinghaus, a civil engineer. Wildhagen had come to Ashland to design a sulphite mill.

His ability to skillfully and carefully draft formal plans and designs in brick, wood, and stone made him the most prominent architect of public buildings in the Chequamegon Bay area at that time.(**1**)

During his career in Ashland, Wildhagen drafted plans for hundreds of buildings that are mostly located across the northern part of Wisconsin. In Ashland itself he designed the Wilmarth School (1895), the Beaser School (1899), the Ellis School (1900), and the High School (1904), all of which are listed in the NRHP as a thematic group, and he also designed the Holy Family Church and School and St. Joseph's Hospital in that city as well.(**2**)

EXTANT RESOURCES SURVEYED:

Henry Wildhagen designed two known buildings in Washburn. The first was the Garfield School, which was a fine two-and-one-half-story German Renaissance Revival style brick building that was located in the 800 block of W. Bayfield St. This building was completed in 1900 but was subsequently demolished in 1963.(**3**) Still surviving, however, is Wildhagen's NRHP-listed Washburn Public Library, located at 307 N. Washington Ave., a very fine brownstone-clad Neo-Classical style building that was completed in 1905.(**4**)

307 N. Washington Ave.. Washburn Public Library 1905

Endnotes

1. Eckert, Kathryn Bishop. *The Sandstone Architecture of the Lake Superior Region.* Detroit: Wayne State University, 2000, p. 200.
2. *Ashland Daily Press*. March 24, 1920, p. 1. Obituary of Henry Wildhagen.
3. *Washburn Times*: February 28, 1900, p. 1.
4. Eckert, Kathryn Bishop. Op. Cit., pp. 199-201.

Lewis Manufacturing Company

Two of the largest and most successful of those firms that were offering pre-cut ready-to-build houses to the buying public in the early twentieth century were both located in Bay City, Michigan. The largest was the Aladdin Company, which, by 1943, had sold over 100,000 such houses all across America. Its cross-town rival was the Lewis Manufacturing Company, which had sold over 14,000 houses by then as well. Firms such as these employed staffs of architects to prepare the numerous designs they offered the public and these designs had to evolve constantly in order to satisfy the changes that occurred in the public taste. Identifying such designs in surveys like this is always a challenge because newspaper accounts seldom mention the source of the plans that a homeowner was using nor the fact that the house was pre-cut. Never-the-less, four buildings in Washburn have been identified as having been designed by the Lewis Manufacturing Co. and three of these were built for the E. I. DuPont Co. to house workers at its nearby Barksdale, Wisconsin factory. Two of these buildings are duplexes that utilize the Lewis Co.'s Craftsman Style "Harrison" design: 22-24 E. Third St., and 316-318 E. Third St.. The other two are both houses that utilize the Lewis Co.'s Bungalow Style "Vallejo" design: 210 E. Third St., and 313 E. Fourth St.(**4**)

EXTANT RESOURCES SURVEYED:

22-24 E. Third St.	**DuPont Co. Duplex**	**1918**
210 E. Third St.	**DuPont Co. House**	**1918**
316-318 E. Third St.	**DuPont Co. Duplex**	**1918**
313 E. Fourth St.	**House**	**1918**

Endnotes

5. *Lewis Homes: Homes of Character*. Bay City, MI: Lewis Mfg. Co., 1922, pp. 56 and 87.

Thomas J. Shefchik

Thomas Joseph Shefchik (1890-1963) was born in Norman, Wisconsin in 1890 and he subsequently attended the University of Pennsylvania, from whose architecture program he graduated in 1915. He then attended the Atelier Gromort in Paris, completing his work there in 1920. In 1922, Shefchik organized a firm under his own name and he continued in practice in Duluth, Minnesota until his death in 1963. During his long career he designed numerous buildings including: the Northern State Bank (1919), the Union National Bank (1923), the Memorial Park Band shell (ca.1933), and Northland College's Wakefield Library (1941), all in Ashland, Wisconsin; the Duluth City Hall (1927) in Duluth, Minnesota; and the Garfield School (1949) and the Leach School (1949), both in Cloquet, Minnesota.(**1**)

EXTANT RESOURCES SURVEYED:

Shefchik designed at least three known buildings and portions of buildings in Washburn. The earliest of these was the original portion of the DuPont School, this being a two-story-tall cream brick-clad Art Moderne style building that was completed in 1942 and which is located at 310 W. Fifth St.(**2**) Five years later, in 1947, he also designed the Hawkes Building for Elizabeth Hawkes, a local attorney, which is a one-story-tall red brick Art Moderne style building that is located at ca.100 W. Bayfield St.(**3**) Shefchik's last known work in Washburn was the first addition that was added to the Washburn Hospital, which had begun life as the DuPont Co.'s Haskell Club. This Dutch Colonial Revival style building is located at 12 E. Third St. and Shefchik's addition to it extended the original building to the east.(**4**)

310 W. Fifth St.	**DuPont School**	**1942**
ca.100 W. Bayfield St.	**Hawkes Building**	**1947**
12 E. Third St.	**Washburn Hospital**	**1955**

Endnotes

1. Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 637.
2. Woiak, A. H. *Small Town U.S.A II Washburn, Wisconsin*. Park Falls, WI: F. A. Weber & Sons, 1996, p. 92.
3. *Washburn Times*. January 30, 1947, p. 1.
4. *Ashland Daily Press*. September 16, 1955.

BUILDERS

The great majority of the historically and architecturally significant buildings in Washburn and elsewhere were designed either wholly or in part by the persons who built them. These designers played an important role in the creation of the built environment and the best of them are now considered to be fully deserving of the term "master" as it is used in National Register Criteria C. Consequently, an important goal of the Washburn Intensive Survey was the identification of the most important builders who lived in Washburn. These persons possessed widely differing skills and design capabilities but were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1850 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even as the needs of society became more complex and buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly

complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

The earliest builders in Washburn were probably mostly itinerant craftsmen whose portable skills gave them great flexibility in choosing where to locate. Many of these persons probably stayed in Washburn just long enough to finish a job and get paid. As Washburn grew, however, it became possible for some of these men to move from job to job within the village and become permanent residents. For many of these men, part of the attraction of the work was the independence they enjoyed and such men did not often form lasting business associations with others. The associations that typical occur were between different generations of the same family, a pattern that gave a definite family feeling to the building trades.

The principal resources employed by the Washburn Intensive Survey to identify builders who practiced in the community were published local histories and local newspapers. In order to expand the known list of builders and in order to identify the buildings they constructed, census tracts and local newspapers will need to be systematically searched for relevant information, both of which are projects that lie outside the scope of an intensive survey.

Never-the-less, the survey did manage to identify several builders and some of their projects. The following is a roughly chronological listing of the names of the builders identified so far and each name is then followed by a biography, if possible, and by a list of their known projects, when such could be identified, and by their address, when known.

D. L. Montgomery

D. L. Montgomery was the first builder identified in the survey and he, like many of his fellows, was a carpentry carpenter who also, of necessity, a presumably self-taught architect who was capable of turning out competent designs for a number of different building types. Montgomery's first identified work in Washburn was begun late in 1887, this being the W. A. Simpson residence on the corner of E. Fourth St. and Third Avenue East.(**1**) Shortly thereafter the following news item appeared in one of the local papers.

> A. M. Warden is negotiating for and will soon purchase two lots on Fifth Street near Central Avenue on which he contemplates erecting a residence next spring. D. L. Montgomery is drawing the plans for same.(**2**)

No further mention of Montgomery was found for a number of years thereafter, however, until 1892, when the following notice appeared.

> The News has been shown the plans for the new residence soon to be erected by Supt. Flynn of the N. W. Fuel Co. on the corner of Fifth St. and First Ave. East. It will be a fine ornament to that corner and will make a comfortable and handsome house. D. L. Montgomery is the architect of the building while Mr. Morris of Ashland has been awarded the contract for the erection of the same.(**3**)

This project is the last one of Montgomery's that has been identified, however, and the nature and whereabouts of his subsequent work is unknown.

Endnotes

1. *Washburn News*. November 26, 1887, p. 1.
2. Ibid. December 10, 1887, p. 1.
3. Ibid. April 9, 1892, p. 1.

John Halloran

John Halloran was by far the most successful and busy carpentry contractor and builder in Washburn during the late nineteenth century. The first mention of his work found by the survey was a notice that he was supervising the construction of a two-story high meat market building for A. Beausoliel in December of 1887. By 1888, Halloran was in charge of multiple projects, both in Washburn and elsewhere in the area, and by 1889 he was building many of the city's most important buildings including three still extant brownstone-clad examples; the Bayfield County Bank Building, the W. H. Lemke Dry Goods Store Building, and the Bank of Washburn. Halloran's Washburn career seems to have peaked when he was chosen to build the new Bayfield County Courthouse in Washburn in 1895, this being the last project of his that was found by the survey.

Building List

A. Beausoliel Meat Market (Washburn, on the corner of W. Bayfield St. and Second Ave. W.). *Washburn News*, December 24, 1887, p. 8.

Pauer Drug Co. Store Building (Washburn, location unknown). *Washburn News*, April 21, 1887, p. 1.

Thomas Rowlands Residence (Washburn, Third St. and Central Ave.). *Washburn News*. June 9, 1888, p. 1.

William Burns Store Building (Washburn, E. Bayfield St,, between R. Greenwood's meat market and the Nelson Block. *Washburn News*, June 16, 1888, p. 1.

Waterman & Co. Store Building (Houghton, to be located on this side of "the depot"). *Washburn News*, July 14, 1888, p. 1.

Washburn School House (Washburn, lower end of the city and probably the school designed by W. H. Webster on W. Fifth St. and Fifth Ave, W.). *Washburn News*, August 11, 1888, p. 8.

Charles Bowman House (Washburn, Third St. near the corner of Central Ave.). *Washburn News*, September 29, 1888, p. 1.

Washburn Fire Engine House (Washburn, near the central part of town). *Washburn News*, September 29, 1888, p. 1.

Bayfield County Bank Building (Washburn, 14 E. Bayfield St.). *Washburn Itemizer*, June 6, 1889, p. 5.

W. H. Lemke Dry Goods Store Building (Washburn, 102 E. Bayfield St.). *Washburn News*, August 17, 1889, p. 10.

Bank of Washburn (Washburn, 1 E. Bayfield St.). *Washburn News*, November 2, 1889, p. 1.

Bayfield County Courthouse (Washburn, 117 E. Fifth St.). Eckert, Kathryn Bishop. *The Sandstone Architecture of the Lake Superior Region.* Detroit: Wayne State University, 2000, p. 197.

James N. Kinney

James N. Kinney was yet another apparently well-regarded carpentry contractor who was active in Washburn and the surrounding during the late nineteenth century. He was first mentioned in the local newspapers in the spring of 1888.

> J. N. Kinney has the contract to erect a store building on Bayfield street and Washington avenue. The plans call for a two story building 24x70 feet. The work will be pushed with vigor and under the superintendency of Mr. Kinney is bound to go forward in No. 1 shape.(**1**)

A couple of months later, Kinney once again made the news.

> J. N. Kinney will soon begin the erection of a two story residence for Tobias Oscar on Bayfield street just below the "bend." The building will be 18x24 feet in size.(**2**)

The last mention of his work was found later in the same year.

> Supervisor J. N. Kinney has secured the contract to erect a new school building in the town of Mason, this county. If Jim don't do a good job down there it will not be his fault.(**3**)

Endnotes

1. *Washburn News*. April 28, 1888, p. 8.
2. Ibid. June 30, 1888, p. 1.
3. Ibid. August 18, 1888, p. 1.

BIBLIOGRAPHY

Publications:

Eckert, Kathryn Bishop. *The Sandstone Architecture of the Lake Superior Region.* Detroit: Wayne State University, 2000.

Johnson, Catheryn R. *Washburn Pioneers.* Washburn, WI: Bayfield County Publishing, 1986.

Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008. This work has its own much more comprehensive bibliography.

Washburn, Wis., Illustrated. Milwaukee: The Art Gravure & Etching Co., 1891.

Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour.* Bayfield, WI: 2005.

Woiak, Anthony H.. *Small Town U.S.A.: Washburn, Wisconsin.* Park Falls, WI: F. A. Weber & Sons, 1996.

" *Small Town U.S.A. II: Washburn, Wisconsin.* Park Falls, WI: F. A. Weber & Sons, 1996.

Maps and Atlases:

Sanborn-Perris Map Co. *Fire Insurance Maps of Washburn, Wisconsin.* New York: Sanborn-Perris Co., 1886; 1889, 1893, 1898, 1904, 1909, 1918, 1926, 1926 (updated to 1940).

Newspapers:

Washburn Itemizer: 1884-1896.

Washburn News: 1887-1924.

Washburn Times: 1892 to 1976.

Photograph Collections:

Washburn Historical Museum.

Site Files. Visual & Sound Archives, Wisconsin Historical Society.

Miscellaneous:

Bird's Eye View of Washburn, Bayfield County, Wisconsin. Milwaukee: Beck & Pauli Litho, 1886.

Washburn. L. H. Ruggles, 1896. (Bird's Eye View)

Bird's Eye View City of Washburn, Wisconsin. Gene Ford, n.d. (ca.1916).

City of Washburn Real Estate Tax Rolls. Office of Bayfield County Treasurer, Bayfield County Courthouse.

Lewis Homes: Homes of Character. Bay City, MI: Lewis Mfg. Co., 1922.

Washburn Historical Museum : vertical clipping files.

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

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

In addition to the East Third Street Residential Historic District, which is discussed elsewhere in this report, the following fourteen resources or groups of resources are being recommended as being potentially eligible for listing in the National Register of Historic Places on an individual basis.

1. Union Block. 2 E. Bayfield St. The two-story-tall rectilinear plan Union Block is a very fine, almost totally intact Commercial Vernacular form double store building that was built in 1888 by F. J. Meehan and Peter Nelson as a more permanent replacement for the stores they owned that had been destroyed in a fire earlier in the same year that leveled this entire city block.(**1**) The building's main façade is clad in locally sourced rock-faced brownstone blocks and its storefronts still retain their original cast iron supporting posts. The side walls of the building are faced in ashlar brownstone blocks and the interior of the first story of the building is also still highly intact as well. Although the name of the architect who designed the Union Block has not yet been discovered, there is little doubt that the design did originate from the hand of some well-trained practitioner of the period. The building continues to serve its original purpose to this day and is believed to be eligible for listing in the NRHP under Criterion C, (Architecture).

2. F. J. Meehan Block. 112-116 W. Bayfield St. The F. J. Meehan Block is another very fine, almost totally intact Commercial Vernacular form double store building, but this is one-story-tall example was built in 1895 by F. J. Meehan to house his dry goods store, which by that time had outgrown its former quarters in the Union Block. Here too, the building's main façade is clad in locally sourced rock-faced brownstone blocks and its storefronts also still retain their original cast iron supporting posts as well. R. Orff was the architect who designed the building, although nothing else is known about him.(**2**) The Meehan Block is still in use today as a hardware store and it is believed to be eligible for listing in the NRHP under Criterion C, (Architecture).

3. Store Building. Ca.136 W. Bayfield St. This small one-story-tall Boomtown Style building has a rectilinear plan and it is sided in clapboards. The front portion of the building was built between 1889 and 1893, its first owner was the Chicago, St. Paul, & Milwaukee Railroad, and the rear portion was added between 1893 and 1898 and originally contained a living unit.(**3**) What makes this building architecturally significant is its completely original condition. Washburn grew up quickly and since buildings were needed in a hurry, the easy to build Boomtown style building, whether one story-tall or two, became the dominant style in the commercial core of the city, which is situated along West and East Bayfield Street, and it remained so until the end of World War II. Today, however, this small building is one of Washburn's few remaining examples and it is by far the most intact example. Consequently, this building is believed to be potentially eligible for listing in the NRHP under Criterion C (Architecture) because of its architectural significance as an intact example of a locally important building style.

4. DuPont YMCA. 3 W. Bayfield St. This two-story-tall rectilinear plan Dutch Colonial Revival style building was built by the DuPont Co. in 1918 and formally opened in January of 1919.(**4**) The building was gift to the city from the DuPont Co. and was intended to replace an older building on the same site that had been destroyed by fire earlier in 1918. The DuPont Co. had brought this earlier building in 1914 in order to create a clubhouse where employees of its huge TNT manufacturing plant in nearby Barksdale, WI could recreate. The end of World War I, however, came just as the new building was about to begin construction, so the company, which now no longer needed the building, decided to open it as a YMCA instead that would be open to all the men and boys in the area. In the years that followed, the building's basement level bowling alley and its large gymnasium became the favored recreation spots in the city and the building quickly became the city's social center and it still plays an important role in the community today. Consequently, the DuPont YMCA is believed to be potentially eligible for listing in the NRHP under Criterion A (History) for its highly important role in the history of recreation in Washburn.

5. Washburn Water Works Pump house. S. Fourth Ave. E. Shortly after a devastating fire destroyed a whole city block of Washburn's downtown commercial core in September of 1888, the citizens of Washburn voted to have a city-wide piped water supply system installed (**5**). By October of 1889, the city's

new system was in place and its two major components were a now demolished reservoir and this pumping station , which is located near the Lake Superior shore at the end of S. Fourth Ave. E. This one-story-tall rectilinear plan Astylistic Utilitarian building has walls clad in locally sourced rock-faced brownstone blocks and while it has now been reroofed and has lost its original windows, it is still in good condition and is mostly intact. Consequently, it is believed that the pump house is eligible for listing in the NRHP under NRHP Criterion A (History) because of its important associations with the efforts of Washburn's citizens to supply themselves with a reliable source of water for regular use and for fire-fighting purposes. The pump house was in use as such for many decades and it is now the oldest building in Washburn that was built especially for the public benefit.

6. Axeley's Cabins Complex. 920 E. Superior Ave. This complex of four small cabins was built along the Lake Superior shore at the east edge of Washburn between 1922 and 1933 for Dr. Albert Axeley, who had bought the former DuPont Co.'s Haskell Club building on E. Third St. in Washburn in 1922 and turned it into a hospital. Axeley built the first cabin on his lake shore property in the 1920s for his own use, and this is a small clapboard-clad Side Gable form house. Once the Great Depression started, however, Axeley, like most other physicians, found himself being owed money by patients who couldn't pay their bills. His solution was to have them pay off their debt by helping him build three more cabins built as a make-work project that would provide him with cabins he could rent to tourists in the area. The result was three fine small Rustic Style log cabins that both he and subsequent owners have continued to rent out to tourists ever since.(**6**) These cabins are believed to be eligible for listing in the NRHP both on the basis of their design (Criterion C) and because they are fine representative examples of the kind of buildings that were built to cater to the tourist trade in northern Wisconsin .

7. Bernhard Wiechmann House. 103 W. Third St. The Wiechmann house is one of three outstanding examples of a Craftsman Style-influenced Bungalow in Washburn and is believed to be individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) as a very fine, highly intact example of the style. The house was built on a corner lot in 1916 for Bernhard Wiechmann, who was a prominent Washburn druggist(**7**) Typical Craftsman style features include very wide overhanging eaves supported by knee braces, the use of wide wooden clapboards on the lower part of the first story and alternating courses of narrow and wider wood shingles above, grouped windows, and a large front porch whose roof is supported by massive, battered, cobblestone-covered piers. The house is also highly intact and is in excellent condition.

8. Arthur C. Probert House. 305 E. Fourth St. This fine, highly intact house was built in 1887 on a prominent corner lot for Washburn banker Arthur C. Probert and it is one of the earliest documented houses in Washburn.(**8**) Probert's house is an early example of the Queen Anne style and although it displays a relatively modest degree of decorative variety and ornamentation when compared with Queen Anne style houses elsewhere, the design elements used, such as a projecting two-story-tall bay, spindled and jigsawn porch elements, elaborate and prominent brick chimneys, and decorative wood shingles facing the one gable end on the roof, are all typical of the style. In addition, the Probert house has brownstone foundation walls, the exterior walls above are clad in clapboard, and it is also distinguished by its large size and very high degree of integrity. Consequently, the Probert house is believed to be individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) because it is still highly intact and because it is Washburn's finest example of the Queen Anne style.

9. Isaac Berman House. 402 N. Second Ave. The Berman house is another outstanding and highly intact examples of a Craftsman Style-influenced Bungalow and it is believed to be individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) as a very fine, highly intact example of the style. The house was built in 1918 for Berman, who was another prominent Washburn druggist.(**9**) Besides having such typical Craftsman style features as very wide overhanging eaves supported by knee braces, grouped windows, and a large front porch, the house is also completely clad in stucco, a siding material that is occasionally found on larger, more expensive Craftsman Style houses. The completion of the house also received favorable comment in the local newspapers.

> Mr. and Mrs. Ike Berman have moved into their new residence on the corner of 4th street and 2nd avenue. Mr. and Mrs. Berman have a beautiful home, in fact one of the finest in the city, and they expect to take much enjoyment out of their new place.(**10**)

10. Washburn Disposal Plant Complex. S. Tenth Avenue W. The Art Moderne style-influenced Washburn Disposal Plant Complex was built at the south end of Tenth Avenue W. in 1958. The building and its associated brick circular plan discharge treatment tank were designed by Davy Engineering Co. of La Crosse and they were constructed to serve the sewage treatment needs of the city.(**11**) The one-story-tall pump house building has walls made out of brick and its Art Moderne features include a flat roof and an overall design that is unornamented save for three thin, projecting encircling concrete beltcourses. Two of these beltcourses form the sills and lintels of the building's still intact original windows, while the third one crowns the building's parapet wall. The plant is one of Washburn's most intact examples of late Art Moderne Style design. Consequently, the Washburn Disposal Plant Complex is believed to be eligible for listing in the NRHP under Criteria C (Architecture).

11. Annie Anderson House. 305 E. Fifth St. The two-story-tall Anderson house is one of Washburn's better and larger Queen Anne style houses. It was built in 1895 on a prominent corner lot and, like the other examples of the style in Washburn that are listed in this section, is believed to individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) as a fine, largely intact example of the Queen Anne style.(**12**) The house is extremely intact, is in excellent restored condition, and has a cruciform plan, brownstone foundation walls, clapboard-clad exterior walls, and a multi-gable roof.

12. Andrew I. Lien House. 421 N. Third Ave. E. The Lien house is another outstanding and highly intact examples of a Craftsman Style-influenced Bungalow and it is also believed to be individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) as a very fine, highly intact example of the style. The house was built in 1918 for Lien, who owned an important men's clothing store in Washburn and it is by far the largest and most elaborate of the three examples of the style that have been discussed in this section.(**13**) Lien's house has a cruciform plan, very wide overhanging eaves, grouped windows, and a large front porch. In addition, much of the house is also clad in stucco, although the kitchen area in the rear is partially clad in narrow clapboards as well. The start of work on Lien's house also received favorable comment in the local newspapers.

> A. I. Lien has started the work on a fine bungalow which he intends building on the corner of 3rd Ave. and 5th St. Mr. Lien has his plans out and those who have had an opportunity to move them say it will be one of the finest residences in the city. It is expected that the building will be ready for residency in September.(**14**)

13. Clyde Estabrook House. 418 N. Third Ave. E. The two-story-tall Estabrook house is one of only two examples of the Prairie School style in Washburn and it is extremely intact and is in excellent condition. Built in 1918 for furniture store owner Estabrook, this house has a rectilinear plan, a poured concrete foundation, clapboard-clad walls, grouped windows, and it is sheltered by a shallow-pitched hipped roof that has very wide overhanging boxed eaves.(**15**) Consequently, it is believed that the Estabrook House is individually eligible for listing in the National Register of Historic Places under Criterion C (Architecture) as a fine example of the Prairie School style. This house is also of interest because it is a just slightly smaller version of the Prairie School style house located on 213 E. Third St., which was also built in 1918 a block away to house the Assistant Manager of the DuPont Co.'s Barksdale plant and which is included in the proposed East Third Street Residential Historic District.

14. John Wollum House 215 W. Fifth St. The Wollum house is one of the better and most intact examples of the Queen Anne style in Washburn. The house was built in 1889 and it has brownstone foundation walls, clapboard-clad exterior walls, a multi-gable roof, and it has retained all of its elaborate front porch trim and other decorative elements.(**16**) The house is in excellent condition and is believed to be eligible for listing in the NRHP under Criterion C, (Architecture).

Endnotes:

1. *Washburn Itemizer*. December 27, 1888, p. 1. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, pp.
2. *Washburn Times*. July 24, 1895, p. 1. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, p. 16.
3. City of Washburn Real Estate Tax Assessment rolls. Also: Sanborn-Perris maps, 1889, 1893, 1898.
4. *Washburn Times*. January 16, 1919, p. 1. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, pp. 28-29.
5. *Washburn Itemizer*. August 8, 1889, p. 5, October 31, 1889, p. 2. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, p. 49.
6. Interview with Don Ekstrom, the current owner.
7. City of Washburn Real Estate Tax Rolls. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, p. 31.
8. *Washburn News*: October 1, 1887, p. 1; December 24, 1887, p. 1. See also: Washburn Heritage Preservation Assoc. *Wood, Stone, and Water: Washburn Walking Tour*. Bayfield, WI: 2005, pp. 34-35.
9. City of Washburn Real Estate Tax Rolls.
10. *Washburn Times*. February 20, 1919, p. 5.
11. *Ashland Daily Press*. November 22, 1958 (illustrated).
12. City of Washburn Real Estate Tax Rolls.
13. Ibid.
14. *Washburn News*. August 15, 1918, p. 5. See also: *Washburn Times*, December 5, 1918, p. 5.
15. City of Washburn Real Estate Tax Rolls. See also: *Washburn Times*, August 29, 1918, p. 1.; September 19, 1918, p. 1.
16. *Washburn Itemizer*. June 13, 1889, p. 5.

RECOMMENDATIONS

Recommendations for the Registration and Protection of Resources

A. Survey and Research Needs

It is believed that the area of the city of Washburn covered by the intensive survey has been adequately documented and further survey work in this area is not recommended.

Future research needs have already been suggested in the Architects and Builders theme. These include: studying the various census tracts pertaining to Washburn kept at the Wisconsin Historical Society in order to identify inhabitants calling themselves builders or contractors (i.e. masons, carpenters, etc.); and undertaking a systematic search of all the Washburn newspapers published after 1885 to identify building activity in the city after that date and the persons related to it. Microfilm copies of these newspapers are available at the at the Wisconsin Historical Society in Madison and these can be shipped on loan to the Washburn Public Library or the Area Record Center in Ashland, and are the best and virtually the only resource available for such a study. Both of these are projects that should ideally be undertaken by a local historical society, and it is believed that the data base created by the intensive survey will be of benefit to these efforts. Other needed research efforts should concentrate on the potentially eligible individual buildings noted in the preceding section. In addition, an immediate effort should be made to identify any areas within the city that might contain either prehistoric or historic archeological remains. One such area would include all the land from Omaha Street east to the Lake Superior shore.

B. Washburn's Current National Register of Historic Places Listings

Washburn currently has three listings in the National Register:

Bank of Washburn. NRHP 1-17-1980.

Bayfield County Courthouse. NRHP 1-17-1975.

Washburn Public Library. NRHP 3-1-1984.

C. Threats to Resources

There are two principal threats to the historic resources of Washburn. The first of these threats is the loss by demolition of historic buildings located in and adjacent to the city's historic commercial core. The second threat is more insidious but no less serious and is much more widespread. This is the very large numbers of historic residential buildings located throughout the city that have been inappropriately resided in recent years and/or which have had poorly designed additions added to them.

The considerable age of Washburn's downtown commercial core made it all but inevitable that many of the core's oldest buildings would have been demolished by now and that some, at least, would be replaced with larger, more modern ones, and comparing the existing building stock with old maps and photos proved this to be true. Most noticeable now is the lack of the once numerous wooden Boomtown Style buildings that, in the beginning, formed the bulk of the core's historic building stock. Of course, many of these buildings were demolished long ago and some were replaced with larger and more modern buildings that are still extant today and are themselves architecturally and historically significant.

While some of the changes that have resulted has been of a positive nature, the fact remains that they have been accomplished at a cost to the historic fabric of the city. This trend is especially important because of the effect it could have on the still intact buildings in the historic commercial core of Washburn, the retention of which is of vital importance to the future of historic preservation and tourism in the city. The principal problems preservation efforts face in this area include: educating the citizens of Washburn and property owners about the value of this area; establishing the right mix of businesses in the commercial

core; and keeping the core relevant to the evolving needs of the city. Developing financial strategies that help these owners maintain their historic buildings is also of prime importance.

The recently completed intensive survey also found that Washburn contains an unusually high percentage of older residential buildings of all kinds that have been poorly remodeled in recent years; inappropriate additions, siding choices and window replacement choices being the most common problems. The principal reason for this is probably the economic conditions that have prevailed since the end of World War II and while this trend is not new, the pace of it and the amount of it has increased substantially. In addition, beginning in the 1930s, a number of the older owner-occupied single family residential buildings in the project area were converted from single family into multi-family rental housing, a change that was often accompanied by interior and exterior alterations. As part of the same process, the ownership of many of these buildings shifted from an owner-occupied to an absentee status and this was often attended by a gradual lessening of maintenance standards and by the casual construction of inappropriately designed income-producing additions. Thus, there is clearly room for improvement in terms of educating the general public as to the range of options that can and should be considered when remodeling or restoration projects are contemplated.

The future growth of the city is also expected to have an impact on its archeological potential. This is especially true of the area south of the historic core of Washburn, specifically that part that is located south of Omaha Street that stretches to the Lake Superior shore. This area was once the industrial core of the city and while the historic buildings and other structures associated with this core are now gone, historic archaeological remains of these resources are almost certainly still extant. They are threatened, however, by the new construction that has and is taking place in this area. Identifying these sites would be an especially appropriate archeological activity to promote. For instance, the locations of many of the sites within the existing city boundaries that are associated with industry and with transportation are shown on historic Sanborn-Perris fire insurance maps. These sites would therefore be relatively easy to identify and study and once they have been identified, a strategy for conserving some of them can be devised.

D. National Register Priorities

The top priority for listing in the National Register should be the East Third Street Residential Historic District identified by the Intensive Survey. The nomination of this district will require several public meetings and the publicity that results will also be useful in generating interest on the part of the owners of the privately owned individual properties that have also been recommended for listing.

It is further recommended that the DuPont Club and the several Bayfield St. historic commercial buildings be the next individual resources identified by the intensive survey to be nominated for listing in the NRHP. These resources are the most vulnerable in terms of location and type and they have the most to gain by the tax credits that are one of the benefits of NRHP listing and the favorable publicity that is also generated by being listed. The resulting publicity can then be used to prepare the way for the nomination of the other privately owned buildings on the list of potentially eligible individual buildings that is included in this report.

E. Community Strategies for Historic Preservation

The most effective means by which a meaningful historic preservation strategy can be created in Washburn is already in place, namely, the enactment of a local landmarks ordinance and the simultaneous creation of a local landmarks commission. Continued City support for the Washburn Historic Preservation Commission is the most effective tool that the City has for protecting its historic resources and the Commission is also the City's most effective potential educational tool as well.

In 2007, the Washburn Historic Preservation Commission applied to the DHP for a Survey and Planning grant that could be used to fund an intensive survey of the city, and it was successful. Its intent in funding such a survey was twofold; to create a data base of information about the historic resources in the city, and to identify properties that might be eligible for the NRHP. Both of these goals have now been realized and

the successful first public meeting that was held in conjunction with this survey suggests that there is also local interest in historic preservation.

The principal questions that now face the City are: "How can it best make use of the information generated by the survey to better inform the public about the historic resources in their midst?" and "How can public opinion be mobilized to place a higher value on these resources?" The answer seems to be largely a matter of education. The City now has much of the information it needs to assess the importance of the buildings in the survey area and the survey also identified both individual buildings and a group of buildings in the survey area that may meet NRHP criteria for listing. Therefore, the best course for the City to follow would appear to be to sponsor the nomination of these buildings to the NRHP as a way of demonstrating to the community that Washburn does, in fact, contain notable historic resources, some of which, like the Washburn Sewage Disposal Plant, are not necessarily of an historic type normally valued by the general public.

Listing these resources in the NRHP is an important step because people must first be made aware of their historic resources before they will place a value on them and be motivated to preserve them. Listing these resources is also a good way of introducing the community to the criteria that the National Register uses to evaluate buildings and districts. And finally, listing these buildings would also be a way of showing that a number of the historic resources in the city that are privately owned stand to benefit from available restoration-related Federal and State tax credits.

The need for getting more and better information into the hands of the public is clear. For instance, the intensive survey found that a number of buildings in the survey area that might otherwise have been eligible for listing in the NRHP have been rendered ineligible because they have been resided, most often with inappropriate materials or with materials that are different in scale from the originals such as when wide gauge clapboard is used to replace narrower gauge original siding. By disseminating information that is readily available from the NRHP and the DHP about the importance of maintaining a building's original appearance and by making the public aware of the fact that siding of an appropriate size is now widely available, the City can help the public make better informed decisions about renovation projects.

The City can also use the products of the survey to help educate the community about its historic resources. Historic photos and maps of Washburn that were identified in the survey could be reproduced (with the aid of funding from local businesses) and displayed in the heavily used Washburn Public Library or in local schools and businesses. Informational brochures that touch on remodeling issues such as the Washburn Historic Preservation Commission's recently published *Caring for Historic Houses and Buildings in Washburn*, and information developed by the DHP about the tax advantages of NRHP listings can also be made available by the City as part of its education effort. Finally, lectures and workshops given by the members of the DHP can be used to better inform the community about preservation issues and techniques.

SURVEY RESULTS

What follows is a complete list of all the resources that were surveyed as part of the City of Washburn Reconnaissance Survey. Each property surveyed during the course of this project has had a digital photograph taken of it and this photograph and a summary of the historical and architectural analysis performed on the property and other required information such as an address and parcel ID number, plus additional historic data, has been copied into the DHP's computerized database using the Wisconsin Preservation Database (WHPD) software developed by the DHP. Each property is then entered into the DHP's Architecture & History Inventory (AHI) and receives its own identifying number, which is called its AHI Number and which is listed in the first column of the table that follows.

When a specific building date is not given, bracketed dates are used when possible. These dates reflect the appearance or non-appearance of a building on one of the following maps: the 1886, 1896, and ca.1918 Bird's Eye Views of Washburn; the 1886,1889, 1893, 1898, 1904, 1908, 1909, 1918, 1926, and 1926 (updated to 1940) Sanborn-Perris fire insurance maps of Washburn. The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used in the DHP's WHPD software. These are as follows:

AF = American Foursquare
AM = Art Moderne
AS = Astylistic Utilitarian Form
BO = Boomtown
BU = Bungalow
CO = Colonial Revival
COM = Commercial Vernacular
CON = Contemporary
CR = Craftsman
DU = Dutch Colonial Revival
ELL = Gable Ell
FG = Front Gabled
NA = Not a Building
NE = Neo-Classical
OSC = One Story Cube
PR = Prairie School
QU = Queen Anne
RI = Richardsonian Romanesque Revival
RO = Romanesque Revival
RU = Rustic
SE = Second Empire
SG = Side Gabled
TU = Tudor Revival

AHI Number	Number		Street	Original Owner	Date	Style
154003	303	N	First Ave. E	Harold Guzzo House	1950	CO
15543	316	N	First Ave. E	Thomas Lawrence House	1884	FG
154011	222	N.	Second Ave. E.	H. H. Peavey Co. House	1915	FG
153961	402	N.	Second Ave. E.	Isaac Berman House	1918	BU/CR
154010	410	N.	Second Ave. E	House	Pre-1898	QU
154008	419	N.	Second Ave. E	Washburn Dwelling Co. House	1918	BU
154006	422	N.	Second Ave. E	Washburn Dwelling Co. House	1918	BU
154181	221	N.	Third Ave. E	H. H. Peavey Co. House	1915	FG
154182	300	N.	Third Ave. E.	Jackie's Field Park		NA
154012	315	N.	Third Ave. E	DuPont Co. House	1918	BU
154013	321	N.	Third Ave. E.	DuPont Co. House	1919	BU
154014	418	N.	Third Ave. E.	Clyde Estabrook House	1919	PR
1480	421	N.	Third Ave. E.	Andrew I. Lien House	1918	BU/CR
154015	522	N.	Third Ave. E.	House		FG
154062	321	N.	Third Ave. W	House	Pre-1893/ 1904-1909	QU
153861		S.	Fourth Ave. E.	Washburn Waterworks Pump House	1889	AS
154046	1210	N.	Fifth Ave. W.	House	Post-1960	CON
154061	721	N.	Eighth Ave. W.	House		FG
153561		S.	Tenth Ave. W	Washburn Disposal Plant Pump House	1959	AM
153562		N.	Tenth Ave. W	Washburn Disposal Plant Digester Tank	1959	NA
153904	3	E	Third St.	U.S. Forest Service House	1937	CO
153901	12	E.	Third St.	Haskell Club House/ Washburn Hospital	1917/1955/ 1959	DU
153905	13	E.	Third St.	Daniel W. Corning House	Pre-1886	QU
154186	17	E.	Third St.	Adolph Torkelson House	1947-48	CO
153891	22-24	E.	Third St.	DuPont Co. Duplex	1918	CR
154185	23	E.	Third St.	R. W. Wright House	1887	FG
153890	26	E.	Third St.	DuPont Co. House	1918	BU
153889	30	E.	Third St.	DuPont Co. House	1918	BU
153906	101	E.	Third St.	Francis W. Hartshorn House	1892-1893	QU
153907	101	E.	Third St.	Francis W. Hartshorn Carriage House	1892-1893	AS
153908	111	E.	Third St.	DuPont Co. House	1916	BU
153909	117	E	Third St.	Carrie G. Bell House	1898	FG
154187	121	E.	Third St.	DuPont Co. House	1915	BU
153910	127	E.	Third St.	DuPont Co. Duplex	1916	CR

AHI Number	Number		Street	Original Owner	Date	Style
153911	205	E.	Third St.	DuPont Co. Duplex	1916	DU
154184	210	E.	Third St.	DuPont Co. House	1918	BU
153912	213	E.	Third St.	DuPont Co. House	1918	PR
153913	217	E.	Third St.	DuPont Co. House	1916	BU
154183	218	E.	Third St.	Mark & Sara Snead House	1994	CO
1479	229	E.	Third St.	DuPont Co. Factory Superintendent's House	1916	CO
153888	302	E.	Third St.	DuPont Co. House	1918	AF
153887	306	E.	Third St.	DuPont Co. House	1918	FG
153886	310	E.	Third St.	DuPont Co. House	1918	BU
153885	316-318	E.	Third St.	DuPont Co. Duplex	1918	CR
153884	322	E.	Third St.	DuPont Co. House	1918	BU
153883	326	E.	Third St.	DuPont Co. House	1918	BU
153882	328	E.	Third St.	DuPont Co. House	1918	CR
153921	403	E.	Third St.	DuPont Co. House	1918	BU
153922	405	E.	Third St.	DuPont Co. House	1918	BU
153923	415-417	E.	Third St.	DuPont Co. Duplex	1918	CR
153903	5	W.	Third St.	House	1883-1889	QU
153902	23	W.	Third St.	George Fox House	1918	CR
15530	103	W.	Third St.	Bernhard Wiechmann House	1916	BU/CR
154123	413	W.	Third St.	House	1909-1918	BU
154122	419	W.	Third St.	House	1909-1918	FG
154128	709	W.	Third St.	House	Post-1904	CR
153981	11	E.	Fourth St.	House	Pre-1898	QU
153983	12	E.	Fourth St.	House	1904-1918	BU
153984	116	E.	Fourth St.	House	1909-1918	CR
153963	117	E.	Fourth St.	House	1889-1893	QU
153985	122	E.	Fourth St.	Monroe Sprague House	Pre-1898/ 1918-1926	QU/CO
15532	131	E.	Fourth St.	House	1898-1904	QU
153941	209	E.	Fourth St.	House	Pre-1898	FG
1473	305	E.	Fourth St.	Arthur C. Probert House	1887	QU
1474	313	E.	Fourth St.	House	1909-1918	BU
1475	319	E.	Fourth St.	Stevens House	1905	QU
15531	26	W.	Fourth St.	House	Pre-1898	FG
153982	Ca.30	W.	Fourth St.	House	Pre-1898	QU
154101	407	W.	Fourth St.	House	Pre-1898	QU
154121	429	W.	Fourth St.	House		FG
154129	521	W.	Fourth St.	House		FG
1471	3	E.	Fifth St.	George Fox House	Pre-1898	QU
15533	3	E.	Fifth St.	George Fox Carriage House	Pre-1898	AS
1472	117	E.	Fifth St.	Bayfield County Court House	1896	NE
153988	203	E.	Fifth St.	House	Pre-1898	QU
153989	216	E.	Fifth St.	Washburn Dwelling Co. House	1918	BU

AHI Number	Number		Street	Original Owner	Date	Style
153987	303	E.	Fifth St.	Annie M. Anderson House	1895-1896	QU
153986	425	E.	Fifth St.	House	Post-1960	CON
15535	209	W.	Fifth St.	House	Pre-1894	SG
15536	215	W.	Fifth St.	John Wollum House	1889	QU
154089	301	W.	Fifth St.	House	Post-1940	TU
120732	310	W.	Fifth St.	DuPont School	1942/1950/ 1954/1971	AM
154088	413	W.	Fifth St.	House		QU
154141	515	W.	Fifth St.	House	1909-1918	BU
1476	716	W.	Fifth St.	House	1886-1896	SE
154044	229	E.	Sixth St.	House	Pre-1896	FG
154043	303	E.	Sixth St.	House	Pre-1896	ELL
154083	211	W.	Sixth St.	Washburn Dwelling Co. House	1918	BU
154084	213	W.	Sixth St..	Washburn Dwelling Co. House	1918	BU
154085	229	W.	Sixth St.	House	1909-1918	AF
154086	329	W.	Sixth St,	House	Pre-1896	SG
154087	419	W.	Sixth St.	House	Post-1904	BU
1482	217	W.	Seventh St.	St. Louis R.C. Church	1902/1984	RO
153862	217	W.	Seventh St.	St. Louis R.C. Church Bell Tower	1999	NA
154082	Ca.219	W.	Seventh St.	St. Louis R. C. Rectory	1944	CON
1466	1	E.	Bayfield St.	Bank of Washburn	1890	RI
1467	2	E.	Bayfield St.	Union Block	1888	COM
1464	14	E.	Bayfield St.	Bayfield County Bank	1889	RO
15541	16	E.	Bayfield St.	S. A. Yates Block	1889/2002	QU
1468	102	E.	Bayfield St.	W. H. Lemke Dry Goods Building	1890	RO
153484	112	E.	Bayfield St.	Washburn Foundry	Post-1940	AS
17117	203	E.	Bayfield St.	U.S. Forest Service Ranger Station	1936	AS
153582	429	E.	Bayfield St.	House	1918	BU
153483	Ca.600	E.	Bayfield St.	Memorial Park Entrance Gate Posts	Ca.1920	NA
153583	Ca.600	E.	Bayfield St.	Memorial Park Soldiers & Sailors Monument	Ca.1920	NA
153601	Ca.600	E.	Bayfield St.	Memorial Park Storage Building		AS
153602	Ca.600	E.	Bayfield St.	Memorial Park Concessions Building		AS
153603	Ca.600	E.	Bayfield St.	Memorial Park Kitchen Building	1924	AS
153482	710	E.	Bayfield St.	House	Post-1950	CON
153581	3	W.	Bayfield St.	DuPont YMCA	1918	DU

AHI Number	Number		Street	Original Owner	Date	Style
153564	Ca.100	W.	Bayfield St.	Hawkes Office Building	1947	AM
153567	109		Bayfield St.	Commercial Building	1883-1886	BO
15540	112-116	W.	Bayfield St.	F. J. Meehan Block	1895	COM
153565	118	W.	Bayfield St.	Estabrook-Downs Block	1916	COM
1470	Ca.136	W.	Bayfield St.	Commercial Building	1889-1893	BO
153990	144	W.	Bayfield St.	Andrew I. Lien Block	1910	COM
15539	231	W.	Bayfield St.	Hans Johnson Block	1897	COM
153485	Ca.530	W.	Bayfield St.	Railroad Caboose		NA
153566	800	W.	Bayfield St.	Washburn Motel		FG
154001	221		Central Ave.	Bert Harrington House	1918	BU
154042	713		Grand View Blvd.	House	1909-1918	BU
154041	21	E.	Grove Blvd.	House	1915/1939/ 1995	BU
153881	1401	N.	Hillside Dr.	House	Post-1960	CON
153501	116	S.	Jones Rd.	House	Post-1904	BU
153563			West Loop Rd.	Sprague Well	1903	NA
154142	302		Omaha St.	House		TU
154143	302		Omaha St.	Garage		AS
154144	302		Omaha St.	House		AS
154124	205	W.	Pine St.	House	1893-1898	FG
154125	209	W.	Pine St.	House	1893-1898	QU
1477	411	W.	Pine St.	House	Pre-1893	QU
154126	809	W.	Pine St.	House		BU
154127	823	W.	Pine St.	House		ELL
153844	722		Superior Ave.	House		OSC
153843	838		Superior Ave	House		RU
153821	920		Superior Ave	Axeley's Cabins	1930-1935	RU
153841	920		Superior Ave	Axeley's Cabins	1930-1935	RU
153842	920		Superior Ave	Rocky Run Cabin	1979	RU
154925	920		Superior Ave	Axeley's Cabins	1930-1935	RU
154926	920		Superior Ave	Axeley's Cabins	1930-1935	RU
154927	920		Superior Ave	Axeley's Cabins	Ca.1925	SG
1469	119	N.	Washington Ave.	Washburn Public Library/City Hall	1893/1937	RO
1481	307	N.	Washington Ave.	Washburn Free Public Library	1904	NE
154002	326	N.	Washington Ave.	Washburn Congregational Church	1900	RO
154045	810	N.	Washington Ave.	House		SG
154004	Ca.1019	N.	Washington Ave.	Walker School Boiler House	1898-1904	AS
154005	Ca.1019	N.	Washington Ave.	Walker School Stables		AS

DISTRICT SURVEY FORM

1

District		Surveyor	SHSW Staff
East Third Street Residential Historic District		Timothy F. Heggland	_____
City	**County**	**Survey**	**Date**
Washburn	Bayfield	Washburn Intensive Survey	2009
Film Rolls/Negatives	N/A		

Streets	Numbers	Streets	Numbers
E. Third Street	3, 12, 13, 17, 22-24, 23, 26, 30, 101, 111, 117, 121, 127, 205, 213, 217, 218, 221, 229, 302, 306, 310, 316-318, 322, 326, 328	N. Third Avenue East	221, 315, 321
N. First Avenue East	303		
N. Second Avenue East	222		

2 **Boundary Description**

The boundary of the district begins at a point on the SE curbline of E. Third St. that corresponds to the N corner of the lot associated with 328 E. Third St. The line then continues SW along said curbline and across N. Third Ave. E. to a point that corresponds to the N corner of the lot associated with 221 N. Third Ave. E. The line then turns 90° and crosses E. Third St. to a point on the SW curbline of N. Third Ave. E. that corresponds to the E corner of the lot associated with 229 E. Third St. The line then continues NW along said SW curbline to a point on said curbline of N. Third Ave. E. that corresponds to the N corner of the lot associated with 321 N. Third Ave. E. The line then turns 90° and continues SW along the SE curbline of E. Fourth St.

3 **Boundary Justification**

The boundaries of the district enclose all the land that has historically been associated with the district's resources. The buildings within the boundaries are superior in design and have a higher degree of integrity than other buildings that lie adjacent to the district, and the large majority of the district's buildings also share a common history that buildings adjacent to them outside the boundaries do not share. In addition, the buildings that are located to the southeast of the district along E. Bayfield St. represent different building types than the residential buildings in the district.

4 **SOURCES OF INFORMATION**

A. City of Washburn Real Estate Tax Rolls, 1886-2009.

B. Larson, Lars Erik. *Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947.* Whitewater, WI: 2008.

C. Sanborn-Perris Map Co. Fire Insurance Maps of Washburn, 1886, 1889, 1893,1898, 1904, 1909, 1918, 1926, 1926 updated to 1940.

D. *Washburn Times*: 1915-1920

DIVISION OF HISTORIC PRESERVATION

WISCONSIN HISTORICAL SOCIETY

5 **MAP REFERENCE**

USGS quad: Washburn

scale: 1-24,000

UTM References	
A.15/662180/5170910	I.
B.15/662460/5171240	J.
C.15/662640/5171260	K.
D.15/662260/5171840	L.
E.	M.
F.	N.
G.	O.

6 Opinion of National Register Eligibility

date: _____ initials: _____

_____ eligible _____ not eligible _____ unknown

_____ national _____ state _____ local

7 DESCRIPTION

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions, and generally excepted properties.

The East Third Street Residential Historic District is a residential district comprised of twenty-six single family homes, four duplexes, and a single building that was formerly Washburn's hospital and which has since been converted into apartments. The district is located one block northeast of Bayfield St., which is the principal historic commercial thoroughfare in the city, and it consists of both sides of the 10 and 200 blocks of E. Third St. as well as the northwest side of the 100 block of E. Third St. and the southeast side of the 300 block. In addition, the district also includes two houses on the southwest side of the 300 block of N. Third Ave. E. and a single house on the southwest side of the 200 block of N. Third Ave. E., and it also includes a single house in the 300 block of N. First Ave. East and a single house in the 200 block of N. Second Ave. E. The slope of the land within the district gradually increases from E. Third Street to the northwest and most of the district's houses share uniform setbacks from the district's tree-lined streets and most have landscaped lots that are edged by concrete sidewalks and which are characterized by mown lawns, ornamental shrubs and flowers, and mature trees.

The oldest contributing houses in the district are two Queen Anne style and Front Gable Vernacular Form houses built in the late 1880s at 13 and 23 E. Third St. Next oldest, however, and one the largest buildings in the district, is the fine Queen Anne style Francis W. Hartshorne house located at 101 E. Third St. and there is another Queen Anne style house in the district that was built in 1898 and which is located at 101 E. Third St. There is also a single building in the district that was not originally built as a residence. This was the former DuPont Co.'s Haskell Club, a Dutch Colonial Revival style building located at 12 E. Third St. that was built in 1917 to house a company social club but which was later converted into a hospital, then was subsequently enlarged, and has now been converted into apartments.

The other twenty-five contributing buildings in the district are all single family houses and duplexes that, with four exceptions, were built between 1915 and 1919 for the DuPont Co. as housing for some of the workers and managers at its Barksdale, Wisconsin TNT-producing factory. With the exception of the large Colonial Revival style house located at 229 E. Third St. that was built in 1916 and was the home of the factory superintendent, and a Dutch Colonial Revival style duplex located at 205 E. Third St. that was built in 1915, all the rest of the DuPont Co.'s houses and duplexes are examples of the progressive styles. These buildings include a single Prairie School example, a single American Foursquare example, a single Front Gable form example, eleven examples of the Bungalow Style, and four examples of the Craftsman Style. Most of these buildings were built in a single year, 1918, in order to provide housing for the vast numbers of workers who were then streaming into the Washburn area to work at the factory, and while the designers of most of these buildings are not known, at least three were designed by the Lewis Manufacturing Co. of Bay City, Michigan. These consist of two duplexes located at 22-24 and 316-318 E. Third St., which are examples of the Lewis Mfg. Co.'s "Harrison" design, and a Bungalow Style house located at 210 E. Third St. that is an example of the Lewis Mfg. Co.'s "Vallejo" design.

Besides the twenty DuPont Co. residential buildings in the district and the Haskell Club, there are also two contributing Front Gable Vernacular Form houses located at 222 N. Second Ave. E. and 221 N. Third Ave. E. that were built in 1915 by the H. H. Peavey Co. as rental houses. In addition, the district also includes two newer contributing Colonial Revival style houses, the oldest of which was built in 1937 at 3 E. Third St. by the U.S. Forest Service to house its resident forest ranger and his family, while the other one was built out of brick in 1950 at 303 N. First Ave. E. for Harold Guzzo.

The twenty-nine contributing buildings in the district are especially notable within their local context for being excellent , intact examples of the several mostly Progressive styles that they represent They are also notable because they exhibit a noticeably higher degree of integrity than buildings in neighboring areas. While some of the houses in the larger residential neighborhood that encircles the district were also once distinguished by their size and quality design as well, many of these houses have now been altered. The still largely intact proposed East Third Street Historic District, however, continues to be a

visually cohesive residential area whose individually notable components and relatively high degree of integrity sets it apart from the altered neighborhood that surrounds it.

8 SIGNIFICANCE

Areas of significance

Architecture: Queen Anne Style
Bungalow Style
Craftsman Style

History:

Period of Significance: ca.1885-1950

Historical Development and Statement of Significance.

The East Third Street Residential Historic District is believed to be of architectural significance under NRHP Criterion C because it contains Washburn's only concentration of architecturally significant and intact residential buildings. The district contains four duplexes and twenty-six single family houses, the earliest of which are four Queen Anne style & Front Gable Vernacular Form houses that were built in the 1880 and 1890's, while the latest contributing one is a Colonial Revival style house that was built in 1950. When one considers the length of the period of significance, it might seem surprising that the district's resources do not exhibit an equally wide range of styles. The reason they do not is that after the first four houses in the district were built, most of the land within its boundaries remained undeveloped until 1915, when the DuPont Co. purchased most of it and began building dwellings there to house managers and other workers who were employed at its nearby Barksdale, Wisconsin TNT factory. In the three years that followed, the DuPont Co. built a total of twenty houses (sixteen single family houses and four duplexes) on lots within the district's boundaries, all but two of which are fine examples of the Bungalow, Craftsman, and other progressive architectural styles, and most of these were built in a single year, 1918, when production at the DuPont Co. factory reached its peak. The district also contains five Colonial Revival style residences as well, one of which, the DuPont Co. Factory Superintendent's House at 229 E. Third St., is both the finest example of this style in the city and is also the finest Period Revival style house in the city as well. In addition to the houses, the district also contains the DuPont Co.'s Dutch Colonial Revival style Haskell Club building, located at 12 E. Third St. The original portion of this building was completed in 1917 as a social club for supervisors at the DuPont Co. factory. In 1922, however, it was purchased by Dr. Albert Axeley, who converted the building into the Washburn Hospital, which was afterwards expanded twice in the late 1950s, both times in the Dutch Colonial Revival style, and which has since been converted into apartments.

The two earliest houses in the district are the Queen Anne style Daniel W. Corning house, and the Front Gable vernacular form R. W. Wright house, both of which were built out of clapboard in 1885 and 1887, respectively at 13 and 23 E. Third St, a location that at that time was on the eastern edge of development in Washburn. These were followed by the Queen Anne style Francis W. Hartshorne house located at 101 E. Third St., built in 1893, and the Queen Anne style Carrie G. Bell house located at 117 E. Third St., which was built in 1898. These four houses all date from Washburn's first "boom" period, which saw the community grow from perhaps 300 in 1883, when the village was first platted, to 5178 by 1895.

Washburn's first "boom" period was starting to subside by the time the Bell house was built in 1898, however, and the number of buildings in the district remained essentially unchanged until Washburn's second "boom" period began in 1915. This boom was fueled by the spectacular growth of the DuPont Co.'s explosive-producing factory located at Barksdale, just a few miles west of Washburn. This factory had been built by the DuPont Co. in 1905 to service the mining and quarrying industries in Northern Michigan, northern Wisconsin, and Minnesota and it had grown steadily since its construction and had played a major role in revitalizing Washburn's economy. The beginning of World War I, however, created a huge new need for explosives and for TNT in particular, and as a result, thousands of additional workers poured into the Washburn area as the DuPont factory grew, creating a critical need for housing that the DuPont Co. finally took it on itself to solve. Some 2000 of the unmarried new workers were housed in new barracks that the Company built at the factory site itself but the Company's more permanent highly skilled workers and their families lived or wanted to live in Washburn as did the factory's managers, and it was for these employees in particular that new houses in Washburn were built.

At first, the Company purchased existing houses in Washburn to house its managers, one of which, the Queen Anne style Francis W. Hartshorne house at 111 E. Third St., was purchased prior to 1915 to house the factory's superintendent. Within a year, however, the Company began buying up whole empty city blocks on the east side of Washburn and it began to build a series of new houses on the northwest side of the 200 block of E. Third St. to house them. These houses were for the top management of the Barksdale factory and they included the Colonial Revival style Factory Superintendent's House at 229 E. Third St. and the Prairie School style house next door at 213 E. Third St. for the Assistant Superintendent, each of which is Washburn's best example of these particular styles.

Nor was the DuPont Co. the only entity to develop housing in this area. Washburn resident H. H. Peavey also began purchasing lots in this area and was soon building vernacular form rental houses on them, two of which are located in the district at 222 N. Second Ave. E. and 221 N. Third Ave. E. and were built in 1916.

By 1918, however, the need for additional houses had become acute and the DuPont Co. therefore decided to embark on a much larger scale building program. The first buildings to be built were the houses that now make up the core of the proposed East Third Street Residential Historic District.

> The DuPont company have awarded contracts to Tomlinson & Egan of Ashland for the erection of eleven modern residences in this city. Eight of the residences will be located on the south [southeast] side of third street between third and fourth avenues east and three will be located on third street between Central and first avenue east.
>
> Nine of the residences to be erected will be of the bungalow type while two will be duplex residences. They will be modern in every detail.
>
> It is understood that the cost of the houses will be between fifty and sixty thousand dollars and that work on them will be rushed.(**1**)

This, however, was just the first wave of the building activity that would soon start. On August 14, 1918, the Company acquired a large block of land just to the east of the district on which it proposed to build an additional 106 dwellings. Work on the new houses started on August 29, 1918.

> The DuPont company the past week started big building operations in this city when an immense crew was brought here from the Barksdale plant to start work on the new Y. M. C. A. Building and the 106 homes to be erected by the company here. …
>
> The scene of the greatest activity however is in the east part of the city along Bayfield, third and fourth streets where the company is to erect 106 homes which will be rented to employees of the company. These residences are to be of good construction, with concrete foundations, water, lights, sewer and other modern conveniences and very desirable residences. The houses will be of several types. Many will be the cottage type with four or five rooms and bath, while some will be the duplex residences.
>
> The company has hundreds of men employed in the construction of their houses and it is said that the crew will average a house a day when they get going in good shape.(**2**)

By September, most of the frameworks for these houses was finished and a number were actually completed when an armistice was finally signed between Germany and the Allied Forces on Nov. 11, 1918. Once the war ended, however, the need for these houses evaporated and in November of the following year they were sold to the Marshall-Wells Co. of Minneapolis, who planned to remove them in sections from Washburn and re-erect then in Duluth, Minnesota. This work began in January of 1920 and by the end of that year all that remained of what had been a whole suburb of completed and semi-completed houses located just to the East Third Residential Street District was whole city blocks of concrete foundations

that remained in place until 1958, when new development occurred in this area and the foundations were gradually removed.

Fortunately, the houses that the DuPont Company had built in the East Third Street Residential Historic District still remained and they continued to be owned by the Company for at least another decade after the end of the war and they continued to house members of the staff of the now greatly reduced Barksdale factory, which continued in operation until the 1970s.

By 1920, all but four of the district's buildings had been built. These four houses are all examples of the Colonial Revival style and all four were built on lots previously occupied by older nineteenth century houses. One of these, the Adolph Torkelson house at 17 E. Third St., has now been substantially altered and anther, the Mark & Sara Snead house at 218 E. Third St., was built in 1994, and neither can be considered a contributing resources in the district. The other two, however, are contributing resources. These are the houses built in 1937 at 3 E. Third St. by the U.S. Forest Service to house its resident forest ranger and his family and the house built in 1950 at 303 N. First Ave. E. for Harold Guzzo.

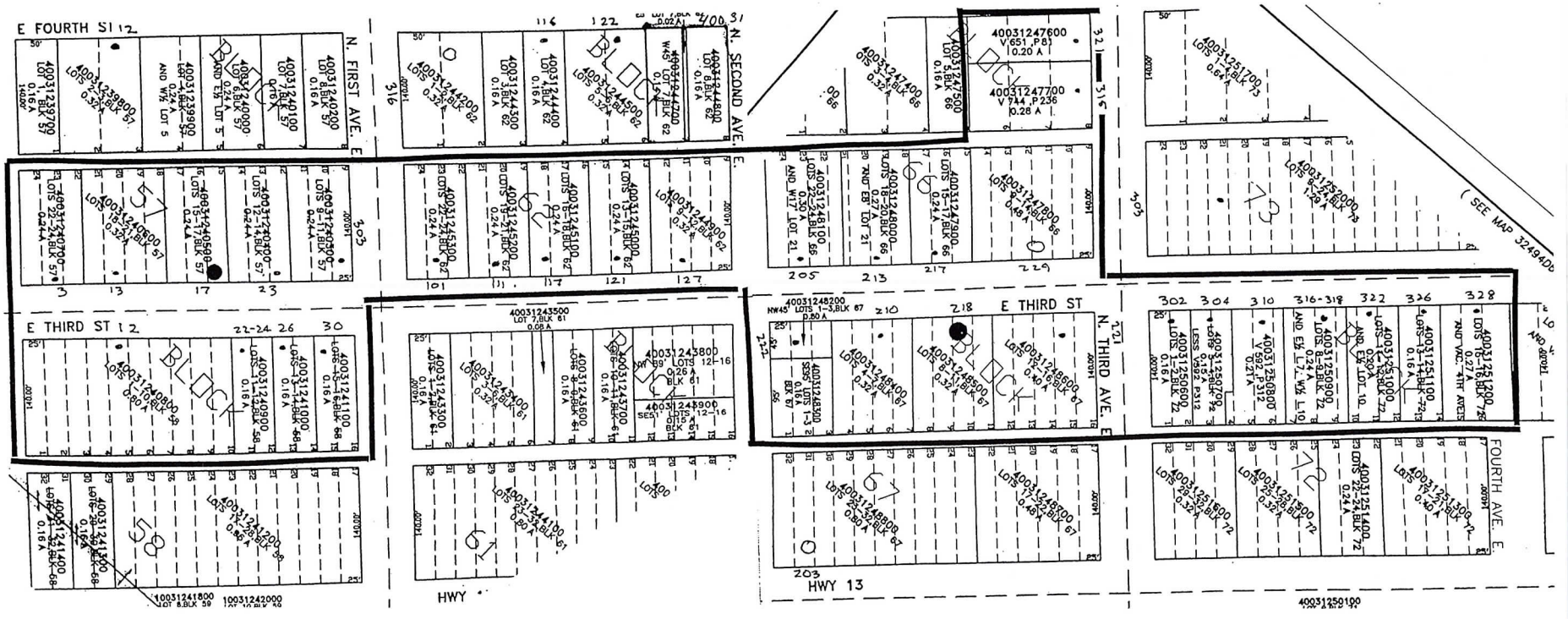
Today, the houses in the district are once again being valued for their quality construction and superior design. Individually, most of the district's buildings are fine, intact, representative examples of their particular styles. Collectively, they are also of significance to the history of Washburn because these buildings illustrate the evolution of architectural design in Washburn during the period of significance. The East Third Street Residential Historic District is thus believed to be eligible for inclusion in the NRHP at the local level primarily because of the individual architectural significance of the buildings it contains, but also because they constitute a largely intact ensemble of buildings associated with the DuPont Co. that is evocative of the period during which they were built.

Endnotes:

1."Contract Let By The DuPonts." *Washburn Times*. May 2, 1918, p. 1. These were the buildings located at 22-24, 26, and 30 E. Third St. and 302, 306, 310, 316-318, 322, 326, and 328 E. Third St.
2. "Start Building Hundred Homes." *Washburn Times*. August 29, 1918, p. 1. These buildings are all shown on the 1918 Sanborn-Perris maps of Washburn but no photos of them have been found.

Boundary Description, Continued:

that corresponds to the W corner of the lot associated with 321 N. Third Ave. E. The line then turns 90° and continues SE along the rear lot lines of 321 and 315 N. Third Ave. E. until reaching the S corner of the lot associated with 315 N. Third Ave. E. The line then turns 90° and continues SW along the rear lot lines of 217, 213, and 205 E. Third St. to a point on the NE curbline of N. Second Ave. E. that corresponds to the W corner of the lot associated with 205 E. Third St. The line then crosses N. Second Ave. E. to a point on the SW curbline of N. Second Ave. E. that corresponds to the N corner of the lot associated with 127 E. Third St. The line then continues SW along the rear lot lines of 127, 121, 117, 111, and 101 E. Third St. to a point on the NE curbline of N. First Ave. E. that corresponds to the W corner of the lot associated with 101 E. Third St. The line then crosses N. First Ave. E. to a point on the SW curbline of N. First Ave. E. that corresponds to the N corner of the lot associated with 303 N. First Ave, E. The line then continues SW along the rear lot lines of 303 N. First Ave, E. and 23, 17, 13 and 3 E. Third St. to a point on the NE curbline of N. Central Ave. that corresponds to the W corner of the lot associated with 3 E. Third St. The line then turns 90° and continues SE along the NE curbline of N. Central Ave. to a point that corresponds to the S corner of the lot associated with 3 E. Third St. The line then crosses E. Third St. to a point on said NE curbline that corresponds to the W corner of the parcel associated with 12 E. Third St. The line then continues SE along said NE curbline to the S corner of the parcel associated with 12 E. Third St., then turns 90° and continues NE along the rear lot lines of the parcel and of the lots associate with 22-24, 26, and 30 E. Third St. to a point on the SW curbline of N. First Ave. E. that corresponds to the S corner of the lot associated with 30 E. Third St. The line then turns 90° and continues NW along said SW curbline of N. First Ave. E. to the N corner of the lot associated with 30 E. Third St. The line then crosses E. Third St. to a point on the NW curbline of said street that corresponds to the E corner of the lot that is associated with 303 N. First Ave. E. The line then turns 90° and crosses N. First Ave. E. to a point that corresponds to the S corner of the lot associated with 101 E. Third St. The line then continues NE along the NW curbline of E. Third St. to a point that corresponds to the E corner of the lot associated with 127 E. Third St. The line then continues NE across N. Second Ave. E. to a point that corresponds to the S corner of the lot associated with 205 E. Third St., then turns 90° and crosses E. Third St. to a point on the NE curbline of N. Second Ave E. that corresponds to the N corner of the lot associated with 222 N. Second Ave. E. The line then continues SE along said NE curbline to a point that corresponds to the S corner of the lot associated with 222 N. Second Ave. E. The line then turns 90° and continues NE along the SE side lot line of the lot associated with 222 N. Second Ave. E. to the E corner of said lot, then turns 90° and continues SE along the SW side lot line of the lot associated with 210 E. Third St. to the S corner of the lot associated with 210 E. Third St. The line then turns 90° and continues NE along the rear lot lines of the lots associated with 210 and 218 E. Third St. and the SE side lot line of the lot associated with 221 N. Third Ave. E. until reaching a point on the SW curbline of N. Third Ave. E. that corresponds to the S corner of the lot associated with 221 N. Third Ave. E. The line then continues NE across N. Third Ave E. to a point on the NE curbline of N. Third Ave. E. that corresponds to the S corner of the lot associated with 302 E. Third St. The line then continues NE along the rear lot lines of the lots associated with 302, 306, 310, 316-318, 322, 326, and 328 E. Third St. to a point that corresponds to the S corner of the lot associated with 328 E. Third St. The line then turns 90° and continues NW along the SE side lot line of the lot associated with 328 E. Third St. to the N corner of said lot and the POB. These boundaries enclose approximately 12.5 acres of land.



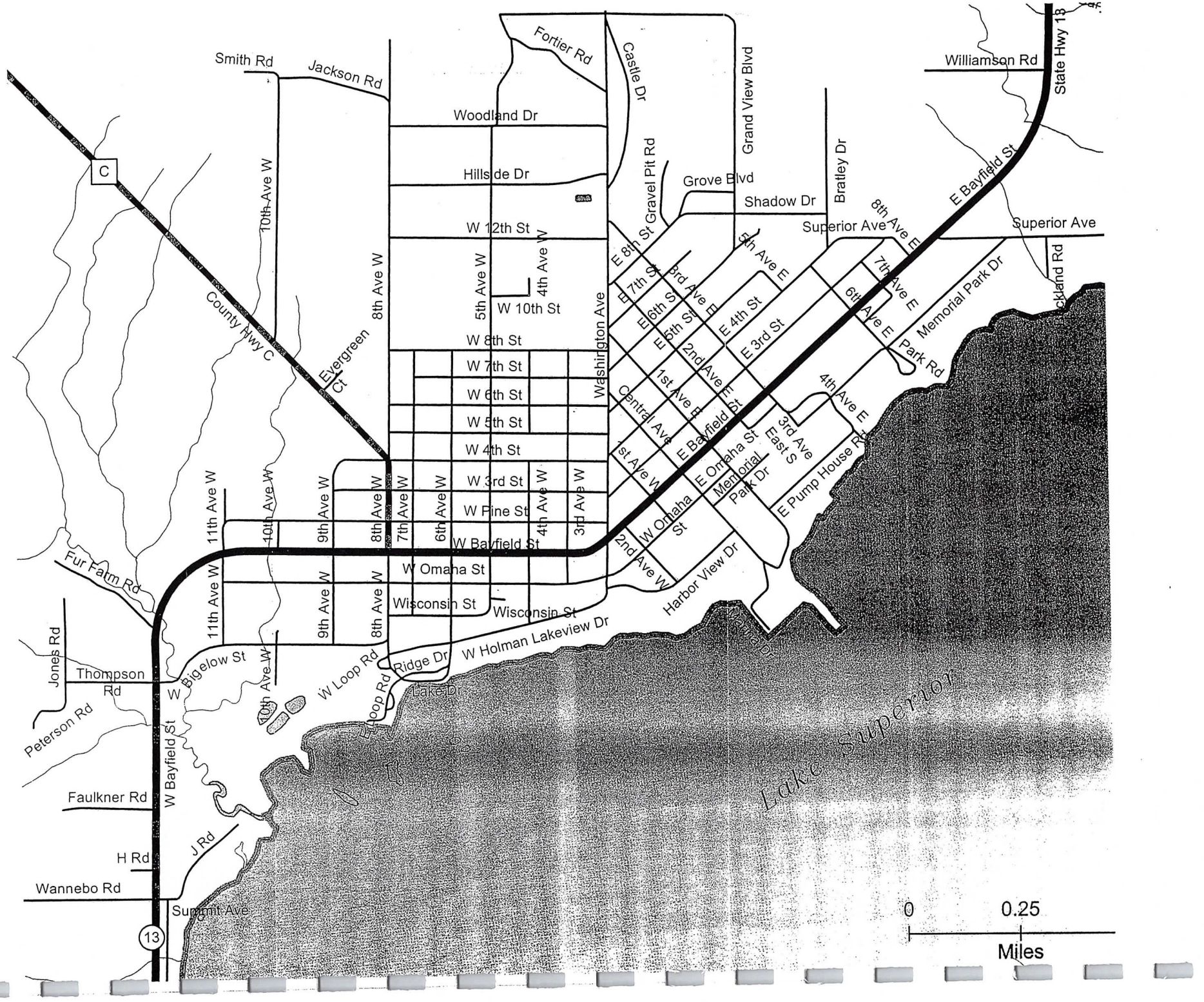
EAST THIRD STREET RESIDENTIAL HISTORIC DISTRICT

Washburn, Bayfield Co., WI

District Boundary Line

Non-Contributing

Not to Scale


Smith Rd
Jackson Rd
Fortier Rd
Castle Dr
Grand View Blvd
Williamson Rd
State Hwy 13
Woodland Dr
Hillside Dr
W 12th St
W 10th St
W 8th St
W 7th St
W 6th St
W 5th St
W 4th St
W 3rd St
W Pine St
W Bayfield St
W Omaha St
Wisconsin St
Gravel Pit Rd
Grove Blvd
Shadow Dr
Bratley Dr
Superior Ave
E Bayfield St
E 8th St
E 7th St
E 6th St
E 5th St
E 4th St
E 3rd St
E Omaha St
E Pump House Rd
Memorial Park Dr
Park Rd
Central Ave
Washington Ave
County Hwy C
Evergreen Ct
10th Ave W
8th Ave W
5th Ave W
4th Ave W
11th Ave W
9th Ave W
7th Ave W
6th Ave W
3rd Ave W
2nd Ave W
1st Ave W
8th Ave E
7th Ave E
6th Ave E
4th Ave E
3rd Ave E
2nd Ave E
1st Ave E
Fur Farm Rd
Jones Rd
Thompson Rd
Peterson Rd
W Bigelow St
W Loop Rd
Ridge Dr
W Holman Lakeview Dr
Harbor View Dr
Lake Dr
W Bayfield St
Faulkner Rd
H Rd
J Rd
Wannebo Rd
Summit Ave
Lake Superior
0
0.25
Miles