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CITY OF EAU CLAIRE
EAU CLAIRE COUNTY, WISCONSIN

INTENSIVE SURVEY REPORT

EASTSIDE HILL

WESTSIDE

prepared by

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prepared for
City of Eau Claire Landmarks Commission
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City of Eau Claire

Eau Claire Landmarks Commission

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ABSTRACT

Title:	City of Eau Claire Intensive Architectural/Historical Survey - Final Report
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Subject:	An intensive survey of the historic buildings, structures and sites within two areas of the City known as the Westside Neighborhood and the Eastside Hill Neighborhood.
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This report documents an intensive architectural/historical survey of all the historic resources located within two areas of the City of Eau Claire known as the Westside Neighborhood and the Eastside Hill Neighborhood as of January 1, 2010. This represents study areas whose boundaries were set by the City of Eau Claire 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 these areas 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 individual data entries for all the resources studied, which were prepared in electronic form to standards set by the Division of Historic Preservation.

The purpose of this intensive survey project was two-fold; to identify all the resources within the study areas that are potentially eligible for listing in the National Register of Historic Places, and to provide the City of Eau Claire and other county, state, and national agencies with a comprehensive data base that covers all the historic resources within the study areas. The intensive survey ultimately surveyed 222 individual resources. Of these, one historic complex containing a total of 3 individual buildings, and 2 individual buildings, were identified as having potential for listing in the National Register of Historic Places (NRHP).

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SURVEY AREA MAPS

Part 1: Introduction

On June 23, 2009 the City of Eau Claire authorized Timothy F. Heggland, an historic preservation consultant based in Mazomanie, Wisconsin, to undertake a reconnaissance survey and an intensive survey of all the historically and architecturally significant resources that are located within a project area that corresponds to the corporate limits of the City. The reconnaissance survey was conducted in November of 2009 and this report is a summary of the findings of that survey. Funding for both the reconnaissance survey and for the intensive survey that followed was provided by a grant in aid from the U.S. Department of the Interior as administered by the Division of Historic Preservation (DHP) of the Wisconsin Historical Society (WHS). The reconnaissance survey was monitored by Mr. Joe DeRose, staff historian at the DHP, and by Mr. Patrick J. Ivory, the Associate Planner in the City of Eau Claire's Department of Community Development, who is acting as the City's Project Manager.

The first phase of the project was a reconnaissance survey of the study area, which was conducted in November of 2009. The reconnaissance survey ultimately surveyed 222 resources within the two project areas; 184 in the Eastside Hill Area, and 38 in the Westside Area. These resources included public buildings, churches, and commercial buildings, but the overwhelming majority were single family dwellings that range in age from the mid 1880s to the mid-1970s. 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 early August of 2010 This phase consisted of an intensive research effort that was designed to generate an overview of the history of these areas, an overview of those historic themes that are most closely associated with these histories, and basic historic information about the select group of the resources that were identified by the reconnaissance survey as being potentially eligible for listing in the NRHP.

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 the historic resources in these two areas of Eau Claire 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 Eau Claire from the U.S. Department of the Interior as administered by the DHP. 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, Staff Historian at the DHP, and by Mr. Patrick J. Ivory, the Associate Planner in the City of Eau Claire's Department of Community Development, who acted as the City's Project Manager. Additional oversight was provided by Mr. Jim Draeger of the DHP, who is Wisconsin's Deputy State Historic Preservation Officer.

SURVEY METHODOLOGY

PRELIMINARY STEPS

The City determined the boundaries of the project areas and made the decision to exclude from further consideration the two individual buildings and the single historic district in the Eastside Hill area that are already listed in the NRHP 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 these historic areas are overwhelming residential in nature and they are still readily definable and have been only slightly altered by the intrusion of modern buildings, which, for the most part, are located around the peripheries of these residential neighborhoods. The second finding, and one of significance for the future of the project, was that while there is still a concentration of intact historic resources within these two areas, integrity levels within these boundaries vary greatly.

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 these area's older resources could not be surveyed due to their lack of integrity. In addition, the scope of the survey was also expanded to include several intact buildings dating from more recent years 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 in Madison, the WHS's Area Record Center (ARC) at the University of Wisconsin's Eau Claire campus, the L. E. Phillips Memorial Library in Eau Claire, and the City of Eau Claire. As anticipated, the WHS, and especially its Eau Claire ARC, 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 Eau Claire County plat books, Bird's Eye Views of Eau Claire (1872, 1880, 1891), microfilm copies of Eau Claire newspapers, published Eau Claire city and county histories, Sanborn-Perris fire insurance maps of Eau Claire, the WHS's Division of Historic Preservation added additional information that is contained in its files. Another essential resource that was located in Eau Claire at the ARC is a very complete run City of Eau Claire City Directories, which proved to be invaluable since only a very few of the City of Eau Claire's historic Real Estate Tax Assessment Rolls have survived. In addition, the Eau Claire County Register of Deeds also supplied historic plat maps that were pertinent to the two project areas

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 maps would be found. Fortunately, the City of Eau Claire's Department of Community Development was able to provide excellent large scale maps of both study areas dating from 2009 that show lot lines and parcel identification numbers for both areas as of that date. This meant that satisfactory maps were already in existence and thus 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 Historic Preservation Database (WHPD) for inventory cards that matched addresses in the project area, a search that

identified 48 buildings that had been previously identified in various surveys undertaken in 1997.[1] The 48 previously surveyed buildings, however, represented only those buildings that the early surveyors felt met the survey criteria and architectural knowledge of their times. While the new survey reviewed these buildings and resurveyed and rephotographed them as part of the current project, it 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 the 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 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 two project areas that met the survey criteria and taking digital color photos of them. The consultant began this work in mid-November, a time when there was no snow on the ground and little or no foliage to obscure the buildings, thereby making it possible to produce superior photos. The resulting survey recorded 222 resources of all types within the two project areas. In addition to rechecking the 48 still extant resources previously identified in the 1997 survey, every other building and built resource located within the two project areas was also evaluated and 174 additional resources, being primarily buildings of architectural interest, were added to the existing inventory. All of 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. The great majority of the 222 resources surveyed by the consultant, however, were newly surveyed resources.

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 already had or was assigned an address and this number was then transferred to the base maps of the project area that help both the DHP and the City of Eau Claire locate surveyed resources. These maps also assisted the consultant in identifying areas where surveyed resources appear to be concentrated and which, following field review, could be considered candidates for historic district status. This resulted in the identification of a single three building historic complex where potentially eligible inventoried resources are concentrated. In addition, two other buildings having potential for listing in the NRHP were also identified.

The reconnaissance survey concluded with a tour of the project area. Mr. Jim Draeger, who is the Deputy State Historic Preservation Officer at the DHP, met with the consultant in Eau Claire on December 29,2009 in order to review the findings of the reconnaissance survey. The result was that two individual buildings and a single complex of buildings were found to be potentially individually eligible for listing in the NRHP. 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 the two project areas. 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 any that appeared to meet the criteria were designated as

[1] These 48 buildings do not include the 63 buildings located within Eau Claire's NRHP-listed Emery Street Bungalow Historic District or the two other individual Eau Claire buildings located in the Eastside Hill study area that are listed in the NRHP.

"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 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 Bird's Eye Views of Eau Claire and the several Sanborn-Perris fire insurance maps of Eau Claire (1897, 1931, and 1931 updated to 1945) that had coverage of the project areas 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.

Normally, this revised building list, complete with approximate construction dates, would then be compared with the results of the style evaluation process described above and buildings that ranked high in their respective stylistic categories would be included in the intensive research effort. In this case, however, the consultant decided to extend this research process to all 222 of the surveyed buildings because of the small number of potentially eligible buildings that were identified. Also included in this intensive research effort were all of the buildings that were included within the provisional historic complex and the two buildings that were considered to be potential eligible individually.

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. These descriptions then became the means of accessing the few historic Eau Claire Real Estate Tax Rolls that have survived, the original copies of which are kept in the UW-Eau Claire ARC. In addition, all of the buildings on the list were also researched using historic city directories, which were cross-referenced with the construction dates that were supplied by the City of Eau Claire Assessor's Records, which proved to be surprisingly accurate. This research occupied much of the months of June and July of 2010 and ultimately produced approximate or exact building construction dates and original owner's names for most of the properties on the list.

While city directory 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 the two project areas. 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 this Eau Claire 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 this survey suggested that the following themes were important and would prove productive:

Architecture
Religion

The research that followed the identification of these themes relied heavily on secondary sources such as the very fine first Intensive Survey Report of Eau Claire, written in 1983, historic maps of the community, historic Eau Claire newspapers, etc. The information thus generated is included in this report and will be found in the historic themes section.

Ultimately, the intensive survey researched all 222 resources that were identified in the reconnaissance survey phase, all of which were also 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 identification number. These entries were made for the DHP as additions to its Architectural Historic Inventory (AHI), which now includes more than 167,000 buildings 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

Historic theme chapters in this report that deal with only a few extant resources such as Religion, have been in progress since June of 2010. The other chapters relating to architectural styles, had to wait until the city directory research was completed before they could be written. With the completion of the research in August of 2010, work on the final chapters of the intensive survey report commenced and was completed by the end of September of 2010. In addition to the thematic chapters, this report also includes the building inventory list and a bibliography.

PUBLIC EDUCATION

The consultant worked closely with employees of the City and the ARC 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 in October 19, 2009, when a presentation was made by the consultant to the Eau Claire Landmarks Commission. A final meeting is scheduled for later in 2010, when a final report on the survey will be made to the community by the consultant and a member of the DHP staff.

HISTORIC OVERVIEW OF EASTSIDE HILL AND WESTSIDE EAU CLAIRE

Good general histories of the city of Eau Claire can be found in the books on this subject written by Lois Barland in 1960 and 1965, and additional information about the built history of the city as a whole is contained in the 1983 Intensive Survey Report written by Mary E. Taylor. This survey examined many aspects of the history of the city in great detail and it provides a good general history of the city and describes the historic buildings within the city as they relate to the themes of Commerce, Education, Government, Recreation and Entertainment, Social and Political Movements, Transportation, and Notable People. Consequently, the 2010 survey report will not attempt to cover ground that has been well traveled before. Instead, the history that follows will take a general look at the architectural trends that have evolved in the Eastside Hill and Westside study areas in the years since their founding and it will also look at the physical growth of these areas.

Today, Eau Claire is the county seat of Eau Claire County and in 2000 the city had a population of 61,704. In 1842, though, when Simon Randall moved to the area and erected the first frame house and a saw mill, all this land was included within the boundaries of the larger and as yet undivided Chippewa County and it was then without formal governmental organization. That this was to be the future site of a city of importance was obvious. Eau Claire is located at the point where the Eau Claire River merges with the larger Chippewa River and at that time both rivers drained vast river basins that were ripe for logging.

The importance of these rivers to the development of Eau Claire cannot be overstated. In the days before the railroads arrived, rivers were the principal means by which one could travel into the interior of the undeveloped parts of Wisconsin, rivers could also be harnessed to produce water power for industrial purposes such as lumber milling, and rivers could also be used to transports the logs themselves. The Eau Claire site offered all three. Because the Chippewa River empties into the Mississippi River, transporting people and goods to the future site of Eau Claire from more settled places in the nineteenth century was not only possible but economically feasible. In addition, the flow of water past the place where the Chippewa and the Eau Claire rivers met was large enough power any number of industries. Consequently, by the mid-1850s, eastern entrepreneurs began to look seriously at the Eau Claire site as a place where money could be made.

> Eau Claire developed from three distinct villages: Eau Claire City (north and west of the Chippewa River); Village of Eau Claire (east of the Chippewa and south of the Eau Claire); and North Eau Claire (east of the Chippewa and north of the Eau Claire). Other neighborhoods in Eau Claire now include Shawtown, the Bellinger Street area, and the East Side Hill.
>
> Eau Claire City, also known as the Village of Eau Claire City, West Eau Claire, and Randall town, was platted in 1856 for Adin Randall by Frank Moore and W. W. Spear. The grid plan included a park, cemetery, and a church. The main business district was along Water Street, while the lumber industry was located at the foot of Half Moon Lake and along the west shore of the Chippewa River. ... Because of the proximity to their mills, many lumbermen built their homes in the neighborhood. Randall Park in particular was surrounded by homes of the lumber elite. ...
>
> The Village of Eau Claire was surveyed in 1855. Its grid is oriented to the northwest following the river and included two parks and a cemetery. Barstow Street, the axis of the central business area, provided more services than the Water Street business area, having banks and offices along with retail shops. Light manufacturing developed on the streets bordering the two rivers. South of the business area was the neighborhood known after incorporation as the Third Wards. It developed for a reason parallel to that of the Randall Park area: local businessmen had a shot trip to work. The area also housed the first building of the State Normal School (now the University of Wisconsin-Eau Claire).(**1**)

Eastside Hill

The Eastside Hill survey was identified as a distinct part of the city of Eau Claire by the 1983 Intensive survey of the city and it was described by that survey as follows.

> Eau Claire's East Side Hill neighborhood takes its name from its geographical location. The large residential area is situated east of the city center on a hill overlooking the Chippewa River valley. The western one-third of the neighborhood ids a natural continuation of the community that developed from the Village of Eau Claire. Late nineteenth century vernacular residences are most common in this section. Farther to the east the neighborhood takes on a decidedly twentieth century appearance. Bungalows and later mid-twentieth century homes fill the rectangular blocks which in many instances have been divided into long narrow parcels. The third National Register historic district proposed for Eau Claire is located in the East Side Hill neighborhood. The Emery Street Bungalow District provides the community's most intact and visually cohesive collection of bungalows.(**2**)

The Eastside Hill area is one of Eau Claire's most distinctive historic residential neighborhoods and portions of it were platted in the city's earliest days. As the foregoing suggests, geography played a major part in the evolutionary history of this area. The land to the west slopes down quickly to Barstow Street and the historic downtown commercial center of the city while the north edge of the neighborhood is formed by the steep bluffs of the Eau Claire River. This proximity to the downtown meant that the portions of the neighborhood located nearest to the downtown were the portions that were platted first and developed first, and as the 1983 survey says, it is there that this area's oldest houses are to be found. It must be remembered that in the days before automobile ownership became common, most people had to live within walking distance of their places of employment unless there was some means of public transport available, so for those working in the downtown the climb up and down the East Side Hill was not something to be taken lightly, especially when there were many other residential neighborhoods to choose from in the city that were less challenging in terms of topography.

The steep bluffs of the Eau Claire River that edge the north side of this area were another factor that helped to determine the character of the area. When historic maps are examined it is clear that the lumber mills and other milling industries that were the key elements in Eau Claire's prosperity in the nineteenth century were almost invariably located on the banks of the city's two rivers in places where gently sloping river banks were available. This made it possible to build factories immediately adjacent to the rivers, where water power could be harnessed and logs could be easily processed, and in most cases the people who were employed in these mills also chose to live near these locations as well. The steep bluffs that characterize the Eastside Hill area, however, precluded the development of industry in this area. As a result, this area did not really begin to experience real growth until the beginning of the twentieth century, and when growth did occur it was exclusively residential in character.

The role that geography played in the Eastside Hill area's development can be seen by examining the area's platting history. The earliest plat that helped define this area was the Village of Eau Claire Plat, which was recorded in 1858. This plat included much of what would become the commercial core of the city and its eastern edge climbed the Eastside Hill and included Dodge St. and the west side of Talmadge St. as well. By 1872, when the first Bird's Eye View of Eau Claire was printed, that portion of the plat that lay at the foot of the Eastside Hill along Farwell Street was already well developed with residences, and the buildings that would come to define the city's commercial core already lined Barstow Street a block further west.(**3**) The hillside just behind Farwell Street was undeveloped, however, and there was then just a scattering of houses located on the more level area just over the crest of this hill where Doty, Dodge and Talmadge streets had been laid out; three on Dodge St and none on Talmadge St. nor any east of Talmadge St. Another feature of the Village of Eau Claire Plat that helped to define the Eastside Hill area was the provision for a cemetery site in the easternmost portion of the plat. This would become today's Forest Hill Cemetery, the first part of which was purchased and developed in 1862, and which is bounded by Emery St. on the north, Dodge Street on the west, and today's Huebsch Boulevard on the east.

The second plat that helped define the Eastside Hill area was the Eau Claire Lumber Co.'s Sixth Addition, which was owned by J. G. Thorpe and recorded in 1875. This plat is roughly bounded by the east side of Talmadge St., and by E. Grand Ave. (originally called Prospect St.) on the north, Chauncey St. on the east, and Barland St. on the south, and it had the affect of extending the Eastside Hill area eastward . By 1880, when the next Bird's Eye View of Eau Claire was published, a few more houses had been developed in the Village of Eau Claire Plat portion of the Eastside Hill area and in the west end of this new plat, especially along Main St., but the fact remains that this area remained relatively undeveloped during a period when the rest of the city was booming.(**4**)

The next plats that helped define the Eastside Hill area were Sherwin & Barland's Addition, which was owned by John C. Sherwin and John C. Barland and was recorded in 1883, and Hogeboom & Barland's Addition, which was owned by Charles Hogeboom and George Barland and B. R. Barland, and was recorded in 1884. These plats were located adjacent to and north and south of each other, Chauncey Street formed the west end of both of them and Hogeboom Ave. formed the north edge of Hogeboom and Barland's plat, the north side of Highland Ave. formed the south side of Sherwin & Barland's Plat, Chapin St. defined the east end of Sherwin & Barland's Plat, and Enterprise St. formed the east end of Hogeboom and Barland's plat. Just why these two plats were created at this time is not known. Perhaps their proprietors were emboldened by the many successful plats that had had been developed elsewhere in Eau Claire during this boom period in Eau Claire's lumber industry history, but the fact of the matter was that these plats were located too far away from places of employment to attract home builders in the nineteenth century and almost nothing was built there until the first decades of the twentieth century.

That the plats of the 1880s were premature can be seen by the fact that no new plats were made in the Eastside Hill area until late in the first decade and early in the second decade of the twentieth century and two of these three plats were essentially easterly extensions of the Eau Claire Lumber Co.'s Sixth Addition. These two were Stussy, Gormely, & Frederickson's Addition, which was owned by Karl Stussy, Harry Gormely, and Andrew Frederickson, and recorded in 1907; and Rud's Addition, which was owned by Otto Rud and also recorded in 1907. These plats had the east side of Chauncey St. as their west edge, the south side of Main St. as their north edge, the west side of Margaret St. as their east edge, and the north side of Emery St. as their south edge. The third plat, however, the triangular-shaped Belmont Addition, which was recorded in 1911. This plat was much larger than the other two and its lots were also smaller than the lots in the plats that had preceded it. This new plat had the south side of Emery St. as its northern edge, the west side of Chauncey St. as its east edge, and the east side of Huebsch Boulevard, which bordered the Forest Hill Cemetery as its western edge, and it was in this plat that many of this area's smaller houses would be built as a result.

Only one more plat would be recorded in the Eastside Hill area before the start of World War I. This was the Highland Park Addition, which was owned by George J. Losby and recorded in 1917, and which had the east side of Chauncey St. as its west edge, the south side of Highland Ave. as its north edge, the west side of Margaret St. as its east edge, and the north side of Badger Ave. as its south edge. By this time, the nineteenth century architectural styles and vernacular forms that characterized the senior plats in this area were giving way to the Progressive Styles of the early twentieth century and it is in these early twentieth century plats that the Eastside Hill's densest concentrations of Bungalow Style houses are found. These are also the first plats in this area whose success was largely due to the automobile. All of the plats in this area that were located east of Chauncey Street at this time would have been too far away from places of work to appeal to potential homeowners who had no form of public transportation available and it was only the rapid rise in automobile ownership that made these areas viable places to live. While some craftsmen who lived in this area operated out of their homes, city directory research shows that most of the people who lived in these new plats worked in the downtown or in the city's factories and the only reason that this was possible was because of the growth of automobile ownership. It must be remembered that there were really were no places of work in the entire Eastside Hill area. All the plats in the Eastside Hill area, excepting only the Eau Claire Lumber Co's Sixth Addition, which contained two stores on Talmadge St., were and are exclusively residential in character. Whether this was planned from the onset or just evolved is not known but the fact remains that real growth in this area did not occur until automobile ownership became commonplace and workers became mobile.

By the end of World War I the Eastside Hill area was a well-established residential neighborhood. A fine new Collegiate Gothic Style Second Ward School had been built at 1105 Main St. in 1917 to provide schooling for the rapidly increasing numbers of school-age children in the area and the large new industries that had been established in Eau Claire just before and after the war such as the Northwestern Steel and Ironworks and the Gillette Rubber Company created a new demand for affordable houses that rapidly filled the lots in the area's existing plats. This resulted in seven more plats being surveyed in the area between 1917 and 1930, most of which were located to the south and east of the existing plats.(**5**) One exception, however, was Kappus Third Addition, which was bounded by the north edge of Main St. to the south, the west edge of Margaret St. to the east, and the south bank of the Eau Claire River to the north. This plat was located on what had been the west half of the former Riverside Golf Course, which had been established by a group of interested Eau Claire men in 1905.(**6**) This club owned all the land on the north side of Main St. and down to the river bank between Chauncey St. and Chapin St. but the limitations of this narrow site made it difficult for the club to compete with the slightly older and much larger Eau Claire Golf and Country Club, which is located just a few blocks further east, so it was finally dissolved and the land was sold for development just two years before the onset of the Great Depression.

Not surprisingly, the Great Depression effectively put an end to new platting activities in the Eastside Hill area and to most house construction. By 1937, however, economic conditions were changing once more and that year saw two new plats being recorded in the area; Manthei's First Addition, owned by Martin Manthei, and the Riverview Subdivision, which was owned by the Riverview Realty Co., E. G. Hoeppner, president. Manthei's First Addition was bounded on the west by the east side of Margaret St., on the north, by Highland Ave., and on the south by Fenwick Ave., and it was the first of four additions he would plat that would, by 1945, extend east to Keith St., all of which would serve to extend the Eastside Hill area still further to the south. The Riverview Addition, however, was located in the northeast corner of the Eastside Hill area and was bounded by Emery St. to the south, Keith St. to the east, the east side of Margaret St. to the west, and the south side of Main St. to the north.

As the economy continued to improve and as more workers moved into Eau Claire, still more platting was done in the Eastside Hill area, and by the beginning of World War II six more plats had been recorded including two, the Riverview Second Addition (1938), and the Riverview Third Addition (1939), that developed the east half of what had once been the Riverview Golf Course.(7) The start of World War II once again put a halt to platting activities in the Eastside Hill area and to all non-war-related construction activities but by the time the war ended platting activities had once again resumed in anticipation of post-war housing needs. Manthei's Third and Fourth Additions were both platted in 1945, Bergman's Addition was platted in 1946, Mato's Addition was platted in 1948, Brice's Addition was platted in 1949, and Bergh's Addition was platted in 1950, and all of these new plats were located in the southernmost portion of the Eastside Hill area. The ending of the war also saw the construction of the Eastside Hill area's only multi-building residential development, this being a series of ten brick Side-Gable vernacular form single family residences that were built in 1944 and 1945 on Hoover Avenue by United Builders, Inc., which was located in Delevan, Wisconsin.

By 1950, the platting activity that created the Eastside Hill neighborhood had come to an end and by 1960 virtually all the lots in the area had been built upon. In the course of this one hundred year period, the neighborhood had spread steadily south and east from the Eau Claire Lumber Co.'s Sixth Addition located in its northwest corner to Bergh's Addition located in its southeast corner. As a result, the area's oldest house are located in the northwest portion along Dodge, Talmadge, Main and Barland streets and along E. Grand Ave. As one moves south and east from this portion houses become steadily more modern in design with Progressive Style examples such as the Bungalow, American Foursquare and Craftsman styles being soon superseded by Period Revival style examples and these in turn by Contemporary Style ones.

Two things are consistent throughout the period of development, however. The first is that the neighborhood has always been exclusively a residential one. The second is that historically this neighborhood was largely populated by those who worked in the city's factories and businesses. Homes throughout the area are modest in size, although this has nothing to do with the quality of their design, they are well kept, and they continue to be single family residences today and are typically owner-occupied as well.

Westside

The Westside survey area is another distinct residential neighborhood in the city of Eau Claire and its developmental history was also influenced by its geography. The east edge of the area is formed by the very gradually sloping west bank of the Chippewa River. This land then slopes gradually uphill to the west and more steeply uphill to the north from the southeast corner of this area located at Platt and First streets. This meant that this area should have been an easy one to develop because the lumber mills and other milling industries that were the key elements in Eau Claire's prosperity in the nineteenth century were almost invariably located on the banks of the city's two rivers in places where gently sloping river banks were available. This made it possible to build factories immediately adjacent to the rivers, where water power could be harnessed and logs could be easily processed, and in most cases the people who were employed in these mills also chose to live near these locations as well so that they could walk to work. This is probably what was going through R. F. Wilson's mind when he platted the first portion of this area in 1858 and in the long term he was proved to be right. In the short term, however, development in this area had to wait because in 1858 this plat was located well outside of easy walking distance from the city's already existing factories and from the developing commercial core of the city that was centered in the area where the Eau Claire and Chippewa rivers merged. It was not until the Pioneer Lumber Co. built its plant on the Chippewa River's west bank just south of the survey area and purchased all the land along the river just east of First St. for their lumber yards that development in the Westside area really took off.

The history of the Westside neighborhood can be understood by its geography and also by examining the history of the platting activity that shaped it. The first (and largest) plat in what would eventually become the Westside area was Wilson's Addition, which was owned by R. F. Wilson and platted in 1858. This plat was bounded on the east by the west bank of the Chippewa River, by the north side of Platt St. on the south, by east side of Seventh St. to the west, and by the south side of Fountain St. to the north. Very little was built in this Addition in the first two decades of its history but eventually all the land located to the east of the survey area that lies between the river bank and First St. in Wilson's Addition became an industrial area and by 1883 this land was part of the yards associated with the Pioneer Lumber Co. The development of this company was probably the principal factor in the development of the residential area that occupies all the rest of Wilson's Addition and it is within this part of the Westside area that its oldest houses are found.

The Pioneer Lumber Co. was itself the owner of the next plat to be developed in the Westside area, this being the Pioneer Lumber Co.'s Addition, recorded in 1883 and owned jointly by the Pioneer Lumber Co. and R. F. Wilson. This plat was in two parts and it platted land bounded by the north side of Platt St. to the south, by the east side of Eleventh St. to the west, by the west side of seventh St. to the east, and by the south side of Fountain St. to the north. The second portion was bounded by Bolles St. to the north, Seventh St. to the west, and the Chippewa River to the east.

By 1897, Sanborn-Perris maps show that a very small commercial district had evolved around the intersection of Vine and Third St. to serve the residential population that occupied the houses in the southeast corner of the Westside area nearest to the river, but the western two-thirds of the Westside area that had been platted by this time was still largely empty as can be seen by the fact that the Chicago, St. Paul, Minneapolis, and Omaha Railroad had by then been able to acquire a curving right-of-way for its tracks that bisected the area from north to south from its south entry point at Platt and Fourth streets to its northern exit point at Ninth and Bolles streets. In addition, the 1897 maps also show that by then the former Pioneer Lumber Co. yards along the river in this area had been acquired by the Dells Lumber Co., whose lumber yards covered all the land east of First St. from Boles Street south to Platt St.(**8**)

No more new plats would be recorded in the Westside area until 1919, which suggests that the existing platted land was sufficient to meet the needs of those who sought to live in this area. It also suggests that further development had to wait until automobile ownership became normal for the factory workers who made up the bulk of the Westside area's population. The new additions were both platted by A. J. Keith and T. B. Keith as the Keith-Anderson Addition (1919) and Keith Bros. & Anderson's Second Addition (1919), the latter of

which had the east side of the curving right-of-way of the Chicago, St. Paul, Minneapolis, and Omaha Railroad as its west edge, Sixth St. as its east edge. Both of these plats extended the Westside area further north and west and they were probably the result of post-World War I optimism. Two years later, two more additions were added to the Westside area as well, both of which were subdivision's of previously platted lands; Hoeppner & Bartlett's Replat of the Pioneer Lumber Co.'s Addition (1921), and Walter's Addition (1921).

By 1921, most of the land that now makes up the Westside area had been platted. No new plats would be added until 1939, when Olson's Addition, which was bounded by Marshall St. to the south, Seventh St. to the west, and Sixth St to the east, was recorded in the north part of the Westside area. This was followed after the end of World War II by the Westside area's last plat, the Hertzfeldt Addition, which was recorded in 1947 and was bounded by Fountain St. to the south, Eleventh St. to the west, Gilbert St. to the north, and the curving right-of-way of the Chicago, St. Paul, Minneapolis, and Omaha Railroad to the east.

Thus by 1947, the platting activity that created the Westside neighborhood had also come to an end and by 1960 virtually all the lots in the area had been built upon as well. In the course of this one hundred year period, the neighborhood had spread steadily north and west from the Wilson's Addition located in its southeast corner to Hertzfeldt's Addition located in its northwest corner. As a result, the area's oldest houses are located in the southeast portion along Pratt, Vine, and Maple streets and in the southernmost blocks of Second, Third, and Fourth streets. As one moves north and west from this portion houses become steadily more modern in design with Progressive Style examples such as the Bungalow, American Foursquare and Craftsman styles being superseded by a few Period Revival style examples and these in turn by Contemporary style ones.

Like the better known Eastside Hill area, the same two important things have also been consistent throughout the period of the development of the Westside survey area as well. First, this neighborhood has also always been exclusively a residential one. Second, this neighborhood has also historically been largely populated by those who worked in the city's factories and businesses. As a consequence, homes throughout the area are modest in size, although this has nothing to do with the quality of their design, and they are well kept and they continue to be single family residences today and are typically owner-occupied as well.

Endnotes:

1. Bernstein, Rebecca Sample. *City of Eau Claire Waterway Historic Sites Report.* Eau Claire: City of Eau Claire Landmarks Commission., n.d., pp. 3-4.
2. Taylor, Mary. *Final Report: Intensive Historic/Architectural Survey of the City of Eau Claire, Wisconsin.* Eau Claire: City of Eau Claire, 1983, p. 45.
3. Bird's Eye View of the City of Eau Claire. Drawn by H. Brosius, 1872. The earliest houses surveyed by the 2009 Intensive Survey are all located on Dodge St. and were built in the 1870s.
4. Bird's Eye View of the City of Eau Claire, Wisconsin. Madison: J. J. Stoner, publ., 1880. Most of the houses that were surveyed by the 2009 Intensive Survey that were built in the 1880s and 1890 are located in this new plat.
5. These were: Stussy & Frederickson's Second Addition (1920); Welsh's Addition (1920); Dodmead's Addition (1926); Kappus Third Addition (1927); Highland Park Second Addition (1929); Curtis' First Addition (1930); and Curtis' Second Addition (1930).
6. Barland, Lois. *Sawdust City: A History of Eau Claire, Wisconsin, From Earliest Times to 1910.* Stevens Point, WI: Worzalla Publ. Co., 1960, p. 116.
7. The other four plats were: Foster's Addition (1939); Fischer's Addition (1941); Highland Park's Third Addition (1941); and Manthei's Second Addition, all four of which are located in the southern portion of the Eastside Hill area.
8. Sanborn-Perris Map Co. Fire Insurance Maps of Eau Claire, Wisconsin. New York: Sanborn-Perris Co., 1897. .

RELIGION

Detailed information about the early history of most of Eau Claire's churches can be found in the published histories of the city and additional information about the city's churches as a whole is contained in the 1983 Intensive Survey Report written by Mary E. Taylor. The information that follows borrows from these sources and is concerned primarily with the extant buildings that were surveyed in the course of this project.

There are five active churches located in the Eastside Hill area today and all five were built in the twentieth century. They are discussed in the order of the date of their construction.

Wesleyan Methodist

The small, stucco-clad Gothic Revival style Wesleyan Methodist Church was built on the corner of Emery and Chauncey streets ca.1916 and it was occupied by the Wesleyan Methodist congregation until roughly 1959-60. Since then the church has been occupied by the Temple Sholom as a synagogue that serves the city's Jewish population. The Jewish residents of the city have held formal worship services since 1885 but prior to taking over the Wesleyan Church they met in each other's homes or in city hotels.(**1**)

AHI#41087	1223 Emery St.	Wesleyan Methodist Church	Ca.1916

Catholic

The Immaculate Conception Catholic parish was founded in September, 1945 by Bishop McGavick to serve the Catholic population on the east side of the city.

> For two years, Sunday Mass was celebrated in the auditorium of the Elks Club in downtown Eau Claire. In 1947, the parish obtained its first church–the Military Chapel from Truax Air Force Base in Madison. This chapel served as the worship space for Immaculate Conception Parish until the present church was completed in 1959. The convent was also erected at this time.
>
> Final plans for the 10-room school and rectory were completed in 1949. The school opened in 1950, staffed by the Franciscan Sisters of the Perpetual Adoration from La Crosse who served Immaculate Conception School as teachers and administrators until 2005.(**2**)

This highly intact and representative Roman Catholic School-Church complex still contains the Collegiate Gothic Style-influenced rectory that was built in 1950 and the Collegiate Gothic Style-influenced School building that was also built in 1950 and which was expanded with a Contemporary Style gym wing built in 1966, both of which were designed by the Green Bay, Wisconsin architectural firm of Foeller, Schober, and Berners. In addition, the complex also includes an outstanding Contemporary Style church that was completed in 1959. Taken together these buildings constitute a architecturally significant group of modern church-related buildings that are also representative of the buildings that are typically found in Roman Catholic churches.

AHI#68797	1712 Highland Ave	Immaculate Conception R. C. School	1950
AHI#166221	Ca.1718 Highland Ave.	Immaculate Conception R. C. Church Rectory	1950
AHI#68800	1722 Highland Ave.	Immaculate Conception R. C. Church	1959

Lutheran

There are three Lutheran churches located in the Eastside Hill survey area. The oldest of the three congregations, St. John's Lutheran Church, was established in Eau Claire in 1874.

> St. John's Lutheran Church was formally organized and adopted the recommended constitution of the Iowa Synod in August of 1874. The first pastor to serve the new congregation was Rev. C. J.

> Mehrtens who was born in Hannover, Germany, in 1839 and ordained by the Iowa Synod in 1874. Pastor Mehrtens served St. John's for only one year during which a small house of worship on Galloway Street was completed.
>
> It was during Pastor Recknagel's tenure that this small band of German Lutherans decided to build a church, proving their commitment to outreach. When Pr. Recknagel resigned in 1890, the church had 46 members in good standing. The new church on Dewey Street would continue to serve the ever-growing congregation for a total of 71 years. ...
>
> The decision to depart from the Dewey Street church was made in 1951 and on May 1, 1955 the congregation dedicated its present church home at 1804 Highland Avenue. (**3**)

Their new church is a fine Neo-Gothic design brick building that was designed by a prominent Sheboygan, Wisconsin architectural firm; Edgar A. Stubenrauch & Associates.(**4**) This firm also designed the first portion of the attached Contemporary Style education wing that was also completed at this time and to which, in 1966, an addition was added. In 1973, yet another addition was added on to the education wing, resulting in the building as it is today.

The next oldest of the three Lutheran congregations is the Our Savior's Lutheran Church, which was organized with 125 members in 1876 to serve the needs of the many Norwegian immigrants that had moved into Eau Claire.

> The original church was built in 1877 on the corner of Oxford Avenue and Fulton Street at a cost of $5000. Four years later, in 1881, the congregation constructed a two-story frame school house on the opposite end of the block at Fulton Street and Second Avenue. ... In 1889 the congregation built a parsonage for the pastor and his family between the church and the school house on Fulton Street. Prior to this time, the pastors and their families lived in an apartment on the second floor of the school house. By 1912 the school house had been torn down and a modern "Guild Hall" was erected on the site at a cost of $6500. This building was among the first parish houses erected by Scandinavian Lutherans in America.
>
> In 1921 the church building was remodeled and the parsonage was also renovated and modernized. ... In the early 1950's the Home Missions Board of the Evangelical Lutheran Church approached Our Savior's about a possible relocation because of the population growth occurring on Eau Claire's northwest and south sides, but the congregation rejected this idea. In 1953 the Guild Hall was remodeled and enlarged, and in 1955 a new parsonage was acquired at 1822 Main Street.
>
> By 1957 the church members realized that it would soon be necessary to move to a new location. At the Annual Meeting in January of 1957, plans for the future location of the church were approved and fourteen lots in the 1300 block of Main Street were purchased. In the fall of 1962 the congregation decided to proceed with the building of a new church at 1310 Main Street. The new building would include a sanctuary seating 400 people, offices, a fellowship hall, classrooms, and kitchen. The cost of the new church would be $270,000. The architect was Paul Hallbeck Associates of Eau Claire, and the contractor was Kay Walker Construction Company. With much excitement the new church was dedicated on September 27, 1964. ...
>
> In 1980 the education wing was designed and built on two levels by Market and Johnson. Included were twenty permanent classrooms, teacher's preparation rooms, a music room, a conference-library lounge on the upper level, and an assembly are and storage room for lawn equipment on the lower level. The total cost was estimated at $621,000.(**5**)

The newest of the three Lutheran congregations is the Lutheran Church of St. Matthew, which was organized in 1934 with twenty-five voting members. Although this is the newest of the three congregations chronologically, it was actually the first to establish itself in the East Side Hill area.

> The new congregation held services at two locations on the west side of the city; initially in a second [floor] hall of a commercial building on Bellinger Street, and later in the Guild Hall of Our Savior's Lutheran Church. After considering various building sites, the group was guided to select a site in a fast-growing residential area on the east side of the city, now known as the East Side Hill. There being no other Lutheran church in the area; the location provided an opportunity for growth and service. A small but beautiful building was erected at 1704 Hogeboom Avenue at a cost of $11,836.20, the cornerstone being laid June 1938. The two lots had been purchased and the building so constructed to accommodate expansion. (**6**)

The new church was dedicated on August 14, 1938 and it is still extant today but it has been greatly altered and was not surveyed.

> During the next five years [1949-1953] the need for larger and more adequate church facilities increased. When, at the end of 1953, St. Matthew congregation became debt free, the desire grew continually stronger in the hearts and minds of the members. This was assuredly a most difficult decision. Members who had given of time, treasure, labor, and love to build a house of worship at 1704 Hogeboom were mostly affected. However, plans were developed, funds were raised, an architect selected, a loan negotiated, labor donated, and a cornerstone was laid on May 12, 1957. The total cost of the church building was $261,836.64.(7)

The congregation's fine new stone-clad Neo-Gothic Revival style church was dedicated on September 15, 1957.(**8**)

NOTES ON SOURCES

The best source for information on the surveyed churches are the church's themselves. More information can be found in the local newspapers.

EXTANT RESOURCES SURVYED

AHI#68799	1804 Highland Ave.	St. John's Lutheran Church & School	1955/1966/1973
AHI#167021	1310 Main St.	Our Savior's Lutheran Church	1964/1980
AHI#68793	1915 Hogeboom Ave.	Lutheran Church of St. Matthew	1957/20??

Endnotes:

1. Taylor, Mary E.. Final Report: *Intensive Historic/Architectural Survey of the City of Eau Claire, Wisconsin.* Eau Claire: City of Eau Claire, 1983, pp. 78-79.
2. Immaculate Conception R. C. Church website: http://www.ic-ec.us.
3. St. John's Lutheran Church website: http://stjohns-ec.org. The S. Dewey St. church building has now been demolished.
4. "New Church to Be Dedicated Sunday." *Eau Claire Leader*: April 28, 1955, p. 7. See also: *Eau Claire Leader*: April 30, 1955, pp. 8-9.
5. Our Savior's Lutheran Church website: http://www.oursaviors-ec.com.
6. Lutheran Church of St. Matthew website: http://www.lutheransonline.com.
7. Ibid.
8. "New Church to Be Dedicated Sunday." *Eau Claire Leader*: September 13, 1957, p. 9. See also: *Eau Claire Leader*: September 14, 1957, p. 9.

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 Eau Claire. 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 Eau Claire and mentions any manifestations of the style peculiar to Eau Claire. The resulting definitions are consistent with those used by the National Park Service but also reflect the local usage found by the intensive survey.

Both of the project areas that are the subject of this survey consist of portions of the large residential areas that surround the city's historic downtown commercial historic district. Many of the houses in these residential neighborhoods were associated with those who worked in the city's industries and businesses or in the service industries of the time. These areas contain examples of architectural styles that date from the 1880s on up to the 1940s and also the new Contemporary styles that came into use following World War II,.

Besides surveying those buildings which fall within the standard stylistic definitions, the 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 local builder's interpretations of whatever style was popular at the moment. Thus, for every true Colonial Revival style building in the project areas there are usually also several vernacular Colonial Revival style buildings that exhibit some of the same characteristics such as modest classically derived detailing and symmetrical facades. 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. A transitional example occurs when the original design of a building reflects major characteristics of two or more different types as when a late Greek Revival style building contains elements of the Italianate style that supplanted it.

What follows is a catalog of the most common styles and vernacular forms identified by this Eau Claire Intensive Survey and also several that have only one surveyed building that is, none the less, of architectural significance. 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 by more specific information about the way each style was used in the project areas and 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.

Gothic Revival (1850-1880)

The Gothic Revival style had its origins in the renewed interest in spirituality and religion that occurred in late eighteenth century England and France as a partial reaction to that period of intensely intellectual activity known as the Enlightenment. This reaction also extended to architecture as well and a period of disenchantment with the orderliness of the classical period of design set in. As a result, some architects turned to the products of the Gothic period as a source of both spiritual and architectural inspiration and the results became known as the Gothic Revival style.

The most common design element of the Gothic Revival style is the pointed arch. Other Gothic Revival features include steeply pitched roofs, pinnacles, exaggerated hood molds over windows and doors and the use of "Gothic" style curvilinear ornament on and about the bargeboards under the eaves. The style proved especially popular for religious buildings, which were often built of brick or stone but also out of wood as well. Religious buildings in the Gothic Revival style generally used a basilican plan with a steeple centered on the on the entrance front, but numerous cruciform plan churches with a centrally-placed steeple were also constructed.

Besides having the obligatory pointed arch windows and/or doors, residential examples of the Gothic Revival style almost always include such features as steeply-pitched gables, decorative bargeboards, a verandah or porch, and on larger examples, sometimes a tower or turret. A variety of materials were often to clad these buildings and the more elaborate wooden examples were sometimes called "Carpenters' Gothic," but the general appearance of these houses was essentially monochromatic.

EXTANT RESOURCES SURVEYED:

Just a single example of the Gothic Revival Style was found by the Intensive Survey. This is the small stucco-clad Wesleyan Methodist Church at 1223 Emery St., which was built in 1916.(**1**) This is a very simple vernacular example of this style that has a side steeple design, which consists of a Front Gable form main block to which a crenellated corner steeple has been attached. Placing the steeple at the corner of the building provided for the placement of a sheltered entrance to the sanctuary in the base of the steeple and it also allowed for the placement of a large arched window in the main façade of the building.

This church was occupied by the Methodists until at least 1945 and it is still used as a church today by the Temple Shalom congregation.

AHI# 41087	1223 Emery St.	Wesleyan Methodist Church	1916

Endnotes:

1. City of Eau Claire Assessors Records.

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.

EXTANT RESOURCES SURVEYED:

Queen Anne style houses are the only examples of late nineteenth century and early twentieth century high style residential architecture that were found in both of the survey areas. Eight examples of the Queen Anne style were surveyed in the Eastside Hill area and 3 in the Westside area. Although several of these houses have now been resided or altered by additions, good intact examples of the Queen Anne style can still be found in both areas. The finest example is the clapboard and wood shingle-clad Gilbert Gikling House located at 421 Talmadge St., which was built in 1895 and is listed in the NRHP.(**1**) Another fine example is the John C. Moe House located at 303 Dodge St., which was built in 1884 and is the only brick-clad example found by the survey.

AHI#28495	421 Talmadge St.	Gilbert Glikling House	1895
AHI#41048	303 Dodge St.	John Moe House	1884

Most of the surveyed Queen Anne style houses, however, lack the wealth of detailing that is usually associated with the best examples of this style. This is also true in most other cities in Wisconsin as well 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 most basic design elements associated with the style such as an irregular floor plan and an exterior that combined clapboard-clad first and second stories with gable ends clad in two or three different patterns of wood shingles. Other design elements that were often used included both large and small porches decorated with varying degrees of trim, multiple dormers, bay and oriel windows, and, less frequently, towers or turrets.

Regardless of the number and variety of materials and design elements used, all of the intact surveyed Queen Anne style houses are clad primarily in clapboards and are of just two types. These are either cruciform plan or T-plan houses that are usually topped with multi-gable or gable and hip roofs; or else they are essentially rectilinear plan houses that are usually topped with typically less complex gable or multi-gable roofs.

The best of the intact surveyed examples of the cruciform or T-plan type include:

Eastside Hill

AHI#166041	1013 E. Grand Ave.	House	Ca.1901
AHI#166541	708 Jones St.	House	Ca.1884
AHI#166722	822 Main St.	House	1897
AHI#166741	902 Main St.	House	Ca.1891

Westside

AHI#167681	1920 Third St.	House	Ca.1896
AHI#168061	516 Vine St.	House	Ca.1886

The best intact surveyed example of the rectilinear plan type is:

AHI#68792	1422 Hogeboom Ave..	House	Ca.1896

Endnote:

1. Gilbert Gikling House NRHP Nomination Form. On file with the Division of Historic Preservation.

American Craftsman (1900-1920)

Like the associated 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 and open roofed wooden pergola-like porches are also common.

EXTANT RESOURCES SURVEYED:

American Craftsman style houses are very uncommon in the two survey areas, only four real examples having been surveyed, three in the Westside and one in Eastside Hill. These divide themselves into two main categories, houses which are essentially front gable in form, and houses that are essentially side gable in form.

All three of the side gable variants were found in the Westside area and two of these are similar enough to suggest they were designed by the same builder. These are the Albert & Sadie Johnson House at 704 Marshall St., which was built in 1921, and the John & Ella Bruer House located at 2026 Ninth St. and built in 1924, and since Bruer was a partner in the general contracting firm of Breuer and Knickerbocker this supposition may be correct. Another good example is the Anton Anderson House located at 2425 Fourth St., which was built in 1919.

AHI#168001	704 Marshall St.	Albert & Sadie Johnson House	1921
AHI#167902	2026 Ninth St.	John & Ella Bruer House	1924
AHI#167763	2425 Fourth St.	Anton Anderson House	1919

The sole example of the front gable variant was found in Eastside Hill and it is the Ernest & Martha Riek House located at 1223 Main St., which was built in 1928.

AHI#166941	1223 Main St.	Ernest & Martha Riek House	1928

In addition to front gable and side gable designs, Craftsman style elements and design principles were also applied to houses that were designed in other styles and vernacular forms as well, most frequently to examples of the Bungalow style. The survey areas contain several examples of houses that share Bungalow Style elements but which also utilize Craftsman style elements in their design. The best of these is:

AHI#41390	1441 Hogeboom Ave..	Robert & Mae Bartingale House	1919(**1**)

Endnote:

1. This house also has a fine Craftsman Style garage as well.

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

American Foursquare style houses are only slightly more common than Craftsman style house in the two survey areas, there being six examples, three in the Westside and three in Eastside Hill.

Clapboard-sided examples of the style are the most common type found and the most intact of these are:

AHI#165541	815 Barland St	Ole H. Johnson House	1915
AHI#167701	2228 Third St	House	Ca.1915
AHI#167802	2420 Fifth St	House	1917
AHI#167901	2022 Ninth St	Harry Knickerbocker House	1930

There is only one example of the American Foursquare style in the survey areas that is clad in stucco.

AHI#165581	1025 Barland St.	House	Ca.1913

Still other examples are clad in less common materials. One such is clad in patterned concrete block.

AHI#166861	1039 Main St..	House	1905

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 one of the materials listed above or in combinations of them.

EXTANT RESOURCES SURVEYED:

The Bungalow style was by far the most common pre-World War II architectural style found in the survey areas, 63 examples having been surveyed; 55 in the Eastside Hill area and 8 in the Westside area and the large number of small but intact and well-designed Bungalow Style houses in this area is especially noteworthy.(**1**) The best intact examples of these buildings are listed below by type regardless of the other stylistic influences that are present or the types of siding materials that were used.

The largest and oldest of the side gabled Bungalows is the house located at 1215 Main St., which was built Ca.1906.

AHI#166901	1215 Main St..	House	Ca.1906

There are numerous other fine examples, however, the best of which are listed below.

AHI#165642	804 Chauncey St.	Julius & Winifried Wicklund House	Ca.1928
AHI#41086	1202 Emery St.	Albert & Dorothea Smith House	1921
AHI#41503	1304 Lyndale Ave.	Melvin & Cora Wilkie House	1930
AHI#166921	1222 Main St.	Christ & Maise Peterson House	1922
AHI#167381	614 Summer St.	Carl & Martha Ebert House	1921
AHI#167541	709 Talmadge St.	House	1918

The best intact examples of a front-gabled Bungalow are:

AHI#68974	1542 Altoona Ave.	Harry & Anna Rowe House	Ca.1928
AHI#165721	1203 Emery St. .	House	1922-1933
AHI#41338	930 E. Grand Ave.	House	1916
AHI#166121	1022 E. Grand Ave.	L. A. & Margaret Peterson House	1922
AHI#167321	1533 Sherwin Ave.	Albert & Anna Weichel House	1928
AHI#167522	701 Talmadge St.	House	Ca.1921
AHI#167641	2014 Second St.	Herman & Hazel Franks House	1928
AHI#167761	2321 Fourth St.	Frank & Isabell Buchanan House	1923
AHI#168081	905 Vine St.	Ernest & Myrtle Mickelson House	1930

The best intact examples of a hip-roofed Bungalow are:

<u>Eastside Hill</u>

AHI#165341	1319 Altoona Ave.	Alex & Gladys Larson House	Ca.1927
AHI#165421	1510 Altoona Ave.	Charles & Minnie Botsford House	Ca.1928
AHI#166101	1018 E. Grand Ave.	Sever & Beulah Coyer House	1921
AHI#166161	1433 Highland Ave.	George & Viola Crandell House	1924
AHI#166201	1528 Highland Ave.	House	1926-1929
AHI#166281	1428 Hogeboom Ave.	House	1922

AHI#167301	1529 Sherwin Ave.	James & Margaret Wilkie House	1928
AHI#167361	608 Summer St.	House	Ca.1916
AHI#167461	802 Summer St.	Albert Tanz House	Ca.1924
AHI#167542	711 Talmadge St.	House	1920

Westside

AHI#168102	928 Vine St.	House	1924

The survey also found two examples of the Chicago Bungalow subtype of the style in the Eastside Hill survey area. Examples of this subtype, like the two that were surveyed, are almost always clad in brick and they are ubiquitous in Chicago, hence the name, but are unusual in Wisconsin.

AHI#166342	1804 Hogeboom Ave.	House	Ca.1927
AHI#68835	1808 Hogeboom Ave.	House	1930

Endnote:

1. This number does not include the large concentration of Bungalows that are located in the NRHP-listed Emery Street Bungalow District.

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.

What follows are lists of the most common Period Revival style buildings found by the 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:

The survey documented sixteen Colonial Revival style houses and all of these were found in the Eastside Hill area. Most of these are relatively straight-forward builder's examples of the style that have little architectural detailing but several are more elaborate and may have been architect-designed.

The best and most intact examples that follow symmetrical style precedents are as follows:

AHI#68791	1210 Barland St.	Gust. & Sophia Salander House	1921
AHI#165681	922 Chauncey St.	John & Anna Lorken House	Ca.1928
AHI#165821	1701 Fairway St.	Dr. Albert & Evelyn Murphy House	1951
AHI#165841	1719 Fairway St.	Rex Fuller House	1950
AHI#165681	922 Chauncey St.	John & Anna Lorken House	Ca.1928
AHI#166261	1322 Hogeboom Ave.	George & Margaret Spitt House	1940

The best and most intact examples that follow asymmetrical style precedents are as follows:

AHI#165621	615 Chauncey St.	Charles & Louis Devendorf House	1932
AHI#165861	1727 Fairway St.	House	1940
AHI#166021	1010 E. Grand Ave.	Floyd & Rose Hamilton House	1940
AHI#68801	1534 Lyndale Ave.	Rudolph & Marguerite Vesperman House	1931
AHI#167161	1810 Main St.	Edward & Patricia McGinty House	1939
AHI#41563	618 Margaret St.	William & Pauline Fillmore House	1937

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, although cross gable examples that have equal size front and side-facing gambrels are also found. 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 were much less common than Colonial Revival Style ones, only two examples having been surveyed, both of which were again found in the Eastside Hill area. Both of the examples that were found are Side Gabled variants of the style.

AHI#167041	1311 Main St.	House	Ca.1917
AHI#167603	1655 Woodland Ave.	Carl & Bessie Bylander House	1931

Georgian Revival (1900-1940)

This style borrows from both the historic Georgian and Federal styles and uses such characteristic design elements as symmetrical facades, rectangular plans, hipped roofs, and accurate classical details to produce designs having a sense of formality about them which is not typical of examples of the related Colonial Revival style. Popular exterior design elements include corners sporting quoins, denticulated cornices, Palladian-style three-unit windows, and symmetrically disposed double hung windows having 6, 8, or 12 lights placed in the top sash (and sometimes in the lower sash as well). A favorite spot for elaborate ornamentation is the centrally-placed entrance door and typical features are broken pediments, classical order columns, semi-elliptical fanlights or transom lights, sidelights, and paneled entrance doors. Brick and stone are popular exterior materials and trim is often of wood although stone is also found on larger examples. Not surprisingly, then, examples of the Georgian Revival style are most frequently found in a community's more prestigious residential neighborhoods.

EXTANT RESOURCES SURVEYED:

Only one example of the Georgian Revival style was found by the Intensive Survey, but it is an excellent symmetrically designed red brick-clad example that is probably the work of a still unidentified architect. This is the highly intact house located at 1421 Hogeboom Ave., which was built in 1924.

AHI#68834	1421 Hogeboom Ave.	House	1924

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 Intensive Survey identified twenty houses that can be considered t be examples of the Tudor Revival style, and most of these are builders interpretations of the style that share only a very few of the features that are mentioned above. This style is most often associated with masonry construction and four masonry-clad examples were surveyed that display a modicum of the features that are usually associated with the style.

AHI#165441	1536 Altoona Ave.	Harry & Anna Rowe House	1938
AHI#166323	1536 Hogeboom Ave.	House	1930
AHI#166401	1902 Hogeboom Ave.	Albert & Grace LaDue House	1932
AHI#167181	1822 Main St.	Alf & Nellie Regli House	1939

There is also a good example that is clad in stucco as well.

AHI#165401	1504 Altoona Ave.	Andrew & Margaret Brunner House	1930

In addition, the following examples are the best of the builders interpretations of the style. These houses may share only a few of the features listed above but they are, never-the-less, good intact examples and are still in excellent condition today.

AHI#166341	1718 Hogeboom Ave.	Carl & Agnes Peters House	1938
AHI#167221	915 Margaret St.	Julius & Lillie Leick House	1936
AHI#167621	1804 Woodland Ave.	Chris & Mabel Sather House	1937

Neo-Gothic Revival (1900-1940)

Unlike Gothic Revival style and High Victorian Gothic style examples, the best Neo-Gothic Revival style buildings are the result of considerable architectural scholarship. Like their English Perpendicular style and late French Gothic style progenitors, the better Neo-Gothic Revival style designs have a pronounced vertical emphasis and use a much more subdued palette of exterior and interior colors than did the preceding Gothic Revival styles. The Neo-Gothic Revival style is characterized by steeply-pitched roofs, irregular massing, random ashlar stone or brick construction, and the use of high-quality construction and materials. The vertical emphasis of the Neo-Gothic Revival also lent itself to the design of tall office buildings, but smaller commercial or office buildings occasionally carry Neo-Gothic ornamentation as well. This style was especially popular for religious and educational structures and the accurate use of historic models is especially visible in the beautifully wrought, highly carved stonework and excellent decorative metalwork which is characteristic of many of the best of these designs. Because of the costly materials and extensive handwork involved in the construction of many Neo-Gothic Revival style buildings, such designs were expensive and examples are usually found only in the larger cities in Wisconsin. It should be noted that this style is also sometimes called "Late Gothic Revival."

EXTANT RESOURCES SURVEYED:

There are no examples of this style in the Westside survey area but there are two fine ones in the Eastside Hill area. Both of these examples are churches that were built in the mid-1950s by two different Lutheran congregations who were in need of larger buildings to house their expanded membership. The larger of the two is the fine brick-clad St. John's Lutheran Church, which was built in 1955 and was designed by the Sheboygan, Wisconsin architectural firm of Edgar A. Stubenrauch & Associates, whose design closely follows traditional historic precedents. The slightly smaller and slightly newer second example is the equally fine but quite different stone-clad Lutheran Church of St. Matthew, which was built in 1957 and which is somewhat more modern in feeling but is still a very fine reinterpretation of this style. Both of these buildings are the products of as yet unidentified architects and both have since been altered by the addition of large Contemporary Style education wings.

AHI#68799	1804 Highland Ave.	St. John's Lutheran Church and School	1955/1976/1973(**1**)
AHI#68793	1915 Hogeboom Ave.	Lutheran Church of St. Matthew	1957/20??(**2**)

Endnotes:

1. "New Church to Be Dedicated Sunday." *Eau Claire Leader*: April 28, 1955, p. 7. See also: *Eau Claire Leader*: April 30, 1955, pp. 8-9. See also the church's website: http://stjohns-ec.org
2. Date Stone. See also the church's website: http://stmatthewonline.org

Lustron (1946-1950)

Although short-lived, the all metal Lustron House produced by the Chicago Vitreous Enamel Products Company's subsidiary, the Lustron Corporation, was one of the most successful and is now the best known of the pre-fabricated houses that were developed just after World War II to meet the enormous post-war need for new housing. The houses were produced in the former Curtiss-Wright airplane factory in Columbus, Ohio, and were especially notable for being made entirely of steel.

> Lustron homes are distinctive in their appearance, with two-foot-square, porcelain enameled steel panels on the exterior, usually colored yellow, beige, gray, or aqua. The roof is similarly made of steel, but these panels are sized and shaped to look much like standard shingles. Although several

different models were planned, the vast majority—perhaps more than 90%—of those shipped from the factory were the original, two-bedroom Westchester model measuring 31feet by 35 feet. This model has four picture windows, one in the dining room, one in each bedroom, and one in the living room, which is a bay window.

The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a conventional home. The design features an open floor plan with only the bedrooms and the bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built in shelf, drawer and mirror areas are located in the dining room, living room and master bedroom. The closets all have shelves in them as well.(**1**)

Although a design success and a practical success, the Lustron House was a manufacturing and commercial failure and only some 2500 were made before the company closed its doors in 1950, and only 150 were built in Wisconsin. Never-the-less, the houses lived up to their claim of being practically maintenance free and they also represent an important step in the concept of pre-fabricated housing. Consequently, these houses have an architectural and historical importance that makes all intact examples potentially eligible for listing in the NRHP.

EXTANT RESOURCES SURVEYED:

Three examples of the Lustron Home were found by the survey and all three are located in the Eastside Hill area. Two of these, the William & Azelie Roux House located at 1831 Badger Ave. and the Einar & Alice Bolton House located at 1819 Lyndale Ave., are still intact and are considered to be individually eligible for listing in the NRHP. The Julin House, unfortunately, has now lost its original windows and since integrity is the most important attribute of these identical houses, it is no longer considered to be eligible for listing in the NRHP.

AHI#40862	1831 Badger Ave.	William & Azelie Roux House	1949-1950
AHI#41131	1700 Fairway St.	Mrs. Emma Julin House	1949-1950
AHI#41504	1819 Lyndale Ave.	Einar & Alice Borton House	1949-1950

Endnote:

1. City of Eau Claire City Directories. See also: Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation.* Vol. XVI, No. 5, Sept/Oct.1992, pp. 7-10.

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 Intensive Survey identified 5 Contemporary Style buildings and a single building complex in the survey areas that should be considered for further study in the future. Two of these examples are single family residences and both are listed below.

AHI#166661	1830 Lyndale Ave.	Lee & Evelyn Smith House	1949
AHI#167201	506 Margaret St.	William G. Mattice House	1975

The survey also identified two public building that exhibits notable Contemporary Style design, one in the Eastside Hill area and one in the Westside area. .

Eastside Hill

AHI#167261	1620 Ohm Ave.	Doctors Building	1960

Westside

AHI#167821	2010 Sixth St.	City Fire Department Station No. 9	1963

In addition to the above, the survey also found two fine Contemporary Style churches as well. The newest of these is the fine brick-clad Our Savior's Lutheran Church, which was built in 1964 to a design supplied by Peter Hallbeck Associates of Eau Claire. This church has since been expanded by the addition of a large, sympathetically designed education wing that was built in 1980.

AHI#167021	1310 Main St.	Our Savior's Lutheran Church	1964/1980

The other church is part of a three building church complex that is considered to be potentially eligible for listing in the NRHP. This is the Immaculate Conception R. C. Church Complex, which occupies the east two-thirds of the block bounded by Agnes and Highland avenues and Sherwin and Margaret streets. Beginning in 1950, a new Neo-Gothic Revival style-influenced school and a separate new Neo-Gothic Revival style-influenced rectory building, both designed by Foeller, Schober, and Berners, were built. In 1959 the excellent new Contemporary Style church and also a separate convent building were built and in 1966 an addition was built on to the school. The convent building has since been demolished but the other three are still in an excellent, highly intact condition today and taken together they constitute a architecturally significant group of modern church-related buildings.

AHI#68800	1722 Highland Ave.	Immaculate Conception R. C. Church	1959

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 Intensive Survey recorded twenty-four examples of the Front Gable form, eighteen in the Eastside Hill area and six in the Westside area. These examples vary widely in age and size but they tend to be small and most have or had clapboard-clad exterior siding. In addition, most of these houses are also either one-and-one-half or two-stories-tall, although there are one-story exceptions as well.

The following is a listing of the best and most intact of the surveyed clapboard-clad and wood shingle-clad examples of the form.

<u>Eastside Hill</u>

AHI#165501	1522 Badger Ave.	Richard & Augusta Hoffman House	1930
AHI#165644	916 Chauncey St.	Thomas & Marie Carlson House	Ca.1930
AHI#165941	811 Fleming Ave.	Carl Burns House	1921
AHI#166621	1434 Lyndale Ave.	Paul S. Hubbell House	1927
AHI#166721	821 Main St.	Fredericka Hempelman House	Ca.1881
AHI#166841	1019 Main St..	House	Ca.1911
AHI#68789	505 Summer St.	James & Elsie Fleming House	1930

AHI#165341	815 Summer St.	House	Ca.1916

Westside

AHI#167641	2014 Second St.	Herman & Hazel Franks House	1928
AHI#167741	2129 Fourth St.	House	1911
AHI#165861	2017 Ninth St..	House	1921

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 Intensive Survey recorded nineteen examples of the Side Gable form, seventeen in the Eastside Hill area and two in the Westside area. All of these buildings are residences and they range in date of construction from the 1870s to the 1940s.

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

Eastside Hill

AHI#41050	507 Dodge St.	House	Ca.1871
AHI#166523	1522 Hoover St .	Willard & Ellen Britten House	1940
AHI#166701	813 Main St.	Peter Jost House	1881
AHI#167462	810 Summer St.	Odin Hagen House	1912

Westside

AHI#167722	2122 Fourth St.	House	Ca.1896
AHI#49874	508 Vine St.	John G. Ranus House	1884

In addition, there is also a group of ten brick-clad examples of the form that are located from 1313 to 1439 Hoover Ave. in the Eastside Hill area. These houses are all almost identical in design and they were built by the United Builders, Inc. of Delevan, Wisconsin, between 1944 and 1945.(**1**)

Endnote:

1. See the building list at the end of the report for addresses and AHI#'s.

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 Intensive Survey recorded twenty-two examples of the Gable Ell form; sixteen in the Eastside Hill area and six in the Westside area. Gable Ell Form houses are also typically larger than their Front Gable and Side Gable Form counterparts and some may bear elements of other styles, most notably the Queen Ann style.

The best example of the form that also displays significant Queen Anne style ornamentation is the house located at 306 McGraw St.

AHI#41580	306 McGraw St.	House	Ca.1881

What follows is a listing of the best and most intact of the clapboard-clad examples of the form.

Eastside Hill

AHI#40871	1016 Barland St.	Barry Devine House	1883
AHI#40872	1031 Barland St.	House	pre-1897
AHI#166001	913 E. Grand Ave.	House	1881
AHI#166081	1017 E. Grand Ave.	House	Ca.1891
AHI#166761	942 Main St.	Albert W. Dohrman House	1883
AHI#166801	953 Main St.	Charles Heckstadt House	Ca.1882
AHI#166821	1004 Main St.	House	
AHI#167341	1616 Sherwin Ave.	Fred & Christina Bundy House	1926
AHI#167521	618 Talmadge St.	House	1895

Westside

AHI#167721	2020 Fourth St..	House	1877-1884
AHI#167762	2413 Fourth St.	House	Ca.1885
AHI#41875	520-22 Vine St.	Albert J. Noyes House	1885

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 (NRHP) 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.

Almost all of the buildings in the two survey areas are small to mid-size residential buildings that were built and were also probably designed by local builders using published plans or customary building styles and identifying these builders and matching them up with buildings in the survey areas would be extremely difficult due to the lack of local archival records and the small likelihood that these houses would have received mention in the local newspapers. The only buildings in the two survey areas that would have been designed by architects would have been the churches and schools and the single medical office building that are located in the Eastside Hill survey area, and the fire station that is located in the Westside area. Not all of the names of the architects of those who designed these buildings have been identified but those that have are listed in the short biographies that follow.

The principal resources employed by the current Intensive Survey to identify architects and builders who practiced in the community were institutional histories. Never-the-less, local newspapers are still the most important resources that remains to be systematically searched for relevant architecture-related information. While the survey used newspapers as one of its principal research tools, a complete search of the Eau Claire 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 in the survey areas and the work done by the survey will provide a starting point that others can use to undertake additional research in the future.

ARCHITECTS

Eau Claire Architects

Edward J. Hancock

Edward J, Hancock (1889-1930) was born in England and he moved to Eau Claire in 1915. Nothing is known about his formal training but he began practicing architecture in the offices of Hancock Brothers, Architects, in Fargo, North Dakota, in 1907 after having spent several years prior to that working in that same office, which was presumably run by members of his family. In 1911 he moved to Saskatchewan, Canada, where he was a partner in the firm of Reilly, Davison, Hancock, & Reilly, which had offices in Regina and Moose Jaw, and he continued to be affiliated with this firm from August, 1911 to July, 1915. From July, 1915 to November of 1916 he was in partnership in Eau Claire with Eau Claire architect C. Volkman in the firm of Volkman & Hancock, after which he established his own firm in Eau Claire.(**1**)

For the remaining fourteen years of his life, Hancock was probably Eau Claire's most successful architect and the city still contains many of his best known commissions. These include: the Temple of Free Masonry, 616 Graham Ave. (NRHP); the Eau Claire High School, 314 Doty St. (NRHP); the Hobbs Realty Co. Building, 403 S. Barstow St.; the Kappus Building, 405 S. Farwell St.; and the Soo Line Depot, 119 S. Dewey St. (NRHP).(**2**) In addition, Hancock also designed the excellent Collegiate Gothic style Second Ward School, 1105 Main St. (NRHP), which was not surveyed by the Intensive Survey because it is already listed in the NRHP but which is located within the boundaries of the Eastside Hill area.

EXTANT RESOURCE SURVEYED:

AHI#41552	1105 Main St.	Second Ward School (Boyd School)	1917

Endnotes:

1. State of Wisconsin. Examining Board of Architects, Professional Engineers, Designers, and Land Surveyors. Applications for Licenses, 1917-1976. Wisconsin Historical Society Archives, Series 1591, Box 11.
2. Taylor, Mary. *Final Report: Intensive Historic/Architectural Survey of the City of Eau Claire, Wisconsin.* Eau Claire: City of Eau Claire, 1983, p. 114.

Non-Eau Claire Architects

Foeller, Schober, and Berners

Foeller, Schober & Berners has been one of the most important architectural firms in Wisconsin since it was founded in Green Bay in 1895. The founding partner was Henry Foeller (1871-1938), who was born in then French province of Alsace in 1871, the eldest of 17 children. He came to Wisconsin in 1885 and lived with an uncle in Oshkosh who put him through high school and Oshkosh teachers college. During this time, Foeller was apprenticed to Oshkosh architect William Waters (1843-1917), the most prominent architect in that city and one of the most prominent in the state. In 1895, Foeller came to Green Bay where he formed a short-lived partnership with James E. Clancy under the name Clancy & Foeller. Two years later, Foeller was practicing on his own and he continued to do so until 1907, when he took on Max W. Schober (?-1965) as his partner, who had begun his Green Bay career as a draughtsman in Foeller's office. The new firm, Foeller & Schober, soon became the most important one in Green Bay, a position it maintained long after the death of the original partners.

A major reason for this success was the skill the firm showed in attracting new personnel who had the ability to design conservative versions of the latest architectural styles and fashions. This task was made easier because by the prominence of the firm, which made it the logical place for newly arriving architects and engineers in Green Bay to begin their careers. Among these persons was Edgar Berners, (1898-?), who was born in Port Washington, Wisconsin and raised and educated in that community. Berners subsequently became an engineer and came to Green Bay in 1925, where he was promptly employed in the offices of Foeller & Schober. By 1929, Berners had been made a partner in the firm, which was renamed Foeller, Schober & Berners. Berners eventually became certified as an architect and was eventually honored by being named a Fellow of the American Institute of Architects.

The firm of Foeller, Schober, & Berners has designed many buildings for the Roman Catholic Church in Wisconsin and these include important commissions in Eau Claire. The first and largest of them was the design of much of the Sacred Heart Hospital Complex, which was begun in 1917 and has continued up to the present day. The others are the Immaculate Conception Church's school building and the Immaculate Conception Church's rectory, these being Collegiate Gothic-influenced buildings that were both designed by the firm and completed in 1950.(**1**)

EXTANT RESOURCES SURVEYED:

AHI#68797	1712 Highland Ave	Immaculate Conception R. C. School	1950
AHI#166221	Ca.1718 Highland Ave.	Immaculate Conception R. C. Church Rectory	1950

Endnote:

1. Berners & Schober Archives, Green Bay, Wisconsin.

Edgar A. Stubenrauch & Associates

Edgar Steubenrauch (1894-1988) was born in Sheboygan, Wisconsin in 1894 and he was educated in the public schools of that city. He subsequently attended the University of Illinois and earned a degree in architecture from that institution in 1918, after which he spent two years in the U.S. Army in France. Stubenrauch then spent six months at the University of London before returning to Wisconsin, and to Madison, where he spent two more years as an intern in the Wisconsin State Architects' office. He then returned to Sheboygan and opened his own office there in 1921 and he continued to practice in that city for many years thereafter and the firm he founded continued in existence until 2004.(**1**) Stuben rauch designed numerous buildings during his career, the best known being public and institutional buildings such as schools and hospitals. The majority of these projects were located in Sheboygan County and the surrounding counties, but fine examples of this firm's work can be found in many other Wisconsin communities as well, including Eau Claire. The firm's one identified work in this city is St. John's Lutheran Church and School, a fine brick Neo-Gothic Style building that was built in 1955.(**2**)

EXTANT RESOURCES SURVEYED:

AHI#68799	1804 Highland Ave.	St. John's Lutheran Church and School	1955/1976/1973.

Endnotes:

1. Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Company, 1955, p. 544.
2. *Eau Claire Leader*: April 30, 1955, pp. 8-9.

BUILDERS

The great majority of the historically and architecturally significant buildings in Eau Claire 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 Eau Claire Intensive Survey's of 1983 and 2010 was the identification of the most important builders who lived and worked in the two study areas. 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 1840 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 Eau Claire were probably mostly itinerant craftsmen whose portable skills gave them great flexibility in choosing where to locate. Many of these persons probably stayed in Eau Claire just long enough to finish a job and get paid. As Eau Claire grew, however, it became possible for some of these men to move from job to job within the community 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.

Unfortunately, no archival resources were found that would facilitate creating a list of the builders who lived and worked in the two study areas and who created the residential buildings that predominate in both study areas do not exist. Building permits, for instance, are not kept by the City of Eau Claire for more than a couple of decades and none exist for the buildings in these areas. In order to create such a list of builders and 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 this intensive survey.

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

As noted previously, the survey inventoried 222 resources within the project area. Of these, the following historic complex and two other individual buildings contain a total of 5 buildings:

Historic Complex

1. Immaculate Conception R. C. Church Complex — 3 Buildings

1712, ca.1718 & 1722 Highland Ave. This highly intact and representative Roman Catholic School-Church complex contains a Collegiate Gothic Style-influenced rectory that was built in 1950 and a Collegiate Gothic Style-influenced School building that was also built in 1950 and expanded with a Contemporary Style gym wing built in 1966, both of which were designed by the Green Bay, Wisconsin architectural firm of Foeller, Schober, and Berners. In addition, the complex also includes an outstanding Contemporary Style church that was completed in 1959. Taken together these buildings constitute a architecturally significant group of modern church-related buildings that are also representative of the buildings that are typically found in Roman Catholic churches.

Individual Resources

In addition to this complex, the following two resources are also being recommended as being potentially eligible for listing in the National Register of Historic Places (NRHP) on an individual basis.

1. William & Azelie Roux House

1831 Badger Ave. The Roux's house is an all steel pre-fabricated house manufactured and erected by the Lustron Co. between 1949 and 1950. The Lustron Co. was one of the many pre-fabricated home building concerns that was established at the end of World War II to meet the needs of the post-war housing shortage and it operated out of an enormous factory that had been built to build airplanes in Columbus, Ohio. Despite bright hopes, the factory produced just 2500 homes before closing its doors in 1950, and all Lustron houses that, like the Roux house, retain integrity, are considered to be eligible for NRHP listing for their architectural significance.

William Roux was an engineer with the Chicago, St. Paul, Minneapolis and Omaha Railroad.

2. Einar & Alice Borton House

1819 Lyndale Ave. The Borton's house is another highly intact example of a Lustron House and it is located just a block away from the identical Roux House listed above. It too is an all steel pre-fabricated house manufactured and erected by the Lustron Co. between 1949 and 1950 and all Lustron houses that, like the Borton house, retain integrity, are considered to be eligible for NRHP listing for their architectural significance as perhaps the best known and most advanced examples of the pre-fabricated buildings that were built soon after the end of World War II.

Einar Borton was a teller at the American National Bank and Trust in Eau Claire.

Part 5: Bibliography

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Maps:

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Photograph Collections:

Area Record Center at the UW-Eau Claire.

Visual & Sound Archives, Wisconsin Historical Society.

Miscellaneous:

Architects Vertical Files. Wisconsin Historical Society, Division of Historic Preservation.

Bird's Eye View of the City of Eau Claire. Drawn by H. Brosius, 1872.

Bird's Eye View of Eau Claire, Wisconsin. Madison: J. J. Stoner, 1880.

City of Eau Claire City Directories. A possibly complete set is housed in the Area Record Center at UW-Eau Claire.

City of Eau Claire Plat Maps. Housed in the office of the Eau Claire County Register of Deeds.

City of Eau Claire Real Estate Tax Rolls. Only a very few are extant today and those that have are located in the Area Record Center at UW-Eau Claire.

RECOMMENDATIONS

Recommendations for the Registration and Protection of Resources

A. Survey and Research Needs

It is believed that the areas of the city of Eau Claire covered by this intensive survey have been adequately documented and further survey work in these areas is not recommended.

Some future research needs have already been suggested in the Architects and Builders theme. These include: studying the various census tracts pertaining to Eau Claire 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 extant Eau Claire newspapers to identify building activity in the city and the persons related to it. Microfilm copies of these newspapers are available at the UW-Eau Claire Area Record Center (ARC) and also at the Wisconsin Historical Society (WHS) in Madison. Both of these are projects that should ideally be undertaken by a local historical society.

Another needed research effort is determining the actual construction date, original owner, and address of each of the many buildings surveyed by the intensive survey for which this has not already been done. Fortunately, it is believed that the database created by the intensive survey will be of material benefit to such a project. For instance, the inventory that follows this section has a sometimes bracketed date of construction for most of the surveyed buildings, which creates a time frame within which to look for a building's actual construction date. Using these dates as a guide, this information can then be used to search the historic Eau Claire newspapers kept on microfilm by the ARC in Eau Claire and at the WHS for related items, which accounts often contain still more relevant information.

In addition, an immediate effort should be made to identify any prehistoric or historic archeological remains that may still exist in the project areas..

B. Eau Claire's Current National Register of Historic Places Listings in the Eastside Hill and Westside project areas.

Eastside Hill

There is currently one historic district and two individual buildings listed in the National Register in the Eastside Hill project area. These are listed below:

1. Emery Street Bungalow District (NRHP 5-20-1983). Sixty-one buildings.

2. Second Ward School, 1105 Main St. (NRHP 7-16-1999).

3. Gilbert Gikling House, 421 Talmadge St. (NRHP 10-20-2000).

C. Threats to Resources

There is just one principal threat to the historic resources in the two project areas. This is is the very large numbers of historic residential buildings located throughout these areas that have been inappropriately resided in recent years and/or which have had poorly designed additions added to them.

The small size of most of the houses in these neighborhoods has made it all but inevitable that additions would be added to them from time to time. The principal problem preservation efforts face in these areas is educating the property owners about the value of these areas.

The recently completed intensive survey also found that the project areas contain a high percentage of 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 reasons for this appears to be primarily economic but 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.

D. National Register Priorities

The top priority for listing in the National Register should be the two Lustron houses that have been identified. Listing these houses in the NRHP would be of material assistance to the owners of these buildings who want to maintain, upgrade, or restore their properties.

E. Community Strategies for Historic Preservation

The most effective means by which a meaningful historic preservation strategy can be created in Eau Claire 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 City of Eau Claire Landmarks 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.

An important step was taken in 2009, when the City successfully applied to the DHP for a Survey and Planning grant that could be used to fund an updated intensive survey of the two project areas. The City's intent in funding such a survey was twofold; to create a data base of information about the historic resources in the project areas, 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 areas and the survey also identified both individual buildings and groups 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 these areas do, in fact, contain notable historic resources.

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 historic resources in the project area 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 significant number of buildings in the survey areas that might otherwise have been eligible for listing in the NRHP as contributing resources in potential historic districts 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. Informational brochures that touch on remodeling issues and the tax advantages of NRHP listings can 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.

EASTSIDE HILL SURVEY RESULTS

What follows is a complete list of all the resources that were surveyed in the Eastside Hill portion of the City of Eau Claire 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 1871, 1880, and 1891 Bird's Eye Views of Eau Claire; and the 1897, 1931, and 1931 (updated to 1945) Sanborn-Perris fire insurance maps of Eau Claire. 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:

The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used in the DHP's database. These are as follows:

AC = Arts and Crafts
AF = American Foursquare
AS = Astylistic Utilitarian Form
BU = Bungalow
CG = Collegiate Gothic
CO = Colonial Revival
CON = Contemporary
CR = Craftsman
DU = Dutch Colonial Revival
ELL = Gable Ell
FG = Front Gabled
GN = Georgian Revival
GO = Gothic Revival
IN = International
LU = Lustron
NG = Neo-Gothic
OSC = One-Story Cube
QU = Queen Anne
RA = Ranch
SG = Side Gabled
TU = Tudor Revival

AHI #	Number		Street	Original Owner	Date	Style
165341	1319		Altoona Ave.	Alex & Gladys Larson House	Ca.1927	BU
165361	1324		Altoona Ave.	Fred W. & Alice Breitenfeldt House	Ca.1928	BU
165381	1424		Altoona Ave.	John R. & Stella Wick House	Ca.1928	BU
68795	1436		Altoona Ave.	Victor & Milore Kildahl House	Ca.1928	AC
165401	1504		Altoona Ave.	Andrew J. & Margaret Brunner House	1930	TU
165421	1510		Altoona Ave.	Charles E. & Minnie Botsford House	Ca.1928	BU
165441	1536		Altoona Ave.	Harry & Anna Rowe House	1938	TU
68794	1542		Altoona Ave.	Harry & Anna Rowe House	Ca.1928	BU
165461	1603		Altoona Ave.	Herbert S. Skeels House	1884	FG
165462	1609		Altoona Ave.	James P. & Anna Delmore House	1942	TU
165481	1316		Badger Ave.	House	Ca.1928	SG
165482	1412		Badger Ave.	Wallace & Bessie Waterpool House	1930	BU
68802	1446		Badger Ave.	Mrs. Irma Hammond House	Ca.1928	CO
165501	1522		Badger Ave.	Richard & Augusta Hoffman House	1930	FG
165521	1604		Badger Ave.	House	1938	TU
40862	1831		Badger Ave.	William & Azelie Roux House	Ca.1952	LU
165541	815		Barland St.	Ole H. Johnson House	1915	AF
40865	819		Barland St.	Ebenezer Wright House	1881	OSC
40867	925		Barland St.	House	1877-84	QU
40868	928		Barland St.	House	Ca.1890	ELL
40870	934		Barland St.	House	1877-84	ELL
68838	1004		Barland St.	House	1877-84	ELL
165561	1005		Barland St.	House	1897-1931	FG
165562	1013		Barland St.	House		TU
40871	1016		Barland St.	Barney Devine House	1883	ELL
165581	1025		Barland St.	House	Ca.1913	AF
40872	1031		Barland St.	House	Pre-1897	ELL
165601	1043		Barland St.	House	Pre-1897	ELL
40873	1204		Barland St.	Henry & Erda Bergrud House	Ca.1928	BU
68791	1210		Barland St.	Gust. & Sophia Salander House	1921	CO
165621	615		Chauncey St.	Charles & Louisa Devendorf House	1932	CO
165622	715		Chauncey St.	Edwin & Ida Sletner House	1930	TU
165623	720		Chauncey St.	House	Ca.1922	BU
165641	724		Chauncey St.	House	Pre-1931	FG
165642	804		Chauncey St.	Julius & Winifried Wicklund House	Ca.1928	BU
165643	811		Chauncey St.	House	Ca.1924	BU
165644	916		Chauncey St.	Thomas & Marie Carlson House	Ca.1930	FG
165661	920		Chauncey St.	Abner J. Meyer House	Ca.1928	BU

AHI #	Number		Street	Original Owner	Date	Style
165681	922		Chauncey St.	John & Anna Lokern House	1941	CO
41048	303		Dodge St.	John C. Moe House	1884	QU
41050	507		Dodge St.	House	Ca.1871	SG
165701	603		Dodge St.	House	Ca.1897	OSC
41051	605		Dodge St.	House	Ca.1892	OSC
41086	1202		Emery St.	Albert & Dorothea Smith House	1921	BU
165721	1203		Emery St.	House	1923-33	BU
165741	1216		Emery St.	Albert & Grace Ambers House	1930	TU
41087	1223		Emery St.	Wesleyan Methodist Church	Ca.1916	GO
165761	1809		Emery St.	William & Maxine Actor House	1941	CO
41100	1815		Emery St.	Milton & Esther Cosby House	1936	BU
165781	1818		Emery St.	Robert & Florence Birkemeier House	1938	TU
41103	1901		Emery St.	Henry & Huda Smith House	1932	BU
165801	1909		Emery St.	Walther & Elsie Reetz House	1940	CO
41131	1700		Fairway St.	Mrs. Emma Julin House	1949	LU
165821	1701		Fairway St.	Dr. Albert & Evelyn Murphy House	1951	CO
165841	1719		Fairway St.	Rex Fuller House	1950	CO
165861	1727		Fairway St.	House	1940	CO
165881	1621		Fenwick Ave.	Robert & Lucille Boehlke House	1947	RA
165901	615		Fleming Ave.	Ralph & Irma Gabus House	1927	BU
165921	627		Fleming Ave.	Alva & Irina Barnum House	1924	BU
165961	727		Fleming Ave.	House	1921	BU
165941	811		Fleming Ave.	Carl Burns House	1921	FG
165981	842	E.	Grand Ave.	House	1932	TU
166001	913	E.	Grand Ave.	House	1881	ELL
41338	930	E.	Grand Ave.	House	1916	BU
166021	1010	E.	Grand Ave.	Floyd & Rose Hamilton House	1940	CO
166041	1013	E.	Grand Ave.	House	Ca.1901	QU
166061	1014	E.	Grand Ave.	Anton & Ida Venski House	1932	TU
166081	1017	E.	Grand Ave.	House	Ca.1891	ELL
166101	1018	E.	Grand Ave.	Sever & Beulah Coyer House	1921	BU
68805	1021	E.	Grand Ave.	Emil F. Bruhn House	1885	ELL
166121	1022	E.	Grand Ave.	L. A. & Margaret Peterson House	1922	BU
68845	701-703		Gray St.	House	Ca.1881	ELL
41376	306		Grove St.	House	Ca.1896	QU

AHI #	Number		Street	Original Owner	Date	Style
166141	1403		Highland Ave.	House	1921	FG
166161	1433		Highland Ave.	George & Viola Crandell House	1924	BU
166181	1521		Highland Ave.	House	1921	BU
166201	1528		Highland Ave.	House	1926-29	BU
68797	1712		Highland Ave.	Immaculate Conception R. C. School	1950/1966	CG
166221	Ca.1718		Highland Ave.	Immaculate Conception R. C. Rectory	1950	CG
68800	1722		Highland Ave.	Immaculate Conception R. C. Church	1959	CON
68799	1804		Highland Ave.	St. John's Lutheran Church and School	1955/1966/ 1973	NG
166241	1315		Hogeboom Ave.	Clarence & Athelia Hutchinson House	1923-26	BU
166261	1322		Hogeboom Ave.	George & Margaret Spitt House	1940	CO
68834	1421		Hogeboom Ave.	House	1924	GN
68792	1422		Hogeboom Ave.	House	Ca.1896	QU
166281	1428		Hogeboom Ave.	House	1922	BU
41390	1441		Hogeboom Ave.	Robert & Mae Bartingale House	1919	CR/BU
166301	1441		Hogeboom Ave.	Bartingale House Garage	1919	CR
41391	1510		Hogeboom Ave.	House	1924	BU
166231	1516		Hogeboom Ave.	Frederic & Esther Campbell House	1936	TU
166323	1536		Hogeboom Ave.	House	1930	TU
166341	1718		Hogeboom Ave.	Carl & Agnes Peters House	1938	TU
166342	1804		Hogeboom Ave.	House	Ca.1927	BU
68835	1808		Hogeboom Ave.	House	1930	BU
166361	1815		Hogeboom Ave.	Edward & Edith Klingbiel House	1930	BU
166381	1820		Hogeboom Ave.	Frank & Grace Glomski House	1922	BU
166401	1902		Hogeboom Ave.	Albert & Grace LaDue House	1932	TU
68793	1915		Hogeboom Ave.	Lutheran Church of St. Matthew	1957/	NG/ CON
166421	1313		Hoover Ave.	Walter & Geraldine Crisp House	1945	SG
166441	1321		Hoover Ave.	Evander & Mayme Noble House	1944	SG
166442	1403		Hoover Ave.	John & Ida Noble House	1944	SG
166461	1407		Hoover Ave.	Elmer & Angeline Johnson House	1944	SG
166481	1411		Hoover Ave.	Ernest & Lucille Geisler House	1944	SG
166501	1417		Hoover Ave.	House	1944	SG
166502	1423		Hoover Ave.	House	1944	SG
166503	1429		Hoover Ave.	House	1944	SG
166504	1433		Hoover Ave.	Roy & Frances Whelihan House	1944	SG

AHI #	Number		Street	Original Owner	Date	Style
166521	1439		Hoover Ave.	Morris & Mildred Abrams House	1945	SG
166522	1512		Hoover Ave.	Allen & Gladys Bergh House	1938	TU
166523	1522		Hoover Ave.	Willard & Ellen Britten House	1940	SG
166541	708		Jones St.	House	Ca.1884	QU
166561	709-715		Keith St.	Duplex	1950	CO
166581	1703		Laurel Ave.	Eugene & Ellen Holt House	1941	IN
166601	2103		Laurel Ave.	Jack & Mary Guthrie House	1949	IN
41503	1304		Lyndale Ave.	Melvin & Cora Wilkie House	1930	BU
166621	1434		Lyndale Ave.	Paul S. Hubbell House	1927	FG
68801	1534		Lyndale Ave.	Rudolph & Marguerite Vesperman House	1931	CO
166641	1721		Lyndale Ave.	Stanley & Bernadette Olson House	1947	TU
41504	1819		Lyndale Ave.	Einar & Alice Borton House	1949	LU
166661	1830		Lyndale Ave.	Lee & Evelyn Smith House	1949	CON
166681	1912		Lyndale Ave.	Richard F. Koshoshek House	1956	RA
166701	813		Main St.	Peter Jost House	1881	SG
166721	821		Main St.	Fredericka Hempelman House	Ca.1881	FG
166722	822		Main St.	House	1897	QU
166723	829		Main St.	John Anderson House	1881	ELL
166741	902		Main St.	House	Ca.1891	QU
166761	942		Main St.	Albert W. Dohrman House	1883	ELL
166781	945		Main St.	House	Ca.1891	SG
166801	953		Main St.	Charles O. Heckstadt House	Ca.1882	ELL
166821	1004		Main St.	House		ELL
166841	1019		Main St.	House	Ca.1911	FG
166861	1039		Main St.	House	1905	AF
166881	1206		Main St.	August F. Volkman House	1919	BU
166901	1215		Main St.	House	Ca.1906	BU
166921	1222		Main St.	Christ & Maise Peterson House	1922	BU
166941	1223		Main St.	Ernest & Martha Riek House	1928	CR
166961	1228		Main St.	House	Ca.1922	BU
166981	1303		Main St.	House	Ca.1904	SG
167001	1307		Main St.	Paul & Alvina Steidtmann House	1922	BU

AHI #	Number		Street	Original Owner	Date	Style
167021	1310		Main St.	Our Savior's Lutheran Church	1964/ 1980	CON
167041	1311		Main St.	House	Ca.1917	DU
167061	1313		Main St.	Mrs. Ellen Nasset House	1928	BU
167081	1407		Main St.	House	1912	FG
167101	1419		Main St.	House	1911	FG
167121	1523		Main St.	House		FG
167141	1630		Main St.	Floyd & Beulah Garton House	1939	RA
167161	1810		Main St.	Edward & Patricia McGinty House	1939	CO
167181	1822		Main St.	Alf & Nellie Regli House	1939	TU
167201	506		Margaret St.	William G. Mattice House	1975	CON
41563	618		Margaret St.	William & Pauline Fillmore House	1937	CO
167221	915		Margaret St.	Julius & Lillie Leick House	1936	TU
68836	1105		Margaret St.	Emmett J. Bennett House	1950	IN
167241	1404		Margaret St.	Cyril & Phyllis Meyers House	1934	TU
41580	306		McGraw St.	House	Ca.1881	ELL
167261	1620		Ohm St.	Doctors Building	1960	CON
167281	1431		Sherwin Ave.	House	Ca.1891	FG
167282	1433		Sherwin Ave.	Matthew &Minnie Anderson House	1948	RA
167301	1529		Sherwin Ave.	James & Margaret Wilkie House	1928	BU
167321	1533		Sherwin Ave.	Albert & Anna Weichel House	1928	BU
167341	1616		Sherwin Ave.	Fred & Christina Bundy House	1926	ELL
68789	505		Summer St.	James & Elsie Fleming House	1930	FG
167361	608		Summer St.	House	Ca.1916	BU
167381	614		Summer St.	Carl & Martha Ebert House	1921	BU
167401	707		Summer St.	House	Ca.1916	BU
167421	711		Summer St.	House	Ca.1915	BU
167441	718		Summer St.	Otto Ebeling House	Ca.1924	BU
167442	722		Summer St.	Melvin & Lelia Johnson House	1924	BU
41843	727		Summer St.	Olaf & Mary Larson House	1930	BU
167461	802		Summer St.	Albert Tanz House	Ca.1924	BU
167462	810		Summer St.	Odin Hagen House	1912	SG
41844	815		Summer St.	House	Ca.1916	FG
167481	902		Summer St.	House	Ca.1921	BU
167482	929		Summer St.	House	1925	BU
167521	618		Talmadge St.	House	1895	Ell
167522	701		Talmadge St.	House	Ca.1921	BU

AHI #	Number		Street	Original Owner	Date	Style
167541	709		Talmadge St.	House	1918	BU
167542	711		Talmadge St.	House	1920	BU
167561	720		Talmadge St.	Arthur & Ann Anderson House	1929	BU
167581	1410		Woodland Ave.	House	1909	FG
167601	1608		Woodland Ave.	House	1931-1945	IN
167602	1645		Woodland Ave.	House	1931	BU
167603	1655		Woodland Ave.	Carl E. & Bessie Bylander House	1931	DU
167621	1804		Woodland Ave.	Chris & Mabel Sather House	1937	TU
167622	1813		Woodland Ave.	Charles &Anna McCauley House	1939	CO

WESTSIDE SURVEY RESULTS

What follows is a complete list of all the resources that were surveyed in the Westside portion of the City of Eau Claire 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.

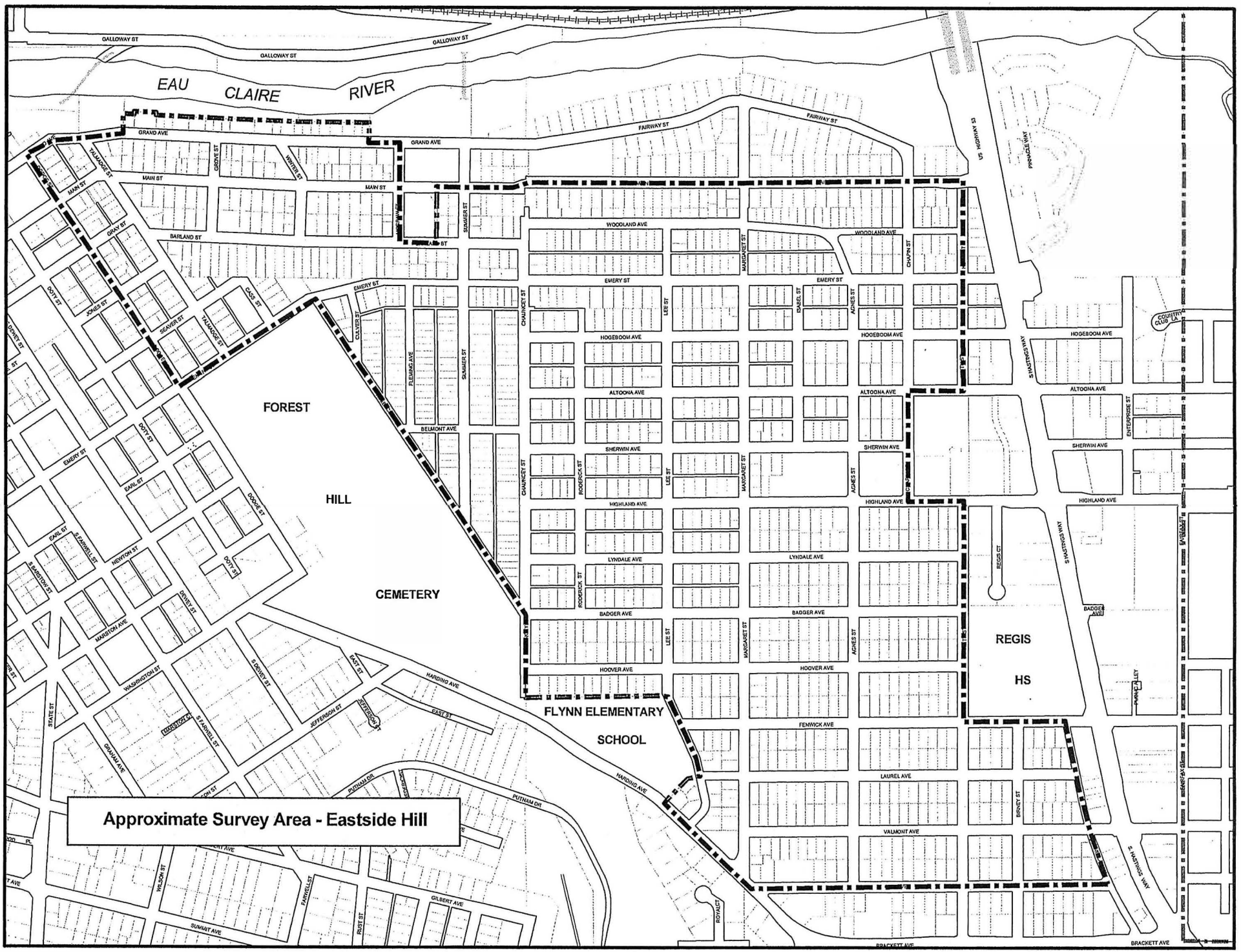
When a specific building date is not given, bracketed dates are used when possible. These dates reflect the appearance or non-appearance of a building on one of the following maps: the 1871, 1880, and 1891 Bird's Eye Views of Eau Claire; and the 1897, 1931, and 1931 (updated to 1945) Sanborn-Perris fire insurance maps of Eau Claire.

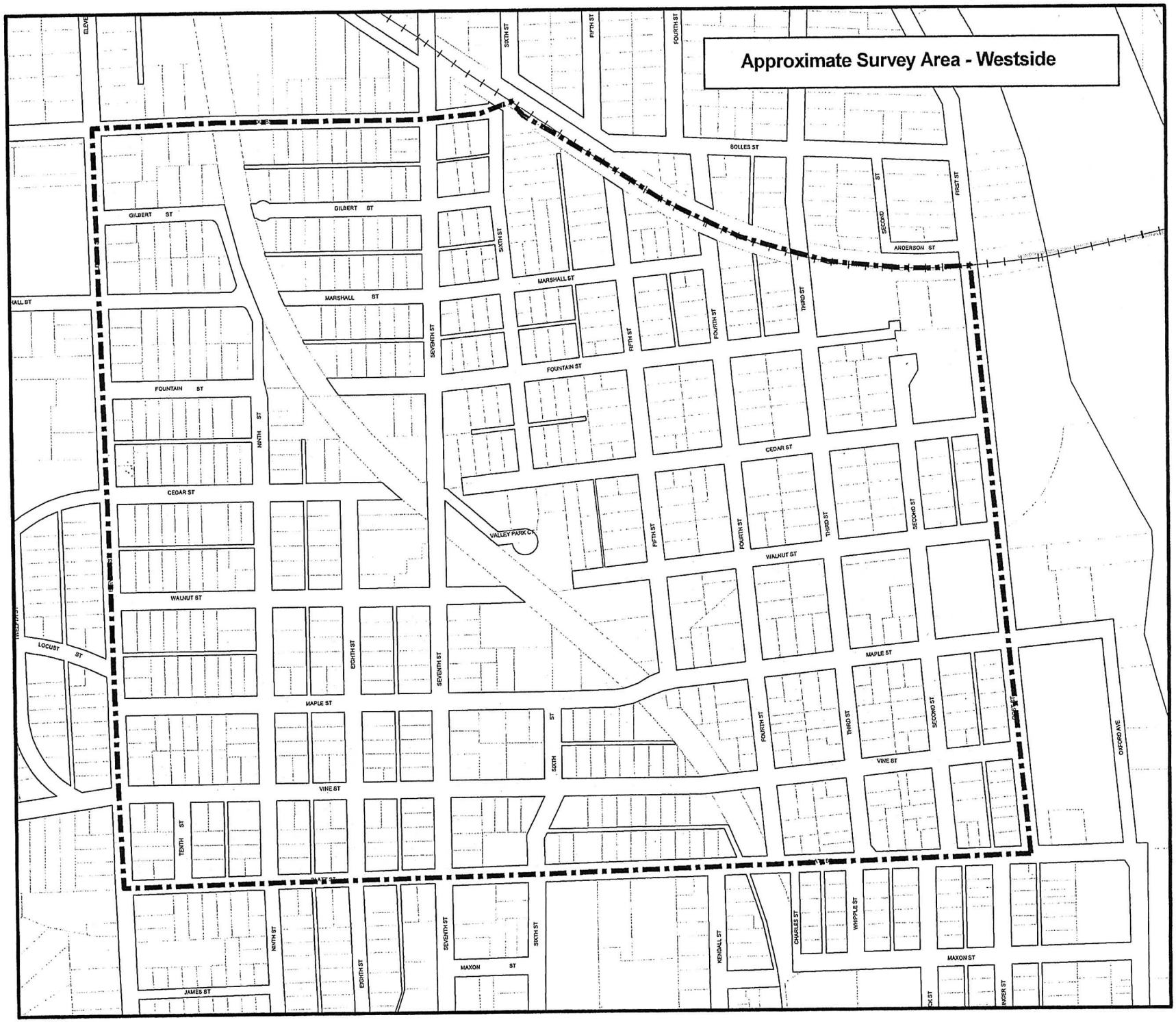
The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used in the DHP's database. These are as follows:

AF = American Foursquare
AS = Astylistic Utilitarian Form
BU = Bungalow
CON = Contemporary
CR = Craftsman
ELL = Gable Ell
FG = Front Gabled
QU = Queen Anne
SG = Side Gabled

AHI #	Number		Street	Original Owner	Date	Style
167641	2014		Second St.	Herman & Hazel Franks House	1928	BU
167661	2228		Second St.	House	1877-84	ELL
167681	1920		Third St.	House	Ca.1896	QU
167682	2219		Third St.	Mrs. Margaret Little House	1884	FG
167701	2228		Third St.	House	Ca.1915	AF
167721	2020		Fourth St.	House	1877-84	ELL
167722	2122		Fourth St.	House	Ca.1896	SG
167741	2129		Fourth St.	House	1911	FG
167761	2321		Fourth St.	Frank & Isabell Buchannan House	1923	BU
167762	2413		Fourth St.	House	Ca.1885	ELL
167763	2425		Fourth St.	Anton Anderson House	1919	CR
167781	2229		Fifth St.	House	Ca.1891	ELL
167801	2335		Fifth St	House	Ca.1917	FG
167802	2420		Fifth St	House	1917	AF
167821	2010		Sixth St.	City Fire Department Station No. 9	1963	CON
167822	2020		Sixth St.	L. Ernest Burns Auto Repair	1934	AS
167841	2628		Seventh St.	James & Audry Houser House	1932	BU
167861	2017		Ninth St.	House	1921	FG
167881	2022		Ninth St.	Harry Knickerbocker House	1930	AF
167901	2022		Ninth St.	Harry Knickerbocker Garage	1930	AS
167902	2026		Ninth St.	John & Ella Bruer House	1924	CR
167921	528		Fountain St.	Herbert & Margaret Sorenson House	1947	TU
68767	103		Maple St.	House	Post-1945	CR
41557	121		Maple St.	Dells Lumber Co. Barn	Ca.1910	AS
167941	523		Maple St.	House		FG
68766	531		Maple St.	House	Ca.1881	QU
167961	414		Marshall St.	Gust. & Martha Belter House	1929	BU
167981	523		Marshall St.	Ralph & Florence Brown House	1924	FG
168001	704		Marshall St.	Albert & Sadie Johnson House	1921	CR
168021	106-108		Vine St.	Industrial Building	1911	AS
168041	403		Vine St.	House	Ca.1901	ELL
41874	508		Vine St.	John G. Ranus House	1884	SG
168061	516		Vine St.	House	Ca.1886	QU

AHI #	Number		Street	Original Owner	Date	Style
41875	520-22		Vine St.	Albert J. Noyes House	1885	ELL
168081	905		Vine St.	Ernest & Myrtle Mickelson House	1930	BU
168101	924		Vine St.	House	1923-1930	BU
168102	928		Vine St.	House	1924	BU
168103	927		Walnut St.	Charles & Marie Anderson House	1927	BU


EAU CLAIRE RIVER
GALLOWAY ST
GRAND AVE
MAIN ST
BARLAND ST
FAIRWAY ST
US HIGHWAY 53
PRIMACY WAY
WOODLAND AVE
EMERY ST
HOGEBOOM AVE
ALTOONA AVE
SHERWIN AVE
HIGHLAND AVE
LYNDALE AVE
BADGER AVE
HOOVER AVE
FENWICK AVE
LAUREL AVE
VALMONT AVE
BRACKETT AVE
FOREST HILL CEMETERY
FLYNN ELEMENTARY SCHOOL
REGIS HS
HARDING AVE
PUTNAM DR
S HASTINGS WAY
Approximate Survey Area - Eastside Hill


Approximate Survey Area - Westside
BOLLES ST
GILBERT ST
MARSHALL ST
FOUNTAIN ST
CEDAR ST
WALNUT ST
LOCUST ST
MAPLE ST
VINE ST
ANDERSON ST
VALLEY PARK CT
JAMES ST
MAXON ST
OXFORD AVE
SIXTH ST
FIFTH ST
FOURTH ST
THIRD ST
SECOND ST
FIRST ST
SEVENTH ST
EIGHTH ST
NINTH ST
TENTH ST
KENDALL ST
CHARLES ST
WHIPPLE ST