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NAT. REGISTER OF HISTORIC PLACES
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United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Oconomowoc High School
other names/site number Oconomowoc Junior High School/Oconomowoc Middle School

2. Location

street & number 623 Summit Avenue N/A **not for publication**
city or town Oconomowoc N/A **vicinity**
state Wisconsin **code** WI **county** Waukesha **code** 133 **zip code** 53066

3. State/Federal Agency Certification

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

Jim Draeger 6/14/13
Signature of certifying official/Title Date
State Historic Preservation Officer - Wisconsin
State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Oconomowoc High School	Waukesha	Wisconsin
Name of Property	County and State	

4. National Park Service Certification

I hereby certify that the property is:

✓ entered in the National Register.
___ See continuation sheet.
__ determined eligible for the National Register.
___ See continuation sheet.
__ determined not eligible for the National Register.
___ See continuation sheet.
__ removed from the National Register.
__ other, (explain:)

Edson H. Beall 8.6.13

Signature of the Keeper — Date of Action

5. Classification

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

X private
public-local
public-State
public-Federal

Category of Property
(Check only one box)

X building(s)
district
structure
site
object

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

contributing	noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)
EDUCATION/School

Current Functions
(Enter categories from instructions)
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions)
LATE 19TH AND 20TH CENTURY REVIVALS/Collegiate Gothic
LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS
MODERN MOVEMENT/Art Deco

Materials
(Enter categories from instructions)
foundation CONCRETE
walls BRICK
roof SYNTHETICS
other STONE

Narrative Description

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

8. Statement of Significance

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

_X_ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

_C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

_ A owned by a religious institution or used for religious purposes.

_ B removed from its original location.

_ C a birthplace or grave.

_ D a cemetery.

_ E a reconstructed building, object, or structure.

_ F a commemorative property.

_ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

EDUCATION

Period of Significance

1923-1965

Significant Dates

1923; 1938-9; 1950; 1955; 1958

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

PARKINSON & DOCKENDORFF
ESCHWEILER & ESCHWEILER

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

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):
X preliminary determination of individual listing (36 CFR 67) has been requested
_ previously listed in the National Register
_ previously determined eligible by the National Register
_ designated a National Historic landmark
_ recorded by Historic American Buildings Survey #
_ recorded by Historic American Engineering Record #

Primary location of additional data:
X State Historic Preservation Office
_ Other State Agency
_ Federal Agency
_ Local government
_ University
Other
Name of repository:

10. Geographical Data

Acreage of Property 8 acres

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

	Zone	Easting	Northing
1	16	378715	4773466
2			
3			
4			

☐ See Continuation Sheet

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

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

11. Form Prepared By

name/title	Emily Ramsey/Senior Associate				
organization	MacRostie Historic Advisors			**date**	March 2013
street & number	53 W. Jackson Boulevard, Suite 1323			**telephone**	(312) 786-1700
city or town	Chicago	**state**	IL	**zip code**	60604

Summary Description

The Oconomowoc High School was constructed in multiple phases, with the oldest portion dating to 1922- 1923. The main block is a masonry building designed by Parkinson & Dockendorff that displays elements of the Collegiate Gothic style. Three stories in height, the lower story is partially below grade. A 1938-9 Art Deco-style auditorium was constructed at the southeast end of the main block by architects Eschweiler & Eschweiler through the PWA. Four additions were constructed during the 1950s: a two-story rear wing (1950) with a 1955 extension, a one-story wing at the southwest end of the auditorium (1958), and the northwest entrance and gym (1955). A small two-story addition on the northwest end of the rear wing was completed around 1996. Additions dating to the 1950s and 1990s feature minimal ornamentation. A site plan including dates for each portion of the building is attached.

The interior of the school retains original circulation patterns as well as historic fabric such as terrazzo flooring, lockers, chalkboards, and built-in cabinetry. Circulation consists of double-loaded corridors flanked with classrooms connected via ramp to accommodate grade changes. Gymnasiums and the auditorium form the outer wings of the building.

Narrative Description

Setting and Site

The Oconomowoc High School is located on the east side of Oconomowoc and was built on the crest of a hill along the southwest side of Summit Avenue. The building occupies a polygonal site bordered by South George Street on the northwest side and Summit Avenue on the northeast side. The western boundary runs behind a large field until it abuts East Forest Street, which defines a portion of the southern boundary. The boundary jogs north and east around the large field and parking area, extending east to intersect with Summit Avenue. Although the building is not oriented along a north-south axis, for the purposes of this description the primary elevation fronting Summit Avenue will be referred to as the north elevation, the rear elevation will be referred to as the south elevation, and the two narrow end elevations will be referred to as the east and west elevations.

Structure: Exterior

Main Block

The original three-story masonry high school building (the main block) is partially below grade due to its siting. The block was begun in 1922 and opened to students in 1923. The masonry exterior is textured medium-tone brown brick laid in six-course common-bond. The original block has an L-shaped footprint with the original gymnasium extending south from the rear elevation. A flat roof caps the building. The building is ornamented with a limestone water table, window sills, third story stringcourse, and coping along the parapet.

The primary north elevation of the main block is seven bays long; a limestone water table separates the first and second stories, and a limestone stringcourse runs above the third story. The second and sixth bays of the north elevation house projecting entrance pavilions that feature entrance surrounds of cut limestone with segmental arches. Wide concrete steps with non-historic metal pipe railings, which replaced the original brick knee walls shown in historic photographs, lead to the raised entrances, which are composed of double-leaf wood and glass doors with rectangular multi-paned transoms above. Engraved limestone panels are located above each surround—the northern panel reads "Senior High School" and the southern panel reads "Junior High School." Limestone panels set into the brick walls adorn the pavilions at the first and third stories, with decorative shields at the cornice of each pavilion. The parapets above the entrance pavilions feature segmental, scrolled arches. Three narrow, vertical window openings with brick lintels and limestone sills are situated above the entrance at each pavilion. The original wood windows have been replaced with non-historic windows within the original openings.

The remaining bays on the north elevation are regularly fenestrated with one large rectangular window opening per floor. These openings hold non-historic two-light vinyl windows in groups of five per opening, which replaced the original 1/1 wood-sash windows with transoms. The first story window openings adjacent to the entrance pavilions have been modified with brick infill and currently hold fewer windows than they historically had.

The rear (south) of the main block and the side elevations of the original gymnasium are also laid in six-course common-bond brick with flat limestone water tables and stringcourses. A brick chimney rises along the south elevation of the main block. Fenestration on the south elevation of the main block is regularly spaced with groups of four windows holding non-historic 2-light vinyl windows. The original gymnasium features three large two-story window openings on its exposed east elevation, which have been infilled with solid panels; brick pilasters with limestone caps delineate these openings. A below-grade entrance is located on the east elevation near the southeast corner. The south end of the original gymnasium is unfenestrated except for a pair of non-historic double-hung windows on the east end above the limestone water table. An identical window opening on the west end of the

elevation has been infilled with brick. An entrance with a single-leaf door is located at the center of the elevation; the limestone water table jogs to frame the upper portion of the opening.

The remaining elevations of the original gymnasium have been obscured with the construction of additions over time.

Auditorium Addition (1938-9)

An auditorium addition with a rectangular footprint was completed at the east end of the main block in 1939. The addition also includes a band room at the below-grade first story, a balcony/study room, and a two-story entrance and classroom addition that also provides a lobby between the main block and the auditorium. The exterior walls are textured medium-tone brown brick laid in six-course common-bond similar to the main block. The two-story portion features four doors set within an arched brick opening. A transom, currently obscured with plastic, tops all four doors. Fenestration at the second story is consistent with the main block, holding grouped two-light vinyl replacement sashes; window openings have a continuous concrete sill and rowlock lintels. A concrete water table and stringcourse ornament the façade and rear elevations; these elevations also feature brick pilasters with concrete caps delineating a combination of vertically-oriented window openings and brick panels. Window openings hold glass block. At the southernmost bays (even with the stage), brick panels are delineated in lieu of window openings. The east elevation also features brick pilasters with concrete caps; there are no window openings on this elevation, which is partially obscured by a one-story addition. A flat roof with concrete coping covers the addition.

Music Department Addition (1958)

A two-story addition was constructed on the east elevation of the auditorium in 1958 to provide additional space for the music department. The structure has masonry walls laid in six-course common-bond brick, a rectangular footprint, and is capped by a flat roof with metal coping. The first story is partially below grade and is punctuated with single-leaf door openings and windows. Concrete area wells with metal railings and stairs are found along all elevations. The second story is punctuated with small window openings that hold multi-light metal-sash windows. A metal door fronted by a concrete stair is located on the southeast elevation of the addition.

Classroom Addition (1950 and 1955)

In 1950, a two-story addition was constructed parallel to the main block and connected via a ramp running north-south. The addition has masonry walls of a lighter brick than the main block; walls are laid in a six-course common-bond. A flat roof with metal coping covers the rectangular addition. Fenestration is regularly placed and features glass block with three one-light sashes below in first story openings on the rear elevation and non-historic two-light metal windows in groups of three in all other

openings. A roll-up garage door and a pedestrian entrance with metal-leaf doors are located on the rear elevation. In 1955, a two-story extension with two additional classrooms was constructed on the southeast elevation of this addition. The extension is consistent in design and materials to the addition. A new entrance is located on the southeast elevation; the entrance holds three metal-leaf doors with lights, has a concrete surround, and is sheltered by a metal canopy.

Gymnasium Addition (1955)

A second addition in 1955 was constructed on the northwest elevation of the main block. The gymnasium addition is two full stories in height with a basement level. A one-story entrance connects the gymnasium with the main block. The addition has masonry walls of a lighter brick than the main block; walls are laid in a six-course common bond. A concrete water table and stringcourse at the top of the second story ornament the gym. A flat roof with metal coping covers the square-shaped addition. The gymnasium has minimal fenestration. The west elevation has windows at the second story and basement level, both of which hold glass block. Two window openings on the north elevation were infilled with brick at an unknown time. The rear elevation has a one-story L-shaped projection. The projection holds a bank of eight metal doors. The new entrance is consistent in materials and design with the gymnasium and includes a projection that encloses a stair to the basement level. The entrance holds six metal-leaf doors with lights that are topped by a three-light transom. A Modern Movement-style metal canopy with metal supports shelters the entrance bay.

Science Addition (1996)

A final two-story addition was constructed in 1996. The addition was situated on the northwest elevation of the ramp that connects the main block to the 1950 classroom addition. The addition has a rectangular footprint and is covered by a flat roof with metal coping. Exterior walls are finished with variegated stretcher-bond brick veneer. Window openings are located only the rear elevation and feature grouped 2-light metal sashes. An entrance holding three metal-leaf doors with lights and transoms is also located on the rear elevation.

Structure: Interior

Main Block

The first floor of the main block is partially below grade, with the two main entrances providing entry between the first and second floors. Stairs are clad in terrazzo and provide circulation between all three floors. Stairwells were enclosed at the second and third floors for code compliance and consist of an upper portion of glass block and two single-leaf doors below. Each floor of the main block has a central hall flanked by classrooms on each side. On the first floor, finishes in the corridor include terrazzo flooring, original classroom doors and trim, lockers, and a non-historic dropped ceiling with

acoustical tile. This floor has a combination of administrative offices, a nurse's station, and classrooms with several non-historic partition walls. These spaces have non-historic finishes such as vinyl composite tile (vct) flooring and dropped ceilings with acoustical tile. The school's original gymnasium/auditorium is located at the northwest end of the building toward the rear. Exposed steel trusses span the space. The original stage was removed at an unknown time by a previous owner. The area behind the stage contains kitchen equipment. The second and third floor corridors retain terrazzo flooring, metal lockers, arched openings to classrooms, and original classroom doors. The corridors also retain their original ceiling height with acoustical tiles adhered to the ceiling slab. Classrooms are finished with non-historic carpet or vct and dropped ceilings with acoustical tile that drop below window heads. Classrooms retain original built-in cabinetry, trim, and chalkboards.

Auditorium Addition (1938)

The auditorium is accessible from the 1922 main block and two-story entrance/classroom addition as well as from the 1950 addition to its southwest. The auditorium has been upgraded over time but retains its original plaster finishes, proscenium, and balcony seating. The auditorium lobby retains the Art Deco-style balustrade on the stair leading to the balcony. The balcony retains original seating.

Music Department Addition (1958)

Both levels of the music department feature a series of practice rooms. The lower level features built-in risers for choral and orchestral seating. Flooring is non-historic vct throughout and ceilings are suspended and finished with acoustical tiles.

Classroom Addition (1950 and 1955)

The 1950 classroom addition, with its 1955 extension that provides two additional classrooms on each floor, is accessible from the main block via a north-south ramp. The ramp connects to the central corridor of the addition. An office is located where the corridor and ramp intersect, as well as a stair leading to the second floor. The stair was enclosed ca. 1996 for code compliance. The stair has terrazzo treads, while the landing has non-historic vct flooring. Each floor of the addition has a central corridor finished with non-historic carpeting and drop ceilings with acoustical tiles. Lockers remain along both sides of the corridors, both of which are flanked with classrooms. A library is located off the central corridor on the second floor. Classrooms are finished with non-historic carpet and drop ceilings with acoustical tile that cross window openings. Other finishes include a combination of original and non-historic chalkboards, original trim at windows and doors, and original built-in cabinetry.

Gymnasium Addition (1955)

The 1955 gymnasium was added to the northwest elevation of the main block along with a new entrance vestibule. A ramp and a stair lead from the main block to the entrance vestibule, which is finished with terrazzo flooring and a drop ceiling with acoustical tile. Three sets of double-leaf doors lead to the exterior and three sets of double-leaf doors provide access to the gym. Access to the locker room below is via a stair adjacent to the gym doors. The gym retains its wood flooring, bleachers, and exposed steel trusses. Doors are located on the opposite side of the gym and provide access to the exterior. The gym is two stories in volume, with window openings filled with glass block located along the north elevation at the second story. A basement area is located below the 1955 gym and serves the locker rooms. Flooring throughout is a combination of terrazzo, vinyl tile, and tile. Walls are partially glazed tile. Rows of lockers remain throughout.

Science Addition (1996)

The 1996 addition (also known as the science addition) is the smallest addition. On the first floor, it includes an entrance and vestibule at the south elevation. Two classrooms were created where the first floor ramp and the 1950 addition meet, and three classrooms were created on the second floor. All but one classroom have built-in equipment specific to science. Floors are finished with vct and ceilings are dropped with acoustical tile. One classroom features a closet but otherwise, the rooms have open plans.

Integrity

The Oconomowoc High School retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance and warrant individual listing in the National Register of Historic Places. The original 1922-1923 building's overall massing is intact despite the construction of several additions over time. Only minor alterations in the form of replacement windows and the reconfiguration of two window bays have been made to the main block. Window replacement has also occurred on some of the additions. Otherwise, the exterior elevations are in excellent condition and retain their historic appearance. The multiple additions also contribute to the significance of the former school. The auditorium and gymnasium additions, in particular, aid our understanding of the role of high schools, changes in curriculum, and the growing interest in sports during the first half of the twentieth century.

On the interior, a significant amount of historic fabric remains in the main block. The main block retains terrazzo flooring, original lockers, chalkboards, and built-in cabinetry. Similarly, the classroom addition retains original lockers, chalkboards, and built-in cabinetry. The auditorium addition retains

original plaster finishes, proscenium, and seating, while the lobby retains its Art Deco-style balustrade on stairs that lead to the balcony. Both gymnasiums retain original finishes, with the exception of the stage in the old gym, which has been altered for a new use. Non-historic finishes through the school are generally limited to the installation of carpeting and vct flooring, the installation of suspended ceilings with acoustical tiles, and the enclosure of stairwells for code compliance.

Summary Statement of Significance

The Oconomowoc High School building is locally significant under National Register Criterion A for Education. It is a good example of the early twentieth century free-standing high school building that expanded over time to fulfill the changing needs of the modern high school. The original high school was designed by the prominent architectural firm of Parkinson & Dockendorff of La Crosse, a firm well known throughout the state for school design. Built in 1922-1923, the main block of the school is constructed in the firm's favored Collegiate Gothic style. Over time, the building was expanded, reflecting changes in educational needs and the growth of the community. The additions include an Art Deco-styled auditorium designed by Eschweiler & Eschweiler of Milwaukee in 1938-9 and a 1950 classroom addition by Milwaukee architects Ebling, Plunkett & Keymar. Ebling Plunkett & Keymar also designed the 1955 gymnasium and 1958 music department addition.

The period of significance for the Oconomowoc High School extends from 1923 to 1965, reflecting the school's growth and continuing relevance to the community from the year the school opened through 1965, when a bond was passed for the construction of a new high school. The building is in good condition, with the main block and all additions to the building remaining intact. The building retains a high level of integrity, with exterior alterations limited to the replacement of windows.

Narrative Statement of Significance

History of Oconomowoc

The first recorded inhabitants of present-day Oconomowoc were members of the Potawatomi and Winnebago tribes. The area had deep woodlands and clear lakes providing tribes with wild game, fish, and raw materials with which to build homes and tools. The tribes named the area "Coo-no-mo-wauk," or "Where the waters meet." The first white settler was Charles Sheldon; Sheldon arrived in Oconomowoc in 1837 and immediately staked claim to a 160-acre tract of land on the eastern shore of Fowler Lake. H.W. Blanchard claimed a tract of land adjacent to Sheldon's days later, soon selling the land to Philo Brewer. Brewer became a permanent settler despite selling off portions of his land to A.W. Hatch and John S. Rockwell.[1]

John S. Rockwell, another early settler, was responsible for much of the town's early development. Rockwell was responsible for the construction of a dam across the Oconomowoc River, allowing the construction of his grist mill. Rockwell was also instrumental in establishing a fire department, library,

[1] Kane, Mary A. *Oconomowoc*. Charleston: Arcadia Publishing, 2006:7.

and an elementary school. The first log school house was constructed in 1842, providing instruction to ten students.[2] Rockwell built a hotel in 1843 and guided the construction of a road between Oconomowoc and Mayville. Rockwell, who came to be known as the "Father of Oconomowoc," also donated land for the community's churches and started Bord du Lac, a seminary for women.[3] The population had grown to 250 by 1853.

Oconomowoc received a village charter in 1865 and was incorporated as a city in 1875. By 1885, the population had grown to 3,000.[4] Following the arrival of the railroad, Oconomowoc became a favorite summer retreat of tourists and wealthy vacationers from Chicago, Milwaukee, St. Louis, and other Midwestern cities. Some of the nation's wealthiest families – including Gus Pabst, Philip Armour, and Montgomery Ward – built stately summer homes on the lakes, and by the 1880s, Oconomowoc featured six luxury resorts. From the 1870s until the Great Depression, Oconomowoc was known as the "Newport of the West," and visits by Presidents Cleveland, Harrison, Grant, Taft, Coolidge, McKinley, and Theodore Roosevelt earned Main Street the nickname "Avenue of the presidents."[5]

The era of lavish living in Oconomowoc waned with the onset of the Great Depression and came to a close during World War II. Postwar Oconomowoc became a hub of commerce and industry, building on the city's existing industrial base, which included the Carnation Milk Products Company, the Milwaukee Apron Company, and the Oconomowoc Canning and Products Company.[6] These early companies were established in the late 1910s and lured many new and permanent residents with the many jobs they created.

Oconomowoc High School and the Development of the Free-standing High School in Wisconsin

The Oconomowoc High School is significant at the local level for the history of education; it is an early twentieth-century free-standing public high school that received additions that corresponded to changes in curriculum and defined needs of a high school building. When the building was completed in 1923, it was the first purpose-built high school building in Oconomowoc, reflecting a state-wide trend in the development of dedicated facilities for public secondary education.

In the late nineteenth and early twentieth century, most community schools combined primary and secondary grades into a single building. Although the first free public high school opened in Wisconsin in 1849 and the Free High School Law, which provided state aid to fund public high schools, was passed in 1875, growth was slow through the turn of the century. By the 1913-14 school

[2] "Early Days in Oconomowoc" *Oconomowoc Free Press* October 29, 1904.
[3] History of Oconomowoc from http://www.oconomowoc-wi.gov/index.aspx?NID=99
[4] "Oconomowoc the Beautiful; Peerless City by the Lakes" *The Oconomowoc Enterprise* January 7, 1920.
[5] History of Oconomowoc from http://www.oconomowoc-wi.gov/index.aspx?NID=99
[6] Kane, Mary A. *Oconomowoc*. Charleston: Arcadia Publishing, 2006:8.

year only 24 buildings in Wisconsin were devoted solely to public secondary education.[7] Restrictions on construction put into place during and immediately after World War I further delayed construction of new high schools, even as high school enrollment continued to increase. In 1921, the Wisconsin Department of Public Instruction predicted that a "vigorous" building program would ensue in the coming years to provide much-needed accommodations for high school students.[8]

Prior to 1923, the Lincoln School (constructed in 1903, demolished 1965) in Oconomowoc served as a combination high school, junior, and grade school for the village.[9] By 1919, enrollment at the school had reached 767 students, resulting in severe overcrowding within the existing building. Because the Lincoln School was not fireproof construction, state law prohibited the construction of an addition to provide more space. In addition, the continuing expansion of the high school curriculum to include vocational classes, arts and music instruction and physical education, made the existing Lincoln School building inadequate for modern needs. In response to these conditions, the Oconomowoc school board made plans for the community's first purpose-built, free-standing high school. The school board first proposed a bond for a new high school in 1919 but the initiative stalled. In 1921, the school board purchased land for the new high school from the White Elm Nursery for $12,000 and a $185,000 bond was passed for the construction of the new high school.[10]

Construction of the new high school, designed by Parkinson & Dockendorff with H.J. Seimer Company of Green Bay serving as contractors, proceeded quickly. The cornerstone was laid in early 1922. In May 1922, a school board member told the, *Oconomowoc Enterprise* that "When completed, the new high school building will be a modern and commodious structure, which will.... relieve the crowded conditions of the schools, making it possible to do better, more efficient and more satisfactory work."[11]

The Oconomowoc High School opened in the fall of 1923, with enrollment that year reaching 279 students. Typical of state-of-the-art free-standing high schools of the period, the building featured modern amenities such as central heating, electricity, and indoor plumbing. The spacious and well-lit classrooms were assigned by subject, with manual training and "domestic arts" in the basement, recitation rooms on the first floor, and a laboratory, chemistry room, commercial room, and typewriting room on the second floor. A large study room and library occupied the north end of the

[7] Barbara Wyatt, editor. *Cultural Resource Management in Wisconsin.* Madison, State Historical Society of Wisconsin, 1986, p. 3-5.
[8] Wisconsin Department of Public Instruction, *Biennial Report of the State Superintendent: 1921(* Madison, State Department of Public Instruction.), p. 19
[9] "Farewell to Lincoln School Friday Night" from the clipping files of the Oconomowoc Historical Society, date and source unknown.
[10] "First Unit of High School Building was Completed for 1923-1924 School Year" from the clipping files of the Waukesha County Historical Society, source and date unknown.
[11] "Time for new to replace old as middle school" *Oconomowoc Enterprise* ca. 2008 (from the clipping files of the Oconomowoc Historical Society)

first floor, and the building included a dedicated gymnasium space that could also house assemblies, plays, and other school programs.[12] The new facilities "were believed to be ample to take care of needs for many future years."[13]

During the Great Depression, however, high school enrollment in Oconomowoc sharply increased, and by 1931 the Department of Public Instruction recommended that an addition to the high school be constructed to alleviate overcrowding. The proposed addition consisted of an auditorium and the equivalent of eight classroom spaces. Milwaukee architects Eschweiler & Eschweiler were engaged to design the new wing. Forty-five percent of the $134,545 total cost for the addition was funded through the Works Progress Administration (WPA), a federal New Deal program that operated its own projects in cooperation with state and local governments.[14]

The Art Deco-style auditorium addition was completed in 1939. The addition reflected the increasingly diverse curriculum of public high schools and the need for specialized spaces to accommodate these programs. Even before the original high school building had been completed in 1923, Wisconsin educators were stressing the importance of providing state-of-the-art facilities and equipment not just for academic instruction but for home economics, manual arts and vocational training, and physical education—a curriculum that would provide a well-rounded education with a broad range of career prospects for children from varying backgrounds.[15] In an article entitled "Curriculum, Activities Fit Pupils for Modern Living," the *Oconomowoc Enterprise* expanded on these ideals, saying that the responsibility of the high school was to provide a curriculum that would offer every pupil the opportunity to:

> ...acquire a set of facts essential to his professional, vocational, and social needs; specific skills of a vocational and cultural character; habits essential to the home and professional life; a healthy body, a personality characterized by sound moral standards, proper social behavior and abundant living, an interest in future personal development...and most important, a desire to participate generously in the task of achieving a better democracy.[16]

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[12] Parkinson & Dockendorff. *Twenty-five Years of School House Planning*. LaCrosse: Parkinson & Dockendorff, 1927:55. National Register of Historic Places, Jefferson High School, Jefferson, Jefferson County, Wisconsin.
[13] "First Unit of High School Building was Completed for 1923-1924 School Year" from the clipping files of the Waukesha County Historical Society, source and date unknown.
[14] "First Unit of High School Building was Completed for 1923-1924 School Year" from the clipping files of the Waukesha County Historical Society, source and date unknown.
[15] Wisconsin Department of Public Instruction, *Biennial Report of the State Superintendent: 1921(* Madison, State Department of Public Instruction.), p. 18, 26-43.
[16] "Curriculum, Activities Fit Pupils for Modern Living." *The Oconomowoc Enterprise*, November 24, 1939; p. 3.

To accomplish these lofty goals, the new addition eliminated conflicts between assembly and gymnasium functions by providing a separate auditorium, but also allowed for dedicated classrooms for science laboratories, home economics, musical instruction, and the manual arts, which had previously been forced to share cramped classroom space.[17]

During the 1940s, school enrollment in Oconomowoc schools rose so rapidly that a long-term building program was outlined by the school board in 1949. The school board planned to relocate the junior high grades from Lincoln School to the high school building and construct a second elementary school. A $349,000 bond was issued and approved that year to fund the construction of a junior high addition to the high school and a new elementary school (Park Lawn). Ebling, Plunkett, & Keymar were engaged by the school board to design the junior high addition, a modern two-story rear wing housing industrial arts, home economics, general classrooms, a study hall, and a library. The junior high addition was placed into service in January 1952.[18]

As part of the 1949 long-term building program, the school board anticipated the need for a new gymnasium at the Oconomowoc High School. Again Ebling, Plunkett, & Keymar were engaged by the school board to design the new gym and adjacent entrance in 1955. A small extension was also constructed on the rear wing in 1955 to create two additional classrooms. The addition of a gymnasium reflects a growing national interest in the benefits of physical education; a study indicating that American children were less physically fit than their European counterparts led to the founding of the President's Council on Youth Fitness on July 16, 1955.

Increasing student populations throughout the postwar years resulted in the need for a new high school by the 1960s. In 1965, a bond was passed for the construction of a new facility on Forest Street; the existing high school transitioned into just a junior high school. In 1987, the school was again repurposed as the Oconomowoc Middle School, with middle school education concepts being used to teach the seventh and eighth grade students. In 1996, a small two-story addition was constructed along the rear of the building to provide dedicated science classrooms for the school. The building continued to serve that function until 2008 when the construction of two new junior high school buildings was complete. The building has been vacant since 2008, with the exception of a haunted house that uses the building each October.

[17] "Dedication Sunday of High School Addition" *Oconomowoc Enterprise* November 24, 1939.
[18] "First Unit of High School Building was Completed for 1923-1924 School Year" from the clipping files of the Waukesha County Historical Society, source and date unknown.

Architects

Parkinson & Dockendorff

The main block of the Oconomowoc High School exemplifies the Collegiate Gothic style and is the work of a prominent Wisconsin architectural firm, Parkinson & Dockendorff of La Crosse, who were specifically known for their school designs. As noted by Barbara Wyatt in *Cultural Resource Management in Wisconsin*, the Collegiate Gothic style in Wisconsin dates from approximately 1915 through 1940. The style was inspired by medieval buildings of prominent English universities such as Oxford and Cambridge, which made it a popular choice for college campus buildings, high schools, and elementary schools, particularly during the late 1910s and 1920s. Often, elementary and high schools displayed a loose interpretation of the style, typically featuring brick exterior walls accented with stone and a central, towered, "keep-like" entrance. Details including battlements, finials, parapets, crenellated parapets, Gothic and Tudor arches, and other Gothic or Tudor embellishments may be present on a Collegiate Gothic building.

Albert E. Parkinson emigrated from England and received his training as an architect from both his father as well as the public schools of Scranton, Pennsylvania. Parkinson began his career as a contractor and engineer in Sparta by 1897 before transitioning into architectural work. He sold plans for houses, barns, and sheds. Between 1902 and 1904 Parkinson designed residences, a bank, a German Lutheran Church, several schools, and commercial buildings in Sparta, Westby, Viola, and Bloomer.

Bernard J. Dockendorff first apprenticed with the architectural firm of Stolze & Schick in LaCrosse before studying architecture in Europe for more than six years. Dockendorff's European studies included two years (1897-1899) at the Technicum in Darmstadt, Germany. Dockendorff returned to LaCrosse and set up a solo practice. In 1905, after one year as a solo practitioner, Dockendorff joined with Parkinson to establish a firm in LaCrosse.

The architectural firm of Parkinson & Dockendorff went on to become one of the most successful firms in the western half of Wisconsin, best known for their design of modern school buildings throughout the state. The two architects practiced together for almost fifty years, and during that time, produced drawings for roughly 800 building projects in Wisconsin, Minnesota, Iowa, Illinois, Michigan, and North Dakota. Both men died in September 1952.

In 1927, Parkinson & Dockendorff published *Twenty-five Years of School House Planning*, discussing the essential elements of school design and planning. As part of Parkinson & Dockendorff's educational services, a former educator was kept on staff to survey school district needs, develop

school building programs, and check all school plans for details essential to a complete school plant. The thoroughness of Parkinson & Dockendorff's educational planning services coupled with the high level of architectural design and construction oversight elevated the firm to specialists in the field.

Eschweiler & Eschweiler

Alexander C. Eschweiler, founder of Eschweiler & Eschweiler, was born in Boston in 1865. Eschweiler's father was a mining engineer whose career took the family to Northern Michigan and then Milwaukee in 1882. Alexander attended school in Milwaukee, including one year at Marquette University. Eschweiler completed his study of architecture at Cornell University, graduating in 1890. Eschweiler returned to Milwaukee and worked in several offices as a draftsman before opening his own practice in 1892, designing residences, offices, and stores. In 1923, his sons Alexander Jr. and Theodore joined the practice, with his third son, Carl, joining after World War II. The firm built a great reputation designing fine offices, schools, churches, public buildings, and club houses in a range of styles including Art Deco and International. Alexander Eschweiler died in 1940 and his sons continued the practice under the same name.[19]

Conclusion

The Oconomowoc High School is locally significant under National Register Criterion A for Education as an excellent local example of an early twentieth century free-standing public high school that was built and expanded to provide the best educational facility for Oconomowoc's students. The main block was designed in the Collegiate Gothic style by the prominent architectural firm Parkinson & Dockendorff. Subsequent additions were executed in the Art Deco and Modern Movement styles, reflecting the period of their construction. The building has a period of significance from 1923, when it opened to students, through 1965, when a new high school was built. The period of significance reflects the school's growth and continuing relevance to the community during the period of significance.

Parkinson & Dockendorff saw the high school as the ultimate in educational opportunity for most people in a community, and therefore, stated that the high school "must prepare for further educational effort and at the same time train a majority of its pupils for efficient work in the community or state immediately upon graduation. In order to do the latter, many of the courses must be along the lines of work carried on in the community whether commercial, agricultural, or industrial."[20] Thus, high school design had to be tailored to the community in which it is located.

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[19] Withey, Henry and Elsie Rathburn. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970:199.
[20] Parkinson & Dockendorff. *Twenty-five Years of School House Planning*. LaCrosse: Parkinson & Dockendorff, 1927:54.

In addition to addressing specific needs of a community, all modern high schools, according to Parkinson & Dockendorff, needed to address both the mental and physical needs of its students. Mental needs were to be met in classrooms, libraries, laboratories, shops, kitchens, and in music, art, study, and lecture rooms, while physical needs were addressed in gymnasiums, nearby athletic fields, tennis courts, and skating rinks. The firm also emphasized the need for adequate space for administrative offices, as these offices were "really the heart of the stimulus of the entire school."[21]

In Parkinson & Dockendorff's *Twenty-five Years of School House Planning*, the Oconomowoc High School was highlighted as an excellent example of a thoroughly planned, modern school. Floor plans for the school were included in the book to show that the arrangements and type of rooms met all the needs of the Oconomowoc community. [22]

Although well planned and modern, the original school building of 1922-1923 was not sufficient to adequately meet changing academic and community needs. Approximately 15 years later, the school was enlarged with a substantial auditorium and rooms for the study of music. Then, in the 1950s, the school received another large addition in the form of a new gymnasium and locker rooms. These additions, together with the new classroom wing, demonstrate the community's over forty year commitment to providing their students with a high school building that could meet contemporary academic and educational requirements.

[21] Parkinson & Dockendorff. *Twenty-five Years of School House Planning*. LaCrosse: Parkinson & Dockendorff, 1927:55.
[22] Parkinson & Dockendorff. *Twenty-five Years of School House Planning*. LaCrosse: Parkinson & Dockendorff, 1927:59.

"Curriculum, Activities Fit Pupils for Modern Living." *The Oconomowoc Enterprise*, November 24, 1939.

"Dedication Sunday of High School Addition." *Oconomowoc Enterprise* November 24, 1939.

"Early Days in Oconomowoc" *Oconomowoc Free Press* October 29, 1904.

"Farewell to Lincoln School Friday Night" from the clipping files of the Oconomowoc Historical Society, date and source unknown.

"First Unit of High School Building was Completed for 1923-1924 School Year" from the clipping files of the Waukesha County Historical Society, source and date unknown.

History of Oconomowoc from http://www.oconomowoc-wi.gov/index.aspx?NID=99

Kane, Mary A. *Oconomowoc*. Charleston: Arcadia Publishing, 2006.

"Oconomowoc the Beautiful; Peerless City by the Lakes" *The Oconomowoc Enterprise* January 7, 1920.

Parkinson & Dockendorff. *Twenty-five Years of School House Planning*. LaCrosse: Parkinson & Dockendorff, 1927

"Time for new to replace old as middle school" *Oconomowoc Enterprise* ca. 2008 (from the clipping files of the Oconomowoc Historical Society)

Wisconsin Department of Public Instruction. *Biennial Report of the State Superintendent: 1918-1920.* Madison: Department of Public Instruction, 1921.

Withey, Henry and Elsie Rathburn. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, Inc., 1970.

Wyatt, Barbara, editor. *Cultural Resource Management in Wisconsin.* Madison: State Historical Society of Wisconsin, 1986. Three volumes.

Verbal Boundary Description:

The boundary includes all lots associated with the former Oconomowoc High School as noted in the Waukesha County tax assessment database. Summit Avenue and George Street define the property's boundaries along the northeast and northwest. The western boundary runs behind a large field until it abuts East Forest Street, which defines a portion of the southern boundary. The boundary jogs north and east around the large field and parking area, extending east to intersect with Summit Avenue. The legal description defines the property as follows: LOTS 82, 85, 86, 89 & 90 WESTOVERS PLAT THE SUMMIT ADDITION TO THE VILLAGE OF OCONOMOWOC PT NW1/4 SEC 4 T7N R17E.

Boundary Justification:

The boundary corresponds to the legal parcel for the school building.

Name of Property: Oconomowoc High School

City or Vicinity: Oconomowoc

County: Waukesha State: Wisconsin

Photographer: Elizabeth Breiseth
MacRostie Historic Advisors
53 W. Jackson Blvd. Suite 1323
Chicago, IL 60604

Date Photographed: May 2012

Description of Photograph(s) and number:

1 of 28: Looking south along Summit Avenue toward the east elevation

2 of 28: Looking south along the east elevation of the main block

3 of 28: Looking west toward the south end entrance bay on the main block

4 of 28: Looking north along the east elevation of the main block

5 of 28: Looking west toward the connection between the main block and auditorium

6 of 28: Looking north along the east elevation of the auditorium and music department addition

7 of 28: Looking north along the rear elevation of the auditorium

8 of 28: Looking northeast toward the 1950 classroom wing

9 of 28: Looking north along the rear (west) elevation

10 of 28: Looking north along the rear elevation

11 of 28: Looking east toward the rear elevation

12 of 28: Looking east toward the rear elevation of the 1955 gym addition

13 of 28: Looking south toward the north elevation of the 1955 gym addition

14 of 28: Looking south at the 1955 entrance addition

15 of 28: Detail of the parapet on the main block's north entrance bay

16 of 28: Detail of the entry on the main block's south entrance bay

17 of 28: Detail of the auditorium window openings and pilasters

18 of 28: Main block interior, main stair and entrance, looking down from the second floor

19 of 28: Main block interior, second floor corridor

20 of 28: Main block interior, second floor classroom

21 of 28: Main block interior, third floor corridor

22 of 28: 1950 classroom wing interior, second floor corridor

23 of 28: 1950 classroom wing interior, first floor classroom

24 of 28: 1955 gym interior

25 of 28: Auditorium lobby, detail of stair

26 of 28: Auditorium interior, looking toward stage from balcony

27 of 28: Auditorium interior, looking toward balcony

28 of 28: Main block interior, original gym

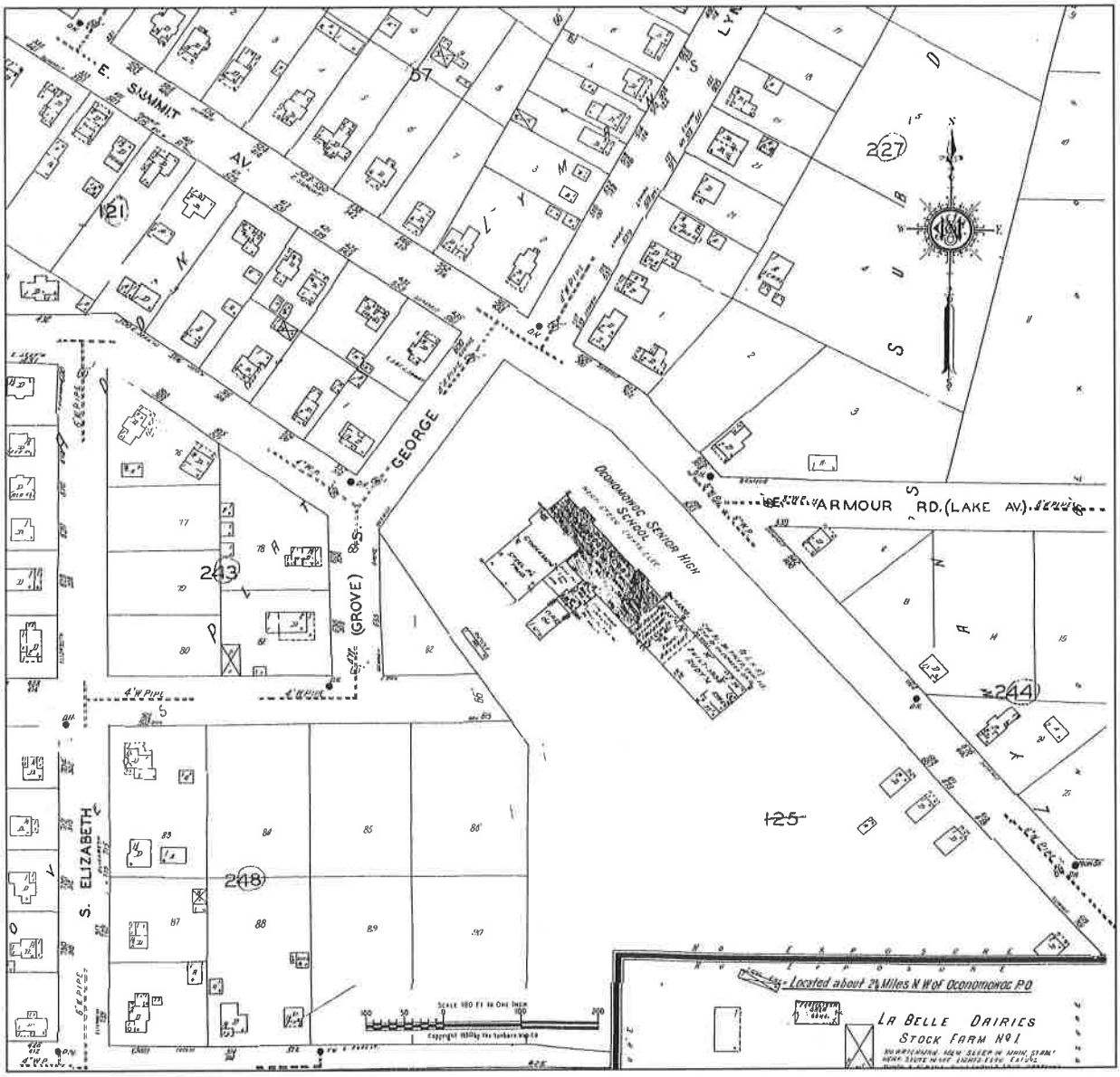


Figure 1: 1949 Sanborn Fire Insurance Map

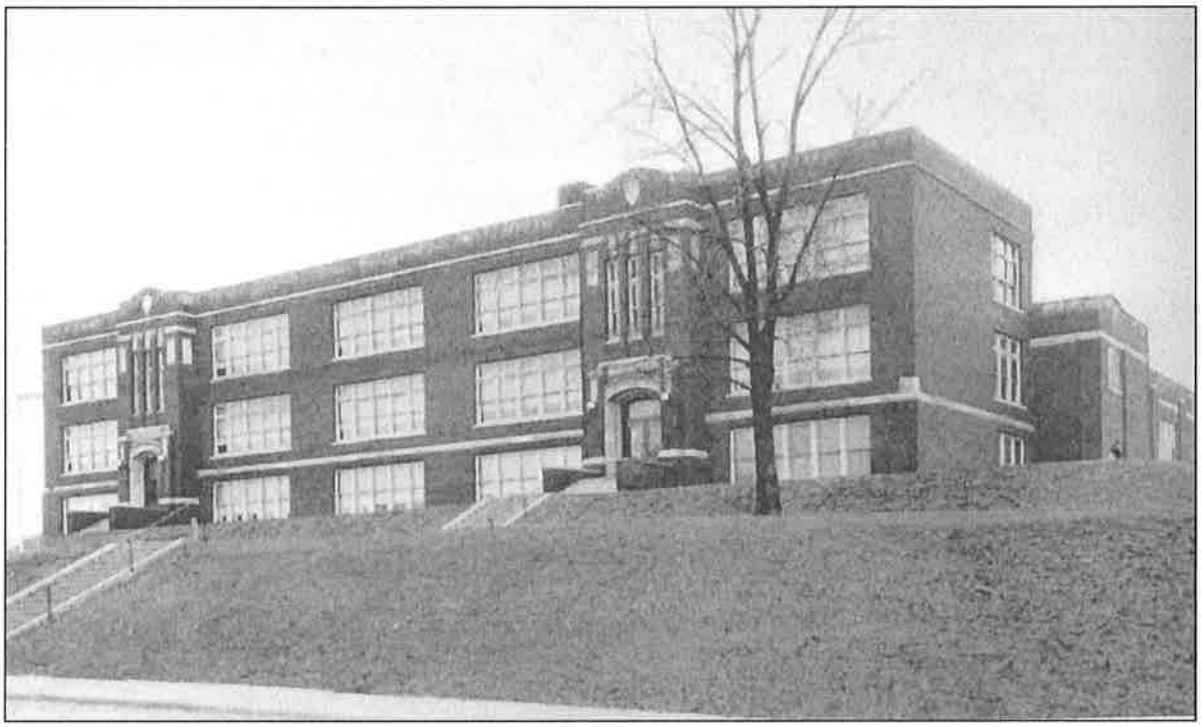


Figure 2: Oconomowoc High School ca. 1927 from *Twenty-five Years of School House Planning*

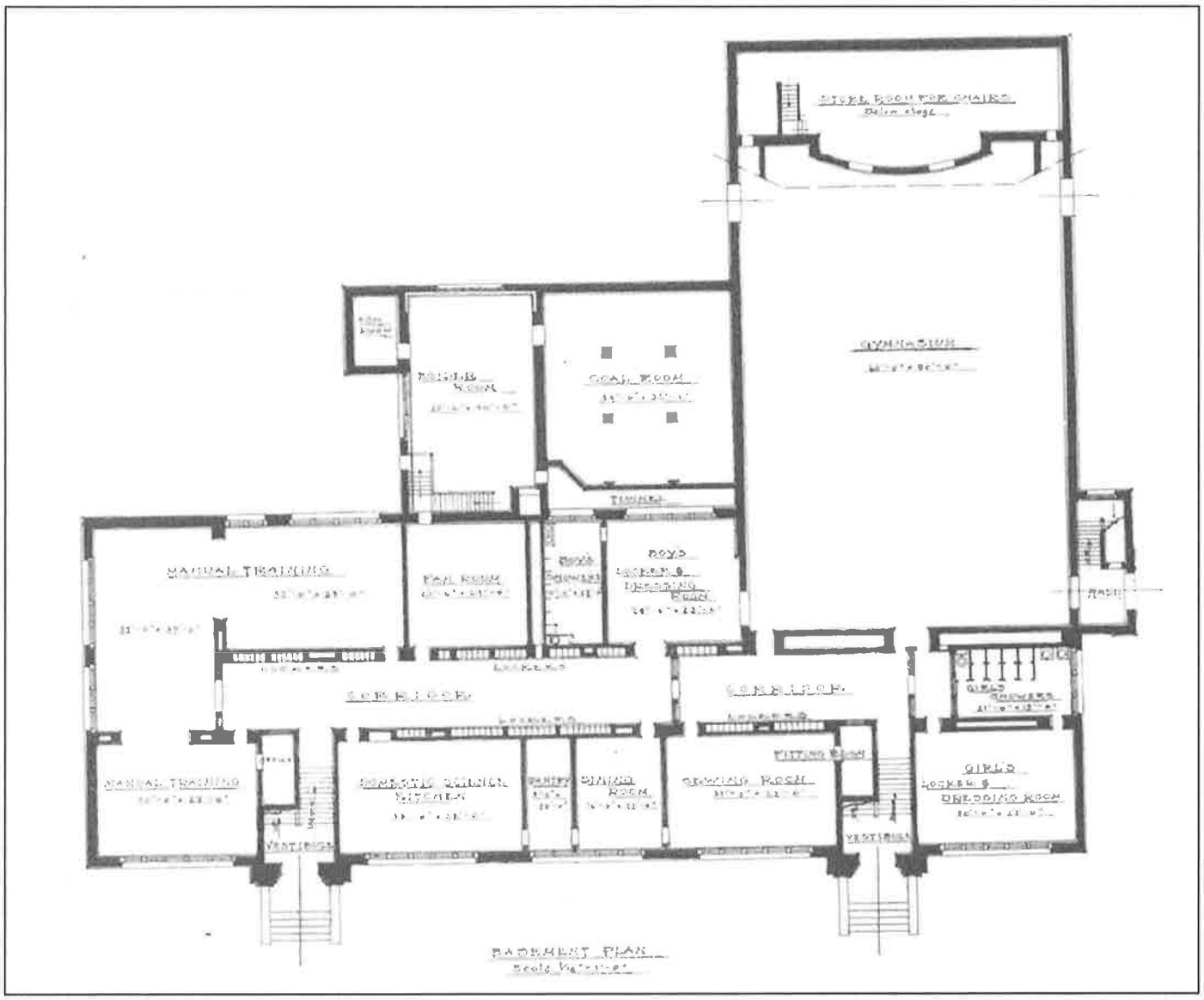


Figure 3: Basement/Ground Level Plan from *Twenty-five Years of School House Planning*

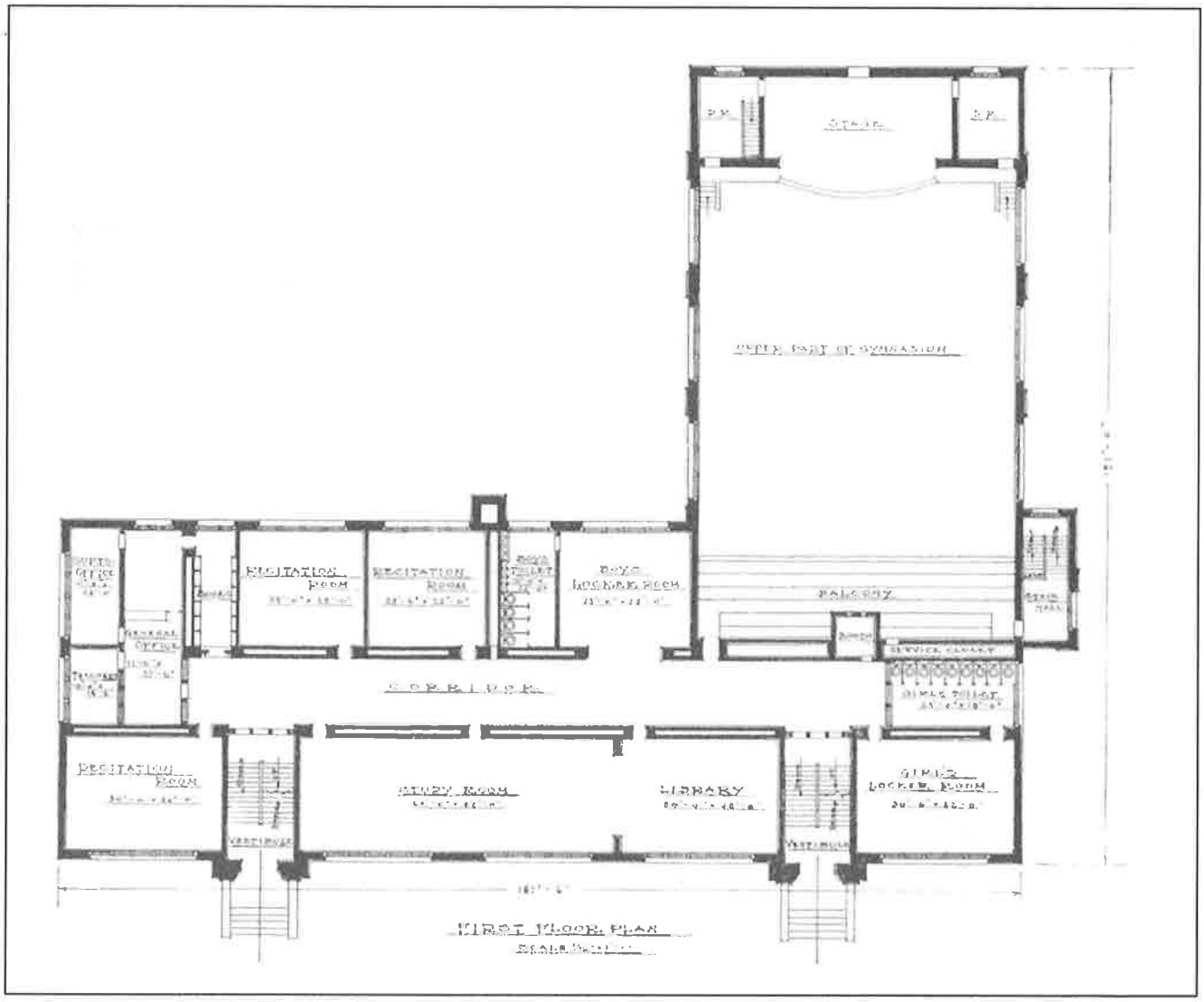


Figure 4: First Floor Plan from *Twenty-five Years of School House Planning*

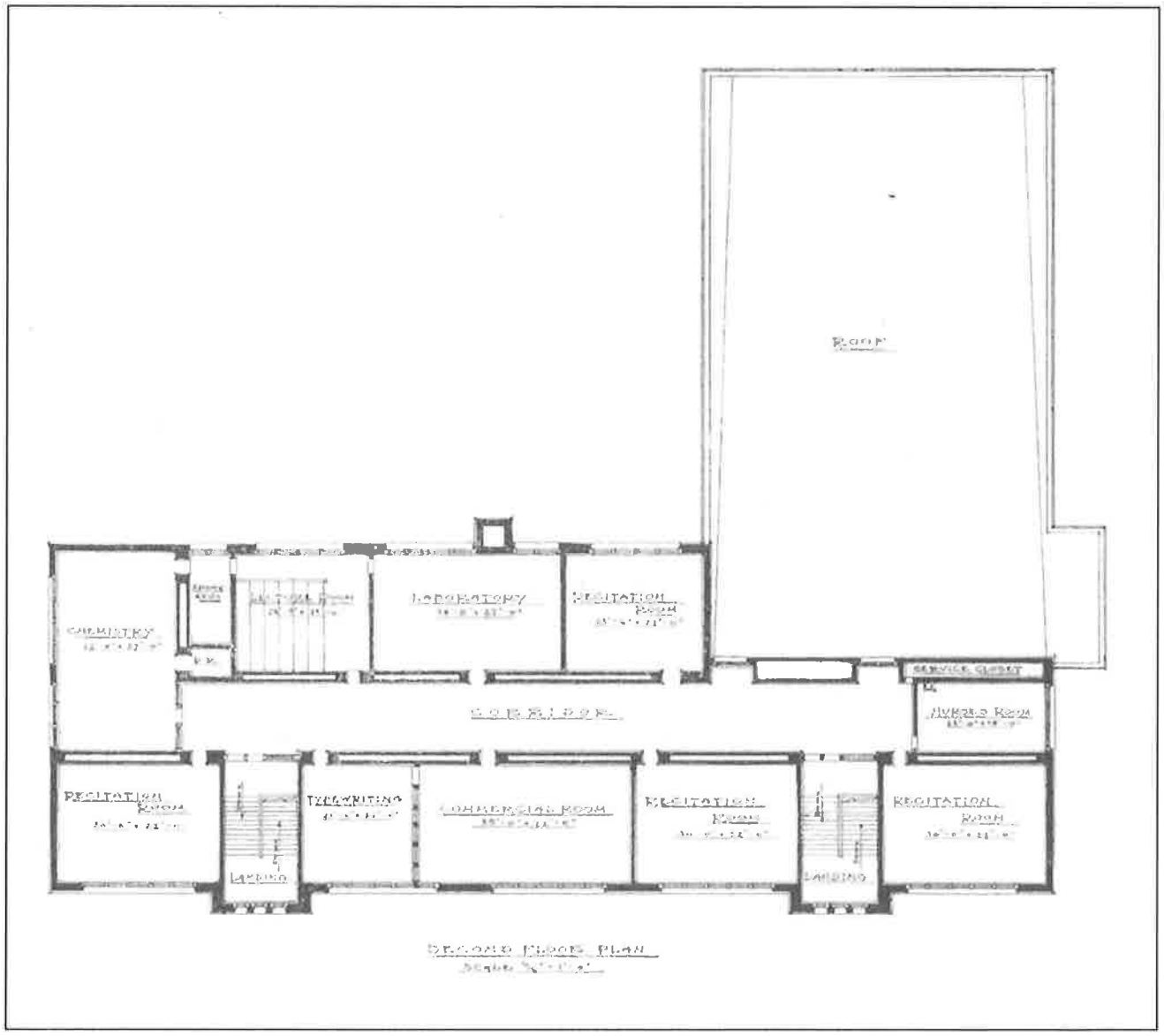


Figure 5: Second Floor Plan from *Twenty-five Years of School House Planning*

Figure 6: Image ca. 1930 from *Oconomowoc Historical Society*

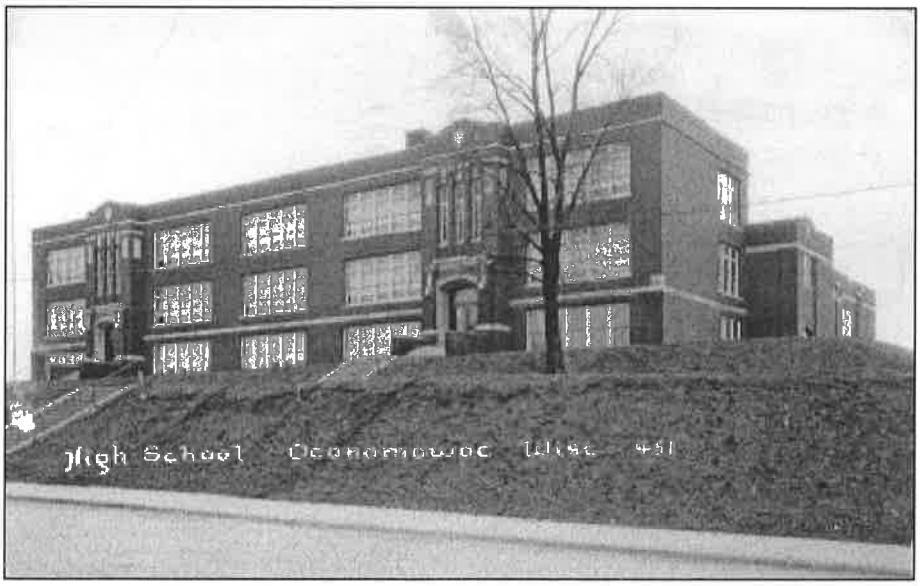


Figure 7: Image ca. 1930 from *Oconomowoc Historical Society*

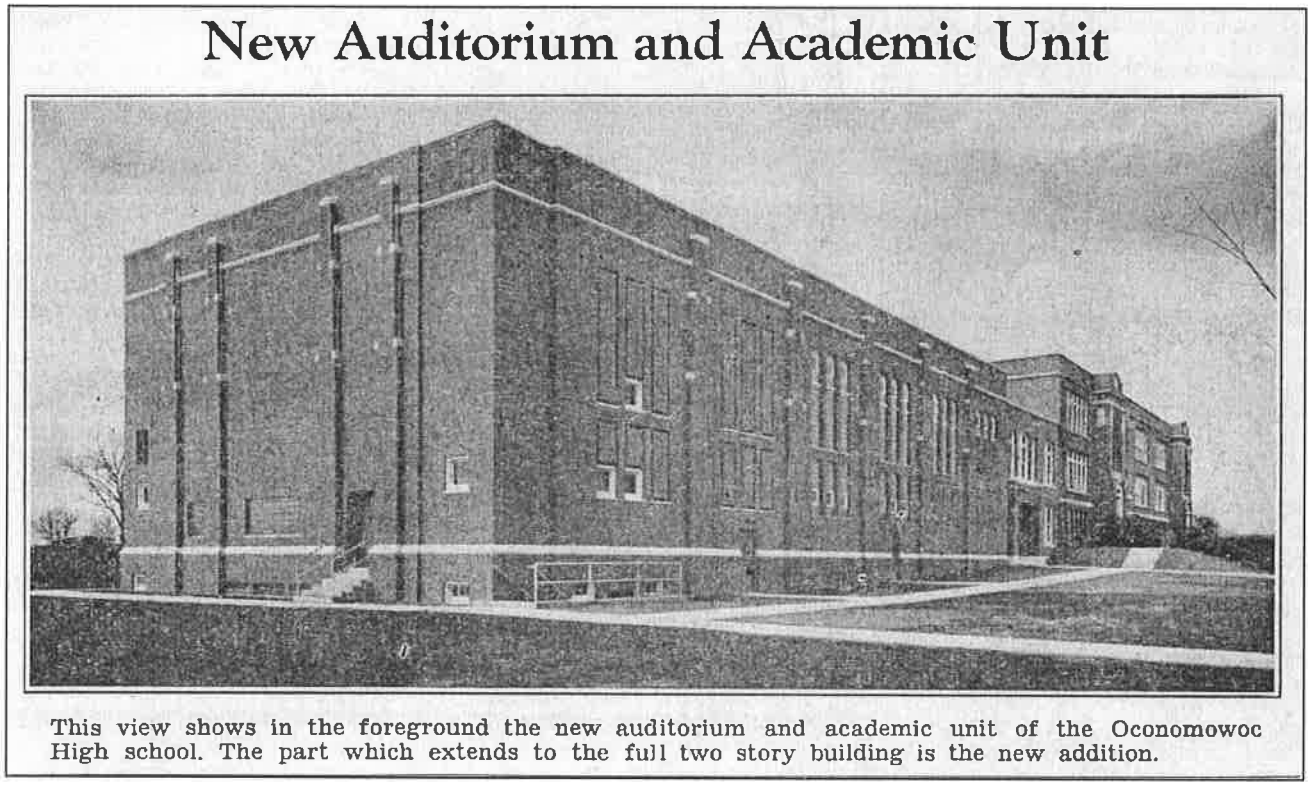


Figure 8: Image of new auditorium from *Oconomowoc Enterprise November 24, 1939*

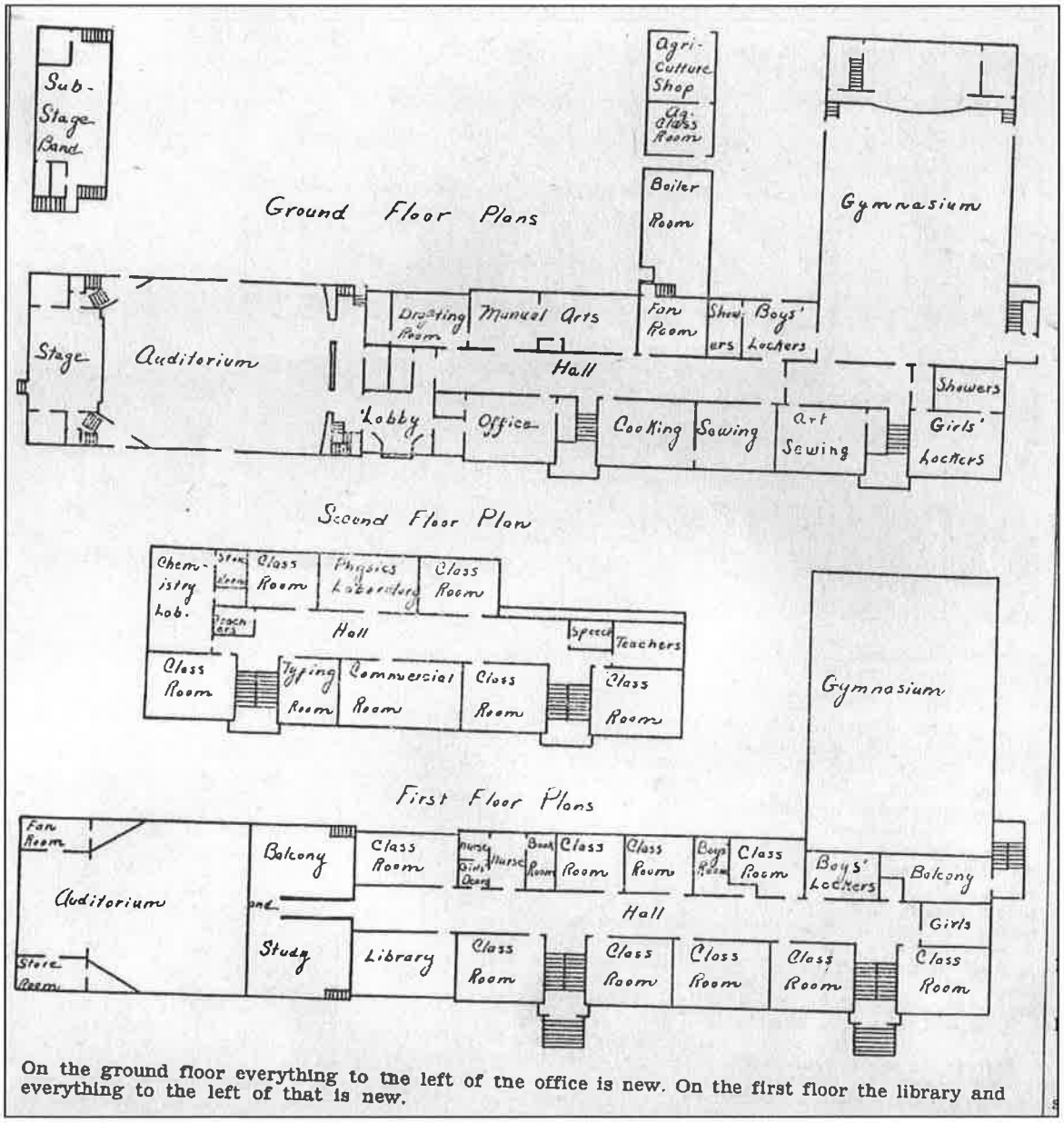


Figure 9: Floor plans including the new auditorium from *Oconomowoc Enterprise November 24, 1939*

Figure 10: Image ca. 1939 from the Oconomowoc Historical Society

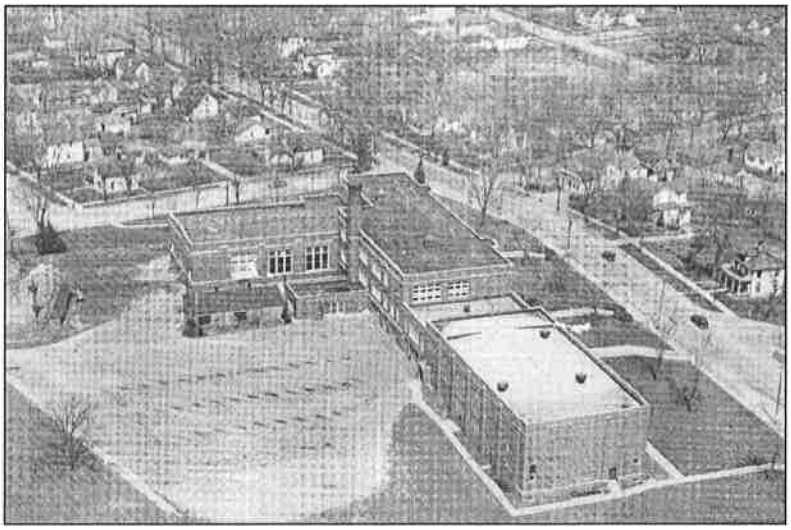
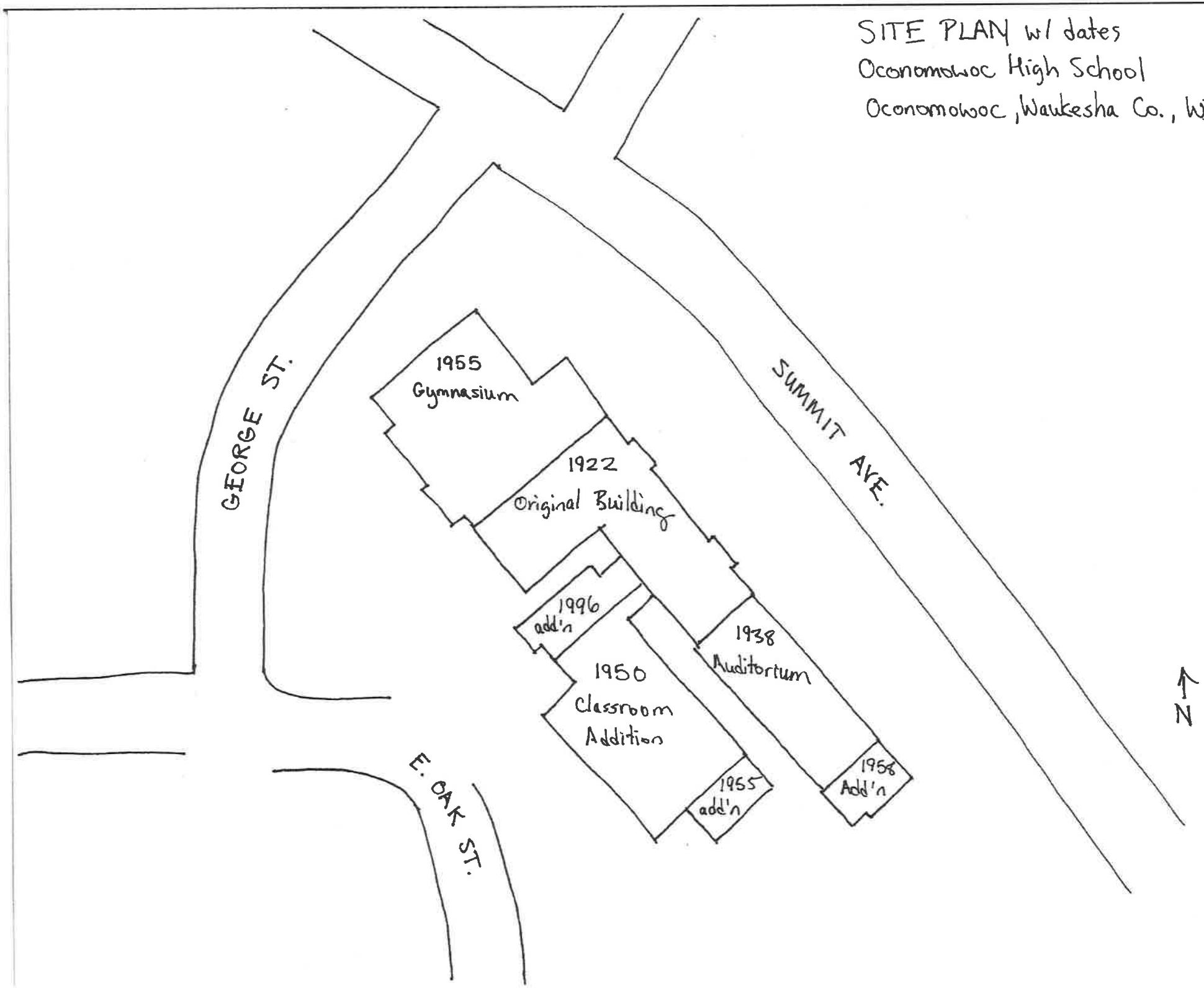


Figure 11: Aerial image ca. 1946 from the Oconomowoc Historical Society

SITE PLAN w/ dates
Oconomowoc High School
Oconomowoc, Waukesha Co., WI



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

The National Map
US Topo

OCONOMOWOC EAST QUADRANGLE
WISCONSIN
7.5-MINUTE SERIES

Oconomowoc High School

City of Oconomowoc
Waukesha County, WI

UTM Coordinates
Z 16 N
E 378715
N 4773466

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and 1 000-meter grid: Universal Transverse Mercator, Zone 16T
10 000-foot ticks: Wisconsin Coordinate System of 1983 (south zone)

Imagery.....NAIP, July 2008
Roads.....©2006-2010 Tele Atlas
Names.....GNIS, 2008
Hydrography.....National Hydrography Dataset, 2008
Contours.....National Elevation Dataset, 1999

MN
3° 1′ 54 MILS
GN
0° 59′ 17 MILS

UTM GRID AND 2010 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

U.S. National Grid
100,000-m Square ID CN
Grid Zone Designation 16T

SCALE 1:24 000

KILOMETERS 1 0.5 0 1 2
METERS 1000 500 0 1000 2000
MILES 1 0.5 0 1
FEET 1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with version 0.5.10 of the draft USGS Standards for 7.5-Minute Quadrangle Maps.
A metadata file associated with this product is draft version 0.5.11

WISCONSIN

QUADRANGLE LOCATION

Ixonia	Stonebank	Merton
Oconomowoc West	Oconomowoc East	Hartland
Palmyra	Eagle	Genesee

ADJOINING 7.5′ QUADRANGLES

ROAD CLASSIFICATION

Interstate Route
US Route
Ramp
State Route
Local Road
4WD

Interstate Route
US Route
State Route

OCONOMOWOC EAST, WI
2010

JUNIOR HIGH SCHOOL

9

13

WARNING
NO TRESPASSING
WARNING
NO TRESPASSING
Violators Will Be Prosecuted to the Fullest Extent of the Law
AREA UNDER SURVEILLANCE

WARNING
KEEP FENCE

E OAK ST

JUNIOR HIGH SCHOOL
633

EXIT
8

FIRE
EXIT-CLOSURE

BONUS
PERIOD
HOME
VISITOR
STOP
EXIT