

**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** Chapple and MacArthur Avenues Residential Historic District  
**other names/site number**

**2. Location**

<b>street &amp; number</b>	507-1023 Chapple Avenue; 600-810, 814 & 822 MacArthur Avenue; 618-622, 700-722 9 <sup>th</sup> Avenue West (even only); 706-721 6 <sup>th</sup> Street West and 617 & 703 7 <sup>th</sup> Street West	N/A	<b>not for publication</b>
<b>city or town</b>	Ashland	N/A	<b>vicinity</b>
<b>state</b> Wisconsin	<b>code</b> WI <b>county</b> Ashland	<b>code</b> 003	<b>zip code</b> 54806

**3. State/Federal Agency Certification**

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

*Jim Dreyer*  
Signature of certifying official/Title  
State Historic Preservation Officer - Wisconsin

Date 4/3/14

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Chapple and MacArthur Avenues Residential Historic District

Ashland

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:)

*Edgar H. Beall*

5-27-14

*[Signature]*

Signature of the Keeper

Date of Action

### 5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	61	26 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		structures
	<input type="checkbox"/> object		objects
		61	26 total

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

N/A

Number of contributing resources previously listed in the National Register

1

### 6. Function or Use

#### Historic Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

RELIGION: religious facility

RELIGION: church-related residence

#### Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling; multiple dwelling

RELIGION: religious facility

### 7. Description

#### Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Shingle Style, Queen Anne

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY REVIVALS: Colonial Revival, Tudor Revival

LATE 19<sup>TH</sup> & 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

OTHER: American Foursquare

#### Materials

(Enter categories from instructions)

foundation stone, brick, concrete

walls

brick, shingle, weatherboard, stucco, vinyl, aluminum, asbestos, concrete

roof

shingle, asphalt, metal

other

### Narrative Description

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

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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions)

Architecture

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### Period of Significance

1885 to 1935

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### Significant Dates

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### Significant Person

(Complete if Criterion B is marked)

N/A

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### Cultural Affiliation

N/A

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### Architect/Builder

Webster, William H.

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### Narrative Statement of Significance

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

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### 9. Major Bibliographic References

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

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

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

**Primary location of additional data:**

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

### 10. Geographical Data

**Acreage of Property** 29.5 acres

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

1	<u>15</u>	<u>661716</u>	<u>5160999</u>	3	<u>15</u>	<u>661955</u>	<u>5161047</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>661911</u>	<u>5161134</u>	4	<u>15</u>	<u>662223</u>	<u>5160569</u>
	Zone	Easting	Northing		Zone	Easting	Northing

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

<b>name/title</b>	Traci E. Schnell/Senior Architectural Historian	<b>date</b>	May 2013
<b>organization</b>	Heritage Research, Ltd.	<b>telephone</b>	262.251.7792
<b>street &amp; number</b>	N89 W16785 Appleton Avenue	<b>zip code</b>	53051
<b>city or town</b>	Menomonee Falls	<b>state</b>	WI

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**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

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

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

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

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

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Chapple and MacArthur Avenues Residential Historic District  
Ashland, Ashland County, WI

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**GENERAL DESCRIPTION**

Of the total 88 structures in the Chapple and MacArthur Avenues Residential Historic District, 62 are contributing residential or religious properties with construction dates between 1885 and 1935. Generally speaking, the district is located southwest of Ashland's primary commercial district. Specifically, the district includes three primary northwest to southeast running streets: Chapple Avenue (507 to 1023), MacArthur Avenue (600-810 and 814 and 822) and 9<sup>th</sup> Avenue West (east side only from 618-722), as well as the accompanying cross streets of 6<sup>th</sup> Street West (706-721) and 7<sup>th</sup> Street West (617 and 703). Mature trees and grassy terraces line the district, while original stone curbing remains along some blocks. Aside from one church, most of the buildings are single-family homes; however, a few were either originally conceived as, or have been divided into, two-family units.

The district is comprised of five different subdivisions developed between 1872 and 1888, lot sizes vary slightly, but are generally anywhere from 25 to 40 feet in width by 135 to 150 feet deep. Streets were platted consistently as 66 feet wide, with alleys measuring 20 feet. Architectural styles found in the district are primarily Queen Anne, Shingle style and Colonial Revival examples (or a mixture thereof); however, Craftsman and later period revival styles are also evident. A number of homes, while retaining their original form, massing and a few stylistic details, do not exhibit any specific style and are considered vernacular forms. Homes range from one-story to two-and-a-half stories in height. A good number of the homes retain their original sheathing (or have been restored to their original sheathing), including brick, clapboard, wooden shingles or stucco, while some have been altered with either vinyl or aluminum siding.

Many of the homes have associated free-standing garages behind the houses; however, none of the garages are included in the building count.

**DESCRIPTION OF SELECTED HOMES**

**513 Chapple Avenue**

**Robert and Effie Heydlauff House**

**1888-89**

Rising from a brownstone foundation, this two-story, Shingle-inspired house features a Dutch gambrel roofline from which a combination of a wall and two roof dormers extend. Clapboard covers the first floor and halfway up the wall dormer, while the remainder of the house is sheathed with wooden shingles. An enclosed porch with simple wooden piers topped with carved wooden brackets fronts the majority of the primary entrance façade. A pair of wall dormer-height windows is set beneath the gabled roof dormer to the north, while the rest of the visible upper level is punctuated with a series of smaller, one-over-one-light sashes. The gabled roof dormers are accented by shingled wooden brackets and each pediment created features a sunburst motif. A pair of rounded bays project from the

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south side of the house, above a shingled pent along the foundation. A historic photograph of the home indicates that the porch was originally open with a latticework-type frieze and balustrade, an eyebrow window once rose from the center of the roofline and the brick chimney has been rebuilt.<sup>1</sup>

The house was built for Robert C. and Effie Heydlauff, who resided here from 1888 to 1897. Robert, who was born in Muir, Michigan, dealt in real estate and loans and also was a rental agent. He and Effie (nee Barber) were married on 20 September 1887. The local paper indicated that their house was built in 1888, at an approximate cost of \$5,000. They had one daughter Gretchen, who was born in November 1888. In June 1897, Robert was charged with forgery while serving as the chief engrossing clerk of the state senate. One month later, he committed suicide. The house was then sold to Robert and Anna Morgeneier; Robert was the secretary, treasurer and manager of the Ashland Sulfite Fibre Company.<sup>2</sup>

**523 Chapple Avenue**

**Dr. John and Flora Madden House**

**1888**

This two-and-one-half-story house, a combination of Queen Anne and Colonial Revival influences, rests on a brownstone foundation. Rising from the steeply pitched pyramidal roof are a variety of hipped and gabled dormers covered with wooden shingles; a dominant brick chimney rises from the south roofline. A shingle-sheathed turret with a conical tower is located at the home's north corner, while a shed-roofed projection extends to the south. Multiple-light sash windows are located throughout the home's upper two levels. Colonial Revival characteristics include the window arrangement along the home's northwest elevation, the columns that separate the windows of the southeast wall/roof dormer, as well as the brackets that are located underneath the roof's eave. Access to the house is gained through a one-story, enclosed porch along the northwest side of the house. Historic photos of the home indicate that a two-story porch was originally located off of the home's southeast elevation; a balustrade was also located on top of the two-story shed-roof projection (which had previously been flat).<sup>3</sup>

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<sup>1</sup> Sharon Manthei, *Ashland: Oh How You've Changed*, Vol. 1: Homes (Ashland, WI: Ashland Historical Museum, 2003), 10, includes photo.

<sup>2</sup> *Ibid.*, 10; Newsbrief (re: wedding), *The Ashland Press*, 24 September 1887, 1/4; Newsbrief (re: progress of house), *The Ashland Press*, 16 June 1888, 6/2; "List of Buildings Erected in 1888," *The Ashland Press*, 29 December 1888, 1; Tax Rolls, City of Ashland, 1887 to 1900, Available at the Area Research Center, Northern Great Lakes Visitor Center Area Research Center, Ashland, WI, The 1888 and 1889 tax rolls suggest that the house may not have been completed until 1889; U.S. Federal Census, Population, 1880, 1900, Available online at [www.Ancestry.com](http://www.Ancestry.com). Accessed April 2013; "Indicted for Pine Lands Frauds," *Stevens Point (WI) Gazette*, 31 October 1894, 3/4; "Dishonest Official Commits Suicide," *The Daily Review* (Decatur, IL), 15 July 1897, 2/6, both articles available on [www.Ancestry.com](http://www.Ancestry.com). Accessed May 2013.

<sup>3</sup> Manthei, *Ashland: Oh How You've Changed*, 1:12.

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Dr. John and Flora Madden, who were wed on 2 January 1888, built this house the same year at an approximate cost of \$6,200. John was a physician and surgeon with offices in the Shores Block. His wife Flora (nee Slosson; she was from Oshkosh, where she had previously worked as a teacher) died in January 1890. The house was then sold to Arthur Pack, who was in the logging industry. In 1896, the home was purchased by attorney and municipal court judge Benjamin S. Smith, who would marry Helen Van Dooser in 1898. The Smiths would remain in the house through 1924.<sup>4</sup>

**622 Chapple Avenue**

**Frederick and Daisy Dustan House**

**1891**

Side-gabled in form, this house is another combination of the Colonial Revival, Queen Anne and Shingle Styles. Rising from a brownstone foundation, the house is largely covered with clapboard; however, wooden shingles sheath the front-facing pair of gabled roof dormers and their supporting decorative brackets, as well as the gabled peaks to the north and south. Largely symmetrical, the central entrance is situated within a slight recess; a door with a transom above is flanked to either side by a pair of sash windows with diamond-shaped panes. A tripartite picture window is located to the north, while a single sash opening occupies the space to the south. Paired and singly arranged sash windows are located throughout the remainder of the house. A one-story bay projects from the south-facing elevation. Sanborn maps indicate that a small, one-story porch originally covered the entrance, which is now fronted only by a stoop and stairs.

Frederick and Daisy Dustan were the home's first owners, from 1891 to 1898. Frederick was born in Wisconsin in 1859 and graduated from the University of Wisconsin. An 1892 catalog of graduates indicates that he resided in Ashland and worked as a traveling agent for the wholesale grocery firm of Sprague, Warner & Company of Chicago. Frederick and Daisy (nee Greenbank) married in 1888; they had one son Arnold while still living in Ashland. Prior to moving to Concord, Washington, they sold the house in 1898 to Captain Bernard Doherty of the Doherty Lumber Mill and president of the Brule River Improvement Company.<sup>5</sup>

<sup>4</sup> *Ashland City Directory*, 1888; "List of Buildings Erected in 1888," 1; Tax Rolls, City of Ashland, 1888, 1889, tax rolls suggest that the house may not have been completed until 1889; "Death of Mrs. John Madden," *The Ashland Press*, 4 January 1890, 1/2; John and Grace Madden to Arthur Pack, Warranty Deed, 1 June 1893, Vol. 50/Page 149, Document #1759, This and all deeds on file at the Ashland County Courthouse, Ashland, WI; Arthur and Angeline Pack to Ben S. Smith, Warranty Deed, 15 May 1896, 54/553, #15095; Manthei, *Ashland: Oh How You've Changed*, 1:12.

<sup>5</sup> *Ashland City Directory*, 1891; Daisy Dustan to Bernard Doherty, Warranty Deed, 8 November 1898, 63/234, #9253; U.S. Federal Census, Population, 1900; David B. Frankenburger, comp., *Catalogue of Officers and Graduates of the University of Wisconsin, 1849 to 1892* (Madison, WI: University of Wisconsin, 1892), 53.

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**723 Chapple Avenue                      Clarence and Isabelle Lamoreux House                      1891**

Although largely Queen Anne in style, the Lamoreux house exhibits features that are shared with the Colonial Revival and Shingle styles. Rising two-and-one-half stories from a brownstone foundation, the house is covered with clapboard and shingle sheathing and is topped with a multiple-gabled roofline. The house is dominated by a three-story tower that features distinctive ten-over-one-light, round-arched windows that spring from short classical columns immediately beneath its hexagonal roof. A one-story, gabled and open porch with column supports projects in front of the tower. The porch's gabled pediment features a sunburst design. A second porch entry is located along the southwest elevation of the house, while an additional porch entry is located at the rear. An inset porch is also located along the second level of the home's entrance façade. The bay windows within the home's wood-shingled gabled peaks offer a modest suggestion of the Shingle Style. A comparison of the home today with a historic photograph indicates no apparent alterations.<sup>6</sup>

Born in Portage County, Wisconsin, Clarence A. Lamoreux was educated in the Mayville schools where, upon graduation, he taught school. After studying under his uncle Judge Silas Lamoreux in Beaver Dam, Clarence passed the bar in 1880. After time in both Spencer and Cumberland, Wisconsin, he came to Ashland in 1884. By 1886, he had formed a partnership with Edward F. Gleason, thus founding the law firm of Lamoreux & Gleason. By 1890, the firm expanded to include two additional partners, William Shea and Andrew Wright. It was later known as Lamoreux & Shea and then Lamoreux, Shea & (Walter S.) Cate. In 1899, he was elected to the state senate; he also served for a time as the Ashland city attorney. In 1881, he married (Eva) Isabelle Lawrence in Mayville, Wisconsin, and together they raised five children in the Chapple Avenue home. Clarence died in 1945. The house was sold in 1913 to Victor and Alice Pierrelee, who remained in the home until 1923. Victor was the secretary of the Chequamegon Ice Company.<sup>7</sup>

**801 Chapple Avenue                      Fred and Hilda Erickson House                      1917**

Sheathed with stucco, this two-story American Foursquare rises from a rock-faced, concrete block foundation. A hipped roof carries three hipped roof dormers, each with a run of four, short, three-over-one-light sashes. A full-width porch extends across the home's entrance façade and is enclosed with a continuous run of three-over-one-light windows; wooden knee braces accent the roofline. The second story of the primary façade features a central porthole window with wooden "tracery" which is flanked to either side by a pair of three-over-one-light sashes. The remaining windows of the house are

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<sup>6</sup> Manthei, *Ashland: Oh How You've Changed*, 1:14.

<sup>7</sup> "Historical and Architectural Resources Survey: City of Ashland, Ashland County, WI," 4 vols., Prepared by Heritage Research, Ltd. for the City of Ashland, Historic Preservation Committee (March 2001), 1:13; *Ashland City Directory*, 1888-1910; Emeline (Vaughn MacKinnon) Marquis to C.A. Lamoreux, Warranty Deed, 3 December 1888, 63/ 249, #9482; Tax Rolls, City of Ashland, 1890, 1891; Manthei, *Ashland: Oh How You've Changed*, 1:14.

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arranged somewhat irregularly in pairs, tripartite groupings, as well as singly. There are no apparent alterations to the house. The John and Connie Sandstrom House, located at 622 9<sup>th</sup> Avenue West (and also in the district), is almost identical to the Erickson House.

Frederick Erickson purchased the lot in 1916 and he is believed to have constructed the home shortly thereafter. Frederick and his wife Hilda were born in Sweden; they wed in 1897, after each had immigrated to the United States. City directories identify Frederick as the proprietor of a wholesale liquor business as of the 1920 census. Their tenure at the home was short-lived, for they sold the home that same year to Dr. John H. Gregory, a physician. By 1928, Dr. Gregory had moved to Champaign, Illinois.<sup>8</sup>

**909 Chapple Avenue**

**Raymond and Erna Hanten House**

**1914-15**

Rising two stories, this Colonial Revival-style house is sheathed with stucco and topped with a hipped roof. A gabled roof dormer rises along the home's primary entrance elevation and includes a series of three six-over-one-light windows, the central example of which is slightly larger than those flanking it. Flanked by sidelights, the front door is centered along the entrance façade and sheltered by a gabled, open porch with simple, square wooden supports. Along the first floor, a single, plate-glass window is located to either side of the entry. A small six-over-one-light window is located above the door, while a series of four, larger, six-over-one-light sash openings are arranged to either side. A small, one-story enclosed porch extends to the north, while a one-story, flat-roofed and attached garage is located to the south.

The home's first owners were Raymond and Erna Hanten, both of whom were born in Michigan. Raymond was the son of butcher Nicholas Hanten, who established a meat market in Ashland in 1885. The elder Hanten died in 1904 and, shortly thereafter, Ray engaged in the family business. He ultimately expanded the meat market into a full grocery store. Ray and Erna married in 1909 and, as of 1920, they resided in the Chapple Avenue house along with their newborn son, Erna's sister, as well as a live-in servant. The Hantens remained in the home until Ray's death in 1934.<sup>9</sup>

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<sup>8</sup> Kate M. & C.K. Fenn to Fred Erickson, Warranty Deed, 8 May 1916, 114/37, #50586; Fred & Hilda Erickson to J.H. Gregory, Warranty Deed, 26 July 1920, 121/337, #63565; *Ashland City Directory*, 1917, 1928; U.S. Federal Census, Population, 1920. The 1917 directory does not identify the Ericksons as residing at the Chapple Avenue home. However, based on building permits in possession of the City of Ashland, which begin in 1918, the house was likely constructed in 1917.

<sup>9</sup> Mathew S. & Annie Hosmer to Raymond N. & Erna Hanten, Warranty Deed, 4 August 1914, 105/400, #46294; *Ashland City Directory*, 1888, 1905, 1917, 1937-38, the lattermost edition includes Hanten's death date of 22 August 1934; U.S. Federal Census, Population, 1910, 1920.

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**1016 Chapple Avenue      Wilbur G. and Jemima Davis House      1893**

Largely front-gabled in form, this two-and-one-half-story, Queen Anne-style house is sheathed with clapboard. A one-story, enclosed porch features wooden turned columns and an intricately sawn bargeboard; a matching bargeboard lines the home's front-facing gable. Aside from the bargeboards, the front-facing gabled peak of the porch features wooden strip trim, as does the main front-facing gable, which also includes a checkerboard pattern at the immediate peak. Windows are largely one-over-one-light sashes. A historic photo of the home indicates little has been done to alter the home's exterior, aside from the window enclosure and balustrade removal of the porch, as well as the small addition immediately above the porch.<sup>10</sup>

According to the local paper, Wilbur Davis, who was cited as an experienced railroad contractor, came to Ashland in 1890. However, as of 1891 he is identified as a lumber inspector, with the firm of Martin, Silliman & Davis. Born in Indiana in September 1868, Wilbur (also identified as Wilbert) married his wife Jemima in 1892 and the Chapple Avenue house was built by 1893. As of 1900, the house was home to Wilbur, Jemima, their two children, Wilbur's brother Dwight and a live-in servant. By 1910, however, the Davis's had moved to Seattle, Washington, after which they went to Portland, Oregon. Wilbur operated a lumber business at both locations.<sup>11</sup>

**600 MacArthur Avenue      Swedish Evangelical Lutheran Church      1893; 1902**

Resting on a raised, rock-faced block foundation, this aluminum-sheathed, Neo-Gothic Revival-style church is anchored by a corner tower with a flat roof. A small gabled entry addition fronts the original tower entrance. Gothic-arched windows with tracery and colored glass are located within each of the gabled wing projections. An additional gabled wing extends to the south. Based on a historic photograph and a short historical account, the basement was added in 1932 and later the tower roof was removed and the new entrance was added. This is the only church located within the district.<sup>12</sup>

Originally built in 1893 at 2<sup>nd</sup> Avenue West and 8<sup>th</sup> Street, the Swedish Evangelical Church was moved to this location in 1902. Originally the congregation spoke only Swedish; however, as English became more prevalent, it eventually switched. In 1894, the church became affiliated with the Swedish Evangelical Mission Covenant Church of America and, later, became the Evangelical Covenant

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<sup>10</sup> Historic photograph of 1016 Chapple Avenue (Ca. 1900), in possession of the current owner, Kristin Lusian, Ashland, WI.

<sup>11</sup> Newsbrief (re: arrival of Davis), *The Ashland Press*, 11 January 1890, 3/1; *Ashland City Directory*, 1891; U.S. Federal Census, 1880, 1900, 1910, 1920; Tax Rolls, City of Ashland, 1892, 1893.

<sup>12</sup> Sharon Manthei, *Ashland: Oh How You've Changed*, Vol. 2: Churches & Schools (Ashland, WI: Ashland Historical Museum, 2004), 15.

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Church and, ultimately First Covenant Church. The church parsonage was built in 1903 at 704 MacArthur Avenue.<sup>13</sup>

**710 MacArthur Avenue Frank P. and Petra Keena House Ca. 1890; 1917**

Largely front-gabled in form, this two-and-one-half-story, Queen Anne-inspired house features a full-width porch with replacement porch posts and a small gablet over the entrance. The first floor is sheathed with narrow clapboard and includes the entry and a series of four, double-hung windows. The second floor is finished with stucco and carries two pairs of nine-over-one-light windows at each outer edge of the elevation. Finally, the uppermost half-story is covered with shingles and displays a tripartite grouping of six-over-one-light sashes.

Although believed to have been built circa 1890, this house was moved to this location circa 1917 by Frank and Petra Keena. Frank Keena was born in Canada and immigrated to the United States in 1900. Six years later, he married Petra Lonsthagen and together they had five children. Frank worked as a commercial traveler for a dry goods business; he died between 1920 and 1926. Petra died in 1964. The home remained in the Keena family until recently.<sup>14</sup>

**807 MacArthur Avenue Dr. Charles P. and Elsie Deming House 1891**

Rising from a brownstone foundation, this two-and-one-half-story, Queen Anne-style house is dominated by a Colonial Revival-style, wraparound porch with Doric column supports and a solid, clapboard-sheathed balustrade. Additionally, a pair of wooden piers supports the porch at all three corners. The house is topped with a pyramidal roofline intersected by a variety of gables. The house is entirely sheathed with clapboard, except for the gabled peaks that feature a variety of decorative shinglework. Aside from a large plate-glass picture window along MacArthur Avenue and a bank of multiple-light windows to the south, the remainder of the fenestration is largely comprised of one-over-one-light, double-hung sashes. Sanborn maps indicate that the original porch was only across the entrance elevation and did not wrap around the house.<sup>15</sup>

The property was originally owned by the Osborn Home Association (see Historical Background), but this house does not appear to have been built by the corporation. The home's original owners were Dr. Charles P. and Elsie Deming. Charles appears to have been born in December 1863 and raised on a farm in Dane County. He attended the Chicago College of Dental Surgery from which he graduated in

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<sup>13</sup> Ibid.

<sup>14</sup> *Sanborn-Perris Fire Insurance Map of Ashland, Wis.* (New York: Sanborn Map Company, 1909, 1923); *Ashland City Directory*, 1915, 1917; Louis Oma and wife (Shoshone, Idaho) to F.P. Keena, Warranty Deed, 18 May 1916, 114/43, #50671; U.S. Federal Census, Population, 1910, 1920, 1930, 1940.

<sup>15</sup> *Sanborn-Perris Fires Insurance Map of Ashland, Wis.* 1909, 1923.

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1887. He married Elsie Stoddall of Madison in 1888 and they moved to Ashland where Charles practiced dentistry until his death in December 1905. Thereafter, Elsie and their three children moved back to Madison. She died in 1959.<sup>16</sup>

**700 9<sup>th</sup> Avenue West      St. Andrew's Episcopal Church Parsonage      Ca. 1903**

Colonial Revival in style, this two-story, board-sheathed house is topped with a hipped roof and rests on a stone foundation; a small, hipped-roof dormer rises from the roofline. Symmetrical in its arrangement, the home's central entrance features a classically derived wooden surround with pilasters to each side and topped with a pediment. A single, twelve-over-twelve-light sash window is located to either side of the front door, while slightly smaller, six-over-six-light sashes are located above. A round-arched window is positioned immediately above the door; all windows along the entrance façade are flanked by shutters. Block modillions line the underside of the roof's eave, while a white-washed, brick exterior chimney runs along the home's southerly elevation.

One of four church parsonages in the district, this one was built circa 1903 for St. Andrew's Episcopal Church, which first held services in 1879. At that time, their church, which was built in 1886, was located at 300 MacArthur Avenue. However, in 1904, the congregation moved into their new, John Sutcliffe-designed, English Gothic-style facility at 620 West Third Street. The congregation maintained this structure as their parsonage until 1925, when it was sold to Fred Cole.<sup>17</sup>

**715 6<sup>th</sup> Street West      Wallace and Estella Lyon House      1894**

This two-and-one-half story, Queen Anne-style house is sheathed in clapboard and rises from a brownstone foundation. The entrance elevation is fronted by a full-width porch that features turned wooden supports and lattice-work trim, all sheltering the single door and a nearly floor-to-ceiling window. Above the first-floor door is a recessed porch that is also trimmed with latticework and a spindled balustrade; a second recessed porch with the same detailing is situated on the uppermost level, beneath the clipped gable peak. A single window is found next to the second-floor porch. A narrow wooden bargeboard trims the fish scale-shingled, gabled peak to the south and to the west. A one-and-one-half-story projection comprised of nearly all windows along the west side features a pair of brackets beneath that feature a sunray motif; the same design is found at the top of the projection. A gabled wing extends from behind and features cutaway corners. Windows are largely one-over-one-

<sup>16</sup> *Sanborn-Perris Fire Insurance Map of Ashland, Wis.*, 1909, 1923; McIntyre, Lane, Burhyte and Laton to C.P. Deming, Warranty Deed, 25 May 1892, 50/142, #1336; U.S. Federal Census, 1880, 1900, 1910; *Ashland City Directory*, 1891, 1893; "Dr. Charles Perry Deming," Obituary, in *The Dental Review* (Chicago, IL), Vol. XX, 1906, 201.

<sup>17</sup> J.H. Burch and J.W. Clarke to St. Andrew's Church, Warranty Deed, 26 April 1902, 53/394, #16297; Manthei, *Ashland: Oh How You've Changed*, 2:5; "Historical And Architectural Resources Survey," 2001, 1/89.

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light sashes. The house is believed to be from a pattern book and strongly resembles a design published in *George F. Barber's Cottage Souvenir Number Two* (1891).<sup>18</sup>

This house was built by Wallace L. & Estella Lyon in 1894. Wallace was born in New York in 1846; he and Estella married in circa 1868 and had five children. After working as a railroad conductor in Corry, Pennsylvania, and then in Fremont, Ohio, the Lyons moved to Ashland by 1888. While in Ashland, he worked for the Milwaukee, Lake Shore & Western Railway and then for the Chicago & NorthWestern Railroad (which had purchased the former). Between 1899 and 1900, they moved from Ashland to Antigo, after which they retired to Los Angeles, California. Wallace died in December 1931. The next known occupant of their Ashland home was the family of lumberman Frederick Gary.<sup>19</sup>

**BUILDING INVENTORY**

The following is an inventory of the district's 88 buildings. The names and dates assigned to each property were taken directly from tax roll, deed and/or construction permit information, with supplemental use of city directories, newspaper information and census materials. Eighteen of the non-contributing structures were built within the Period of Significance; however, their alterations (a combination of windows, siding, porches and/or additions) have rendered them as non-contributing. The remaining eight non-contributing structures were built after the Period of Significance. Styles assigned to the houses are using the stylistic terminology accepted by the Division of Historic Preservation of the Wisconsin Historical Society.

<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
507 Chapple Avenue	James & Mary Breen House	1887	C	Queen Anne
513 Chapple Avenue	Robert & Effie Heydlauff House	1888-89	C	Shingle Style
522 Chapple Avenue	Lewis C. & Caroline Wilmarth House	1885; 1918	NRHP (Listed 1-29-2013)	Georgian Revival
523 Chapple Avenue	Dr. John & Flora Madden House	1888-89	C	Queen Anne
600 Chapple Avenue	Rowland G. Rodman Jr. House	1903	C	Colonial Revival
608 Chapple Avenue	George & Grace Rodd House	1904-05	NC	Queen Anne
609 Chapple Avenue	John & May Parish House	1904-05	C	American Foursquare

<sup>18</sup> *George F. Barber's Cottage Souvenir Number Two* [1891], (Watkins Glen, NY: American Life Foundation and Study Institute, 1982 reprint), 58-59.

<sup>19</sup> Emeline Vaughn Mackinnon to Wallace L. Lyon, Warranty Deed, 13 January 1893, 51/274, #1142; Tax Rolls, City of Ashland, 1893, 1894; *Ashland City Directory*, 1888, 1895; U.S. Federal Census, 1870, 1880, 1900, 1910, 1920, 1930; "Wallace L. Lyon," Death notice, *Los Angeles Times*, 23 December 1931.

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<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
612 Chapple Avenue	Alonzo & Mary Mercer House	1892	C	Queen Anne
615 Chapple Avenue	Henry & Louise Mundt House	1960	NC	Ranch
617 Chapple Avenue	William & Vera Brunner House	1960	NC	Side Gable
622 Chapple Avenue	Frederick & Daisy Dustan House	1891	C	Shingle Style
700 Chapple Avenue	Charles & Mary Latimer House	1895	C	Shingle Style
701 Chapple Avenue	Edward & Mary Gleason House	1888	C	Shingle Style
704 Chapple Avenue	John & Alma Joyce House	1901	NC	Queen Anne
707 Chapple Avenue	Peck-Hosmer House	1897	C	Queen Anne
712 Chapple Avenue	Rev. Samuel Brown House/First Presbyterian Church Parsonage	1893	NC	Queen Anne
713 Chapple Avenue	Charles H. & Alice Hartley House	1892-93	C	Queen Anne
718 Chapple Avenue	Frank M. & Carrie Haight House	1891	C	Other Vernacular
722 Chapple Avenue	First Methodist Episcopal Church Parsonage	1892-93	C	Gabled Ell
723 Chapple Avenue	Clarence & Isabelle Lamoreux House	1891	C	Queen Anne
800-802 Chapple Avenue	John B. & Anna Murphy House	1924	C	English Arts & Crafts/English Tudor Revival
801 Chapple Avenue	Fred & Hilda Erickson House	Ca. 1917	C	American Foursquare
807 Chapple Avenue	Clarence & Kate Fenn House	1889	NC	Gabled Ell
808 Chapple Avenue	Levy Investment Property	Ca. 1903	C	Front Gabled
809 Chapple Avenue	Benjamin W. Harper House	1889	C	Two-Story Cube
810 Chapple Avenue	Mrs. J.W. Clarke House	1918-19	C	Craftsman
811 Chapple Avenue	Dr. William & Mary O'Brien House	1900	C	Queen Anne
822 Chapple Avenue	G. Arthur & Inez Johnson House	1935	C	Tudor Revival
823 Chapple Avenue	Frank & Elizabeth Lamoreux House	1911-12	C	Craftsman
900 Chapple Avenue	Dr. Roll O. & Mary Grigsby House	1949-50	NC	Side Gabled
901 Chapple Avenue	Fred & Cora Knapp House	1900	C	Queen Anne
909 Chapple Avenue	Raymond & Erma Hanten House	1914-15	C	Colonial Revival
916 Chapple Avenue	Charles & Mary Devine Investment Property	1893	C	Gabled Ell
917 Chapple Avenue	David L. & Fanny Wiggins House	1892-93	C	Queen Anne
920 Chapple Avenue	Benjamin & Lucille Metternich House	1933-34	C	Georgian Revival
923 Chapple Avenue	John & Ida Terwilliger House	1888	NC	Queen Anne

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<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
1000 Chapple Avenue	Percy & Sigrid Holter House	1942	NC	Side Gabled
1001 Chapple Avenue	J. Franklin & Emily Van Dooser House	1893	C	One-Story Cube
1004 Chapple Avenue	J. Franklin Van Dooser Investment Property	1893	C	Front Gabled
1007 Chapple Avenue	Albert & Bertha Dixon House	1891	C	Front Gabled
1011 Chapple Avenue	Charles & Anna Hieber House	1913	NC	American Foursquare
1014 Chapple Avenue	Benjamin W. & Laura Harper House	1893	C	Queen Anne
1015 Chapple Avenue	Samuel D. Harper House	1891	NC	Queen Anne
1016 Chapple Avenue	Wilbur G. & Jemima Davis House	1893	C	Queen Anne
1017 Chapple Avenue	Private home	Ca. 1900	C	Front Gabled
1023 Chapple Avenue	Henry & Hattie Guilbault House	1893	NC	Gabled Ell
600 MacArthur Avenue	Swedish Evangelical Lutheran Church	1893; 1902	C	NeoGothic Revival
605-607 MacArthur Avenue	Charles E. Powers Investment Property	1887	C	Front Gabled
609 MacArthur Avenue	Charles & Mary Powers House	1889	NC	Front Gabled
613 MacArthur Avenue	Mrs. Augusta Struckmeyer House	1888	C	Gabled Ell
614 MacArthur Avenue	Larry Asbach House	1961	NC	Ranch
619 MacArthur Avenue	Sheffield & Overholser Investment Property	1888-89	C	Queen Anne
622 MacArthur Avenue	Alfred J. Lee House	1961	NC	Split Level
623 MacArthur Avenue	Sheffield & Overholser Investment Property	1888	C	Queen Anne
700 MacArthur Avenue	Sherman & Myrtle Fitch House	1903	C	Colonial Revival
701 MacArthur Avenue	Rev. Warren G. Bancroft House	1887	C	Queen Anne
704 MacArthur Avenue	Swedish Evangelical Lutheran Church Parsonage	1903	C	Colonial Revival
705 MacArthur Avenue	Collins-Sanborn House	1887	NC	Gabled
709 MacArthur Avenue	Frank & Emma Harville House	1888	NC	Gabled
710 MacArthur Avenue	Frank P. & Petra Keena House	Ca. 1890	C	Front Gabled
718 MacArthur Avenue	Robert W. & Hannah Prentice House	1887	C	Queen Anne
721 MacArthur Avenue	Peter Ferguson House	1888	C	Gabled Ell
722 MacArthur Avenue	Herman Rettinghaus Investment Property	1892	NC	Queen Anne
723 MacArthur Avenue	Edward & Lizzie Taylor House	1887	NC	Gabled
800 MacArthur Avenue	Mark & Martha McKenzie House	1887	NC	Front Gabled
801 MacArthur Avenue	Harold & Annie Warner House	1893	C	Shingle Style
804 MacArthur Avenue	William & Kathryn Garnich House	1895	C	Shingle Style

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<i>Address</i>	<i>Name</i>	<i>Date</i>	<i>Classification</i>	<i>Style</i>
805 MacArthur Avenue	William G. & Catherine Sanders House/Keystone Lumber Company House	1891-92	C	Front Gabled
807 MacArthur Avenue	Dr. Charles P. & Elsie Deming House	1891	C	Queen Anne
810 MacArthur Avenue	Edmund B. & Hattie Baldwin House	1894	C	Shingle Style
814 MacArthur Avenue	Frank & Sarah Hazard House	1887	NC	Two-Story Cube
822 MacArthur Avenue	Ardath & Madeline Garnich House	1924-25	C	Dutch Colonial Revival
618 9 <sup>th</sup> Avenue West	John & Hilda Carlson House	Ca. 1917	C	Front Gable
622 9 <sup>th</sup> Avenue West	John & Connie Sandstrom House	Ca. 1917	C	American Foursquare
700 9 <sup>th</sup> Avenue West	St. Andrew's Episcopal Church Parsonage	Ca. 1903	C	Colonial Revival
704 9 <sup>th</sup> Avenue West	Guy & Rose Walworth House	Ca. 1917	C	American Foursquare
708 9 <sup>th</sup> Avenue West	Walter & Christine Cate House	1903	C	Gabled Ell
714 9 <sup>th</sup> Avenue West	George W. Marshall House	1887	C	Gabled Ell
718 9 <sup>th</sup> Avenue West	Edwin & Clara Vaughn House	1887	C	Queen Anne
722 9 <sup>th</sup> Avenue West	Floyd & Gretta Gray House	1887	C	Shingle Style
706 6 <sup>th</sup> Street West	Apartment Building	Ca. 1968	NC	Contemporary
712 6 <sup>th</sup> Street West	George & May Walker House	Ca. 1900	NC	Front Gabled
715 6 <sup>th</sup> Street West	Wallace & Estella Lyon House	1894	C	Queen Anne
718 6 <sup>th</sup> Street West	House	Ca. 1920	NC	Front Gabled
719 6 <sup>th</sup> Street West	Caroline Smith House	Ca. 1900	NC	Gabled
721 6 <sup>th</sup> Street West	William G. & Mathilda Nohl House	Ca. 1909	C	American Foursquare
617 7 <sup>th</sup> Street West	Ernest & Grace Perkins House	1891-92	C	Shingle Style
703 7 <sup>th</sup> Street West	Thomas Nelson House	1960	NC	Ranch

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**SIGNIFICANCE**

The Chapple and MacArthur Avenues Residential Historic District is nominated for the National Register of Historic Places under Criterion C in the area of local architecture significance as it includes a distinctive and dense collection of nineteenth- and twentieth-century residential architecture. This district was one of four potentially eligible historic districts identified in the 1982 intensive survey of the City of Ashland. In 2001, a city-funded survey update reconfirmed the district's potential eligibility. The largely tree-lined streets that make up the district have long been identified as among the best residential streets in the city. The Period of Significance is 1885 through 1935. The buildings in the district constructed within this period exhibit cohesion of architectural style and scale. The year 1885 represents the date of construction of the earliest house in the district that exhibits a definitive architectural style. The year 1935 is the close date because there is a clear and discernible difference in the architecture –stylistically as well as in size, scale and massing – between the high-style Colonial Revival style house built in 1935 and the side-gabled and largely vernacular house built in 1942 and those that followed thereafter. The district contains a large concentration of Queen Anne, Shingle Style and Colonial Revival homes (or a combination thereof), as well as later styles such as Craftsman and various period revival examples. Despite changes such as modern sheathing, window replacement and porch alterations, the homes in the district retain good integrity with a significant number retaining close to the appearance dating to their original construction.

Two properties are confirmed as having been moved into the district. They are considered to be contributing properties in the Chapple and MacArthur Residential Historic District for both were originally built, as well as moved into the district, during the district's Period of Significance. Both structures also reflect the architectural styles of the greater district, the significance for which the district is being recognized.

**GENERAL HISTORICAL BACKGROUND**

The history of the City of Ashland can be found in numerous sources including Andreas' *History of Northern Wisconsin* (1881) and Burnham's *Lake Superior Country in History and Story* (1930). Briefly summarized, the present-day City of Ashland began in 1854 with the arrival of Asaph Whittlesey and George Kilbourn, both of whom were in search of a new settlement. They felled the first tree in July of that year, and the first house (no longer extant) was built at present-day Lake Shore Drive West (formerly Front Street) and Eighteenth Avenue. Within just a few months, two additional log homes were constructed and New York native and Ontonagon, Michigan, resident Martin Beaser

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had arrived with supplies to make it through the upcoming winter. He, along with Whittlesey and Kilbourn, obtained title to the land.<sup>20</sup>

In the fall of that same year, Beaser petitioned Washington to establish a post office named "Ashland" within what was then known as LaPointe County. He was turned down, however, as there was already an Ashland in Richland County, Wisconsin. For the next five years, the settlement was known as Whittlesey, until the name of Ashland had again become available. Ashland County was formed in March of 1860, while the community was named as such on 30 June 1860. The Panic of 1857 did little to promote the new settlement and, by circa 1863, the only family remaining in Ashland was that of Martin Roehm. Various accounts indicate that he and his family of five were the sole residents of Ashland from 1863 to 1869 and "empty were fifty houses of log and frame."<sup>21</sup>

A renewed interest in Ashland began in 1871, when word spread regarding the construction of the Wisconsin Central Railroad from Milwaukee to Ashland. Indeed, by the spring of 1872, a significant number of homes and businesses were under construction and, by September, the local newspaper cited that "Ashland has just 190 houses completed and under construction." [The railroad, however, was not completed until 1877.]<sup>22</sup>

In July of 1872, the first of the five different subdivisions that comprise the subject historic district was platted. Austrian's Addition comprises the northernmost point of the subject historic district and includes only two of the district's homes. The subdivision's proprietor was Julius Austrian, born Julius Osterreicher in Bavaria. Arriving in New York at the age of twenty-three, the young Jewish man used the English equivalent of his last name and settled in LaPointe in 1844. Austrian took advantage of the demise of the American Fur Company, purchased its lands in 1853 and quickly became one of the largest landowners in the area. He opened a store in Bayfield and, along with other investors, established the LaPointe Iron Company to mine ore. After moving to Eagle River in 1862, he later moved to St. Paul, Minnesota; his place of residence at the time of the subdivision's platting. The homes of saloon keeper James Breen (wife Mary) and real estate man Robert C. Heydlauff (wife

<sup>20</sup>A. T. Andreas, *History of Northern Wisconsin* (Chicago: Western Historical Company, 1881), 67-68; Guy M. Burnham, *The Lake Superior Country in History and Story* (Ashland, WI: *Ashland Daily Press*, 1930), 211, 246; "Ashland! Its Growth During the Year 1872," *The Ashland Press*, 4 January 1873, 2/2-4.

<sup>21</sup>Burnham, *The Lake Superior Country*, 248-50; Quoted material from Walt Harris, *The Chequamegon Country, 1659-1976* (Fayetteville, AR: By the author, 1976), 140. Although many accounts (from 1930 and thereafter) indicate that the Roehms were the sole residents of Ashland from 1863 to 1869, a January 1873 edition of the local paper provides an overview history of Ashland from 1854 through 1872. In this early historical account it cites that Martin Beaser was the last to leave in 1866, and that was right after seeing his family off to Ontonagon, Michigan, after which he returned to secure their house for the winter. He would not make the trip back to Ashland from Madeline Island and his body would not be recovered until the following spring, "Ashland! Its Growth During the Year 1872," 2/2-4.

<sup>22</sup>Burnham, *The Lake Superior Country*, 254-55; Newsbrief (re: 190 houses), *The Ashland Press*, 7 September 1872, 3/1.

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Effie), built in 1887 and 1888 at 507 and 513 Chapple, respectively, were among the first twenty homes to be built in the historic district.<sup>23</sup>

The next subdivision platted within the confines of the historic district was that of Vaughn & Humbird, in August 1883. The proprietors of the subdivision were Emeline E. Vaughn, John A. Humbird, Edwin W. Winter and John C. Spooner. Of the subdivision's namesakes, Emeline Vaughn was the wife of Samuel Stuart Vaughn, who laid out Vaughn's subdivision in Ashland in 1871 and is noted as having been instrumental in convincing the Wisconsin Central Railroad to terminate its line in Ashland. Emeline built the Vaughn Library in 1887 as a tribute to her late husband. John A. Humbird was the son of railroad builder Jacob Humbird, the president of the Pioneer Iron Mining Company, as well as the namesake of Humbird, Clark County, Wisconsin. John A. Humbird would in 1889 become a shareholder in the Victoria Lumber & Manufacturing Company in British Columbia. John Spooner was an attorney who specialized in railroad law and, as of 1870, resided and practiced law in Hudson, St. Croix County, Wisconsin. As of 1883, Edwin W. Winter was residing in St. Paul, Minnesota and was the assistant president of the Chicago, St. Paul, Minneapolis & Omaha Railway.<sup>24</sup>

Between 1884 and 1885, the Ashland community saw a number of significant improvements, including the installment of its first waterworks (the Holly system), a gas works and an electrical light plant. In 1885, Lewis Cass Wilmarth built his Georgian Revival-style mansion along Georgia Avenue (present-day Chapple Avenue), just south of the Northern Pacific Railroad line and within the boundary of the Chapple & MacArthur Avenues Residential Historic District.<sup>25</sup>

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<sup>23</sup> Plat of Austrian's Addition (platted 22 July 1872; recorded 8 June 1875), This and all other subdivisions mentioned are on file at the Ashland County Courthouse, Ashland, WI; "Julius Austrian: Pioneer, Entrepreneur, Mensch," Available online at <http://bobmackreth.com/austrian.html>. Accessed on 6 November 2012. The Breen house was identified in the list of homes built in 1887 in the article entitled, "\$2,220,790," *The Ashland Press*, 3 December 1887, 1/1-3, while the Heydlauff home was identified in the "List of Buildings Erected in 1888," *The Ashland Press*, 29 December 1888.

<sup>24</sup> Plat of Vaughn & Humbird's Addition (platted 24 August 1883; recorded 6 October 1884); Jane S. Smith & Michael J. Goc, eds., *Looking Backward, Moving Forward: Ashland, the Garland City of the Inland Seas* (Friendship, WI: New Past Press, Inc., 1987), 84; *Ashland City Directory, 1888*, 54; "Humbird Family: An Inventory of their Fonds" in Rare Books and Special Collections at the University of British Columbia Library, Prepared by Melanie Hardbatt, October 2002, Available online at [www.library.ubc.ca/spcoll/AZ/PDF/H/Humbird\\_Family.pdf](http://www.library.ubc.ca/spcoll/AZ/PDF/H/Humbird_Family.pdf). Accessed May 2013; "Edwin W. Winter: An Inventory of his Papers at the Minnesota Historical Society, 1870-1923," includes abstract, Available online at [www.mnhs.org/library/findaids/P1451.xml](http://www.mnhs.org/library/findaids/P1451.xml). Accessed May 2013; "John C. Spooner Papers, 1868-1919", includes abstract, Available online at [www.wisconsinhistory.org](http://www.wisconsinhistory.org). Accessed May 2013.

<sup>25</sup> "Ashland! The Metropolis of the New Wisconsin," *The Ashland Weekly Press*, 2/1-2; "Lewis C. and Caroline Wilmarth House," National Register nomination prepared by James M. Landreth of Impact Seven, Inc., June 2011; NRHP listed 1-29-2013. The 1886 Sanborn map identifies that 7<sup>th</sup> Avenue West, which is now known as Chapple Avenue, was originally named Georgia Avenue, *Sanborn Fire Insurance Map of Ashland, Wis., 1886*.

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As of April 1887, less than a month after Ashland was incorporated as a city, the weekly paper reported, "The building boom has struck the Vaughn & Humbird Addition and that division of our city will soon be a busy one." It lists a number of Ashland residents that were "preparing to build fine residences there. . .", including among them roofing, cresting and cornice manufacturer George W. Marshall, who would indeed build a home that year at 714 9<sup>th</sup> Avenue West. More than fifty-five homes in the district are located in the Vaughn & Humbird Addition, with five additional properties having legal descriptions that include lands in both V & H, as well as the Ellis Division.<sup>26</sup>

Approximately ten homes in the district -all located in the Vaughn & Humbird Addition- have ties to the Osborn Home Association (OHA; also referenced as the Frank Osborn Home Association). The OHA (or FOHA) was organized in May 1887 and Frank E. Osborn served as manager. Little is known of Osborn. He was born in Ohio in 1860 and, by 1880, was working as a telegraph operator in Hudson, Ohio. By 1887, he was living and working in Ashland, Wisconsin. The OHA, in association with the Ashland Savings & Loan Association (also established in May 1887), was a real estate development company. It sold vacant lots, financed new home construction and constructed homes which it then sold. An initial sale of lots was held by the OHA at the Ashland Stock Exchange Building at the end of May and eighteen lots were sold. The weekly paper reported on 4 June 1887 that "Frank Osborn is in Minneapolis securing plans for several new buildings to be built in the addition owned by the FOHA." This suggests that the designs for those structures were not provided by local Ashland architects and it is perhaps likely that standardized plans were utilized for this venture. As of the end of June, Osborn had an office in the Garnich Block on 2<sup>nd</sup> Street. Osborn resided in Ashland through at least 1889. However, while identified in 1890 as manager of the OHA, he is listed as residing once again in Hudson, Ohio. Among the first OHA homes constructed in the district were for Rev. A.S. Collins (705 MacArthur, cited as nearly completed as of 25 June 1887) and lumber inspector Edward H. Taylor and his wife Lizzie (723 MacArthur, which was noted as nearly completed as of 16 July 1887). As of November 1887, it was noted that "nine handsome residences, costing an average of about \$3,000 have been built in the Osborn Home Association addition this summer."<sup>27</sup>

<sup>26</sup> Newspaper brief (re: building boom), *The Ashland Press*, 23 April 1887, 9/1; Marshall's home is enumerated in the list of homes built in 1887, at a cost of \$1,700, "\$2,220,790," *The Ashland Press*, 3 December 1887.

<sup>27</sup> U.S. Federal Census, Population, 1860-1930; *Ashland City Directory*, 1888, 1889, 1890; Newspaper brief (re: Ashland Building & Loan Association, Osborn Home Association or Ashland Savings & Loan), *The Ashland Press*, 7 May 1887 (6/2), 21 May 1887 (4/1), 4 June 1887 (3/3 & 4/3), 25 June 1887 (1/4 & 4/1), 2 July 1887 (3/3), 26 November 1887 (10/1). It is unclear if the Ashland Building & Loan Association was one and the same as the OHA; articles of incorporation were not reviewed. A review of OHA-related deeds identifies the names of Daniel and/or Jennie Lane, H.H. McIntyre, W.S. Laton and Randall Burhyte, all of whom appear to have resided in Minnesota. According to Minneapolis city directories, Daniel Lane and Randall S. Burhyte were both in real estate (albeit separately), while W.S. Laton was a physician. No firm information could be found regarding McIntyre, aside from the deeds that appear to cite that he resided in Hennepin County, Minnesota. Citations regarding the completion of the Collins and Taylor homes are found in *The Ashland Press*, 25 June and 16 July 1887, respectively.

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In April of 1887, Asa D. Polk and Almon P. Dodge would plat Polk's Addition south of Vaughn & Humbird's. At the time of the plat, Polk was an attorney who resided in Minneapolis, Minnesota; he would by circa 1900 move to Brainerd, Minnesota, where he continued his law practice. Although nothing could be confirmed previous to 1892, an Almon P. Dodge appears to have been involved with the Ox Mining Company, as well as run the AP Dodge Co., a real estate and bond business, and the Montana Home Building Company in Helena, Montana. Six of the district's homes are in Polk's Addition, while three homes straddle the dividing line between Polk's and the Ellis Division and include portions of each in their legal descriptions.<sup>28</sup>

Four months later, in August 1887, the Ellis Addition would be platted by Dr. Edwin Ellis, a physician who came to Ashland in 1855. The financial panic of 1857 forced him to leave shortly thereafter; however, he returned in 1872. Dr. Ellis led the fund-raising drive that ultimately brought the North Wisconsin Academy (present-day Northland College) to Ashland. Eleven of the historic district's properties are included in the Ellis Division, while an additional eight properties share land with either the Vaughn & Humbird's Addition or Polk's Addition.<sup>29</sup>

On 25 June 1887, the front page of *The Ashland Press* reported on Ashland's progress and building boom:

There seems to be no abatement, as yet, to the building boom that was begun in this city early in the spring. Cottages and residences of every description are going up rapidly in all parts of the city. What was a few months ago a forest of trees and stumps have, as by magic, been transformed into beautiful and sightly residences and houses. The demands for dwellings are not yet by any means supplied, notwithstanding the large number that have been completed. It would be hard to estimate the number of new families that have taken up their abode in Ashland during the past three months, and who have built or are building houses.

In August 1887, it was reported that a significant number of the city streets were being renamed. Indeed, Chapple Avenue (which was more recently renamed as such) was originally called Georgia Avenue and renamed 7<sup>th</sup> Avenue West. MacArthur Avenue (again a more recent naming) was first called Missouri Avenue and renamed 8<sup>th</sup> Avenue West; while 9<sup>th</sup> Avenue West was originally identified as Illinois Avenue. Through the summer of 1887 houses were numbered in anticipation of free mail delivery; it was completed in October. In November, the first Ashland Street Railway was

<sup>28</sup> Plat of Polk's Addition (Platted and recorded on 1 April 1887); *Little Sketches of Big Folks* (Minneapolis: R.L. Polk & Co., 1907), 316; *Helena, Montana, City Directory*, 1892; Henry A. Castle, *Minnesota: Its Story and Biography*, 3 vols. (Chicago: the Lewis Publishing Co., 1915), 3/1360.

<sup>29</sup> Plat of Ellis Addition (platted on 17 August 1887; recorded on 5 November 1887); Smith & Goc, eds., *The Garland City of the Inland Seas*, 18.

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initiated with horse-drawn cars (it would later merge in 1892 with the Ashland Lighting Company and the Ashland Light, Power & Street Railway would run its first electrified street car in January 1893).<sup>30</sup>

As of December 1887, the paper cited that Ashland's population had grown a full 30% in that single year. In addition to the construction of commercial buildings, factories, hotels and public buildings (total number 554 and cost: \$1,243,500), nearly 430 of them were homes. Eleven houses were constructed that year in the Chapple and MacArthur Residential Historic District. At the conclusion of 1888, construction in Ashland was reported as including 115 dwelling houses, twenty-five commercial buildings and twelve public buildings; a substantial drop from the previous year. Nine homes were built in the district in 1888.<sup>31</sup>

That same year, the fifth and final subdivision--Washington Square--was platted within the historic district by owners William M. Tomkins, Henry Overholser, Charles A. Sheffield and Lucretia Johnson. It appears to have been a resubdivision of a portion of Vaughn & Humbird's Addition and comprises just one block. Tomkins was an Ashland attorney and an officer with the Ashland Lighting and Ashland Street Railway companies, while Sheffield was the former president of the original Ashland Lumber Company (established in 1872) and in the business of independent wholesale lumber as of 1887-88. Ohio-born Henry Overholser was involved in a number of business ventures in Indiana, Colorado and Ashland, Wisconsin, before moving to Oklahoma City, Oklahoma, in 1889, where he is considered one of the founding fathers of that city. A Lucretia Johnson is listed as the twenty-one-year-old wife of laborer John Johnson in 1880 and living in Ashland and she is listed simply as Mrs. Lucretia Johnson in the 1888 *Ashland City Directory*; however, she disappears thereafter. Washington Square includes just five of the district's homes, the earliest of which was built in 1891 for traveling agent Frederick Dustan and his wife Daisy at 622 Chapple Avenue.<sup>32</sup>

The numerous attributes of Ashland were enumerated in the June 1888 edition of *The Northwest Magazine*. The lengthy article identified the city as a railroad center, citing it as the terminal point of four important railroad systems. Noted as a "flourishing metropolis and lake port," Ashland's iron ore docks, lumber and iron and steel mills were discussed along with illustrations of its new and substantial (Vaughn) library building, the commercial main street, as well as the impressive homes of

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<sup>30</sup> *Sanborn Fire Insurance Map of Ashland, Wis.* (1886); Advertisement (re: new street names), *The Ashland Press*, 6 August 1887, 4/3-4; Newsbrief (re: street numbering), *The Ashland Press*, 8 October 1887, 8/2; Smith & Goc, eds., *Ashland: The Garland City of the Inland Seas*, 42; "The Cars Move," *The Ashland Press*, 28 January 1893, 3/6.

<sup>31</sup> "\$2,220,790," *The Ashland Press*, 3 December 1887, 1/1-3; "\$921,350," *The Ashland Press*, 29 December 1888, 1/1-2-3.

<sup>32</sup> Plat of Washington Square (platted on 4 September 1888; recorded on 12 April 1889); *Ashland City Directory*, 1888; Luther B. Hill, *History of the State of Oklahoma*, 2 vols. (Chicago: Lewis Publishing Co., 1910), 2/4-5.

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Dr. George Harrison and Hon. Samuel S. Fifield. Finally, Ashland was also touted as a summer resort for those needing to escape the heat of summer.<sup>33</sup>

Ashland's commercial and industrial prosperity peaked between 1890 and 1905. Indeed, manufacturing records for lumber, brownstone and iron ore were broken in 1892, at which time, the following was recorded, "Ashland is of modern foundation and growth, and its transformation from an insignificant hamlet into the bustling and flourishing center of industrial commercial activity that it is today has been rapid and substantial . . . in advantageousness of situation for the development of trade and manufacturers, Ashland cannot be surpassed." The 1893 *Annual Edition of The Ashland Daily Press* reported a number of impressive statistics for the year previous, including men employed in the various leading industries, the amount of lake trade, as well as the total value of commerce, which was \$35,572,876.<sup>34</sup>

Between 1892 and 1893 and employing two of the top three manufactured goods of Ashland (lumber and brownstone), the most substantial of homes was built in the historic district, along the west side of the 600 block of Chapple Avenue. As of the 1893 *Annual Edition*, the interior of the lavish home for lumber company owner Eugene A. Shores was being completed. Measuring 64 x 75 feet and standing three stories tall, its total cost, exclusive of the furnishings, was estimated at \$30,000. Designed in an eclectic mix of Colonial Revival and the Shingle Styles by architect John W. Foster, the Shores Mansion stood until its demolition in the late-1950s.<sup>35</sup>

By 1905, three quarters of the homes in the Chapple & MacArthur Avenues Historic District had been built. Because there were very few available lots remaining, fewer than fifteen homes were built between 1909 and 1935: one in 1909; eight in the 1910s; three in the 1920s; and two in the 1930s. The final eight homes in the district were built between 1940 and 1950, five of which are the Ranch homes that were built between 1960 and 1961 on the property formerly occupied by the Shores Mansion.<sup>36</sup>

<sup>33</sup> *The Northwest Magazine*, June 1888 (No. 6), published in St. Paul, Minnesota, 1-15.

<sup>34</sup> *Pen and Sunlight Sketches of Duluth, Superior and Ashland* (Chicago: Phoenix Publishing Co., 1892).

<sup>35</sup> "One of Ashland's Homes," *The Ashland Daily Press—Annual Edition, 1893*, 56; John W. Foster is listed in the 1893 Ashland City Directory as an architect working out of the Shores Block. Born in New York on 6 May 1869, Foster is identified as living with his family in Big Rapids, Michigan, in 1880. Also listed in the 1893 Ashland directory was his brother Howard, a draftsman in his own office; his father John H. a contractor (and contractor of the Shores Mansion); his brother Percy, a clerk in John H.'s office. By no later than 1905, John W. had relocated to Waukesha and was operating the John H. Foster & Sons Construction Company along with his brothers Percy and Charles. As of 1906, John W. was in business with William D. Gray in the Foster Construction Company in Milwaukee. Foster is listed as a contractor through at least the 1920 census, *Ashland City Directory* (1893); U.S. Federal Census, Population, 1880, 1910, 1920; *Milwaukee City Directory* (1905, 1908).

<sup>36</sup> Also in 1905, 7<sup>th</sup> Avenue West (Chapple Avenue) was identified as having been paved, *Ashland Daily News*, 10 May 1905.

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Circa 1942, 8<sup>th</sup> Avenue West was renamed MacArthur Avenue in acknowledgement of General Douglas MacArthur and his efforts in World War II. In 1978, 7<sup>th</sup> Street West was renamed Chapple Avenue in commemoration of the Chapple family. In 1915, John C. Chapple, who came to Ashland in 1889, purchased the home of Charles & Mary Latimer at 700 Chapple Avenue. Chapple was the editor of the Ashland Daily Press, sat on the city council, county board and served in the state legislature.<sup>37</sup>

**AREA OF SIGNIFICANCE: ARCHITECTURE**

The 1983 historical and architectural survey of Ashland identified the Chapple Avenue Historic District (as it was then named) as potentially eligible for the National Register of Historic Places under Criterion C for its local architectural significance. In 2000-2001, a survey update was completed for the City of Ashland and the district was re-confirmed as potentially eligible under Criterion C. The district contains a variety of architectural styles ranging in date from 1885 to 1935, a significant number of which are high-style examples and include Queen Anne, Shingle Style, Colonial Revival (and/or a hybrid mixture of the three), and various period revival styles. Building materials found in the district range from brick to clapboard to stucco sheathing; however, some have been re-sheathed with modern materials.<sup>38</sup>

Built in 1885, the National Register-listed Lewis C. & Caroline Wilmarth House at 522 Chapple Avenue is the earliest house built in the district. A mixture of Neoclassical and Georgian Revival styles, the Wilmarth House represents the earliest of the district's Colonial Revival-style homes, which did not truly start to achieve popularity in Wisconsin until the mid-1890s. The Colonial Revival style (within which the Georgian Revival falls), refers to a rebirth of interest in the Early English and Dutch houses of the East. Indeed, the Philadelphia Exposition of 1876 featured a number of buildings that were based on historically significant colonial designs. Wilmarth, born in Rhode Island in 1833, would have also been familiar with the Georgian style, as it was prevalent along the East Coast in the 1700s to early 1800s. The Wilmarth House features rather strict symmetry (less the 1918 addition) and its side façade is dominated by a two-story portico with colossal columns along the north side of the home. Colonial motifs, such as pediments, dentils and modillions, result in a rich, classically detailed façade.

<sup>37</sup> Manthei, *Ashland: Oh How You've Changed*, 1:13.

<sup>38</sup> Steve Sennott and Jane Tolliver, *City of Ashland Historic-Architectural Intensive Survey Report* (Ashland, WI: Northwest Wisconsin Regional Planning Commission, City of Ashland and the State Historical Society of Wisconsin, 1983, first edition), 82-86; "Historical and Architectural Resources Survey: City of Ashland, Ashland County, WI," 1/162-163. With slightly different boundaries, the proposed district in 1983 did not include the 600 block between Chapple and MacArthur avenues (where the Shores mansion previously stood). At that time, only nine properties of the then eighty-one property historic district were identified as non-contributing. As a result of the 2000-2001 review, the boundary was slightly expanded to include those homes in the 600 block between Chapple and MacArthur avenues.

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Before continuing with the discussion of the pure Colonial Revival-style homes in the district--all of which date to after 1900--it is important to introduce both the Queen Anne and Shingle Style, as a number of the district's homes feature a combination of elements of the three styles. Queen Anne and Shingle Style were popular in Wisconsin during the same period, between 1880 and 1910. The Queen Anne style is most strongly represented in the district, with over twenty examples. This late Victorian-era building style is characterized by an irregular plan, often evident through an asymmetrical exterior appearance. A combination of various building materials including shingles, clapboard and brick may be used on one structure, while typical features include large porches or verandas, turrets or bay windows. Twenty-three houses in the district can be classified as examples of Queen Anne.

The Shingle Style is generally characterized by a sole feature: the extensive use of shingles as exterior sheathing; however, all-over shingling does not necessarily make a house an example of the Shingle Style. Indeed, pure examples of the style are rare in Wisconsin. In McAlester's *Field Guide to American Houses*, they explain that the style was the result of borrowed elements from three other styles. Wide porches, shingles surfaces and asymmetry were taken from the Queen Anne style, while gambrel roofs, lean-to additions, classical columns and Palladian windows were borrowed from the Colonial Revival style. Finally, Richardson Romanesque arching was also employed in the Shingle style. Indeed, a significant number of Ashland homes are a hybrid of the three styles combined—however, they do not employ the hallmark shinglework on all floors. Additional features such as eyebrow windows, polygonal towers and curved shingles found on Shingle Style homes (as well as on Queen Anne-style homes). Using McAlester's definition of the style, nine houses in the district are classified as Shingle Style.<sup>39</sup>

Often identified as Ashland's best example of the Queen Anne style, the 1891 Clarence and Isabelle Lamoreux House at 723 Chapple Avenue is perhaps more of a hybrid example of the Queen Anne, Colonial and Shingle styles, as described by the McAlesters. The home's tower, its overall asymmetrical massing and the sunburst motif are definitively Queen Anne features. However, the windows that bulge from the shingle-sheathed gabled peaks are rooted in the Shingle Style. The porch, which features grouped columns are Colonial in derivation, while the arching of the upper-level tower windows is perhaps a touch of Romanesque influence.

Although the home has a simple cross gable form, the Queen Anne detailing on the Wilbur & Jemima Davis House at 1016 Chapple Avenue is rather impressive. Sheathed largely with clapboard, the Davis house features elaborately saw-cut bargeboard trim along the roofline, as well as lining the enclosed, one-story porch. In addition, the peak trim located around the pair of narrow windows is unique in the district. Other simple but intact Queen Anne-style houses with clapboard sheathing and decorative,

<sup>39</sup>Virginia & Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1990), 290.

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patterned shinglework include the Edwin and Clara Vaughn House (1887) at 718 9<sup>th</sup> Avenue West, the Sheffield & Overholser Investment Property (1888) at 623 MacArthur Avenue and the Alonzo and Mary Mercer House (1892) at 612 Chapple Avenue.

The Robert and Hannah Prentice House (1887) at 718 MacArthur Avenue includes Queen Anne characteristics, such as the spindlework frieze of the porch, a combination of patterned shinglework, Stick Style-inspired horizontal banding, as well as sawn bargeboards. Additionally, this house might well have been derived, or specifically built, from a pattern book.

Also Queen Anne in style and possibly built from a pattern book design is the Wallace and Estella Lyons House at 715 Sixth Street West. Built in 1894, the clapboard-sheathed house features spindled balustrades, latticework arching and trim, turned porch supports, carved wooden brackets with a sunray motif and ornamental bargeboards. The home strongly resembles a design published in George F. Barber's *Cottage Souvenir Number Two* (1891).

Despite modern sheathing along the first floor and the removal of the original one-story porch, the 1891-1892 home of Ernest and Grace Perkins at 617 7<sup>th</sup> Street West is among the more true examples of the Shingle style in Ashland. With shingles covering the upper two-thirds of the home, the two-tiered, gabled peak features a keyhole-like window opening, as well as a tripartite grouping with both colored glass and wood-trimmed windows. The windows are placed along a wall surface having curved shingles arranged in a pattern that creates an optical illusion and appearance that the wall is wavy. The wall surface also incorporates shallow pents. The single window along the second floor of the home's entrance façade projects ever-so-slightly from the flat wall plane. Although the bay is truly three-sided, it gives the illusion of being rounded.

The 1888 Edward and Mary Gleason House is a hybrid example of the Queen Anne and Shingle Style. Featuring a corner tower with an onion dome, a single pair of solid wooden brackets and a curious and tiny peaked roof dormer indicative of the Queen Anne style, the house also includes a large, Romanesque-inspired archway into the porch, as well as wooden shingles on the upper story-and-one-half. Another Queen Anne-Shingle style mix is the 1893 Harold and Annie Warner House at 801 MacArthur Avenue. Again, sheathed with wooden shingles along its upper two-thirds of wall space, this house displays another large, round-arched porch opening and an interesting shed-roofed dormer above. Its significantly steeply pitched roofline along its front elevation includes cutaway corners with decorative trim associated with the Queen Anne style.

A smaller example of a Shingle style-inspired house is found at 810 MacArthur Avenue. Built in 1894 for Edwin & Hattie Baldwin, the largely board-sheathed house features a steeply pitched roofline

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containing a wide expanse of wooden shingles. A Romanesque-like archway frames the porch entry, while a polygonal roof dormer rises from the roofline.

The 1895 Charles and Mary Latimer House at 700 Chapple Avenue leans more towards Colonial inspiration but includes some Shingle Style references. Asymmetrical in form, the home includes Colonial gambrel dormer projections covered in shingles, along with a combination of round-arched and rectangular, multiple-light windows. Block modillions underscore the roof's eaves and simple columns support the two-story porch.

Popularized by mail-order catalogs, the American Foursquare residence is typically two stories, features a nearly square footprint and usually displays a large porch across its primary and generally symmetrical façade. Popular in Wisconsin between 1900 and 1930, Foursquares are typically topped with a low, broad, hipped roof pierced on each side, or at least the primary façade, by a central roof dormer. Exterior materials can range from clapboard to stucco to concrete block. Elements influenced by the Colonial Revival style are most often found on Foursquare buildings, although Prairie examples are often found as well. The district includes six examples of Foursquares with two appearing to be very similar in appearance. Located at 801 Chapple Avenue and 622 9<sup>th</sup> Avenue West, both houses were built in 1917 for Fred and Hilda Erickson and John and Connie Sandstrom, respectively. Each house features the following: stucco sheathing, three hip-roofed dormers, an enclosed, bungalow-style porch with brackets, a central porthole window with wooden tracery at the center of the second floor and a brick chimney that rises well past the home's pyramidal, hipped roofline. Another notable Foursquare, and the earliest built in the district is located at 721 6<sup>th</sup> Street West. Built by William & Mathilda Nohl, this 1909 house is constructed of formed and texturized concrete block and is the only structure in the district built of that material.

Just three Arts & Crafts or Craftsman style-influenced houses are located in the district. In 1888, the English Arts & Crafts Exhibition Society was formed by a group of artisans and architects as a reaction against the standardization and industrialization of the products of their respective professions. The Craftsman style was a descendant of the Arts & Crafts movement and was propagated by Gustav Stickley in New York. The Craftsman style was popular from approximately the turn-of-the-twentieth century to 1920 and examples in Wisconsin often resemble oversized bungalows. Primary characteristics of the style include stucco or brick surfaces, multiple-paned windows and a sunporch, with overall references of medieval flavor. Gabled dormers and decorative brackets or rafters generally accent the roofline. Arts & Crafts style homes are generally covered with stucco and their only decorative element is the arrangement of the windows.<sup>40</sup>

<sup>40</sup> Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, 3 vols. (Madison, WI: Division of Historic Preservation, State Historical Society of Wisconsin, 1986), Vol. 2, Architecture, 2/24.

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Of the three Arts & Crafts or Craftsman style-influenced houses in the district, the Frank and Elizabeth Lamoreux House at 823 Chapple Avenue is a mix of Craftsman and Colonial Revival. Regarding the latter, the entrance façade is entirely symmetrical and the front door is set with a transom and sidelights. However, the home's exterior sheathing, which is a combination of stucco, narrow clapboard and wooden shingles, is definitely Craftsman in character, as are the exposed rafter tails and bracket-like details along the porch roofline. The second Craftsman-inspired house is perhaps more appropriately categorized as a bungalow. The Mrs. J. W. Clarke House, located at 810 Chapple Avenue, was built in 1917-1918. Covered with board siding, the house features multiple-light windows, decorative window boxes and a pent roof with heavy wooden bracket trim over the entrance. Finally, the singular Arts & Crafts house is an English-inspired example at 802 Chapple Avenue. Featuring a rolled roof, the John B. and Anna Murphy House is covered with both brick and a stucco-like finish and features multiple-light windows throughout.

The final style represented in the contributing buildings of the district includes those categorized as Period Colonial Revival. Like the earlier Colonial Revival era, this later period (from circa 1900 through the 1940s, with particular emphasis in the 1920s) is also largely based on the classicism of both the Georgian and Federal styles. However, it is considered to be less formal than its predecessors. Structures in this style will generally display overall symmetry, a gabled roof with dormers and modest classical ornamentation that includes dentils, pilasters and shutters. Of the various post-1900 revival examples in the district, a very good example of this style is located at 920 Chapple. Built for Benjamin and Lucille Metternich in 1933-1934, the brick-faced, Georgian Revival-style house features overall symmetry, windows with shutters, and a central entrance with a fanlight transom and sidelights that is fronted by an open portico with Doric columns.

A singular Dutch Colonial example is found at 822 MacArthur Avenue. Built in 1924-1925 for Ardath and Madeline Garnich, the house features overall symmetry (aside from a one-story sunroom wing), the style's trademark gambrel roof including a shed-roof dormer, multiple-light windows and a central, classically inspired entry. Finally, the house that represents the close of the district's Period of Significance is the G. Arthur and Inez Johnson House at 822 Chapple Avenue. Built in 1935, the house is an example of the Tudor Revival style. Tudor examples are largely recognized by the use of half-timber work and stucco; however, brick examples are also common. In this case, the house is largely sheathed with stone, rather than simply being trimmed with stone, and the dormers are covered with stucco. Windows are multiple-light casement examples and aside from a one-story sunroom wing, the house features overall symmetry, with dominant chimneys anchoring each gabled endwall.

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**ARCHITECTS AND CONTRACTORS**

Unfortunately, the architects and/or builders of the majority of the homes in the district remain unknown at this time. Those known from either permits or newspaper citations are identified below.

As of 1 October 1887, *The Ashland Press* reported that the city had six firms of contractors and builders and two architects. Regarding the latter, and based on previous newspaper references, one of the two architects cited is presumed to be William H. Webster, who is identified as having partnered with Antoine Perinier in 1886. Perinier was born in nearby LaPointe, Wisconsin, and moved to Ashland proper in 1872; he is identified as responsible for “many of the best and most substantial buildings in the city.” Aside from a few building attributions noted in the local paper and his inclusion in the Ashland City Directories between 1887 and 1890, little confirmed biographical information is known of Webster. As of 1888, Webster partnered with Frederick H. Dodge, who had previously worked as a draftsman for J. Walter Stevens in Minneapolis, Minnesota. Business was apparently good that year, for by July of 1888, the firm had hired draftsman Arthur F. Hurlbut of Madison. That same year, the firm produced the design for the home of Edward F. Gleason which was built at 701 Chapple Avenue (and within the subject historic district) by the end of that year. Webster was also identified as having prepared the plans for C. A. Sheffield’s new cottages on Fourth Avenue West, which could suggest that he had a working relationship with Sheffield and then, perhaps, could have been responsible for the design of the two Sheffield & Overholser homes in the historic district, located at 619 and 623 MacArthur Avenues (built 1888-1889). Webster’s own home, located at 608 9<sup>th</sup> Avenue West, exhibits the Shingle Style of architecture thus suggesting that Webster was perhaps responsible for the Shingle Style homes in the historic district. By 1890, Webster, Dodge and Hurlbut had left Ashland. The second architect referred to as of 1887 was presumably Joseph Chevigny, Antoine Perinier’s partner at the time of his death.<sup>41</sup>

While the newspaper was very thorough at mentioning the large number of homes being built in Ashland, and for whom they were being built, the actual architect is seldom named. On 8 October 1887--the week following the citation that there were two architects in Ashland--came an

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<sup>41</sup> “An Old Settler Gone,” (re: Antoine Perinier) *The Ashland Press*, 24 September 1887; “Busy & Bustling,” *The Ashland Press*, 8 October 1887, 1/3; Newsbrief (re: plans for E.F. Gleason), *The Ashland Press*, 23 June 1888, 6/1; Newsbrief (re: Hurlbut), *The Ashland Press*, 14 July 1888, 6/1; *Ashland City Directory*, 1888, 1889, 1890; *St. Paul, Minnesota City Directory*, 1888. A Webster family tree, accessible on [www.Ancstry.com](http://www.Ancstry.com), appears to suggest that William H. Webster was born in December 1857 in Pennsylvania. As of 1880, he is cited as a carpenter. On 15 July 1887, he married Priscilla Vining Boyce in Ashland, Wisconsin; one year later, his son Donald was born in Ashland in August 1888. As of 1900, William and the family were living in Ypsilanti, Michigan, where he was working as a contractor and builder. Thereafter, the family moved to Oklahoma City, Oklahoma, where Webster is identified as dying on 17 November 1914. He was buried in Big Rapids, Michigan. His wedding and the birth of his son Donald, both identified as occurring in Ashland, Wisconsin, offers the only solid proof that this is the correct William H. Webster.

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announcement that "Conover and Brown, architects, have established a branch office in this city." Presumably the newspaper meant to cite them as Conover and Porter, the firm that would be located in Ashland through 1897. While Allan Conover remained in Madison, Lewis Porter moved to Ashland to establish the office. They soon thereafter partnered with Horace Padley, who then took over operations at the Ashland office and Porter moved back to Madison. Also arriving in Ashland in the 1890s (1892) was Henry Wildhagen who is most well-known for the design of many of the city's school buildings. Wildhagen would partner for a period with engineer Herman Rettinghaus who built 722 MacArthur as an investment property in 1892. While specific attributions to Conover & Porter & Padley or Henry Wildhagen were found within the historic district, it is likely they are responsible for at least a few of the designs through about the turn of the century/circa 1905. Indeed, Wildhagen is cited as Ashland's most prolific builder/architect and is identified as having designed about 150 buildings within a fifty-mile radius of Ashland.<sup>42</sup>

Among the earlier and more prominent contractors and builders in the City of Ashland were the Scott, Hubbell & Taylor Company, which was comprised of John F. Scott, Frederick F. Hubbell & James H. Taylor. Scott came to Ashland in 1883 and, upon the arrival of Hubbell in 1886, they opened a planing mill. Within the year to follow, Taylor joined the firm and, by 1893, they reportedly employed thirty men. It was also estimated that three-fourths of the residential mill work in 1893 was done by the firm. Scott, Hubbell and Taylor was the contractor for the 1887 Vaughn Library and, therefore, had an early association with Emeline Vaughn, who appears to have built a few of the early investment/rental homes in the historic district. In 1918, the Scott-Taylor Company (for which it had been re-named since 1895) prepared plans for the bungalow-style home of Mrs. J. W. Clarke at 810 Chapple Avenue. Sarah Clarke, the widow of J.W., was the father-in-law of Henry H. Fuller, the secretary and manager of the Scott-Taylor Company.<sup>43</sup>

Carpenter/contractor Benjamin W. Harper came to Ashland in 1885. Born in Campbellton, New Brunswick, Canada in 1860, he attended Canadian schools, after which he moved to Michigan where he worked as a carpenter and built railroad bridges. Upon his arrival in Ashland, he headed the crew that built the city's first ore dock. Thereafter, he was employed by J.F. Scott (later Scott, Hubbell & Taylor) until approximately 1890, when he established his own building/contracting business. In 1905, he was noted as employing as many as fifteen men. In 1889, he purchased the lot at 809 Chapple

<sup>42</sup> Newsbrief (re: Conover and Brown), *The Ashland Press*, 8 October 1887; "Historical and Architectural Resources Survey: City of Ashland, Ashland County, WI," 63-64; Smith & Goc., eds., *Ashland: the Garland City of the Inland Seas*, 118.

<sup>43</sup> Smith & Goc, eds., *Ashland: The Garland City of the Inland Seas*, 50; "Ashland's Planing Mills: Scott, Hubbell & Taylor's Factory," *The Ashland Daily Press Annual Edition, 1893*, 46; "Residence for Mrs. J.W. Clarke," original plans prepared by the Scott-Taylor Co. (the initials HHH are located in the signature block and are presumed to be Henry H. Fuller), no date; Building permit for present-day 810 Chapple Avenue (identified as Lots 4-7 in Block 241 Ellis), dated 14 October 1918, estimated cost, \$6,000.

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Avenue from the Osborn Home Association and presumably had a hand in its construction that year. Benjamin would in 1893 purchase the lot at 1014 Chapple Avenue and, again, likely had a hand in its construction. His brothers, Samuel and David, also carpenters, resided across the street at 1015 Chapple Avenue, which was built in 1891. The brothers Harper are presumably responsible for that house was well.<sup>44</sup>

Born in Wales in 1853, Thomas Evans Pugh came to the United States with his family in 1867. After residing in Aurora, Illinois, and doing some contracting work in Lafayette, Indiana, Thomas built some buildings in Belleville, Wisconsin, and ultimately came to Ashland in 1887, during Ashland's building boom period. Although no specific buildings in the district are tied to him, the following is cited in a 1905 sketch of Pugh: ". . . and upon one of the most beautiful resident avenues he constructed sixteen houses, the average cost of each being over \$4,000." Although the specific street name is not mentioned, it can almost be assumed that the paper speaks of Chapple or MacArthur (or Ellis) avenues. In 1903-04, Pugh established a sash and door factory at 102-06 Second Avenue West and would later join Robert Rundlett to form Pugh & Rundlett, which appears to have continued to circa 1926.<sup>45</sup>

Building permits did not exist in the City of Ashland until 1918 and then it is unclear as to whether the city's collection (reviewed from 1918 to 1949) is all-inclusive. Following review of those cards, contractors for three of the district homes were identified. The contracting firm of Hanson & Nystrom was responsible for the 1935 construction of the Tudor Revival-style, G. Arthur & Inez Johnson House at 822 Chapple Avenue. The firm was comprised of Arthur Nystrom and H. Edwin Hanson. Regarding the former, Nystrom was born in Wisconsin to Swedish-born parents and had previously worked for the Scott-Taylor Company. His brother Fred also worked for the firm for a period; Arthur died in 1971. H. Edwin Hanson was born in Sweden circa 1895 and immigrated to the United States in 1911. With an office and factory located at 102-06 Second Avenue West (Pugh & Rundlett's former location), they appear to have partnered at some point in the mid-1920s. Although Nystrom left the firm in the mid-to-late 1930s, Hanson continued to operate the business until at least 1950.<sup>46</sup>

<sup>44</sup> *Commemorative Biographical Record of the Upper Lake Region* (Chicago: J.H. Beers & Co., 1905), 325.

<sup>45</sup> *Ibid.*, 158; "Garland City of the Inland Sea," *The Ashland Daily Press*, Special Edition (September 1905), n.p. Pugh's own house, which was built in 1896, was located at 804 Ellis Avenue, so it's possible the citation regarding the sixteen homes was in reference to Ellis Avenue which is located east of the historic district. Additional early contractors in Ashland for which no specific ties have been found to houses in the district include Archie & James Donald and Frank Tomlinson, who came to Ashland in 1887 and 1888, respectively, *Commemorative Biographical Record* (1905), 345.

<sup>46</sup> *Ashland City Directory*, 1917-1950; U.S. Federal Census, 1920, 1930, 1940; Social Security Death Index, Available online at [www.Ancestry.com](http://www.Ancestry.com). Accessed May 2013; Building permits for 816 7<sup>th</sup> Avenue West (present-day 822 Chapple Avenue), 30 May 1935, estimated cost, \$7,000.

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Contractor Roy James Murphy was born in Ashland on 14 May 1894, the son of railroad conductor John B. Murphy and his wife Anna. Although Roy engaged in teaching, he switched to the profession of builder/contractor by no later than 1927. Within the district, he was responsible for the construction of the Colonial Revival-style, Benjamin and Lucille Metternich home at 920 Chapple Avenue. Murphy and his family resided at 622 Chapple Avenue, also in the district, in the 1930s and through at least the early 1940s. Murphy died in Minneapolis, Minnesota, in 1971.<sup>47</sup>

**ARCHAEOLOGICAL POTENTIAL:**

Indeed, a number of Native American tribes are identified as having historically occupied the Chequamegon Bay and Ashland vicinity. However, due to its urban nature, no archaeological survey has been done within the boundary of the Chapple and MacArthur Avenues Residential Historic District. Although no archaeological deposits have been reported, the archaeological potential for this area remains unassessed.

**PRESERVATION ACTIVITIES:**

In 1983, the City of Ashland received a grant from the National Park Service to do a full reconnaissance and intensive survey of the city in order to determine what buildings and districts were considered to be potentially eligible for the National Register of Historic Places. As a result of that survey, the subject historic district--among others--was identified as potentially eligible for the National Register. In 2000, the city self-funded a survey update to the 1983 report and the boundary of the subject district was expanded slightly. In 2012, the City again received a grant from the National Park Service, this time to prepare a National Register nomination for the Chapple and MacArthur Avenues Residential Historic District. Therefore, this nomination was prepared for the Ashland Historic Preservation Committee with the support of the City of Ashland's Planning Department. Because the Ashland Historic Preservation Committee feels that it is important to identify and recognize those property owners that have made a concerted effort to preserve their homes, the committee has designated a number of the homes in the district as local landmarks. The district, however, remains undesignated. Although a number of the homes in the district have received alterations between the 1983 and 2000-2001 surveys, as well as to date, the district still retains a good degree of integrity and the homeowners take great pride in their neighborhood. The National Register listing of this district will enable all of the district's "contributing" property owners to take part in the state and federal tax programs which, in turn, can help to maintain the district's integrity in the future.

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<sup>47</sup> *Ashland City Directory*, 1920-1942; U.S. Federal Census, 1920, 1930, 1940; Social Security Death Index; Building permit for 920 7<sup>th</sup> Avenue West (present-day Chapple Avenue), 29 September 1933, estimated cost, \$8,000.

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Ashland, Ashland County, WI

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**GEOGRAPHICAL DATA**

UTM Coordinates (continued):

5 15 662125 5160497  
Zone Easting Northing

6 15 661801 5160683  
Zone Easting Northing

7 15 661713 5160815  
Zone Easting Northing

Verbal Boundary Description:

Beginning at the northwest corner of the lot associated with 507 Chapple Avenue and proceeding northeast along said lot line and across Chapple Avenue to the east curbline of said street, then northwest along said curbline to the northwest lot line of 522 Chapple Avenue to the northerly lot line of same parcel, then southeast along the same parcel, then southwest along the north curbline of 6<sup>th</sup> Street West to a point that corresponds with the northeast lot line of 600 Chapple Avenue and continuing along that line to the rear/northeast lot lines of 608 Chapple and 617 7<sup>th</sup> Street West and across 7<sup>th</sup> Street West to the rear/northeast lot line of 700 Chapple Avenue and continuing along that line (which also coincides with the west side of the alley) in a southeasterly direction (and including all Chapple Avenue lots along the east/even side from 700 to 1016 Chapple Avenue) to the north curbline of 11<sup>th</sup> Street West, then southwest along said curbline to a point that corresponds with the rear lot line of 1023 Chapple Avenue (which also corresponds with the associated west line of the alley), then northwest along said lot line and continuing northwest along the rear of lots from 1023 to 901 Chapple Avenue (odd/west side) and extending to the north curbline of 9<sup>th</sup> Street West, then southwest along said curbline to the east curbline of MacArthur Avenue, then northwest along said curbline to a point that corresponds with the southeast lot line of 814 MacArthur Avenue and then across MacArthur Avenue to continue along the southeast lot line of 807 MacArthur Avenue to the rear of said lot, then northwest along the rear lot line (which corresponds with the east side of the adjacent alley) and continuing northwest to the north curbline of 8<sup>th</sup> Street West, then west along said curbline to the east curbline of 9<sup>th</sup> Avenue West, then along said curbline to the northwest lot line of 618 9<sup>th</sup> Avenue West, then northeast along said lot line to the east side of the rear alley, then northwest along said alley (which corresponds with the rear of lot 609 MacArthur Avenue), then northwest along said lot line and continuing along the rear lot line of 605-607 Chapple Avenue, then east and then

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northwest again to encompass the rear of lot 605-607 MacArthur Avenue, then northeast along the south curbline of 6<sup>th</sup> Street West and across MacArthur Avenue to the south curbline of MacArthur Avenue, then to the northwest and across 6<sup>th</sup> Street West to continue along the east side of MacArthur Avenue, which ends, then continuing along the southwest (side) lot line of 721 6<sup>th</sup> Street West and continuing along the rear lot line of 507 Chapple Avenue to the point of beginning.

Boundary Justification:

Using the former railroad corridor as the northern boundary, the remaining boundary lines were drawn to include the best concentration of historic residential architecture that make up the historic streetscapes of Chapple Avenue, MacArthur Avenue and 9<sup>th</sup> Avenue West with the fewest intrusions and non-contributing elements. The boundary excludes buildings in the adjacent blocks that exhibit a significant degree of exterior alterations or were of a notably different size, scale and/or massing, or did not exhibit the same level of architectural character found throughout the historic district.

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**PHOTOGRAPHS**

**Name of Property:** Chapple and MacArthur Avenues Residential Historic District  
**City or Vicinity:** Ashland  
**County:** Ashland  
**State:** Wisconsin  
**Name of Photographer:** Traci E. Schnell  
**Date of Photographs:** October 2012  
**Location of Original Digital Files:** Heritage Research, Ltd., Menomonee Falls, WI  
**Number of Photographs:** 16

Photo #1 of 16  
523 & 513 Chapple Avenue, view to southwest

Photo #2 of 16  
612, 622 Chapple Avenue & 617 7<sup>th</sup> Street West, view to north northeast

Photo #3 of 16  
707 & 701 Chapple Avenue, view to southwest

Photo #4 of 16  
801 & 723 Chapple Avenue, view to south southeast

Photo #5 of 16  
823, 811 & 809 Chapple Avenue, view to west northwest

Photo #6 of 16  
1014 & 1016 Chapple Avenue, view to north northeast

Photo #7 of 16  
700, 704 & 710 MacArthur Avenue, view to north

Photo #8 of 16  
807, 805, 801 MacArthur Avenue, view to south

Photo #9 of 16  
704, 708, 714 & 718 9<sup>th</sup> Avenue West, view to southeast

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Photo #10 of 16  
715 6<sup>th</sup> Street West, view to north northwest

Photo #11 of 16  
700 Chapple Avenue, view to east

Photo #12 of 16  
802 Chapple Avenue, view to east southeast

Photo #13 of 16  
722 Chapple Avenue, view to north

Photo #14 of 16  
605-607 MacArthur Avenue, view to west northwest

Photo #15 of 16  
718 MacArthur Avenue, view to east southeast

Photo #16 of 16  
810 MacArthur Avenue, view to north northeast

**FIGURE 1: CHAPPLE AND MacARTHUR AVENUES RESIDENTIAL HISTORIC DISTRICT --ASHLAND, ASHLAND COUNTY, WI**

**Property Status**

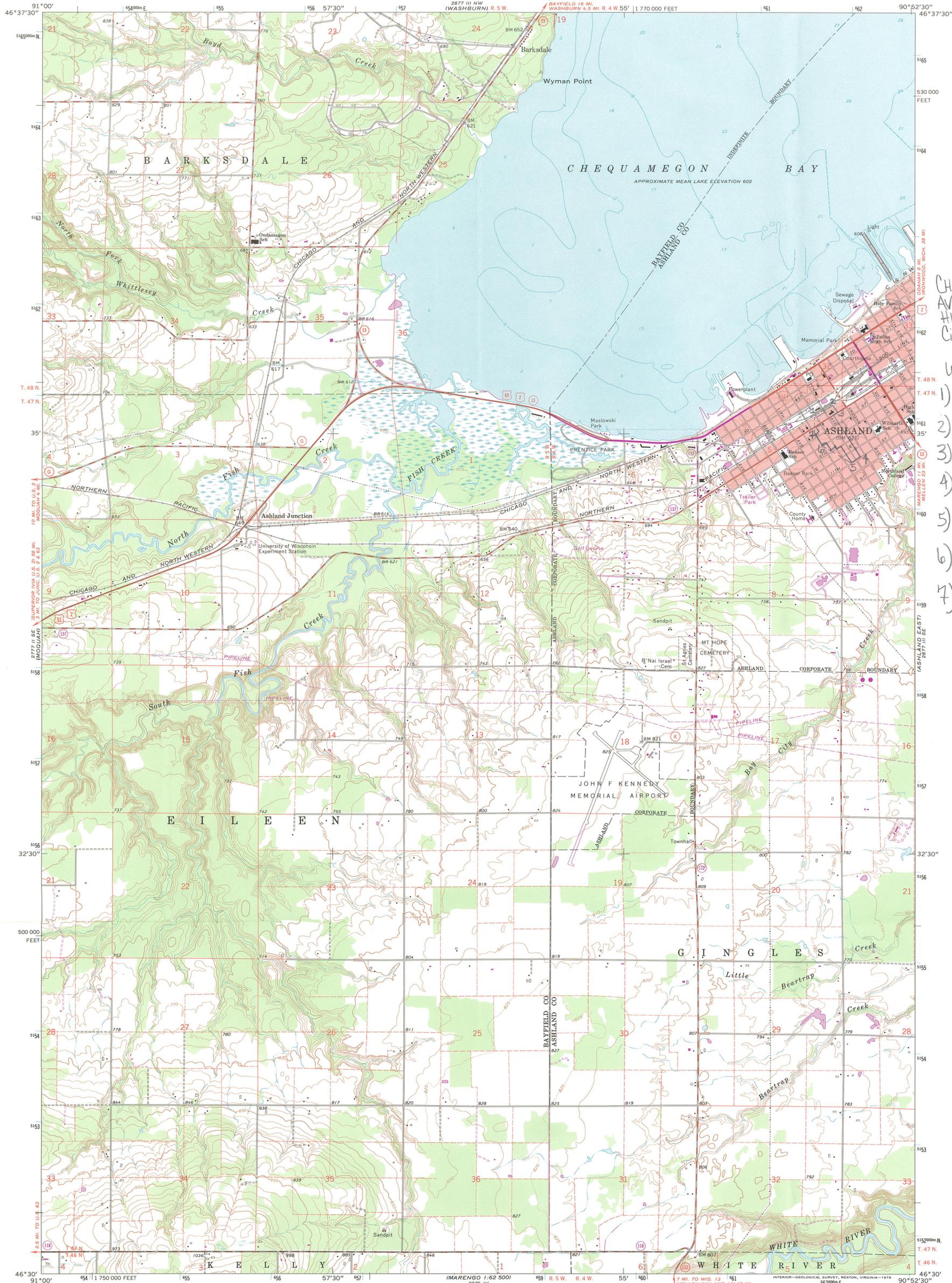
-  Contributing Structure
-  Non-Contributing Structure
- Parcels Not Included

*Photos Keyed to map*



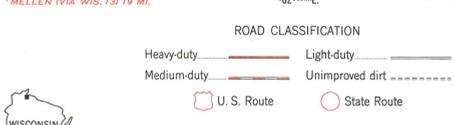
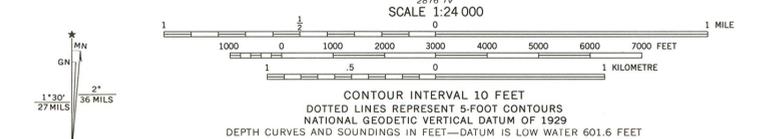
City of Ashland, Department of Planning & Development 06/07/2013

This map provides a representation of the geography and topology of tax parcels. It is not intended to be used for the legal determination of land ownership or geographic boundaries, or to in any way substitute for land ownership and interest description contained in individual deeds or on a map of survey.



CHAPPLE AND MACARTHUR  
AVENUES RESIDENTIAL  
HISTORIC DISTRICT  
City of Ashland,  
Ashland Co., WI  
UTM Coordinates:  
1) 15/661716/5160999  
2) 15/661911/5161134  
3) 15/661955/5161047  
4) 15/662223/5160569  
5) 15/662125/5160497  
6) 15/661801/5160183  
7) 15/661713/5160815

Mapped, edited, and published by the Geological Survey  
in cooperation with State of Wisconsin agencies  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial  
photographs taken 1963. Field checked 1964  
Selected hydrographic data compiled from U.S. Lake Survey  
Chart 964 (1962)  
This information is not intended for navigational purposes  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Wisconsin coordinate system,  
north zone 1000-metre Universal Transverse Mercator  
grid ticks, zone 15, shown in blue  
Red tint indicates area in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs  
taken 1975. This information not field checked

ASHLAND WEST, WIS.  
SW/4 ASHLAND 15' QUADRANGLE  
N4630—W9052.5/7.5  
1964  
PHOTOREVISED 1975  
AMS 2877 III SW—SERIES V861











Barack Obama  
2008

56205E

Franklin



Janet Bewley  
Associate











715

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