

DISTRICT SURVEY FORM

1	<u>District</u> East Third Street Residential Historic District		<u>Surveyor</u> Timothy F. Hegland	<u>SHSW Staff</u> _____
	<u>City</u> Washburn	<u>County</u> Bayfield	<u>Survey</u> Washburn Intensive Survey	<u>Date</u> 2009
	<u>Film Rolls/Negatives</u> N/A			
	<u>Streets</u>	<u>Numbers</u>	<u>Streets</u>	<u>Numbers</u>
	E. Third Street	3, 12, 13, 17, 22-24, 23, 26, 30, 101, 111, 117, 121, 127, 205, 213, 217, 218, 221, 229, 302, 306, 310, 316-318, 322, 326, 328	N. Third Avenue East	221, 315, 321
	N. First Avenue East	303		
	N. Second Avenue East	222		

2	<p><u>Boundary Description</u></p> <p>The boundary of the district begins at a point on the SE curblin of E. Third St. that corresponds to the N corner of the lot associated with 328 E. Third St. The line then continues SW along said curblin and across N. Third Ave. E. to a point that corresponds to the N corner of the lot associated with 221 N. Third Ave. E. The line then turns 90° and crosses E. Third St. to a point on the SW curblin of N. Third Ave. E. that corresponds to the E corner of the lot associated with 229 E. Third St. The line then continues NW along said SW curblin to a point on said curblin of N. Third Ave. E. that corresponds to the N corner of the lot associated with 321 N. Third Ave. E. The line then turns 90° and continues SW along the SE curblin of E. Fourth St.</p>
3	<p><u>Boundary Justification</u></p> <p>The boundaries of the district enclose all the land that has historically been associated with the district's resources. The buildings within the boundaries are superior in design and have a higher degree of integrity than other buildings that lie adjacent to the district, and the large majority of the district's buildings also share a common history that buildings adjacent to them outside the boundaries do not share. In addition, the buildings that are located to the southeast of the district along E. Bayfield St. represent different building types than the residential buildings in the district.</p>

4	<p><u>SOURCES OF INFORMATION</u></p> <p>A. City of Washburn Real Estate Tax Rolls, 1886-2009.</p> <p>B. Larson, Lars Erik. <i>Chequamegon Bay and its Communities II. Washburn The City To Be: A Historical Memoir 1883-1947</i>. Whitewater, WI: 2008.</p> <p>C. Sanborn-Perris Map Co. Fire Insurance Maps of Washburn, 1886, 1889, 1893, 1898, 1904, 1909, 1918, 1926, 1926 updated to 1940.</p> <p>D. <i>Washburn Times</i>: 1915-1920</p>
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DIVISION OF HISTORIC PRESERVATION

WISCONSIN HISTORICAL SOCIETY

5	<p><u>MAP REFERENCE</u></p> <p>USGS quad: <u>Washburn</u></p> <p>scale: <u>1-24,000</u></p>																
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6	<p style="text-align: center;"><u>Opinion of National Register Eligibility</u></p> <p>date: _____ initials: _____</p> <p>_____ eligible _____ not eligible _____ unknown</p> <p>_____ national _____ state _____ local</p>
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7 DESCRIPTION

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

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

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

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

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

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

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

8 SIGNIFICANCE

Areas of significance

Architecture: Queen Anne Style
Bungalow Style
Craftsman Style

History: _____

Period of Significance: ca.1885-1950

Historical Development and Statement of Significance.

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

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

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

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

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

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

The DuPont company have awarded contracts to Tomlinson & Egan of Ashland for the erection of eleven modern residences in this city. Eight of the residences will be located on the south [southeast] side of third street between third and fourth avenues east and three will be located on third street between Central and first avenue east.

Nine of the residences to be erected will be of the bungalow type while two will be duplex residences. They will be modern in every detail.

It is understood that the cost of the houses will be between fifty and sixty thousand dollars and that work on them will be rushed.(1)

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

The DuPont company the past week started big building operations in this city when an immense crew was brought here from the Barksdale plant to start work on the new Y. M. C. A. Building and the 106 homes to be erected by the company here. ...

The scene of the greatest activity however is in the east part of the city along Bayfield, third and fourth streets where the company is to erect 106 homes which will be rented to employees of the company. These residences are to be of good construction, with concrete foundations, water, lights, sewer and other modern conveniences and very desirable residences. The houses will be of several types. Many will be the cottage type with four or five rooms and bath, while some will be the duplex residences.

The company has hundreds of men employed in the construction of their houses and it is said that the crew will average a house a day when they get going in good shape.(2)

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

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

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

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

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

Endnotes:

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

Boundary Description, Continued:

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