

HISTORICAL PRESERVATION COMMISSION

1851

CITY OF WAUPACA
111 S. MAIN STREET
WAUPACA, WI 54981

RECIPIENT

JAN 16 1997

"HISTORIC" LANDMARK NOMINATION FORM

DATE: 1/2/97

1. Name of Building, Structure, Object, Site, or District Being Nominated

Historic "Browne" Law Office
and/or Common

2. Location in the City of Waupaca

Street & Number: 202 E. Union Vicinity of:
City: Waupaca
State: Wisconsin Zip Code: 54981

3. Classification (Put an "X" in the space in front of those items that describe the "Historic" Landmark being nominated.)

Category

BUILDING: A building, such as a house, barn, church, hotel, or similar construction, created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.

Examples:

- | | | | | |
|---------------------------------|----------------|---------------|-------------------|-------------|
| Administration Building | Carriage House | Church | City or Town Hall | Courthouse |
| Detached Kitchen, barn, & privy | Dormitory | Fort | Garage | Hotel |
| House | Library | Mill Building | Office Building | Post Office |
| School | Social Hall | Shed | Stable | Store |
| Theater | Train Station | | | |

STRUCTURE: The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Examples:

- | | | | | | | |
|----------------|----------|-------------------|-----------|---------------|----------------|--------|
| Aircraft | Apiary | Automobile | Bandstand | Boats & Ships | Bridge | Cairn |
| Canal | Carousel | Corncrib | Dam | Earthwork | Fence | Gazebo |
| Grain Elevator | Highway | Irrigation System | Kiln | Lighthouse | Railroad Grade | Silo |
| Trolley Car | Tunnel | Windmill | | | | |

OBJECT: The term "object" is used to distinguish from buildings and structures those construction that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

Examples:

Boundary Marker Fountain Milepost Monument Sculpture Statuary

SITE: A site is the location of a significant even, a prehistoric or historic occupation or activity, or a building or structure, whether standing ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing structure.

Examples:

Battlefield Campsite Ceremonial Site Designed Landscape Habitation Site
 Petroglyph Rock Carving Rock Shelter Ruins of a Building or Structure Shipwreck
 Trail Village Site
 Cemeteries Significant for Information Potential or Historic Association
 Natural Feature (such as a rock formation) having Cultural Significance

DISTRICT: A district possesses a significant concentration, linkage, or continuity of two (2) or more sites, buildings, structure, or objects united historically or aesthetically by plan or physical development.

Examples:

Business Districts Canal Systems Groups of Habitation Sites College Campuses
 Industrial Complexes Irrigation Systems Residential Areas Rural Villages
 Transportation Networks Rural Historic Districts Estates & Farms w/Large Acreage/Numerous properties

Ownership

Public
 Private
 Both

Status

Occupied
 Unoccupied
 Work in Progress

Present Use

Agriculture Museum
 Commercial Park
 Educational Private Residence
 Entertainment Religious
 Government Scientific
 Industrial Transportation
 Other: Professional

Public Acquisition

In Process
 Being Considered

Accessible

Yes: Restricted
 Yes: Unrestricted
 No

4. Owner of Property

Name: Mark W. & Jane M. Morrow

Street & Number: 323 W. Union

City, Town, or Village: Waupaca State: WI Zip Code: 54981

Telephone No.: (715) 258-9299

5. Legal Description

West 61 feet of Lots 1 & 2, Block P Original Plat
of City - except S 50 feet of Lot 2.

6. Representation in Existing Surveys

Title: _____

Date: _____ Federal State County Local

Depository for Survey Records: _____

City, Town, or Village: _____ State: _____ Zip Code: _____

7. Description (Attach separate sheet if more space is needed.)

- | | | | |
|----|--|---------------------------------------|---|
| A. | Condition | Check One | Check One |
| | <input type="checkbox"/> Excellent | <input type="checkbox"/> Deteriorated | <input checked="" type="checkbox"/> Unaltered |
| | <input checked="" type="checkbox"/> Good | <input type="checkbox"/> Ruins | <input checked="" type="checkbox"/> Original Site |
| | <input type="checkbox"/> Fair | <input type="checkbox"/> Unexposed | <input type="checkbox"/> Moved |

B. Exterior description: present and original (if known) physical appearance

Greek revival style - white clapboard siding
(original siding on most of building)

C. Interior description: present and original (if known) and general floor plan

3 rooms in original style, now restored
rooms are sequential through length
of building.

Plaster walls, hardwood floors, original
wood work.

D. Photos: Please include recent photographs or slides of exterior as well as any other photos, slides, or drawings that may be available.

8. Significance (Continue on separate sheets if necessary)

Period

- | | |
|--------------------------------------|--|
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> 1700-1799 |
| <input type="checkbox"/> 1400-1499 | <input checked="" type="checkbox"/> 1800-1899 BUILT 1854 |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> 1900- |
| <input type="checkbox"/> 1600-1699 | |

Areas of Significance - Check and Explain Below

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Archeology-Prehistoric | <input type="checkbox"/> Community Planning | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Archeology-Historic | <input type="checkbox"/> Conservation | <input checked="" type="checkbox"/> Law | <input type="checkbox"/> Science |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Literature | <input type="checkbox"/> Sculpture |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | <input type="checkbox"/> Military | <input type="checkbox"/> Social/ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Engineering | <input type="checkbox"/> Music | <input type="checkbox"/> Humanitarian |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Exploration/Settlement | <input type="checkbox"/> Philosophy | <input type="checkbox"/> Theater |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Industry | <input type="checkbox"/> Politics/Government | <input type="checkbox"/> Transportation |
| | <input type="checkbox"/> Invention | | <input type="checkbox"/> Other (specify) |

Specific Dates

Builder/Architect

Statement of Significance (Give specific sources for all statements of fact. Attach separate sheet if more space needed.)

Building was erected in 1854 by Edward L. Browne to be used by him as a law office. Building has been used as a law office since 1854 making it the oldest existing and continuously used law office in state.

Building is believed to be oldest existing building on city. It was one of first buildings put up in city.

Building is good example of Greek revival style with 4 columns and porch in front with pediment.

9. Bibliographical References (Books, periodicals or other written history)

10. Geographical Data

- A. Acreage of nominated property < 1 acre
- B. Include a map showing the location of the property within the City of Waupaca. corner Union & Jefferson downtown
- C. Give tax number and other information to help specifically identify the property.

11. Form Prepared by

Name/Title: Mark W. Morrow

Organization: _____ Date: 1/2/97

Street & Number: 202 E. Union Telephone: 715/258-2227

City, Town, or Village: Waupaca State: WI Zip Code: 54981

12. Municipal Data

Zoning District: _____ Aldermanic District: _____

Parcel Number: 34 19 82205

COMMISSION ACTIONS

JAN 16 1997

Date Application Received: _____

Put on Agenda for Historical Preservation Commission Meeting of: 1/30/97

Hearing Approved: _____ Hearing Date Set: _____

"Historic" Landmark Designated (Date): _____ Number: _____

Certified By: _____
Commission Chairperson

Date: _____

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

For HCRS use only
received
date entered
*NRHP
8-18-80*

Submitted to DoI 6/27/80

1. Name

historic Browne Law Office

and/or common

2. Location

street & number 202 East Union Street

___ not for publication

city, town Waupaca

___ vicinity of

congressional district

8th

state Wisconsin

code 55

county Waupaca

code 135

3. Classification

Category

- ___ district
- building(s)
- ___ structure
- ___ site
- ___ object

Ownership

- ___ public
 - private
 - ___ both
- Public Acquisition**
- ___ in process
 - ___ being considered

Status

- occupied
 - ___ unoccupied
 - ___ work in progress
- Accessible**
- yes: restricted
 - ___ yes: unrestricted
 - ___ no

Present Use

- ___ agriculture
 - commercial
 - ___ educational
 - ___ entertainment
 - ___ government
 - ___ industrial
 - ___ military
- ___ museum
 - ___ park
 - ___ private residence
 - ___ religious
 - ___ scientific
 - ___ transportation
 - ___ other:

4. Owner of Property

name Richard E. Paterson

street & number Route 1, Box 67

city, town Weyauwega

___ vicinity of

state Wisconsin 54983

5. Location of Legal Description

courthouse, registry of deeds, etc. Waupaca County Courthouse

street & number

Main Street

city, town

Waupaca

state Wisconsin 54981

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places

has this property been determined eligible? ___ yes no

date 1977

___ federal state ___ county ___ local

depository for survey records

State Historical Society of Wisconsin

city, town

Madison

state Wisconsin 53706

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The Browne Law Office is a rectangular, one-story plus attic building with a gable roof. It is of frame construction and is topped with two brick chimneys, one centrally located, the other at the rear end of the building. The rear of the building is adjoined with a small storage shed covered by a pent roof. Although exterior design features are sparse, the entrance (south facade) of the building is fronted by an extending neoclassical pediment and porch, with four simple rectangular pillars. Aside from the addition of windows on the west side, the exterior has changed little over the years. The interior of the office has four rooms, and has been periodically updated and rearranged, but some of the 19th century furnishings and fixtures, including restored Lincoln desks, are still in use. At the present time, it is the plan of the new occupants to restore the building as closely as possible to its original appearance, with most of the alteration taking place inside the office. The painted pine trim about the windows and doors will be redone, but the maple hardwood floors that have been placed over the original pine floors will be retained. An old cast iron stove, resembling one of the original stoves, has been placed in the reception room and it is intended to use this for heating.¹

1. For details on the recent restoration of the office, see the Appleton Post-Crescent, March 23, 1980.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1854¹ Builder/Architect Unknown

Statement of Significance (in one paragraph)

The Browne Law Office is significant as being one of the oldest buildings still in use as a law office in the state of Wisconsin. Edward E. Browne, whose father established and built the office maintained his private legal practice here throughout his life, and from the reputation he earned became one of the state's most eminent lawmakers.

Law. The man who opened the Browne Law Office, Edward L. Browne, was born in 1830 in New York. In 1845, his family migrated to Milwaukee, where he trained in the law and was admitted to the bar. In 1852, Browne established his office in Waupaca, building the present structure two years later. During Browne's forty year legal career in Waupaca, he "accumulated a considerable fortune," and was twice elected to the Wisconsin Senate. When Browne retired in 1890, his office was still one of only two in the Waupaca area.² Browne's son, Edward E. Browne, followed his father's pathway into the law, receiving a law degree from the University of Wisconsin in 1892. In addition to his private practice, the younger Browne was district attorney for Waupaca from 1898 to 1905, served in the state Senate and was elected to nine terms in the United States House of Representatives. After his retirement from public life, Browne returned to private practice at the Browne Law Office until his death in 1945.³ The Browne Law Office has continued in use, first by a third generation Browne and his partner, and recently by the firm of Franzoi and Franzoi. The building has long been recognized as a local landmark by the people of Waupaca.⁴

Architecture. The Browne Law Office is a well preserved example of mid 19th century Greek Revival design. Greek Revival commercial structures are uncommon in Wisconsin, a fact that makes this building all the more significant to the Waupaca area. The building was constructed of simple materials by an unknown craftsman, who eschewed elaborate decoration in favor of a regular geometric design. The entranceway, for example, with its well defined Greek pediment supported by four simple rectangular columns, suggests a restraint and economy appropriate to a "temple" of business. In similar vein, both the windows and interior rooms were arranged to suit the compactness of the building. The interior still contains portions of the original decorative trim and furniture, all of which is in very good condition. Thus, original design and careful maintenance combine to keep the office both functional and esthetically pleasing.

NOTES

1. The Wisconsin Bar Bulletin, August, 1964, p. 10; Ibid., July, 1978, p. 38.

2. A sketch of Edward L. Browne is contained in John M. Ware, ed., A Standard History of Waupaca County, Wisconsin (1917), p. 249, 419-420.

3. For Edward E. Browne, see the Biographical Dictionary of the American Congress, 1774-1971 (1971), p. 653.

4. Waupaca County Post. October 18. November 15. 1979.

9. Major Bibliographical References

Biographical Directory of the American Congress, 1774-1971, Washington, 1971.

Wisconsin Bar Bulletin.

John M. Ware, ed., A Standard History of Waupaca County, Wisconsin. Chicago, 1917.
Waupaca County Post.

10. Geographical Data

Acreage of nominated property 0.125

Quadrangle name Waupaca, WI

Quadrangle scale 1:24000

UMT References

A

1	6	3	3	3	9	7	0	4	9	1	3	4	8	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

The west 61 feet of lots 1 and 2 of Block P of the original plat of Waupaca, Wisconsin.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Terry L. Shoptaugh, Historican, Historic Preservation Division

organization State Historical Society of Wisconsin date March 15, 1980

street & number 816 State Street telephone (608) 262-3390

city or town Madison state Wisconsin 53706

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

Richard M. Mearns

title Director, State Historical Society of Wisconsin

date 6/27/80

For HCRS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest:

date

Chief of Registration

STATE OF WISCONSIN
STATE HIGHWAY COMMISSION
GEOLOGICAL AND NATURAL HISTORY SURVEY

12 E 333 ELDERON 36 MI SCANDINAVIA 7 MI 5' 335 3172 1 NE (OGDENSBURG) 336 3172 1 NE (OGDENSBURG) 336 3172 1 NE (OGDENSBURG) 336 UGDENSBURG 7 MI 12



BROWNE LAW OFFICE
Waupaca, Wisconsin

UTM Reference:
16/333970/4913480