

HISTORICAL PRESERVATION COMMISSION

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

"HISTORIC" LANDMARK NOMINATION FORM

DATE: 5/16/00

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

Historic E. E. Browne Home (Edward E. Browne)

and/or Common

2. Location in the City of Waupaca

Street & Number: 614 S. Main Street Vicinity of: South Waupaca

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	<u>Carriage House</u>	Church	City or Town Hall	Courthouse
Detached Kitchen, barn, & privy	Dormitory	Fort	Garage	Hotel
<u>House</u>	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
 Military Other: _____

Public Acquisition

In Process
 Being Considered

Accessible

Yes: Restricted
 Yes: Unrestricted
 No

4. Owner of Property

Name: Chris and Peg Burington

Street & Number: 614 S. Main St.

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

Telephone No.: 715-256-9531

5. Legal Description

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.	<u>Condition</u>	<u>Check One</u>	<u>Check One</u>
	<u> </u> Excellent <u> </u> Deteriorated	<u> </u> Unaltered	<u> X </u> Original Site
	<u> X </u> Good <u> </u> Ruins	<u> X </u> Altered	<u> </u> Moved
	<u> </u> Fair <u> </u> Unexposed		

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

The E. E. Browne home is a traditional Queen Anne home built in 1894. The exterior has been altered over the years, but still retains much of its historic significance. The original front and most of the communicating (south) side porch has been removed. A portion of the south side porch is now enclosed. This ("south") side entry now acts as the "main" entry. The original front entrance (east) has been remodeled into a large bay window. Some of the exterior front gable decorative trim (near peak) has also been removed. A central chimney appears to also have been dismantled, as well as the kitchen chimney. The home does maintain its original clapboards, barge boards, fishscale and trimwork. The exterior still conveys an 1890's charm, despite its exterior remodeling. The kitchen is at the back of the home (west side) and has had a small addition attached to the south end, but was done very tastefully using matching clapboards and trimwork. Most of these exterior remodeling was probably done in different phases from the 1920's through the 1950's.

The original two-story carriage barn still exists on the property (west side) and maintains most of its original integrity. The exterior retains its "ship lap" siding and its rolling carriage doors on the east and west sides. Interestingly, the interior still retains its feed and hay chutes as well as the watering trough. The floor is of plank construction. The Buringtons plan on restoring the carriage barn, with the exception of replacing the original plank floor with cement footings, in order to maintain structural integrity for automobiles.

I would recommend placing the carriage barn also on the cities historic register as an inclusion with the E. E. Browne home. The home and carriage barn originally resided on two city lots (lots 40 & 42 of Judsons Addition), but one lot (42) was sold in the 1990's, where a home (which was moved directly across Main St.) now resides.

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

The first floor has been extensively altered/remodeled from its original floor plan. The front (east) room appears to originally have been divided into what may have been a parlour and a foyer or reception hall. (See enclosed floor plans). The southern side of the front room appears to most likely have had a main or front stairway, which was dismantled. The maple flooring has multiple areas of repair which lend to this assumption; that, and the fact that there is only a rear stairway, which would be unusual for a home of this size and the era in which it was built. This renovation was probably done in the 1920's or 30's. The original base board and trimwork was replaced in most of the first floor rooms and is now a fairly plain flat stock trim. The ceiling in the large "front living room" is a parallel beam coffered layout. There is a large brick fireplace in the middle of the (north) wall with open book cases on both sides, also of the 1920's or 30's era. The original front entry (east) was also converted to a large bay window during this remodeling. The dining room and "den" (? Originally a parlour or library) are connected to the Living Room and each other, via doorways. These rooms have also been remodeled. The doorways may not be in their original configuration, it is difficult to say; there could have been pocket or french doors quite possibly. The trimwork in these rooms is mostly non ornamental square stock and painted. The dining room does have Wainscoting and may be original.

The original pantry remains off of the dining room and does retain some of its original cabinetry. The kitchen is on the back (west) side of the home, it was expanded on the (southwest) corner with an addition most likely in the 1940's – 1950's. The kitchen is all mostly vintage 1940's – 1950's cabinetry.

The second story stairway is off of the kitchen and den. The hallway that connects these rooms has a small bathroom off of it and does display some of the original 1890's corner block trimwork, which is spoon carved in the shape of plants or flowers, this woodwork is also painted. Though the first floor has been altered significantly, its décor and layout is very elegant and spacious. First floor ceiling height is 9'9".

At the top of the stairway at the back (west) side of the second floor is the maids room (originally). Looking east down the hallway there are two bedrooms; one on the southeast corner and one on the southwest corner. These rooms are adjoined by a short hallway/closet space (see floor plan) that is most likely where the front/main stairwall ended. This is substantiated somewhat by change in the floor boards and base boards in this area.

The front (northeast) corner contains the master bedroom with what appears to be an original fireplace mantle. This mantle is somewhat transitional in its style; almost Nuveau. The second floor bath is on the

(north) side of the home and is updated with new facilities. The bathroom originally may have been in the same room. I can only assume that this home had plumbing originally; water pressure may have been supplied by their own tower or possibly one of Waupaca's early waterworks. I'm sure this home was also electrified from the start, as well. All of the woodwork is a wide decorative mold with corner blocks, and spoon carved with a floral theme. All of the second story rooms maintain their original woodwork doors, and hardware ceiling height is 8'6" and the flooring on both the first and second floors is maple and original. The third floor is finished, and may have been originally. This space is essentially partitioned into a front (east) and back (west) room. It could have allowed for more bedrooms for family or servants or a playroom for children.

The basement is of stone construction and in excellent shape. It is partially finished and contains an exercise room and a workshop area, with a bathroom. The basement has standard height ceilings and is considered a full basement, except for a crawl space area beneath the kitchen.

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

<u> </u> Prehistoric	<u> </u> 1700-1799
<u> </u> 1400-1499	<u> X </u> 1800-1899
<u> </u> 1500-1599	<u> </u> 1900-
<u> </u> 1600-1699	

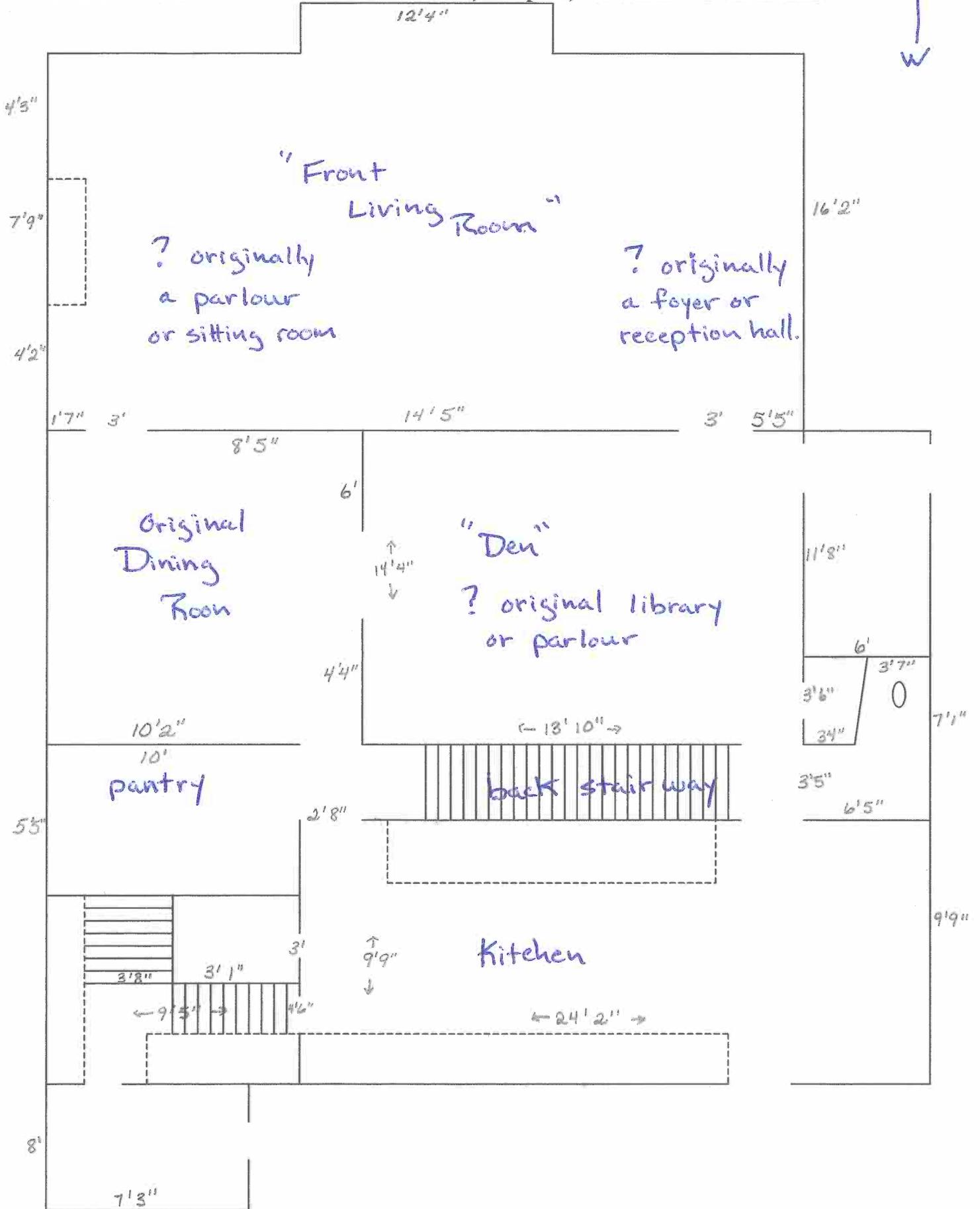
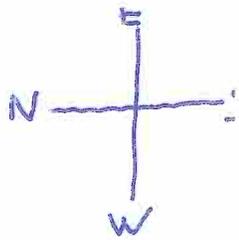
Areas of Significance - Check and Explain Below

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

E. E. Browne House

614 South Main Street, Waupaca, Wisconsin

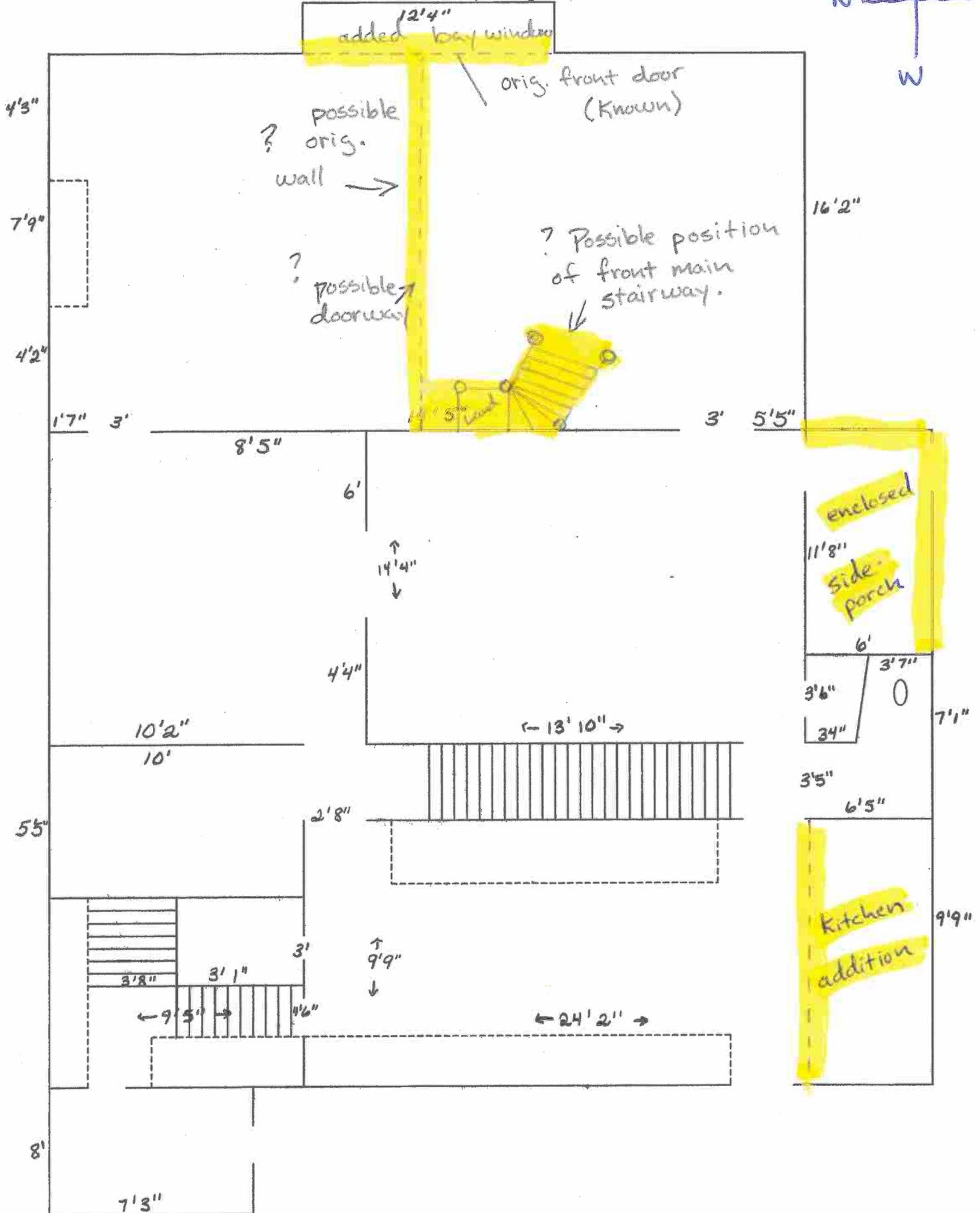
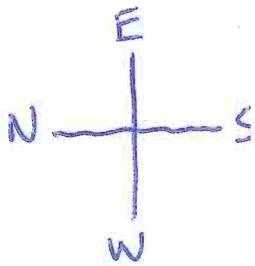
1st Floor Plan

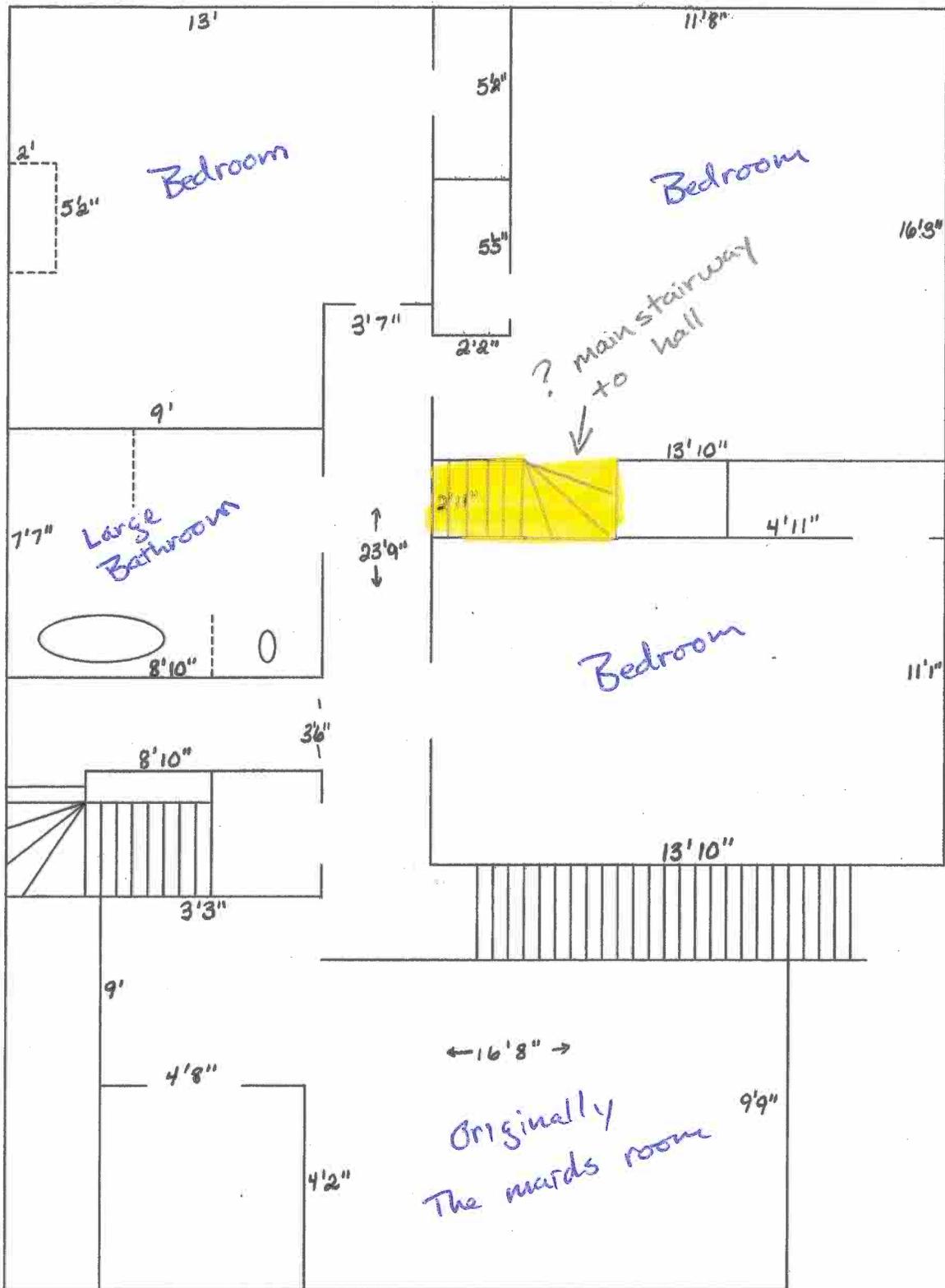


E. E. Browne House

614 South Main Street, Waupaca, Wisconsin

1st Floor Plan





Specific Dates

Builder/Architect

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

Neither the builder nor architect is known for the E. E. Browne home. The E. E. Browne home is significant in the fact that it is a prominent home in Waupaca but also that Mr. Browne was a noted local lawyer/politician and a U.S. Congressman for nine terms.

The E. E. Browne home was built in 1894 of the Queen Anne style, and is approximately 2700 square feet.

Edward Browne was born in Waupaca in 1868 to Edward L. Browne and Mary Parish Browne. Educated in the public schools and later at the University of Wisconsin/Madison, with a degree in law (1892). His older brother Paul (born 1858) was also an illumness of U.W. Madison law school (1879) and each followed their father in his extensive law practice here in Waupaca. In 1893 he married Rose Cleveland in Milwaukee, and they had four children: Helen, Katherine, E.L. and Tom.

In 1900 E.E. was elected as Waupaca's District Attorney for three terms, when in 1906 he was elected to the state senate.

He served on the state legislature until 1912, when he was elected to the United States Congress, where he served 18 years as a representative of the 8th Congressional District. Browne was a progressive Republican, he chose not to run for congress again in 1930, when it became apparent that the long time Republicans would be defeated as the country turned to Democrats during the early days of the Great Depression. After his congressional service, Browne practiced law in Waupaca. In 1933 his son Tom followed as the 3rd generation attorney from the Browne family.

E.E. also served on the State Conservation Commission (1937-1941), was President of the Seventh Judicial Bar Association, and was the Curator of the Wisconsin Historical Society.

Mr. Browne died in 1945.

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

1. Wisconsin Semi-Centennial (Waupaca Post – 1898)
 2. History of Waupaca County
 3. Survey Report Architectural and Historical Survey
 4. Illustrated Waupaca
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WEST LAKE ST.

CSM V.6 P.37E		72-55 1576 602
92	91	
		72-56 1577 608
94	93	
		72-57 1578 614
96	95	
		72-58 1579 620
98	97	
		72-59 1580 626
100	99	

72-16 717	72-15 838 604
109	34 33
	36 35
72-17 840	
	38 37
	61E
41	72-18 841 614
CSM V.1 P.208	
42	72-19 842 618

14-2 718	70-83 720 112	70-84 721 118	202 70-88 723	70-89 724 206
14-3 865 611	70-87 722 124	DL.166		
41-1 864 615	41-2 863 617	DL.165		

CSM 2870 V.8 P.440

2-9
346
703

1-18
8-1
107

1-4
43
CSM
V.2
P.182

42-7
1450
323

BROWNE ST.

72-20 843	44
702	
72-21 844	46
706	
72-22 845	48
710	
72-23 846	50
714	

41-11 862	701	LT 1 DL.164
41-12 862-1 703		CSM 4190 DL.163 LT 2
DL.162		
41-4 860	707	DL.161
41-5 859	713	DL.160
41-6 858	719	DL.159
41-7 857	803	
41-8 856	809	DL.158
41-10 855	811	DL.157
41-9 854	111	

MIRROR LAKE

LAKE

TIOGA ST.

72-70 1583	802
110 109	
112 111	
72-71 1586 808	
114 113	
116 115	812

72-30 847	52
804	
72-31 848	54
806	
72-33 849	56
810	
72-34 850	58
812	

JUNCTION ST.

VACATED RES 539 8/81

117	118
119	72-73 1587 812
121	72-77 851 902
123	72-79 852 918

123	135
131	
132	134
136	
VACATED	
141	139
137	

SHADOW RD.

125	126
127	128
VACATED	

VACATED RES 13 6/10

42-8
844
915

72-85
853
921

32-40
57
914

10. Geographical Data

- A. Acreage of nominated property Lots 40 and 42 Judson Addition
- B. Include a map showing the location of the property within the City of Waupaca.
- C. Give tax number and other information to help specifically identify the property.
-
-

11. Form Prepared by

Name/Title: Scott A. Christie, Chair Historic Preservation Committee

Organization: Historic Preservation Committee

Date: 6/12/00

Street & Number: 315 E. Lake Street

Telephone: 715-256-4145

City, Town, or Village: Waupaca

State: Wisconsin

Zip Code: 54981

12. Municipal Data

Zoning District: _____

Aldermanic District: _____

Parcel Number: _____

COMMISSION ACTIONS

Date Application Received: June 7, 2000

Put on Agenda for Historical Preservation Commission Meeting of: June 27 & July 26, 2000

Hearing Approved: _____

Hearing Date Set: July 26, 2000

"Historic" Landmark Designated (Date): _____

Number: _____

Certified By: _____
Commission Chairperson

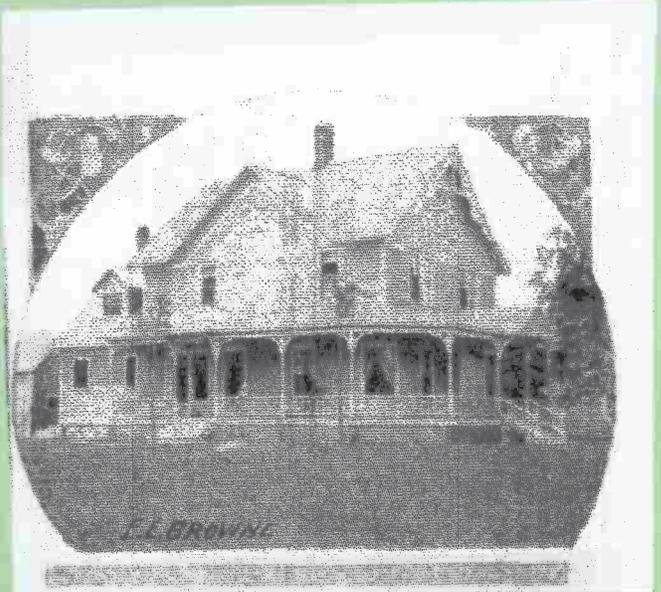
Date: _____

E. E. BROWNE bears the distinction of never having held a public office. He is a leading attorney of Waupaca, and

was born here in 1868. Educated in the public schools, a university course was taken later at Madison in the State University, and the law chosen as a profession. At Milwaukee in 1893, Mr. Browne was married to



Miss Rose Cleveland. They have two daughters, Katherine and Helen. Mr. Browne is a Royal Arch Mason and a member of the republican party.



from the
1898 Semi-Centennial
Souvenir Edition
of
The Waupaca Post

The Land

First records indicate that this property was initially deeded to Mr Nathan P. Judson on September 7, 1853, from the United States government.

First mention of the Browne family was made in 1894, when the land was sold to Edward E. Browne.

Edward deeded the land to his dear wife Rose in 1907. That deed was lost and later recorded in 1917.

Upon Rose's death the property was divided, the north portion was left to Tom, her youngest son, and the south portion to her daughter Helen.

Edward's Everts Browne and family

Son of Edward L. and Mary Parish Browne

Born in 1869

Graduated from Waupaca H.S. in 1886

Graduated University of Wisconsin in 1892 with Bachelor of Literature and Law

Entered the Bar in 1892

D.A. of Waupaca County from 1900 to 1906

Member of state senate from 1905 to 1912

- drafted the amendment to the state constitution permitting the state to aide in road building.

- father of the first good road law in Wisconsin

- leader in drafting and obtaining passage of legislation such as the Workmans Compensation bill, the Vocational Training bill, and laws to protect women and children in industry.

United States Congressman from 1913 to 1931

Worked on Highway committee

Foreign Affairs committee

Senior warden of the Episcopal Church in Waupaca

Member of the UW Board of Regents from 1905 - 1907

1937-1941 served on Wis. Conservation Committee

At time of death he was Curator of the Wis Historical Society

Married Rose Cleveland in 1893

Rose Cleveland Browne

1870 Born in Elm Grove

H.S. in Wauwatosa

valedictorian of graduation class

1893 married E.E. Browne

School teacher

Member of first library board

resigned to follow husband to Washington

Enthusiastic and informed gardener

four children

Helen

Katherine

E.L.

Tom

1954 died in Arizona

Real Estate Assessment Roll

For the _____ of _____ in the County of Waupaca, for the Year 1891.

OWNER'S NAME	DESCRIPTION	Lot	Block	S.	T.	R.	No. of Acres	Value Fixed by Assessor	Value Fixed by Board of Review	REMARKS
E. L. Brouse	1/2 of Lots 21 x 12 & Lot 23 x 24 & N. 1/4 of 25 & 26							\$ 2700	\$ —	
J. J. Kelly	1/4 of Lots 25 & 26 & all of Lot 27 & 28							500	—	
Jan S. Eckerley	Lots 29, 30, 31 & 32							1500	—	
M. W. Silman	Lots 33, 34, 35 & 36							550	—	
E. G. Corbridge	" 37 & 38							1000	—	
(PA House) D. J. Keane	ams 44							2500	—	
D. J. Keane	40, 42 & 44							1000	400	
D. J. Keane	40, 42 & 44							1000	400	
Geo. Sherman	" 46							200	—	
H. McLeod	" 48 & 50							450	5000	
M. Scott	" 52 & 54							78	—	
								975	—	

