

NRHP  
12-22-85

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

For NPS use only
received _____
date entered _____

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Shearer-Cristy House

and/or common N/A

2. Location

street & number 315 East Lake Street \_\_\_\_\_ not for publication

city, town Waupaca \_\_\_\_\_ vicinity of ~~congressional district~~

state Wisconsin code 55 county Waupaca code 135

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Gloria Bruck

street & number 315 East Lake Street

city, town Waupaca \_\_\_\_\_ vicinity of \_\_\_\_\_ state Wisconsin

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

Wisconsin Inventory of Historic  
title Places

has this property been determined eligible? \_\_\_\_\_ yes  no

date 1981 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records State Historical Society of Wisconsin, 816 State Street

city, town Madison \_\_\_\_\_ state Wisconsin 53706

## 7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

Wide horizontal bands of "fish-scale" shingles and wood panels define the two stories and attic of the former Caleb Shearer House in Waupaca. The large (52 x 32) frame rectangle is augmented by a full-height northeast "tower" (formed by the round edge of the corner), a large oriel at the northwest corner, gabled two-story bays on the east and west sides, and decorated porches at the north (front), southwest (rear), and west (side) doors. Windows are generally rectangular, enclosed by molded wood frames, and generally correspond on first and second stories. The gabled roof, now covered with asphalt shingles rather than the original patterned wood shingles, is intersected by the decorated gables over the east and west bays; cresting trims the central north-south ridge, and the original finial crowns the dome of the oriel. The foundation is composed of coursed stone. The fully-preserved interior, and the matching frame carriage barn to the south of the house, are also considered significant to the nomination.

No two gables on porches or bays are identically decorated, although most elements are repeated. Each gable (on the east, west, and front porch and overhead balcony) has a simple bargeboard, framing a decorated wood queen-post or arched brace. Valences, balustrades, and porch skirts are generally composed of pierced panels, supported by turned wood columns. The tall exterior brick chimney bisecting the west side bay rises through the peak of the gable; its surface is enriched with recessed or decorative brick panels. The elliptical, stained and beveled-glass transom over the front parlor window is framed by a pierced wood window-head with ball finial; the master bedroom window overhead has a rectangular beveled-glass transom. A Palladian window in the northeast tower, composed of framed glass panels, culminates in a small projecting gable with decorated king-post. A cut-work cul-de-lampe supports the oriel. Doors (double in front and single otherwise) are of paneled wood, with spool-trimmed wood-framed screens in season.

The interior plan is regular, with north-south halls on first and second floors. The front vestibule opens into the grand stairhall with its paneled wood wainscoting and elaborate wood valences. Original paneled wood doors, frames, and molding blocks are intact throughout; floors remain the original hardwood. The plans of the first-story parlor, sitting room, dining room, and alcove are of various geometric configurations, corresponding to beveled corners, bays, or tower outside. The sitting room inside the west-side bay has the grandest fireplace.

A similar fireplace, with classical overmantle and black iron stove, faces the front stair. The kitchen is as original (aside from the installation of a contemporary cabinet unit and floor covering), with wood "box-car" wainscoting and fluted oak door-frames. Four bedrooms, hall, maid's quarters, closets, and bath fill the second story. Wood in all but the master bedroom is painted; in addition to its closet, the master bedroom has a recessed cradle nook with wood valence, opening out to the balcony over the front door. The bath retains its boxed porcelain tub and other fixtures. The service stairs, along the south side of the main stairs, rise to the unfinished attic/ballroom above and kitchen below.

The carriage barn, reached from a drive to the west, is rectangular, with loft-level enveloped by a gabled hipped roof. Vehicle and loft doors on the west side are original. The property, at the corner of Lake and State streets, is located in a residential neighborhood of smaller nineteenth and twentieth century houses, several blocks to the south of the central business district of the small central-Wisconsin city.

## 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 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 checked="" 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 1891-92<sup>1</sup> Builder/Architect George Otis Garnsey<sup>2</sup>

### Statement of Significance (in one paragraph)

Among the few documented examples of pattern book design of the Queen Anne era in Wisconsin, and surely one of the most splendid and best-preserved (inside and out) of its period overall, the Shearer-Cristy House in Waupaca is of state level architectural significance. Recent cosmetic restoration of the house, including renewal of the original exterior paint scheme, has further enhanced the historical and educational value of the building.

Chicago architect George Otis Garnsey's prototype for the design of the Caleb Shearer residence appeared in the May 1885 supplement to The National Builder (photocopy attached), a Midwest architectural trade journal published in Chicago from 1885 through the turn of the century.<sup>3</sup> Produced by Garnsey in collaboration with a Chicago publisher, and edited by him from 1885-1901, The National Builder monthly offered advice to the building trade, a forum for professional comment, advertised architectural services and supplies, and provided full plans and specifications for building designs.<sup>4</sup> Garnsey, who made a specialty of theater design, was born (1840) in Rock Island, Illinois, and graduated from Columbia in 1864. During his long career Garnsey was said to have designed buildings "from Main to California,"<sup>5</sup> beginning with his association with John C. Cochraine in the design of the Illinois State Capitol (1867), and including the Alhambra and Criterion theaters and the Grand Operahouse in Chicago, the Ogle County Courthouse<sup>6</sup> and the exhibition building for John Brown's Fort at the World's Columbian Exposition in 1893. In 1881, Garnsey published the American Glossary of Architectural Terms, a standard reference in the architectural profession in the late nineteenth century, based in part on knowledge acquired in study and travel in Europe and the far East. In Wisconsin, Garnsey is known to have been associated with Cochraine in the design of Memorial Hall (1867) at Beloit College in the Near East Side Historic District (NRHP 1983).

At this writing, only two other documented pattern book houses of the Queen Anne period in Wisconsin are known to the SHPO: the George Winslow House of 1894-5 in Eau Claire (NRHP 1978), and the C. S. Craig Residence, ca. 1892, in Richland Center, both designed by architect George F. Barber, who operated a successful mail order architectural practice from his office in Knoxville, Tennessee.<sup>8</sup> Given that the Shearer house is pristine as constructed inside and out, even in the select company of these three buildings, the house is superior. In its incorporation of hallmark period details ("cut-work" porches, tower, and windowheads; spooled and paneled trim; grand stairhall and fireplaces; and matching carriage barn) the building

(Continued)

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Shearer-Cristy House, Waupaca, Waupaca County, Wisconsin.

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8. Significance (continued)

ranks among the most distinguished Queen Anne houses generally in the state, including the Frank L. Chenoweth House (1887-8; NRHP 1976) in Monroe, the Havilah Babcock House (1883; NRHP 1974) in Neenah, the Singor House (1894) in Marinette, and the George P. Miller House (1887; determined eligible 1977) in Milwaukee. In the small central Wisconsin city of Waupaca, in the context of a few substantial late picturesque frame houses, and among the interesting and varied stock of late nineteenth century residences generally, the Shearer-Cristy House is the more conspicuously significant.

Garnsey's house is known locally as having been the residence of two Waupaca businessmen: Caleb Shearer, the original owner, and Joseph Cristy. Shearer, born in Waupaca in 1857, educated himself for a career in law, and practiced for two years in the office of E. L. Brown until the death of his father-in-law in 1882 left him the responsibility of the Eagle Planing Mill in Waupaca; in 1902, two local lumber-related enterprises with which he was associated (Hambleton & Shearer, Shearer & Jeffers) were incorporated into the Central Lumber Company.<sup>9</sup> Within a few years of moving into his fine new house, Shearer apparently suffered financial reversal, for at the time that he and his family left the community around 1900, Shearer was reported to be working as a salesman for a sash and door company.<sup>10</sup> The house lay vacant until purchased by Joseph Cristy in 1907. Cristy, a Vermont native, arrived in Waupaca in 1904, coming from a bookkeeping job in Chicago.<sup>11</sup> He assumed ownership of a dry goods store at Main and Union Streets in Waupaca, and later opened another store in New London. After his death in 1927, the house was occupied by his son.

New owners in the 1970s have hung period wallpapers and repainted the house in its original colors, restoring the house (with the exception of a new roof and modern stove) to full integrity.

<sup>1</sup>Waupaca Republican, November 1891-March 1892.

<sup>2</sup>The National Builder, December, 1895 Supplement, as cited in Joseph W. Zack, The Pattern Book Revolution in America, copyright 1981, (catalog for the M.F.A. degree, Northern Illinois University, De Kalb, Illinois).

<sup>3</sup>Zack (unpaged).

<sup>4</sup>John W. Leonard, ed., The Book of Chicagoans..., Chicago, 1905, p. 226.

(Continued)

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8. Significance (continued)

<sup>5</sup>Goodspeed, Industrial Chicago, Vol. 1, p. 603.

<sup>6</sup>Ibid.

<sup>7</sup>Journal of the Society of Architectural Historians, Vol. 18, No. 4, December, 1959, pp. 159-160.

<sup>8</sup>George F. Barber's The Cottage Souvenir, No. 2, with introduction by Michael A. Tomlan, American Life Foundation and Study Institute, Watkins Glen, N.Y., 1982, p. 25.

<sup>9</sup>Commemorative Bibliographic Record of the Upper Wisconsin, J. H. Beers & Co., Chicago, 1895, p. 426; John M. Ware, Standard History of Waupaca County, Wisconsin, Lewis Publishing Co., Chicago, 1917, p. 253.

<sup>10</sup>Unpublished information gathered by Wendell R. Nelson, Amherst, Wisconsin, as reported in a letter of December 13, 1981 to the editor of the Appleton Post-Crescent. (Copy on file with Historic Preservation Division, State Historical Society of Wisconsin).

<sup>11</sup>Ware, Vol. II, p. 462-63.

**United States Department of the Interior  
National Park Service**

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

Shearer-Cristy House, Waupaca, Waupaca County, Wisc.

Continuation sheet

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Page 1.

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received
date entered

Major Bibliographical References (cont.)

Ware, John M., Standard History of Waupaca County, Wisconsin, Lewis Publishing Company, Chicago, 1917.

Zack, Joseph W., The Pattern Book Revolution in America, copyright 1981, Northern Illinois University, De Kalb.

## 9. Major Bibliographical References

Beers, J.H. & Co., Commemorative Bibliographical Record of the Upper Wisconsin,  
Chicago, 1895.  
Goodspeed & Co., Industrial Chicago, 1891-1896, Vol. 1.  
The National Builder, May, 1885, Geo. Garnsey, ed., Chicago. (continued)

## 10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name Waupaca, Wis.

Quadrangle scale 1:24,000

### UMT References

A 

1	6	3	3	4	1	2	0	4	9	1	2	9	5	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

Lots 11 and 12, Block 54, Hibbard's Addition to the City of Waupaca.

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

state	code	county	code
-------	------	--------	------

state	code	county	code
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## 11. Form Prepared By

name/title Diane H. Filipowicz/Architectural Historian

organization State Historical Society of Wisconsin date March 1983

street & number 816 State Street telephone (608) 262-2732

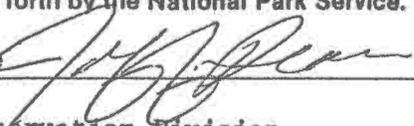
city or town Madison state Wisconsin

## 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 National Park Service.

State Historic Preservation Officer signature 

title Director, Historic Preservation Division date Nov. 17, 1983

For NPS use only:

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

date

Keeper of the National Register

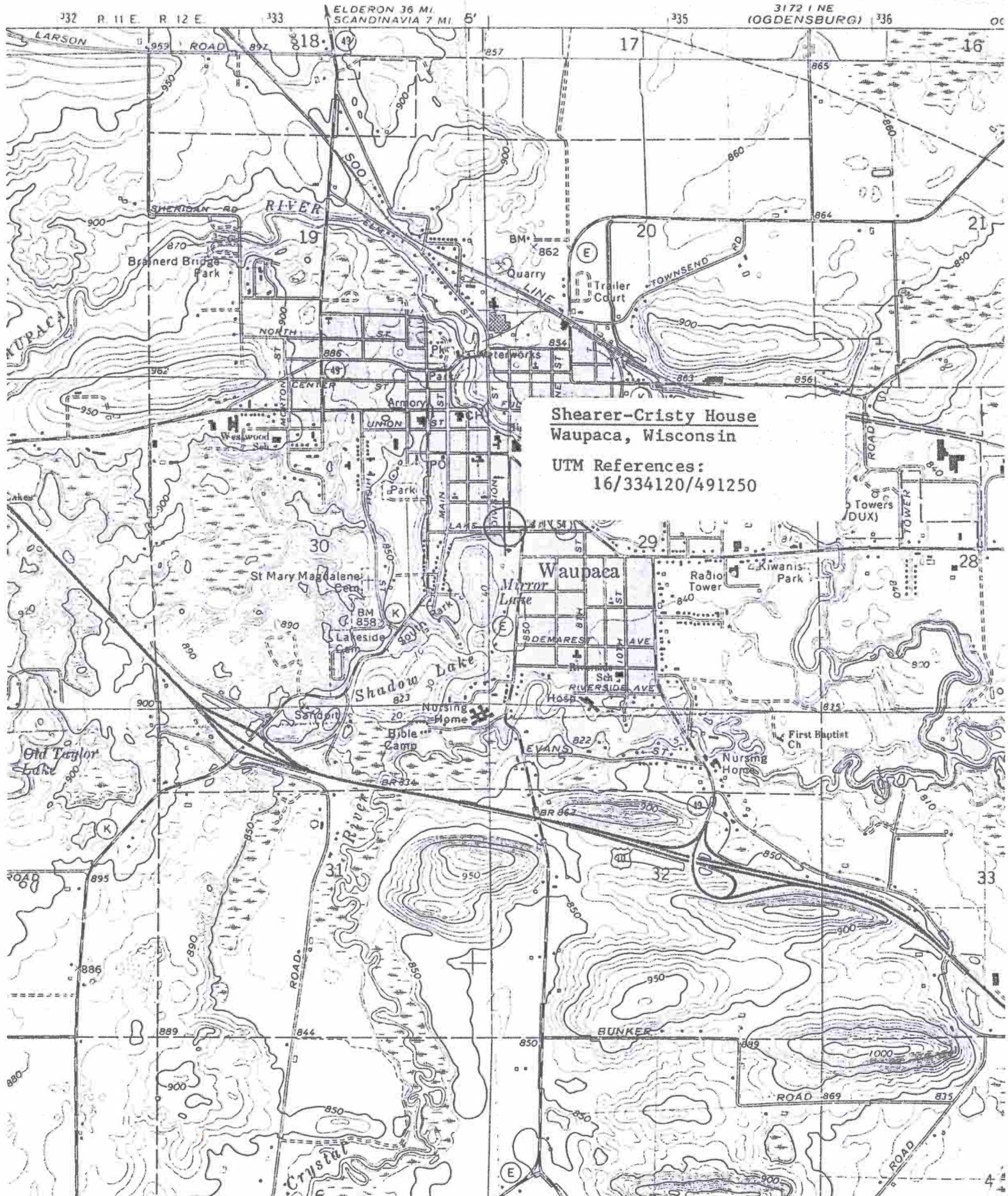
Attest:

date

Chief of Registration

STATES  
THE INTERIOR  
SURVEY

STATE OF WISCONSIN  
STATE HIGHWAY COMMISSION  
GEOLOGICAL AND NATURAL HISTORY SURVEY



Shearer-Cristy House  
Waupaca, Wisconsin

UTM References:  
16/334120/491250

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Date MAY 2, 2000

Owner's Name Scott A. and Shelly M. L. Christie

Mailing Address 315 E. Lake Street, Waupaca, WI 54981

Name of Property Affected Shearer/Cristy House

Address of Property Affected 315 E. Lake Street, Waupaca, WI 54981

Parcel Number(s) 34-30-70118

Alterations to be Done We would like to build a new 26'x24' garage in the style of an 1890's carriage house. This structure would be built using historically appropriate siding, trim, doors, and windows using 1/2 foot sidewalls and a minimum 10/12 pitch hipped roof with a front gable and two dormers. Rather than altering the original carriage house, to accomidate as a garage; we would prefer to preserve it and build a "new" carriage house/garage for our vehicles. This structure will appear as a two story (approx. 22' peak) externally, but will actually be a vaulted single story building internally. This keeps the building within "code" for new garages which disallow for full 2nd story. The extra height afforded by keeping the new garage historically correct in scale will allow us to install an above ground car hoist essentially making a normally two car garage into a three. This carriage house (PLEASE SUBMIT A DETAILED DRAWING OF CHANGES REQUESTED) will then be painted historically correct.

Method of Completion Using old photos and architectural drawings of circa 1890's carriage houses; we will duplicate in style and massing to create a historically correct structure that is in keeping with our historic home and lot. The scale and also placement of this new "carriage house" should give the impression that it has been there for 107 years.

We are able to adhere to all current building codes, except for height, which we will apply for a variance.

We are in the process of accepting bids from reputable area builder that will observe and strive to build a structure that reflects the 1890's era in form and fit.

Expected Completion Date LATE JULY/EARLY AUGUST 2000

(FOR OFFICE USE)

Filed 5/2/00

Fee None

Receipt No. —

HISTORIC PRESERVATION COMMISSION RECOMMENDATIONS

Date Application Submitted Tuesday, June 12, 1999

Date of Commission Meeting Thursday, June 17, 1999 Time 5:15 p.m.

As a result of the action of the City of Waupaca Historic Preservation Commission, the Certificate of Appropriateness is granted ~~denied/void~~

Voting: 5 Ayes 0 Nays

Reason for Action The Historic Preservation Commission strongly supports and approves this Certificate of Appropriateness as well as endorsing the necessary variance for garage height. These actions will preserve unaltered the "original" 1890's carriage house and also avoid having an inappropriate garage of the wrong style and proportion built that would detract from the beauty of the award winning Shearer/Cristy House. The Shearer/Cristy House is the only residence in Waupaca on the National, State, and Local Registers of Historic Places, and these action and this construction will not affect those listings.

Richard G. Dance  
Chairperson

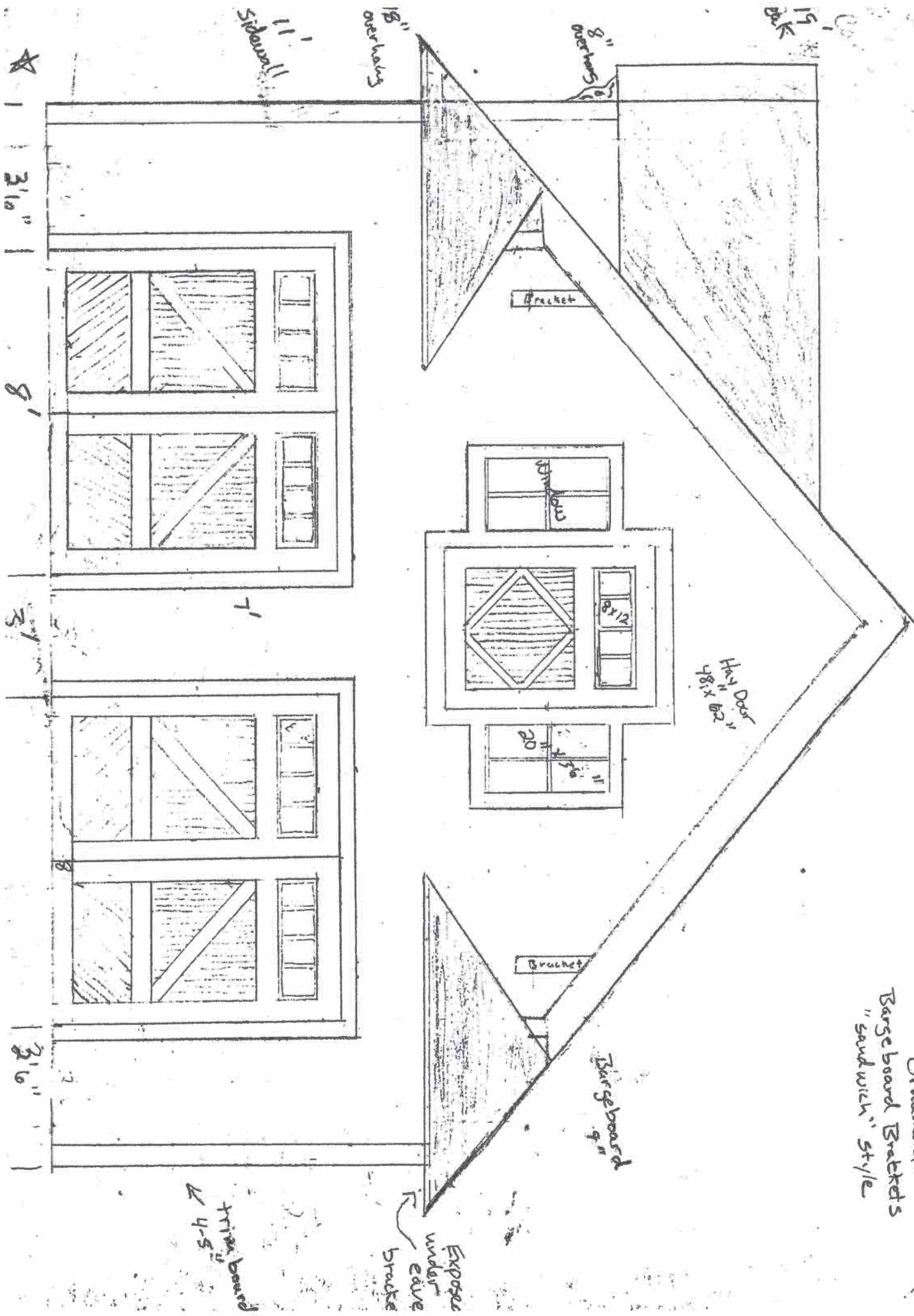
Peak Approx. 22'

210 x 21'

1/3 scale

Roof

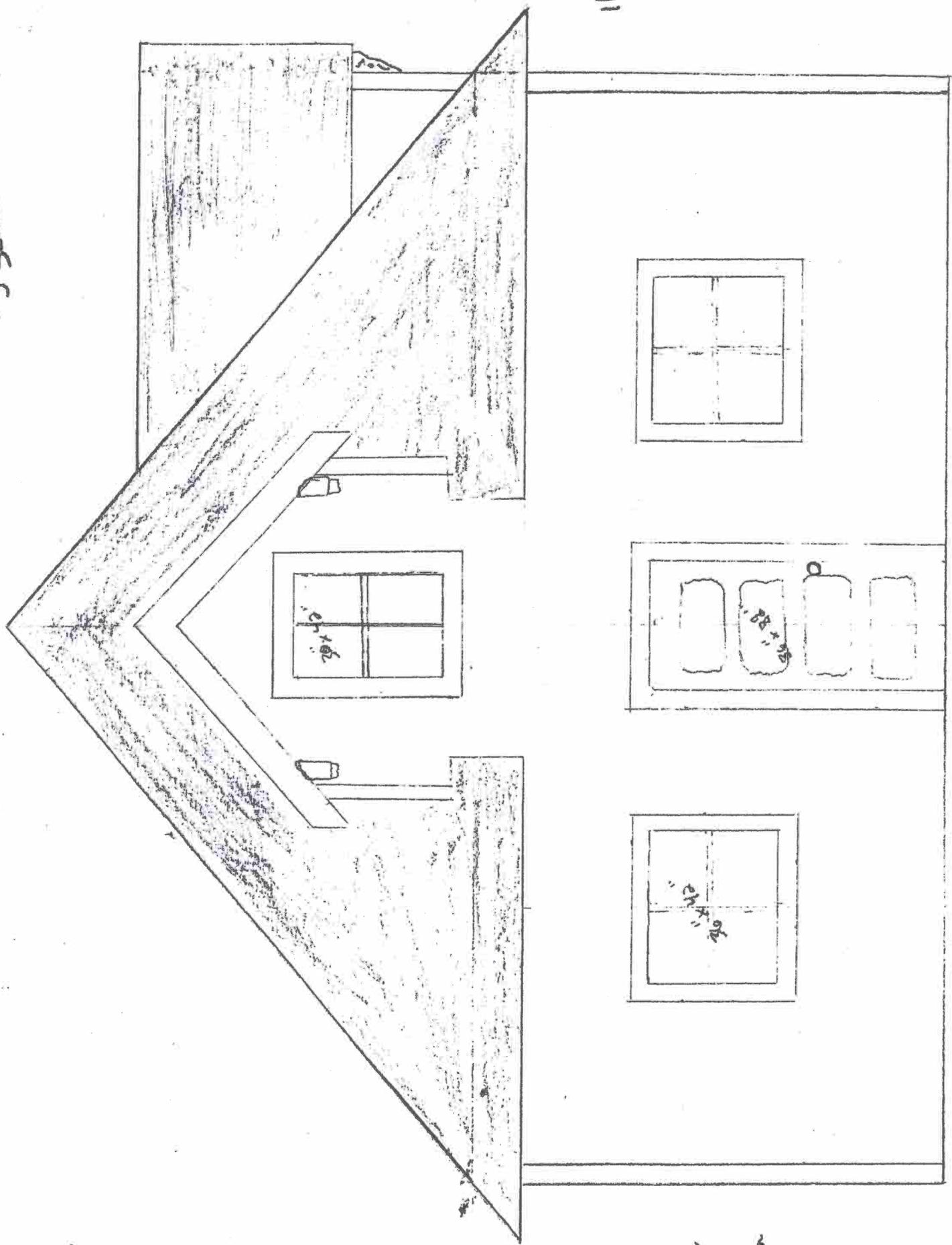
Ornamental  
Bargeboard Brackets  
"sandwich" style



Tin Rooftop Cupola approx 27" x 27"

1/3 Scale

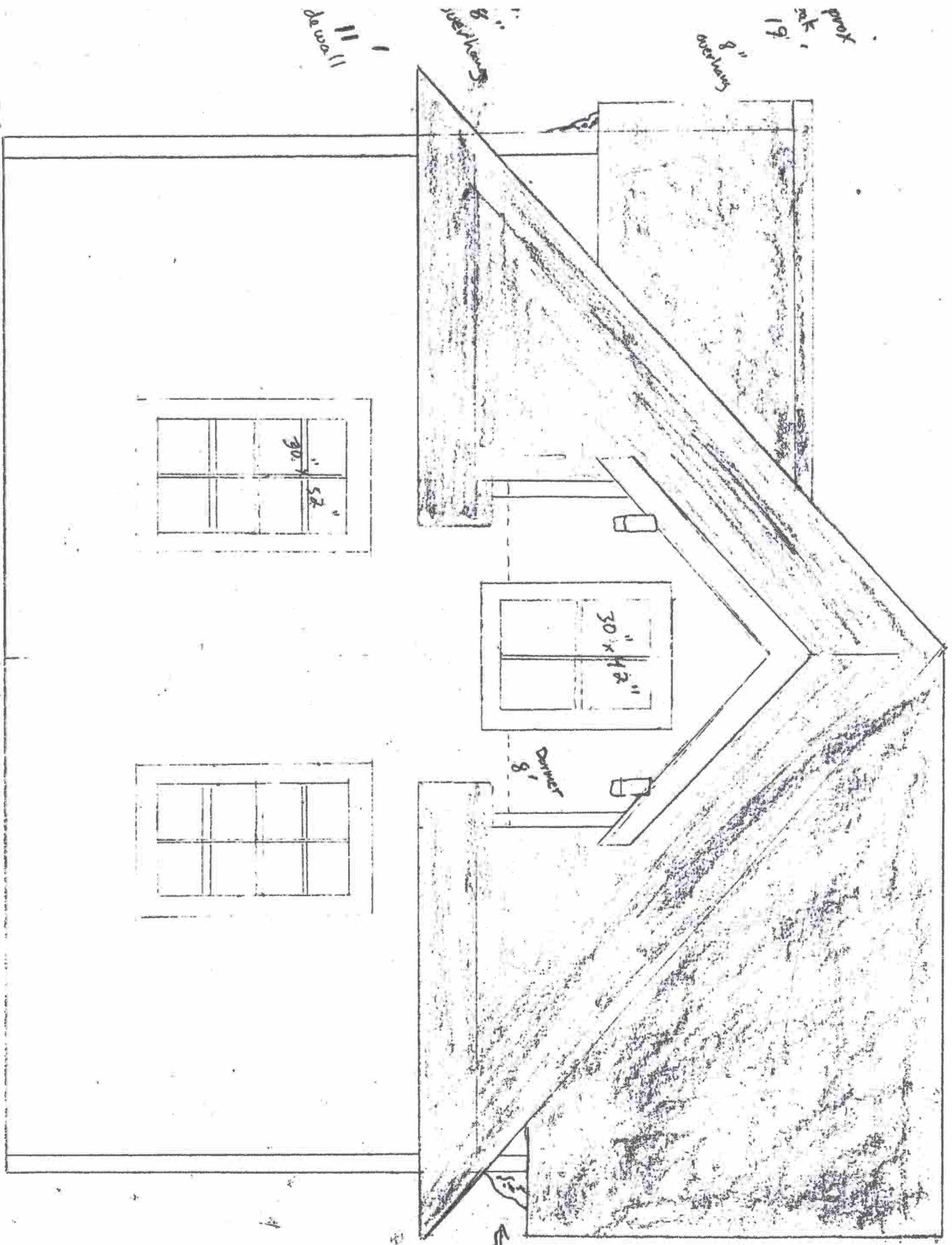
Steps 11



North side of Live

10/12 roof (11/12) 1/2 gable

Approx Peak



Front Elevation

Ornament Sashwork Bracket

Double Hums vs Casement windows

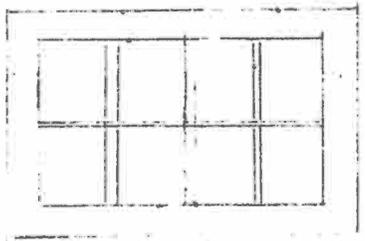
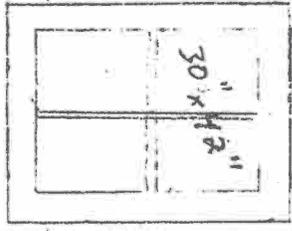
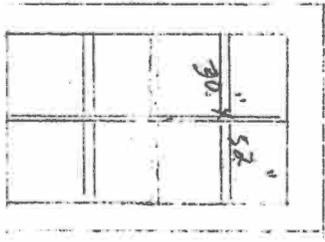
de wall

overhang 8"

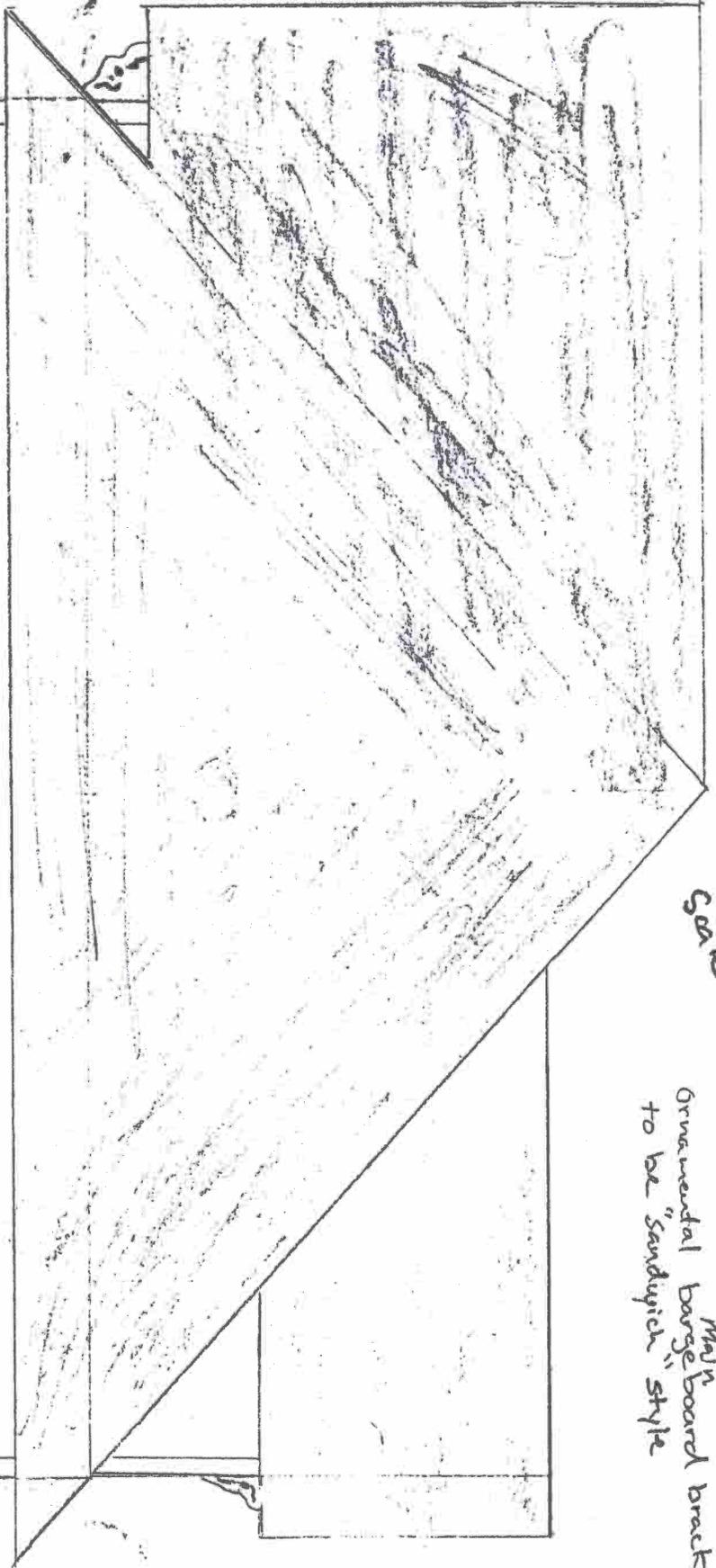
overhang 8"

19' 11" peak

Dormer 8"



11' 11"   
 Spacwall   
 front   
 rev.



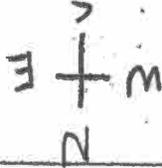
1/3   
 case

Bracket arms (plain)   
 Main   
 Ornamental bargeboard brackets   
 to be "Sandwich" style

North Side / Lot Line

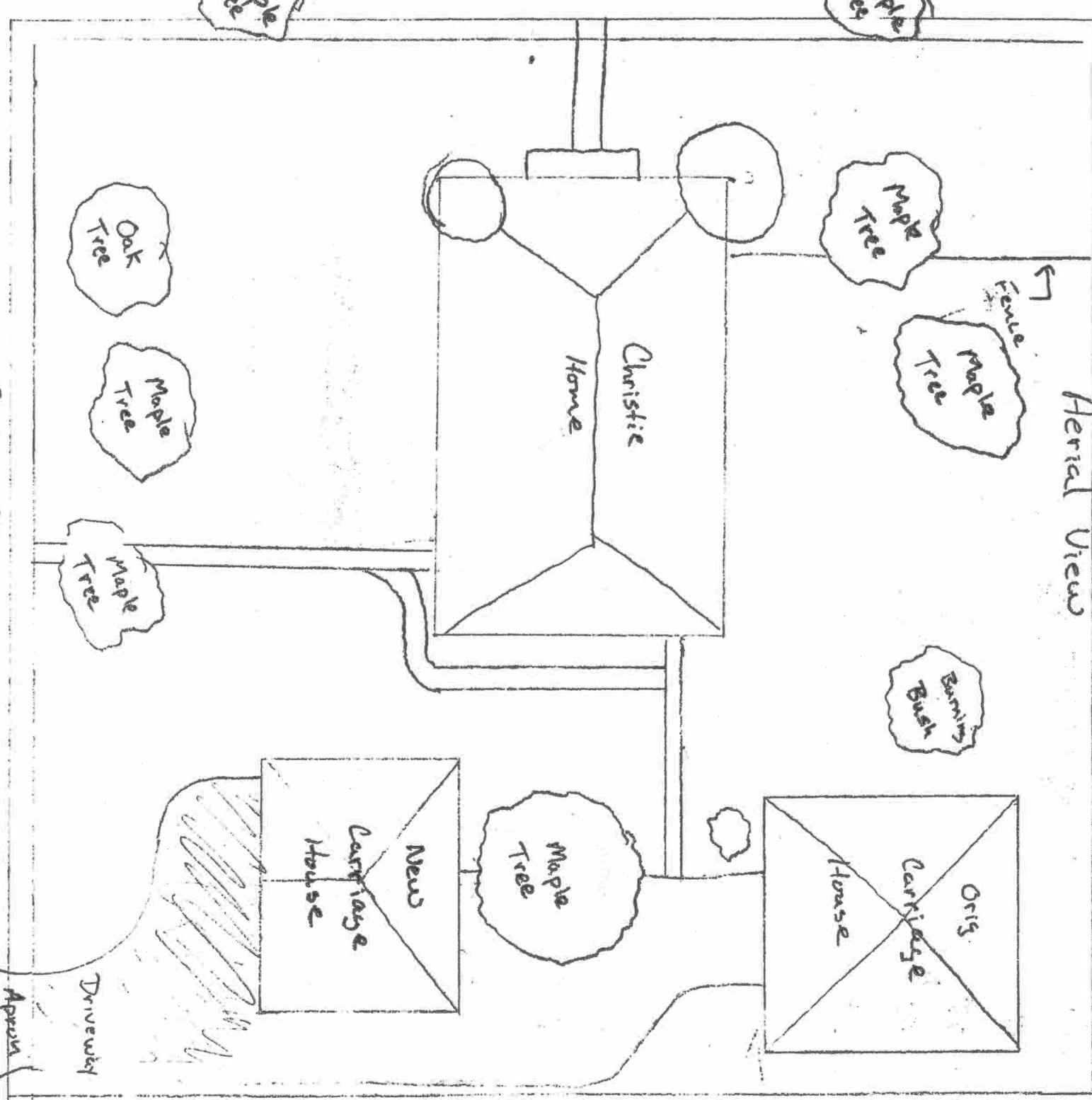
? Double   
 hung   
 vs.   
 Casement   
 windows

Back   
 Elev.



Lake St.

Aerial View



Ben.  
Kirk  
Lot  
over  
Residence



Our original carriage houses uses 6" drop siding

**WOOD, SIDING & TRIM**

It is important to follow the manufacturer's directions carefully and to protect your skin and eyes from direct contact with epoxies. Mix epoxy in small batches because the working time is usually short. Since the epoxy material itself is costly, it is best to take your time and carefully follow directions to avoid mistakes and waste.

The decision to use epoxies should be based on the historic importance and replacement value, including labor, of the damaged wood. Epoxies are an excellent choice to fill in gouged and marred, but otherwise sound, wood features such as old wood doors, porch posts, brackets or ornamental features. Epoxies can also be used to repair rotted structural members, such as beams or rafters, but that type of application requires construction professionals and is usually beyond the ability of the average homeowner.

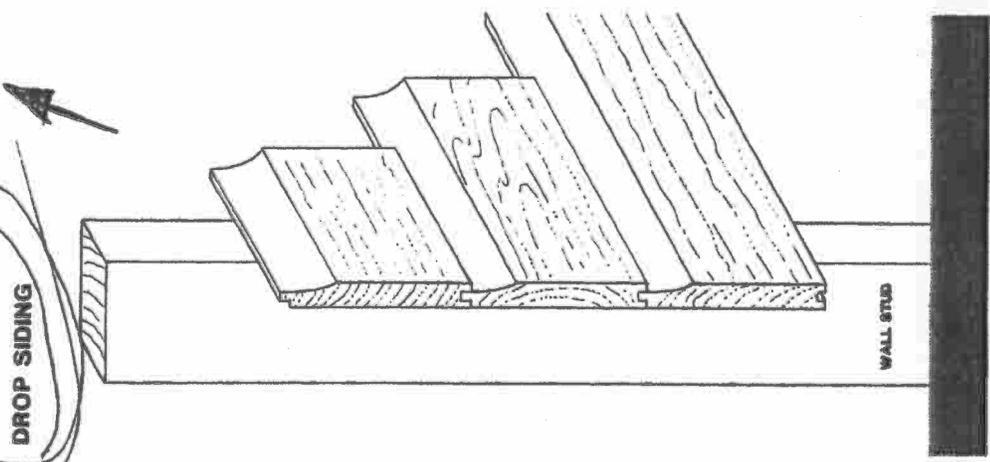
**WOOD SIDING**

"Clapboard" is the commonly used name for plain, beveled wood siding. This is the most prevalent siding type found in Milwaukee. The origin of the word clapboard remains uncertain. The Middle Dutch word "clapholt," meaning to crack or split wood, has been cited as a possible source because the earliest clapboards were made by hand-splitting boards from logs. The word has also been attributed to the English, who hand-split boards for barrel staves and called them cloveboards. Over time, the word reportedly evolved into "cloboards," "clapboards," and finally clapboards.

Drop siding, the other major type of horizontal wood cladding, is boards that are installed directly on the wall framing without sheathing. In Milwaukee, it was used principally on barns and outbuildings rather than on houses. Drop siding is made in a variety of standard shapes. The boards are joined horizontally by a tongue and groove, or by an overlapping joint called a ship lap. Drop siding is, in fact, sometimes called ship lap. Finding exact replacement material for old drop siding may be difficult, because of subtle changes over the years in profiles and standard lumber sizes.

Clapboards or bevel siding are most commonly made today of western red cedar. White pine, redwood, and occasionally cypress are available by special order from the areas of the U.S. where these woods grow. Old growth white pine siding, the type most commonly used in Milwaukee in the past, has survived in good condition after 200 years of service on many New England buildings. Bevel siding is made in nominal widths of 4, 6, 8, 10, and 12 inches. These sizes are termed nominal because they are what the width of the board is before final finishing at the mill. The actual width of these sidings is one-half inch less than the named size. Wood siding milled today will occasionally not exactly match old wood siding in size or thickness. This is an important consideration when replacing a few isolated boards. In rare cases, exact size replacement siding may have to be custom milled.

The amount that each piece of siding overlaps the next varies according to the type of siding and the desired visual effect. Much of the wood siding used on older Milwaukee



1. 11 foot sidewalls
2. Peak roughly 21-22 feet tall
3. roof pitch 10/12 minimum
4. drop siding (ship lap)
5. Double hung and casement style windows.
6. we have a metal cupola (roof vent) from a demolished carriage house that will be used.
7. The structure will be 26' wide by 24' deep.

8. Corner/trimboard where appropriate.
9. Black asphalt shingled roof. Hipped roof with

This new "carriage house" is 25 feet from the sidewalk, and 6 to 7 feet from the lot line. Over

The Variance I am requesting is for the height of the structure, which exceeds 12 feet. Though the structure resembles a two story building; it will only be a one story vaulted.