

867



**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 Edgewood Place Historic District
other names/site number

2. Location

street & number	2520, 2526, 2532, 2537, 2539, 2540, 2541, 2546 Edgewood Place	N/A	not for publication
city or town	La Crosse	N/A	vicinity
state Wisconsin	code WI	county La Crosse	code 063
			zip code 54601

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide X locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

Date

State Historic Preservation Officer - Wisconsin

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

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:)

Edson H. Beall

10-29-10

[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)	8	0
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		0
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		
	<input type="checkbox"/> object		
		8	0 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 is previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions)
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Colonial Revival
Tudor Revival
Moderne

Foundation concrete
walls brick
stucco
roof asphalt
other wood

Narrative Description

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

NARRATIVE DESCRIPTION

The Edgewood Place Historic District is situated east of Losey Boulevard and adjacent to the north entrance of the Bluffs Country Club [formerly the La Crosse Country Club]. The Country Club, established in the early 20th century, borders the east and south boundary of this small residential district. The Hixon Forest Nature Center is located north of the Edgewood Place Historic District. Edgewood Place is separated from the concurrently nominated 23rd and 24th Streets Residential Historic District by the four-lane thoroughfare, North Losey Boulevard/STH 16, which runs along its west boundary.

The Edgewood Place Historic District encompasses approximately one block of homes on level lots located on the north and south sides of Edgewood Place. The visual environment restricted by the short time period from 1935 until 1940 unifies this small secluded residential district. Brick, stone and wood materials characterize the houses in this middle-class historic residential neighborhood. Most of the roofs are covered with asphalt shingles commonly found on the mid-20th century house. All of the eight properties constructed in architectural styles characteristic of the period contribute to the mid-20th century historic environment of this small district.

The Edgewood Place Residential Historic District represents La Crosse architecture from 1935 when the earliest house in the district was constructed until 1940 when the last house was constructed during the historic period. The houses were built by contractor-builders active in La Crosse during the district's construction period. This small district features the only significant example of Art Moderne styled residential architecture in the City of La Crosse. The remainder of the houses in this district are well preserved interpretations of the prevalent historic styles of the period. Tudor Revival and Colonial Revival, the two most popular historic styles of the period, characterize the majority of the houses. The Edgewood Place Historic District is comprised of eight contributing houses. Free standing garages and outbuildings are not included in the resource count.

1. JOSEPH / MAIRIE OSWEILER HOUSE, 2520 Edgewood Place 1939

The two-story, symmetrical Colonial Revival style Osweiler House displays simple beige brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends and a large end wall chimney. Plain, double-hung windows accented with wood shutters characterize the brick surfaces. The elaborate Georgian Revival style entrance into the center bay is accentuated with a decorative arched pediment supported by slender columns. A rectangular entrance door flanked by narrow sidelights and topped by a wooden tympanum ornamented with a sunburst design fills the arched space. A walled garden area and a patio covered by an open brick porch constructed of beige

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

brick that matches the house brick is located at the rear of the house. A gable roofed, free standing, two-car garage is located at the rear of the lot along the east boundary.

The Osweiler house recently was altered by the addition of the present contemporary windows in place of the original double-hung sashes with multi-pane lights in the upper sash. Shutters were added earlier to the exterior.¹

This well-preserved interpretation of the Colonial style was constructed for Joseph Osweiler, who operated a van service.

2. WILLIAM ORTON HOUSE, 2526 Edgewood Place 1937

The two-story, Colonial Revival style Orton House displays simple golden color brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends and a large end wall chimney. Plain double hung windows accented with wood shutters characterize the brick surfaces. The off-set entrance is accentuated by a wooden Classical Revival influenced door surround comprised of a projecting cornice ornamented by a row of dentil trim and supported by capped pilasters. The entrance is further characterized by a paneled entrance door with six lights. A one-story porch is located at the rear of the house. A small, one-car garage with a shingled gable roof and fitted with an overhead paneled door with four lights is located on the south end of the west elevation.

The Orton House was altered in recent years when the original double-hung sashes with multi-pane lights in the upper sash were replaced by the present contemporary windows; exterior shutters were added earlier to the windows.²

This house was constructed for William Orton, who was the office manager for the Tillman Brothers Realty Company. Orton lived in this house until around the 1950s. Henry Newell Holley, Sr., a longtime banker who was the president of the State Bank of a Crosse from 1953 until 1970, lived at this address until his death in 1986. Holley was born in 1904 in La Crosse. In 1936, he joined the State Bank that was started by his grandfather in 1879.³

¹ Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin,-La Crosse, Murphy Library, Area Research Center, c. 1940.

² Ibid.

³ *La Crosse Tribune*, 6 November 1946; *The Old Guard* (La Crosse: n.p., 1991), p.76.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

3. JOHN / SOPHIA McKENNA HOUSE, 2532 Edgewood Place 1938

The two-story, side-gabled Colonial Revival style house displays simple red brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends and a large end wall chimney. Paired windows flank the entrance in the center bay while single double hung windows are used on upper front elevation, side and rear elevations. The windows are accented with wood shutters. The brick frontispiece is comprised of a brick pediment supported by compound brick archivolt. A stoop with multiple steps leads to the entrance in the central bay. A large two-story addition is located at the rear. A one-story, double garage with a flat roof is located along the south end of the west elevation.

The McKenna House has been altered by the rear addition. During the last decade, exterior shutters have been added to the windows and the original double-hung sashes with multi-pane lights in the upper sash were replaced by the present contemporary windows.⁴

This house was constructed for John McKenna, a foreman for the railroad.⁵

4. ROMEO / FLORENCE DENZER HOUSE, 2537 Edgewood Place 1939-1940

This architecturally significant house built according to the personal design of the owner Romeo Denzer is characterized by the round edged geometric forms, smooth stucco covered wall surfaces, and flat roof with small coping at the roof line typical of the streamlined machine age Art Moderne style. The long, two-story glass block window in the curve of the front elevation, as well as the window that turns the corner on the one-story porch along the south elevation do not detract from the horizontal curving lines of this well preserved asymmetrical house design. Two rectangular glass block windows are also found on the lower story. A porthole window typically used in the Art Moderne style on the lower elevation as well as simple rectangular windows accented by awnings further characterize the house. The rectangular entrance door is flanked by metal sidelights horizontally divided with frosted lights and covered by a chain-hung curved door hood. A large, glass block window fills the upper story of the entrance bay. Metal railings border the stoop leading to the front entrance. A flat roofed double garage with contemporary overhead doors and a single entrance door extends from the west elevation. The uncluttered, sculpted interior spaces of the Denzer House feature rounded edges and curved walls highlighted by recessed lighting in the living room and the entry as well as the dining room cabinets.

⁴ Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

⁵ *La Crosse Tribune*, 18 May 1914.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

The Romeo Denzer House has been altered by the addition of the glass block window installed on the upper story of the entrance bay in the 1990s. The earlier wooden panel that was replaced by the present glass block window was decorated with vertical molding arranged in an oval design with a band of four small rectangular windows at the top of the panel. The Jumonville family, who purchased the house in the early 1990s, landscaped the lot in the mid-1990s, and installed a wooden panel fence with concrete pillars.⁶

Romeo Denzer founded the La Crosse Cooler Company in 1934. Mr. Denzer, who was active in the Program of Public Safety undertaken by the La Crosse Industrial Safety Council, served on the public safety committee as a respected member of the industrial community and on the Industrial Council's Board of Trustees. The Board was given much credit for the reduction in industrial accidents, making La Crosse industry one of the safest in the nation. While president of La Crosse Cooler Company, Denzer had a new modern style building constructed for his company at 2809 Losey Boulevard South in the late 1950s. Romeo Denzer lived in his house on Edgewood Place until his death in 1978.⁷

5. PAUL / RUTH GATTERDAM HOUSE, 2539 Edgewood Place 1936

The two-story Gatterdam House displays a rectangular shaped block characterized by a rusticated lower story of Winona stone and stucco on the upper story. A low pitched, shingled hip roof with overhanging eaves and a large brick end wall chimney further characterize this Colonial Revival influenced house design. Simple rectangular windows with divided lights in the upper sash are recessed into the stone lower story. The windows directly under the eaves on the upper story are fitted flush with the stucco elevation and are further delineated by wood shutters. A metal roofed three-sided bay window with multiple lights in the upper sash ornaments the center bay of the south elevation. An octagonal plaque accents the stucco surfaced space on the upper story above the bay window. A simple rectangular door surround of simple stone voussoirs and a stone lintel fitted with heavy wooden door in the center bay of the west side elevation is the main entrance to the house. A flat roofed, one-story, double garage with contemporary overhead doors extends from the west elevation.

Paul Gatterdam was a physician, who was one of the prominent early members of the Gundersen Medical facility. Ruth Gatterdam, the daughter of local Congressman John Esch, served many years as a committed volunteer in various community organizations. She served four years from 1944 until

⁶ *La Crosse Tribune*, 18 February 1996; Historic Photograph by Joan M. Rausch, 1984. Joan Rausch with Dr. Richard Zeitlin, *Historic La Crosse, Architectural and Historic Record* (La Crosse: n.p., 1984), p. 24.

⁷ *La Crosse Tribune*, 8 April 1948, 28 November 1950, 18 February 1996. Joan Rausch, Richard Zeitlin and Carol Cartwright, *City of La Crosse, Wisconsin, Architectural and Historical Intensive Survey Report*, (La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996, p. 203.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

1948 as the president of the La Crosse Girl Scout Council, and as the president of the La Crosse County Medical auxiliary.⁸ The Gatterdam family lived in this house from the time it was constructed in 1936 until 1953 when they sold this house to John Simones and purchased another lot in the Edgewood Place Addition where they built a new modern style home in 1954.⁹

6. THOMAS / LEONA ANNETT HOUSE, 2540 Edgewood Place 1937

The two-story, frame Georgian influenced Colonial Revival house is characterized by horizontal clapboards and a shingled low-pitched hipped roof with an interior chimney. A two-story pavilion extends from the west side of the front elevation of this asymmetrical house. Large, two-story wooden pilasters accent the corners of the pavilion as well as the east corner of the front elevation. The plain rectangular upper story windows accented only by wooden shutters are less elaborate than the windows on the lower story. The long, rectangular windows on the lower story are ornamented by window surrounds topped by projecting cornices and stylized dentil course on the window heads. Transom lights over the long casement windows further characterize this mid-20th century house. The cantilevered door hood supported by iron columns accents the rather plain entrance door into the main block. A carport with a flat roof extends from the west elevation.

The Thomas Annett House was altered by the addition of the carport along the west elevation. The carport extends north in front of the small one-car garage that was constructed at the rear of the west elevation shortly after construction of the house.¹⁰

Dr. Thomas Annett, a professor in the Music Department at the nearby La Crosse Teachers College, lived in this house in the new Edgewood Place development from 1938 until at least 1943. During this period, Dr. Annett, an administrator of the music department, directed the college orchestra as well as specialized student music ensembles like the string sinfonia at various events and conducted the La Crosse Teachers College Glee Club. He also supervised musical productions at the college such as the Gilbert and Sullivan comic opera "Trial by Jury."¹¹ The house was sold to Thomas Meyers in the mid-20th century.

⁸ *La Crosse Tribune*, 12 March 1944, 7 September 1947, 18 January 1948, 25 April 1950, 15 October 1950, 1 September 1963.

⁹ *La Crosse Tribune*, 12 March 1944, 1 September, 1963.

¹⁰ Historic Photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

¹¹ *La Crosse Tribune and Leader Press*, 1 May 1935, 26 May 1935, 30 August 1935, 15 December 1946, 17 December 1946, 26 March 1947, 30 March 1947, 29 June 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

7. SCHALL-WITTICH HOUSE, 2541 Edgewood Place 1937

This two-story, vernacular Tudor Revival style house displays stucco elevations articulated by half timbering on its upper story, shingled, steep gable roofs and a small gabled roof dormer. A prominent cross gable with half-timber ornament combined with a large wall chimney projects from the center of the roof over the entrance. A shed roofed, partially screened, open porch covers the main entry to the house, which is fitted with a simple arched wooden door. A shorter gabled roofed wing with an open porch at the rear extends from the west elevation. A stucco covered, free standing garage is located on the northwest corner of the lot.

This Tudor Revival styled house was constructed for Wallace Schall, who ran a business that included piano tuning services and "moth proofing." Schall sold the house within a few years after its construction to physical education professor Walter Wittich and his wife Frieda. Wittich Hall on the University of Wisconsin-La Crosse campus was named in his honor.¹²

8. EUGENE P. / DORA HOST HOUSE, 2546 Edgewood Place 1935

This one and half story, five-bay Cape Cod styled Colonial Revival house displays shingled covered elevations, and the shingled gabled roof with three gabled roof dormers on the front and one dormer on the rear as well as a large end wall chimney along the east elevation that is typical of the 20th century interpretation of the 18th century Cape Cod cottage. Simple rectangular windows with multi-pane lights further characterize this small house. The entrance in the center bay is flanked by pairs of windows with six over six lights and small cornices that are accented by wooden shutters. The entrance is accentuated by a door surround comprised of a cornice and a transom window supported by plain pilasters. A small, free-standing, one-car garage covered by clapboards and a shingled, steep gable roof is located off the west elevation. A contemporary style overhead door provides access to the garage.¹³

The Host family house and garage was constructed in 1935 by the prominent local contracting company Theodore J. Molzahn and Sons, Inc. for a total cost of \$8741.77. The amount included the \$1000.00 paid to Mary Miller for the lot. The original specifications for the house specified that the Molzahn Company was to "erect a Cape Cod Colonial home 24 ft x 38 ft (the size was amended later to 35 ft.) with full dormer in the rear and three dormers in the front and open porch in the rear of the living room as per our sketch and according to design 612-B of our Bulletin No.1." Further

¹² *La Crosse Tribune and Leader Press*, 2 June 1935, 18 July 1935.

¹³ Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

specifications included a cement floor in the basement and on the rear porch, 18 inch stained wood shingles, interior plaster walls, built-in bookcases and two corner china cabinets, oak flooring and painted pine woodwork and trim throughout the house. A fireplace as well as a first floor bathroom and second floor bathroom fitted with a tile floor was part of the original contract. A one-car 14 ft. x 18 ft. garage costing \$250.00, a waterproof concrete foundation in place of cement blocks, a stone fence for \$25.00, and a 8 ft. x 12 ft. screen porch were added to the original work order. Eugene Host ignored the deed restriction requiring the construction of a house worth at least \$10,000 after consulting with his lawyers Hale and Burke.¹⁴

Eugene P. Host owned a commission and insurance firm. After selling his La Crosse commission and insurance office to A.A. Bentley, he moved to Sioux City, Iowa, in 1905 where he opened a new office in the same line of work. He married Dora Boma of La Crosse April 5, 1906 while residing in Sioux City, Iowa. After Host and his family returned to La Crosse, he commissioned the Theodore J. Molzahn and Sons contracting company to build a Cape Cod Colonial house. He died in the early 1940s, a few years after the construction of his new house in 1935.¹⁵

Building Inventory

Edgewood Place

Status Key: C = Contributing

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
2520	Joseph & Marie Osweiler	Colonial Revival	1939	C
2526	William & Margaret Orton	Colonial Revival	1937	C
2532	John & Sophia McKenna	Colonial Revival	1938	C
2537	Romeo & Florence Denzer	Art Moderne	1940	C
2539	Paul & Ruth Gatterdam	Colonial Revival	1936	C
2540	Thomas & Leone Arnett	Colonial Revival	1937	C
2541	Schall-Wittich	Tudor Revival	1937	C
2546	Eugene & Dora Host	Colonial Revival	1935	C

¹⁴ Eugene P. Host House Papers and Photographs donated by Karen Host , 2500 Block File, Edgewood Place, University of Wisconsin-La Crosse, Murphy Library, Area Research Center; Historic Photograph, "A group of homes in Edgewood Place," University of Wisconsin,-La Crosse, Murphy Library, Area Research Center, c. 1940; Quincy Hale to E.P. Host, 1 March 1935, Eugene P. Host House Papers and Photographs donated by Karen Host, 2500 Block File, Edgewood Place, University of Wisconsin-La Crosse, Murphy Library, Area Research Center.

¹⁵ *La Crosse Tribune*, 5 April 1906; Eugene P. Host House Papers and Photographs donated by Karen Host, 2500 Block File, Edgewood Place, Area Research Center.

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

Period of Significance

1935-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Molzahn, Theodore J.
Theodore J. Molzahn and Sons

Narrative Statement of Significance

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

STATEMENT OF SIGNIFICANCE

The Edgewood Place Residential Historic District is locally significant under Criterion C as an assemblage of well preserved mid-20th century houses. This residential district, unified by its location on approximately one block on Edgewood Place, is further united by a short common construction period representative of a particular period in the architectural history of La Crosse. The houses constructed in the Edgewood Place Historic District between 1935 and 1940 are well preserved representatives of mid-20th century residential architecture in the City of La Crosse. The majority of the houses lack individual distinction, but as a whole are a significant representative of mid-20th century contractor-builder Period Revival style houses constructed for the middle class in La Crosse. The majority of houses were constructed in the popular Colonial Revival style and one displays the Tudor Revival style. These houses create a visual mid-20th century environment for the architecturally significant Art Moderne house built in the Edgewood Place Historic District in 1940. The period of significance is from 1935 when the first house was constructed until 1940 when the last contributing property was built. The Edgewood Place Historic District was one of three potential historic districts identified in the 1995 intensive survey update of the city of La Crosse. The Cass and King Street Residential Historic District was listed in 1997. The third identified district, the 23rd and 24th Streets Historic District, is being nominated concurrently.

HISTORICAL BACKGROUND

The Edgewood Place Historic District contains only eight houses constructed between 1935 and 1940. As such, it has a brief history, but one that is related to the nearby 23rd and 24th Streets Historic District. In fact, its building dates, styles of architecture, and early owners have strong similarities to the 23rd and 24th Streets Historic District. Edgewood Place developed as a small area of middle class houses in a geographically isolated location, but its roots are in the history of the eastward expansion of residential housing in La Crosse during the late nineteenth and early twentieth centuries.

The expansion of residential housing in La Crosse begins with the lumber boom in the mid-nineteenth century. La Crosse's location along the Mississippi River gave the early settlement an important transportation advantage and by the 1850s, the community had developed an economic base of lumber and grain milling, small industries, and brewing. The railroad came to the community in 1858; shortly afterward, the exploitation of the pineries in northwestern Wisconsin made La Crosse a lumber boom town. Between 1860 and 1880, lumbering became the largest industry in the city, as millions of board feet of pine were processed at 33 lumber mills located along the Mississippi and Black rivers.¹⁶

¹⁶ Joan Rausch, Richard Zeitlin, and Carol Lohry Cartwright, *Final Report Intensive Historical-Architectural Survey: City of La Crosse*, La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996, pp. 17-20.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

Lumbering helped La Crosse grow into the second largest city in Wisconsin during the 1880s with a population of just over 25,000. A strong downtown commercial area developed and large residential areas spread out from the downtown along a flat portion of land between the Mississippi River and the bluffs to the east. The most prestigious houses for lumber barons and others who profited from La Crosse's boom years were built directly east of the downtown, approximately between 10th and 20th streets. A group of these houses was listed in the National Register of Historic Places as the Cass and King Street Residential Historic District. During the late nineteenth century, lumbering declined, then disappeared and there were no major industries to match the economic power of the lumber industry. The result was that growth in residential housing in La Crosse slowed.¹⁷

Then, during the early twentieth century, industrial activity increased. During the 1910s and especially the 1920s, a number of old firms expanded, and some new industries developed. Another important development was the growth of the La Crosse Normal School, later the University of Wisconsin-La Crosse. Founded in 1905, the normal school's Main Hall was constructed in 1908, followed by Wittich Hall in 1916. During the 1920s, enrollment increased as more and more young people began attending all the state normal schools. The growth in the economy of La Crosse fostered more residential building, especially houses built for the growing middle-classes and for professionals working in the businesses of the city and at the normal school. Housing plats stretched even further east from the downtown to about Losey Boulevard North in the area of this district.¹⁸

In the related 23rd and 24th Streets Historic District, houses began appearing in the mid-1910s. The 1920s saw an expansion of housing in that district and some of the houses were stylish examples of the Period Revival styles. The 23rd and 24th Streets Historic District appeared to be taking off in 1928 and 1929, and with a growing middle-class in La Crosse, there was no reason to expect that this area would not quickly fill with houses. But, in fact, during the late 1920s there were signs of an economic recession. Unemployment was growing, and factories were cutting back production, particularly in 1929. A boom and bust economy in the United States was common and few predicted that anything other than a brief "bust" period was in store for the country. Even after the stock market crashed in late October of 1929, many felt that this was simply a financial concern and that it would not affect the rest of the country's economy, or at least not for very long. Most businessmen responded to the crash by waiting for economic forces to right themselves as they had done in the past.¹⁹

¹⁷ *Ibid.*, pp. 20-23.

¹⁸ *Ibid.*, pp. 21-24.

¹⁹ Paul W. Glad, *The History of Wisconsin, Volume V. War, a New Era, and Depression, 1914-1940*. Madison: State Historical Society of Wisconsin, 1990, pp. 348-354.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

Despite the economic problems that had already appeared in 1930, local builder and developer William Crowley submitted a large plat for the Crowley Homes Addition, just southwest across Losey Boulevard North, at Edgewood Place. Crowley purchased 41 acres of land between 22nd Street and Losey Boulevard North, and Pine Street to La Crosse Street and platted 140 lots.²⁰ Crowley submitted his subdivision development with a set of restrictions. These restrictions limited what type of buildings could be constructed in the subdivision, where they could be located, and how they could be used. There were also landscaping restrictions.²¹

With these restrictions in the Crowley Homes Addition, William Crowley was attempting to create an "exclusive" neighborhood for the middle class, and, largely, the people who purchased or rented homes in the neighborhood were middle-class, as a review of city directories for the houses in the district illustrates. The other area that is included in the 23rd and 24th Streets Historic District lies south of the Crowley Homes Addition and, although there were no restricted building practices in that area, it developed in a similar manner to the Crowley Homes.

The bulk of that district developed from 1929 through 1941, when 86 houses were built, or 71 percent of all buildings. About half of the houses were sold to middle-class residents who had consistent occupations throughout the 1930s. The other half remained rental properties owned by their builders, either William Crowley or Barney Spangler. The residents of these houses turned over quickly and no consistent information about their occupations could be gathered.

Of the owners in the district, their occupations were decidedly middle-class, either professional occupations or business occupations. A few others had high-skilled jobs with the railroad, such as conductors, clerks, and engineers. Of the ownership group, the majority had business occupations that were similar to those who built houses between 1915 and 1929. That is, they were owners of small, successful stores or executives of medium-sized businesses. Many were managers of small businesses or sections of larger businesses. A slightly smaller number had professional occupations, such as professors at the normal school, highway or industrial engineers, a dentist, and a physician.

The history and statistics of the 23rd and 24th Streets Historic District is of interest to the history of the Edgewood Place Historic District. The eight houses built along Edgewood Place are similar in size and style to most of the homes in the 23rd and 24th Streets Historic District and the two areas are physically close to each other. Also, the original owners of the houses in the Edgewood Place Historic

²⁰ Carole Edland, "William Crowley," unpublished manuscript on file in the Area Research Center of the Murphy Library, University of Wisconsin-La Crosse, La Crosse, Wisconsin.

²¹ Declaration of Restrictions Deed, October 31, 1930, on file in the Register of Deeds, La Crosse County Courthouse, La Crosse, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

District had similar occupations to those in the other district. The development of the Edgewood Place Historic District is very similar to the later period of development of the 23rd and 24th Streets Historic District. That is, they were built at a time when the bulk of the 1930s construction in the 23rd and 24th Streets Historic District took place.

While it appeared that development in the 23rd and 24th Streets Historic District area was increasing in the late 1920s, this development came to almost a halt for the first five years of the 1930s. This reflects the economic distress the country was in at that time. As stated earlier, after the stock market crash, most businessmen took a wait and see approach. But by 1931, it became clear that the economy was not making a rapid return to prosperity. In fact, business conditions were getting worse, not better. Unemployment, especially in industry, continued to climb and the construction industry was particularly hard hit. Between 1929 and 1931, construction declined by almost 50 percent in Wisconsin.²²

Only one house was built in the 23rd and 24th Streets Historic District in the years 1930, 1932, and 1934. In between these years the outlook was little improved, with only seven houses built in 1931, five houses built in 1933, and five houses built in 1935. Of the 120 houses in the district, only 25 were built in this time period. But, between 1936 and 1942, the building count goes up significantly. In 1936, nine houses were built in the district, followed by 19 built in 1937. In 1938, eight houses were built and in 1939, nine houses were built. As the country was coming out of the Depression just before World War II, 16 houses were built in 1940 and 1941 in the district. Taken together, between 1936 and 1942, 61 or over half of the houses in the district, were built. This coincides with the height of federal government funded works projects like the Civil Works Administration and the Works Progress Administration. Although the Depression had not significantly eased in the late 1930s, works programs brought some money into the economy of La Crosse. Some incomes of middle-class families may have stabilized enough so that they were able to afford a new, albeit modest, home.

This brings us to why the Edgewood Place Historic District was developed. In the mid-1930s, building nearby increased and it appeared that housing construction was making a comeback in La Crosse, at least for this type of middle-class housing. If the outlook for residential construction was improved, it makes sense that additional plats would be developed for more of this type of housing. This is exactly what happened along Edgewood Place.

Although all the lots along Edgewood Place were not filled by the beginning of World War II, construction ended in 1940 along this street, just as it had done in the 23rd and 24th Streets Historic District. This was not due to lack of interest. The economy during the war years roared back and

²² Glad, pp. 355-367.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

people had money to spend. But, due to the war needs, building materials were not readily available, if at all. Construction in the 23rd and 24th Streets Historic District picked up right after the war and available lots were almost all filled in during the late 1940s and early 1950s. That did not happen along Edgewood Place. Its lots were finally filled in, but later, after an almost ten year gap in construction. This, however, is not significant because Edgewood Place was a very small plat in a somewhat isolated place and many factors probably influenced when the street was completed with housing.

The Edgewood Place neighborhood has remained very stable during the late twentieth century and is so today. Here, its location is a factor in its stability. It is tucked away near a large golf course and not easily accessed. This gives the neighborhood an isolated ambience that has attracted families for many years. In the generally dense pre- and post-World War II neighborhoods of La Crosse, Edgewood Place seems a private enclave, a hidden gem of charming homes. As such a desirable neighborhood, it should remain a stable area well into the future.

ARCHITECTURAL SIGNIFICANCE

Residential architecture in the first half of the 20th century in the city of La Crosse mirrored the rest of the nation with the new modern and historical or Period Revival styles occurring at the same time. While some architects and their clients were searching for a new “modern” style of architecture, others were looking for a new style through the eclectic reuse of historic styles. The Edgewood Place Historic District is dominated by houses that are primarily interpretations of the Colonial Revival style. Popular periodicals such as *Country Life* encouraged a taste for Revival styles and provided illustrated designs and blueprints as well. Catalogs of house plans like Aladdin Homes and pre-cut house “kits” from Sears Roebuck and Montgomery Ward catalogs, as well as pre-cut components from local lumberyard and wood products manufacturing companies could be ordered by anyone everywhere in America.

The historic Period Revival styles continued to prevail over the “New Modern” in La Crosse, as in most parts of the nation, until the 1950s. According to Wisconsin’s *Cultural Resource Management* manual, the Period Revival styles incorporate the wide range of styles the architects adapted to modern needs during the period from 1900 until 1940.²³ A renewed interest in classical architecture and classical details initially inspired by the display of Neo-Classical architecture and the correct historical interpretations of European styles at the 1893 Columbian Exposition held in Chicago was carried through the first half of the 20th century. A renewed interest in the American Colonial Revival style

²³ Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin*, Vol. III. (Madison: State Historical Society of Wisconsin, 1986), Architecture 2-28.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

was fostered by the restoration and recreation of Williamsburg, Virginia, during the 1920s and 1930s. By the 1930s, the Colonial Period Revival became the preferred historic style in the city of La Crosse; however, by this time, the Colonial Revival houses were much simpler in form and ornamentation and much smaller in scale. The majority of the Colonial Period Revival houses built during 1930s and 1940s displayed plain wall surfaces of stucco, brick or wood embellished by minimal Classical ornament. The Colonial Revival style exerted the greatest influence on the mid-20th century Edgewood place Residential Historic District. According to Wisconsin's *Cultural Resource Management Plan*, the Colonial Period Revival house usually includes many of the same classical elements or stylistic references, but is less formal or specific to the Georgian or Federal style. The CRMP further states that the Colonial Period Revival houses, usually two-story and faced with clapboards, rely heavily on a simple, classically derived entrance to denote their architectural style. Their historic architectural references include columns, pilasters, cornices, and shutters. The two-story, rectangular block with a side gabled roof and end wall chimneys is the most common form used in Colonial Revival houses in the mid-20th century.²⁴

Three well-preserved, brick houses displaying the Colonial Period Revival style were built adjacent to each in the Edgewood Place Historic District. Two of the Colonial Revival style houses in the Edgewood Place Historic District display the popular symmetrical, side gabled Colonial Revival style with an entrance into the center bay while one house features an off-set entrance. These simple brick-veneer blocks were made economically possible when inexpensive techniques were perfected for adding veneers of brick or stone to the traditional balloon frame house in the early 1920s. They are ornamented by entrance doors accented with classical pediments and cornices supported by classical pilasters and columns and originally by multi-pane windows that have been replaced by modern windows. The symmetrical Colonial Period Revival house built for the railroad foreman John McKenna and his wife Sophia in 1938 at 2532 Edgewood Place displays unadorned, red brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends and a large end wall chimney. The well-preserved McKenna House is ornamented only by the brick door surround in the center bay featuring a brick gable with a curved or arched opening or underside that is articulated by the compound brick archivolt. The McKenna House was altered in recent years when the original double hung sashes with multi-pane lights in the upper sash were replaced by the present contemporary windows and shutters were added to the exterior. Similarly, the brick side-gabled Colonial Period Revival house built in 1939 for Joseph Osweiler, who operated a van service, and his wife Marie at 2520 Edgewood Place displays unadorned beige brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends, a large end wall chimney and is ornamented only by the elaborate door surround on the center bay. The entrance is accentuated with an Adamesque decorative arched pediment supported by slender columns. A rectangular entrance door

²⁴ Ibid., Architecture 2-28, 2-29.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

flanked by narrow sidelights and topped by a wooden tympanum ornamented with an Adamesque sunburst design fills the arched space. The Osweiler House was altered in recent years when its original double hung sashes with multi-pane lights in the upper sash were replaced by modern windows and window shutters were added to the exterior.²⁵

The less common asymmetrical Colonial Period Revival style with an off-set entrance was used in the design of the brick house built in 1937 at 2526 Edgewood Place. This house was constructed for William Orton, who was the office manager for the Tillman Brothers Realty Company. The two-story Orton House displays simple golden color brick-veneer elevations, a shingle covered side gabled roof with short cornice returns in the gable ends and a large end wall chimney. This interpretation of the Colonial Period Revival style relies on the Classical Revival influenced door surround featuring a projecting cornice ornamented by a row of dentil trim and supported by capped pilasters to communicate its Colonial Revival style. The Orton House has been altered in recent years when its original double hung sashes with multi-pane lights in the upper sash were replaced by modern windows and window shutters were added to the exterior.²⁶

The Cape Cod Cottage Colonial Revival style was a less often selected interpretation of the Colonial Period Revival in the Edgewood Place Historic District as well as throughout the City of La Crosse. The small Cape Cod Cottage built for Eugene Host, who owned a commission and investment firm, and his wife Dora in 1935 at 2546 Edgewood Place, is one of the earliest houses constructed in the Edgewood Place Historic District. This one and half story, side gabled Cape Cod styled Colonial Revival house is a frame interpretation covered by stained shingles and characterized by roof dormers, the large end wall chimney and the classically derived entry details that is typical of the 20th century interpretation of the 18th century Cape Cod cottage. The entrance in the center bay is flanked by pairs of windows with six over six lights and small cornices that are accented by wooden shutters. The entrance is accentuated by a door surround comprised of a cornice and a transom window supported by plain pilasters.²⁷

The Host family house and garage was constructed by the prominent local contractor-builder Theodore J. Molzahn and Sons, Inc. for a total cost of \$8741.77, including the \$1000.00 paid to Mary Miller for the lot. Eugene Host ignored the deed restriction requiring the construction of a house worth at least

²⁵ Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

²⁶ *La Crosse Tribune*, 6 November 1946. Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

²⁷ Historic photograph, "A group of homes in Edgewood Place," University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 8

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

\$10,000 after consulting with his lawyers Hale and Burke. The original specifications for the house specified that the Molzahn Company was to “erect a Cape Cod Colonial home 24 ft x 38 ft (the size was amended later to 35 ft.) with full dormer in the rear and three dormers in the front and open porch in the rear of the living room as per our sketch and according to design 612-B of our Bulletin No.1.” The specifications included a cement floor in the basement and on the rear porch, a waterproof concrete foundation, 18 inch stained shingles on the exterior walls, interior plaster walls, built-in bookcases and two corner china cabinets, oak flooring, and painted pine woodwork and trim throughout the house. A fireplace as well as a first bathroom and second floor bathroom fitted with a tile floor was part of the original contract. A one-car 14 ft. x 18 ft garage costing \$250.00, in place of cement blocks, a stone fence for \$25.00 and a 8 ft. x 12 ft. screen porch was added to original work order.²⁸

The earlier Georgian style, which dominated the English colonies for most of the 18th century influenced the Colonial Period Revival in the early 20th century. The style grew from the Italian Renaissance style, which emphasized classical details. The style spread through widely disseminated building manuals, photographs and handbooks showing how to construct fashionable doorways and cornices. According to Wisconsin’s *Cultural Resource Management* manual, the Georgian Period Revival style displayed forms, symmetrical facades, rectangular plans, hipped roofs and classical details characteristic of the earlier Georgian and Federal architecture.²⁹ The house built for the music professor Thomas Annett and his wife Leone at 2540 Edgewood Place in 1937, characterized by horizontal clapboards and a shingled low-pitched hipped roof, is ornamented by classical details. The Annett house features a Georgian influenced two-story pavilion that uncharacteristically extends from the west side of the front elevation instead of the center bay of this asymmetrical house. Large, two-story wooden pilasters associated with the Georgian style accent the corners of the pavilion as well as the east corner of the main front elevation. The long, rectangular windows on the lower story are ornamented by window surrounds topped by projecting cornices and stylized dentil course on the window heads. Transom lights over the long casement windows further characterize this Georgian influenced Colonial Revival house.³⁰ Dr. Thomas Annett, a professor in the Music Department at the nearby La Crosse Teachers College, lived in this house constructed in 1937 in the new Edgewood Place development from 1937 until at least the mid-1940s.

²⁸ Eugene P. Host House Papers and Photographs donated by Karen Host, 2500 Block File, Edgewood Place, University of Wisconsin-La Crosse, Murphy Library, Area Research Center.; Historic photograph, “A group of homes in Edgewood Place,” University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940; Quincy Hale to E.P. Host, 1 March 1935, Eugene P. Host House Papers and Photographs donated by Karen Host, 2500 Block File, Edgewood Place, University of Wisconsin-La Crosse, Murphy Library, Area Research Center.

²⁹ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-28.

³⁰ Historic Photograph, “A group of homes in Edgewood Place,” c. 1940.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 9

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

A unique and modernized interpretation of the Colonial Revival style is found at 2539 Edgewood Place. The two-story house built for the physician Paul Gatterdam and his wife Ruth in 1936 is a rectangular shaped block characterized by a rusticated lower story of Winona stone and stucco on the upper story. A low pitched shingled hip roof with overhanging boxed eaves and a large brick end wall chimney further characterize this design. The upper story windows are smaller and simpler than the windows with divided lights on the lower story, which includes a large bay window on the stone south elevation. Although the street facing elevation is symmetrical, the Gatterdam House's main entrance featuring a door surround of simple stone voussoirs and a stone lintel fitted with a heavy wooden door uncharacteristically is located on the less prominent west side elevation. The Gatterdam family lived in this house from the time it was constructed in 1936 until 1953 when they purchased another lot in the Edgewood Place Addition where they built a modern style home in 1954.³¹

The English Tudor Period Revival Style, the most popular vernacular historic style in La Crosse in the 1920s, was selected less often than the Colonial Revival style in the 1930s and 1940s when the Edgewood Place Historic District was under construction. However, the Tudor Revival Style house continued to be popular. One Tudor Period Revival house adds to the dominant Period Revival ambiance of the district. According to the Wisconsin's *Cultural Resource Management Plan*, ornamental half-timbering applied over a conventional balloon frame structure and in-filled with stucco or brick is a hallmark of the Tudor Period Revival style. The manual further states the Tudor style is characterized by elaborate decorative chimneys, multi-gabled roofline and large window expanses subdivided by mullions.³²

As in the Colonial Period Revival, the late Tudor Revival houses increasingly appeared as scaled down interpretations of the style in the 1930s and 1940s, typically relying only on a steep gable roof with a front facing cross gable combined with a tall chimney to suggest the Tudor style. The Tudor Revival style house built for Wallace and Norma Schall in 1935 at 2541 Edgewood Place displays the multiple steep gable roofs combined with the prominent street facing cross gable and the chimney characteristic of the late Tudor style. Decorative half-timbering used to articulate the board expanse of the stucco covered elevation and multi-pane windows further characterize this well-preserved Tudor Period Revival house. Wallace Schall, who ran a business that included piano tuning services and "moth proofing," apparently sold this house within two years after its construction to Walter Wittich, a professor of Physical Education at the La Crosse State Teachers College.³³

³¹ *La Crosse Tribune*, 12 March 1944, 1 September, 1963.

³² Wyatt, ed. *Cultural Resource Management in Wisconsin*, Vol. III, 1986, Architecture 2-30.

³³ *La Crosse Tribune and Leader Press*, 2 June 1935, 18 July 1935.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 10

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

The last house built during Edgewood Place Historic District's period of significance reflects the early modern architectural styles that developed in a parallel trend with the Period Revival styles in the early 20th century. Although World War I brought an end to the first phase of the early Modern movement, a new wave of modernism appeared in the 1930s. However, the International style and other Modernistic styles remained rare and avant garde. According to Wisconsin's *Cultural Resource Management*, Art Moderne is related to Art Deco in its celebration of industrialism and technology, but it is more volumetric, streamlined and totally devoid of any historical references. The manual further states glass block and concrete were materials frequently used to achieve smooth, rounded corners and aluminum and stainless steel were often used for door and window trim. The streamlined look of Art Moderne was achieved through horizontality emphasized by flat roofs and narrow bands of windows.³⁴ The architecturally significant Art Moderne style house built for the president of the La Crosse Cooler Company, Romeo Denzer, according to his personal design at 2737 Edgewood place during 1939-1940 is characterized by the round edged geometric forms, smooth stucco-covered wall surfaces and the flat roof with small coping at the roof line typical of the streamlined machine age Art Moderne style. The long, two-story glass block window in the curve of the front elevation as well as the glass block window that turns the corner on the one-story porch along the south elevation do not detract from the horizontal curving lines of this well preserved asymmetrical house design. A port hole window typically used in the Art Moderne style is located on the upper elevation. The entrance door is flanked by metal sidelights with horizontally divided frosted lights and covered by a chain-hung curved door hood. A large, glass block window in the upper story of the entrance bay replaced the earlier decorative wood panel in the early 1990s. The uncluttered, sculpted interior spaces of the Denzer House, highlighted with recessed lighting, features rounded edges and curved walls.³⁵

³⁴ Wyatt, ed. *Cultural Resource Management in Wisconsin*, Vol. III, 1986, Architecture 2-35.

³⁵ *La Crosse Tribune*, 18 February 1996. Photograph by Joan M. Rausch, 1984. Joan Rausch with Dr. Richard Zeitlin, *Historic La Crosse, Architectural and Historic Record* (La Crosse: n.p., 1984), p. 24; *La Crosse Tribune*, 16 February 1996.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

CONTRACTOR-BUILDERS

Theodore Molzahn and Sons

Theodore Molzahn, born in Germany in 1869, immigrated to the United States with his parents in 1885. In 1898, he founded a plastering firm, which he operated until 1911 when he established himself as a general contractor. The firm operated under the name Theodore J. Molzahn until 1926 when the name was changed to Theodore J. Molzahn and Sons. The firm was incorporated in 1931. Theodore Molzahn died in January 1939.³⁶

The Molzahn company operated under several names from 1895 to 1965. The company continued to work under the direction of Molzahn's son Harold through 1965. The Molzahn Company, who had joined in a partnership with Lyons, organized as the Western Construction Company in 1910. Molzahn and Lyons worked primarily as mason and plastering contractors beginning in 1898. Their offices moved from the State Bank building to 310 South 4th Street in 1916 and to the Security Bank Building at 205 S. 4th Street in the 1930s. The Western Construction Company worked in northern Iowa and throughout Wisconsin. The Molzahn Company, as well as the Western Construction Company, were noted for their "masonry, bricklaying and plastering." The Molzahn firm is credited with numerous large buildings, schools and homes in the City of La Crosse, including National Gauge and Equipment Company (1914), St. Wenceslaus Church (1914), Pettibone Beach House (1925), the Montgomery Ward Store (1929), La Crosse Supply Company building (1936), the La Crosse Tribune Building (1938), and the Logan High School Addition (1939). The Theodore J. Molzahn and Sons contracting company constructed the Eugene and Dora Host House in the Edgewood Place Historic District in 1935.³⁷

Note on Integrity

The Edgewood Place Historic District has a high level of integrity. There are no non-contributing resources because the houses have not been significantly altered or modernized. Most of the houses have brick or stucco veneers and retain the majority of their details, as well as their original form and massing. The result is a cohesive streetscape of houses that make up this diminutive district.

³⁶ Theodore J. Molzahn, Obituary, *La Crosse Tribune*, 23 January 1939.

³⁷ Ibid., Joan Rausch and Richard Zeitlin, *Intensive Architectural and Historical Survey: City of La Crosse, (La Crosse: City of La Crosse and Architectural Researches, Inc, 1984, Addendum, 1996), pp. 56, 93, 95; La Crosse Tribune, 28 November 1916, 12 June 1925, 14 April 1939.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

Summary

The Edgewood Place Historic District is architecturally significant for Criterion C as a small, but distinctive group of well preserved mid-20th century houses. The district's houses are unified by their short, common construction period and by the overall style elements, form and massing, and construction materials and methods. The houses do not necessarily have individual distinction, but taken together, they are significant representatives of mid-20th century contractor-builder Period Revival style houses constructed for the middle class in La Crosse. The fact that most of the houses were built in the popular Colonial Revival style adds to the cohesiveness of the district. And, the fact that one of the most architecturally significant Art Moderne houses in La Crosse is located in this district, adds to its importance. These elements make the Edgewood Place Historic District a small architectural gem within the built environment of La Crosse.

Archeological Statement

With its location on the Mississippi River, there is known to have been considerable Native American activity in the La Crosse area and there are a number of recorded sites in and around the city. In this particular area of La Crosse, there was an early historic farming activity by white settlers. Consequently, there is a potential for prehistoric and historic archeological resources to be located in the district despite its development for housing since the 1930s. A thorough examination of potential archeological resources was beyond the scope of this nomination, but suffice it to say here, that there is potential for these resources to be located in the district.

Historic Preservation Statement

The city of La Crosse has a long history of historic preservation activity. The city authorized and received funding from the Division of Historic Preservation of the Wisconsin Historical Society to conduct an intensive survey of historic resources in 1984. The project was completed by architectural historian Joan Rausch, with assistance from historian Richard Zeitlin. Downtown La Crosse was listed in the National Register of Historic Places as the La Crosse Commercial Historic District in 1994. The Cass and King Street Residential Historic District was listed in 1997, and the 10th and Cass Streets Neighborhood Historic District was listed in 2000. These districts were initiated and supported by the City of La Crosse.

In 1996, Joan Rausch, with the assistance from historian Carol Cartwright, significantly updated the original intensive survey of the city, which added to the context of architectural and historic resources of the community, identified additional properties of significance, and suggested the formation of this

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 13

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

historic district. The city's historic commission has, for a long time, been active in promoting historic preservation and assisting property owners in historic districts in forming local overlay districts to further help preserve important historic resources in the community. With the assistance of the city planning department, the historic commission intends to continue their work in recognizing and preserving the city's architectural and historic resources.

Name of Property

County and State

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

Acreege of Property 1.25 acres

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

1	<u>15</u>	<u>643305</u>	<u>4853387</u>	3	<u>15</u>	<u>643227</u>	<u>4853336</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>15</u>	<u>643316</u>	<u>4853336</u>	4	<u>15</u>	<u>643236</u>	<u>4853387</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

name/title	Joan Rausch (with Carol Cartwright)	date	11/15/09
organization	Prepared for the City of La Crosse	telephone	262-473-6820
street & number	W7646 Hackett Rd. (Cartwright)	zip code	53190
city or town	Whitewater	state	WI

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

BIBLIOGRAPHY

“A group of homes in Edgewood Place,” University of Wisconsin-La Crosse, Murphy Library, Area Research Center, c. 1940.

Glad, Paul W. *The History of Wisconsin, Volume V. War, a New Era, and Depression, 1914-1940.* Madison: State Historical Society of Wisconsin, 1990.

Host, Eugene. House Papers and Photographs donated by Karen Host, 2500 Block, Edgewood Place, 1935. La Crosse, WI, University of Wisconsin-La Crosse, Murphy Library, Area Research Center.

La Crosse Tribune, 5 April 1906, 18 May 1914, 28 November 1916, 12 June 1925, 1 May 1935, 26 May 1935, 2 June 1935, 18 July 1935, 30 August 1935, 14 April, 12 March 1944, 6 November 1946, 15 December 1946, 17 December 1946, 27 March 1947, 30 March 1947, 7 September 1947, 18 January 1948, 8 April 1948, 25 April 1950, 29 June 1950, 15 October 1950, 29 November 1950, 1 September 1963, 18 February 1996.

La Crosse Tribune and Leader Press. 2 June 1935, 18 July 1935.

Molzahn, Theodore J. “Obituary.” *La Crosse Tribune*, 23 January 1939.

The Old Guard. La Crosse, n.p., 1991.

Rausch, Joan, Richard Zeitlin and Carol Cartwright. *Final Report Intensive Historical-Architectural Survey: City of La Crosse*. La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996.

Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*, Vol. III. Madison: State Historical Society of Wisconsin, 1986.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

VERBAL BOUNDARY DESCRIPTION

The district has the following boundary: Beginning at the intersection with the south lot lines of 2520-2546 Edgewood Place and the east lot line of 2546 Edgewood Place, then north along the east lot line of 2546 Edgewood Place to the north curb line of Edgewood Place, then west along this line to a line running from the east lot line of 2541 Edgewood Place, then north along this line to the north lot lines of 2537-2541 Edgewood Place, then west along these lines to the west lot line of 2537 Edgewood Place, then southwest diagonally crossing Edgewood Place to the line running from the north from the west lot line of 2520 Edgewood Place, then south along this line to the south lot lines of 2520-2546 Edgewood Place, then east along these lines to the point of beginning.

BOUNDARY JUSTIFICATION

The boundary was chosen because it encompasses all of the buildings in the district that were constructed between 1935 and 1940, the period of significance. There are several houses that extend east to the end of the Edgewood Place cul-de-sac, but they have more recent construction dates and are primarily ranch style houses. Because of the uniqueness of the group of 1930s houses, it was inappropriate to add these newer ranch style houses to the district.

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

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 1

Edgewood Place Historic District
La Crosse, La Crosse County, Wisconsin

**Edgewood Place Historic District, La Crosse, La Crosse County, Wisconsin
Photos by Carol Cartwright, October 2009.
Negatives on file in the Division of Historic Preservation of the Wisconsin Historical
Society, Madison, Wisconsin.**

Views:

- 1 of 4: 2520-2532 Edgewood Place, view from the northwest.
- 2 of 4: 2540-2546 Edgewood Place, view from the northwest.
- 3 of 4: 2539-2541 Edgewood Place, view from the southwest.
- 4 of 4: 2537 Edgewood Place, view from the southwest.

Name of Property

County and State

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.)

name/title	Various				
organization					date
street & number					telephone
city or town		state	WI		zip code

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.

LOSEY BLVD N

LA CROSSE ST

LOSEY BLVD N

STHY 16

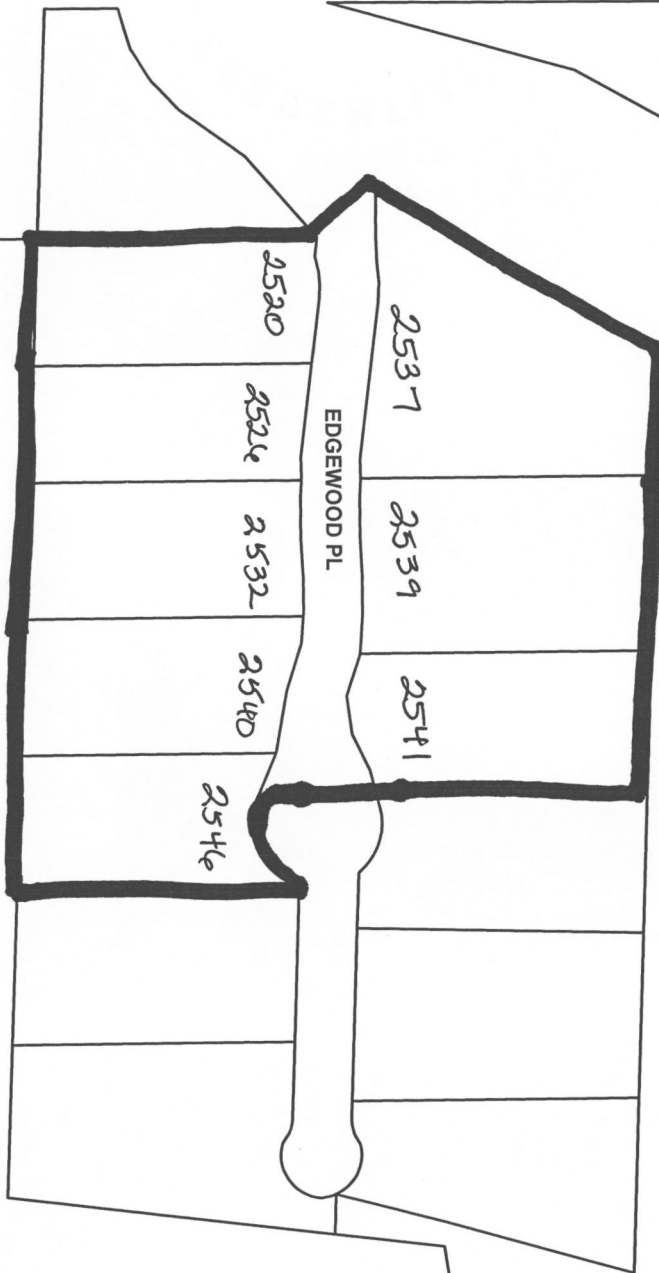
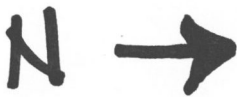
Map #1:

EDGEWOOD PLACE HISTORIC DISTRICT

La Crosse, La Crosse County, Wisconsin

All buildings are contributing.

Boundary: 



Not to Scale

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Edgewood Place Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, La Crosse

DATE RECEIVED: 9/13/10 DATE OF PENDING LIST: 10/13/10
DATE OF 16TH DAY: 10/28/10 DATE OF 45TH DAY: 10/28/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000867

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10-28-10 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in
The National Register
of
Historic Places**

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Edgewood Place Historic District
La Crosse, La Crosse Co. WI

1074



Edgewood Place Historic District
La Crosse, La Crosse Co. WI

2 of 4



Edgewood Place Historic District

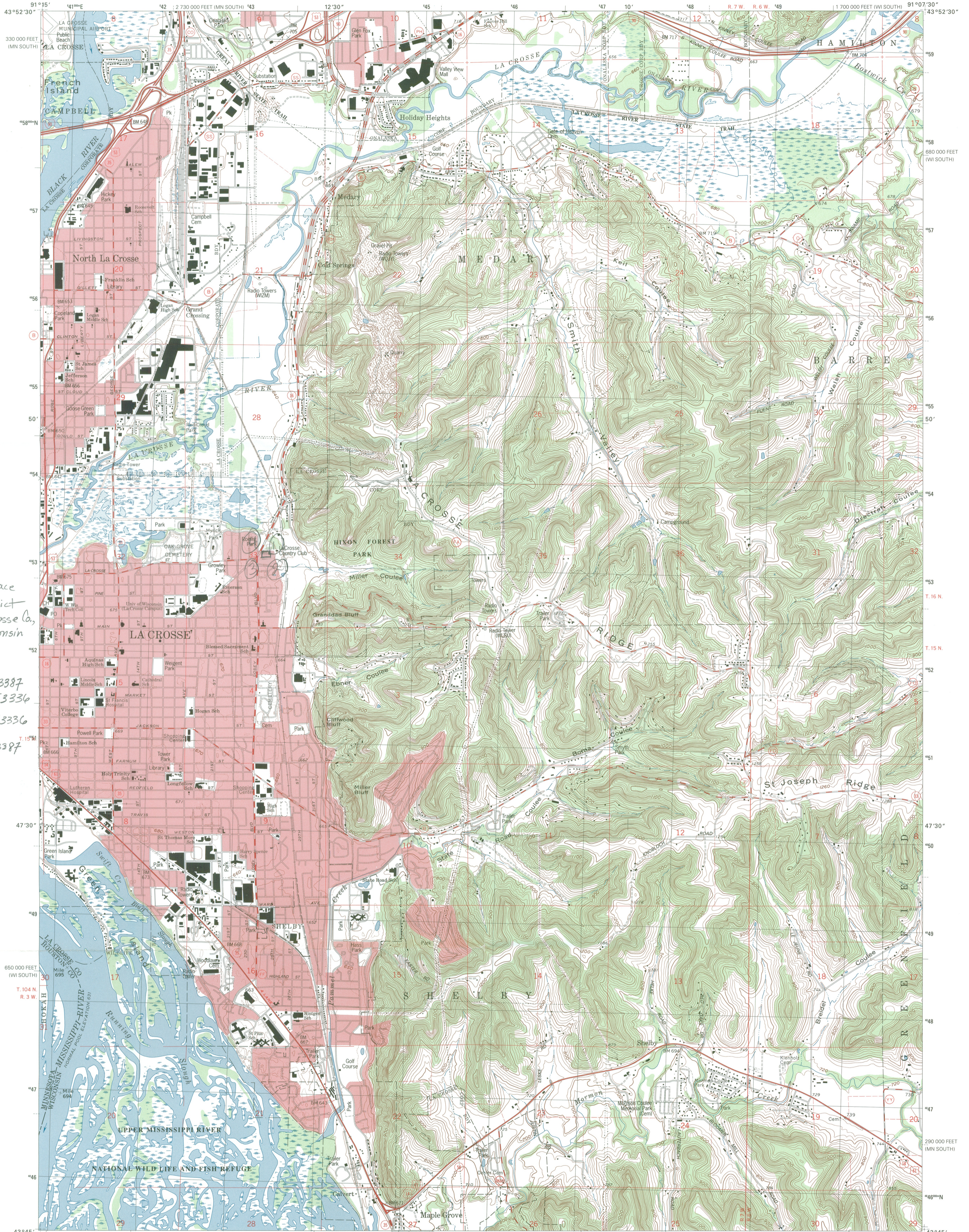
La Crosse, LaCrosse Co. WI

3074



Edgewood Place Historic District
LaCrosse, LaCrosse Co. WI

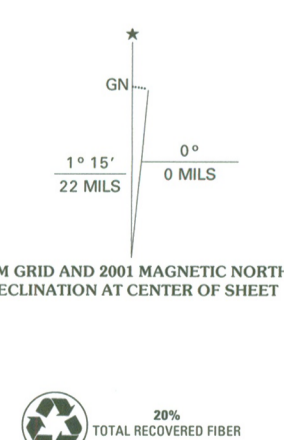
4074



Edge wood Place
Historic District
LaCrosse, LaCrosse Co,
Wisconsin

- UTM Refs.
- 1) 15/643305/4853387
 - 2) 15/643316/4853336
 - 3) 15/643221/4853336
 - 4) 15/643236/4853387

Produced by the United States Geological Survey
Derived from imagery taken 1991 and other sources. Photospectred using imagery taken 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1992 boundaries, other than corporate, revised 2001
North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Wisconsin coordinate system, south zone (Lambert conformal conic)
1000-meter Universal Transverse Mercator grid, zone 15
North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
There may be private inholdings within the boundaries of the National or State reservations shown on this map



CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION

- Primary highway
- Secondary highway
- hard surface
- hard surface
- Unimproved road
- Light-duty road, hard or improved surface
- Unimproved road

Interstate Route U.S. Route State Route

QUADRANGLE LOCATION

1	2	3
4	5	6
7	8	

1 Hudson
2 Onalaska
3 West Salem
4 La Crosse
5 St. Joseph
6 Brownsville
7 Stoddard
8 Coon Valley

LA CROSSE, WI-MN
1998
NIMA 2771 1 SW-SERIES V861

ADJOINING 7.5' QUADRANGLE NAMES

ISBN 0-607-96615-7
9 780607 966152

