

United States Department of the Interior  
National Park Service

For NPS use only

# National Register of Historic Places Inventory—Nomination Form

received

date entered

November 7 1986

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

## 1. Name

historic N/A

and/or common Paine Lumber Company Historic District

## 2. Location

street & number See Inventory

not for publication

city, town Oshkosh  vicinity of

state Wisconsin code 55 county Winnebago code 139

## 3. Classification

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

## 4. Owner of Property

name See Inventory

street & number

city, town  vicinity of

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Winnebago County Courthouse

street & number 415 Jackson Avenue

city, town Oshkosh state Wisconsin 54902

## 6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible?  yes  no

date 1981  federal  state  county  local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin 53706

## 7. Description

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

Describe the present and original (if known) physical appearance

The Paine Lumber Company District is a small district located along the east bank of the Fox River in Oshkosh, Wisconsin. The District itself is comprised of 14 buildings which were all originally built, owned or used by the Paine Lumber Company of Oshkosh. The southern boundary of the District is the northern edge New York Avenue as if extended to the Fox River. The northern boundary is drawn approximately ten feet from the north wall of the Paine Lumber Company barn (Map No. 1). The western boundary of the District is the Fox River itself, drawn to include what remains of the retaining wall south of the Fox River (Map No. 3) (built by the Paine's as a beautification project in the 1920's to the north and south of Congress Avenue) to the south side of Congress Avenue and then along Congress to the east side of the access road of the Paine property and along that road to a point approximately ten feet north of the north wall of the Paine Barn (extended). The eastern boundary of the District is a line approximately ten feet from the eastern wall of the Paine Barn extended to Congress Avenue and then along the northern property line of the Paine Thrift Bank (Map No. 4) to meet and then follow the rear property line of the row houses along Summit Street (Map No. 5). All the structures in the District, with the sole exception of the City Fire Station on Congress Avenue, were originally owned by the Paine Lumber Company.

The remaining building connected directly to the factory itself is the Paine horse barn which now houses two small industrial concerns (Map No. 1). The second element of the District which is directly connected to the original plant is the retaining wall along the Fox River, which served to delineate the extent of the former Paine holdings on both sides of Congress Avenue; however, because of the loss of integrity of the site on the north side of Congress Avenue, only that section remaining south of Congress is included in the District.

Several other Paine-associated buildings are also part of the District. The first is the Oshkosh City Fire Station No. 2 located at 1717 Congress Avenue (Map No. 3), which was built by the City on land donated by the Paine Lumber Company under the condition that the fire company would be available to fight fires in the Paine complex. Also included is the Paine Thrift Bank at 1621 Congress Avenue (Map No. 4), built in 1925 to serve Paine workers; and the Paine row houses at 1202 - 1318 Summit Street (Map No. 5), built in 1925, to replace an earlier housing development on the same site for Paine Lumber Company workers.

These buildings and sites make up the area connected to the Paine Lumber Company at the height of its success from the end of World War I until the onset of the Great Depression.

## 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 checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input checked="" type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Paine Lumber Company Historic District is being nominated on the basis of its architectural and industrial significance: as an example of an early 20th Century industrial community within a community, as a remnant of one of the giants in the sash and door industry in the United States in the early 20th Century, and as one of the City's earliest and most successful lumber mills in the era in which Oshkosh was known as "Sawdust City." The Paine Lumber Company District includes an example of company housing for employees, a bank which took care of the financial needs of both the company and its employees, a City fire station which provided fire protection for the area, and the barn used for draft horses at the plant. The District is also bounded along the Fox River by the dockwall built by Nathan Paine in 1928. This line delineates the historic extent of the Paine holdings along the riverfront. The Paine District contains several different types of land use originally under one ownership and for one purpose: the continued operation and development of the Paine Lumber Company as a major industrial force in the community and in its industry, nationally. Two of the buildings in the District are also being nominated on the basis of their architectural significance and the row houses are considered historically significant as an example of social/humanitarian activities of the period as well.

Due to demolition and redevelopment activities which are ongoing at the time this nomination is being prepared, the remaining portions of the Paine plant to the northwest of the nominated area are not being included in the District. Demolition crews are in the process of removing all of the plant buildings with the exception of one four-story manufacturing building and a portion of a one-story storage building. The four-story building is being converted to condominium units and as part of that project, changes are being made to the exterior which greatly diminish its architectural integrity. Based upon these removals and changes, the remains of the plant complex were excluded from the District.

### Historical Background

The history of the Paine Lumber Company and the history of lumbering in the Fox River Valley, are directly related to the development of Oshkosh as a city in the mid-19th Century. The first settler in what became Oshkosh arrived in 1831 when George Johnston built a tavern and started a ferry system across the Fox River. His buildings were located in what would now be the southern portion of Riverside Cemetery, just to the north and west of the Paine Lumber Company site.

## 9. Major Bibliographical References

See Item 8

## 10. Geographical Data

Acage of nominated property 15.9

Quadrangle name \_\_\_\_\_

Quadrangle scale 1:24,000

UTM References

A 

1	6	3	7	5	0	4	0	4	8	7	6	7	5	0
Zone		Easting				Northing								

B 

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

C 

1	6	3	7	4	9	9	0	4	8	7	6	6	2	0
Zone		Easting				Northing								

D 

1	6	3	7	4	8	4	0	4	8	7	6	6	2	0
Zone		Easting				Northing								

E 

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

F 

1	6	3	7	5	3	1	0	4	8	7	6	4	0	0
Zone		Easting				Northing								

G 

1	6	3	7	5	0	2	0	4	8	7	6	5	2	0
Zone		Easting				Northing								

H 

Zone		Easting				Northing								

Verbal boundary description and justification

See Item 8

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

state N/A code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

state \_\_\_\_\_ code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title Charles W. Gausier, Senior Planner

organization Howard Needles Tammen & Bergendoff

date August 12, 1985

One Park Plaza, Suite 600

street & number 11270 West Park Place

telephone (414) 359-2300

city or town Milwaukee

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 \_\_\_\_\_ date \_\_\_\_\_

For NPS use only

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

date \_\_\_\_\_

Keeper of the National Register

Attest: \_\_\_\_\_

date \_\_\_\_\_