

2066

United States Department of the Interior  
National Park Service

RECEIVED

National Register of Historic Places  
Registration Form

SEP 16 1988

NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Baskerville Apartment Building  
other names/site number N/A

2. Location

street & number 121-129 South Hamilton Street N/A not for publication  
city, town Madison N/A vicinity  
state Wisconsin code WI county Dane code 025 zip code 53703

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>      </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>      </u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>      </u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>      </u>	<u>      </u> objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:  
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria.  See continuation sheet.

[Signature]  
Signature of certifying official  
State Historic Preservation Officer -WI  
State or Federal agency and bureau

July 19, 1988  
Date

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official  
\_\_\_\_\_  
State or Federal agency and bureau

\_\_\_\_\_  
Date

5. National Park Service Certification

I, hereby, certify that this 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.
- removed from the National Register.
- other, (explain:) \_\_\_\_\_

[Signature] 20813002

10/13/88

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)  
DOMESTIC/multiple dwelling

Current Functions (enter categories from instructions)  
DOMESTIC/multiple dwelling

## 7. Description

Architectural Classification  
(enter categories from instructions)

Classical Revival

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Concrete

Metal/Iron

### Describe present and historic physical appearance.

The Baskerville Apartment Building is a Neo-Classical Revival inspired four-story triangular-shaped apartment block that sits on a corner lot in a dense block of downtown Madison. The best general description of the building comes from the architect's (Robert Wright) own words on the plans. "[The building has] 24 apartments and 2 flats in basement. [It was] erected during 1913-14. All exterior walls and interior bearing walls [are of] brick and tile. [There are] separate floor and ceiling joists throughout [and there are] double partitions between adjacent apartments. [The] exterior [is of] tan brick with white belt courses and a cornice of Atlas white cement. [The] balcony floors [are of] reinforced concrete. All trimmings and balcony painted grey."<sup>1</sup>

The building sits on a triangular lot and has a flat-iron shape. There is a raised brick foundation and flat roof. The cornice mentioned above is a simple classically-influenced cornice. The two street facades are slightly recessed in the center to allow for placement of the balconies that still have their original iron balustrades. A close look at the balconies reveals a diamond pattern dispersed throughout the balustrades. Windows are symmetrically placed and repeated in patterns on the facades and are all versions of a single type: six-over-one double-hung sashes. Wood and glass doors are exits to balconies that are also used as fire escapes.

The raised entrance to the Baskerville consists of double wood and glass doors decorated with multi-paned sidelights and a large multi-paned transom. The frontispiece of the entrances is of concrete and two sash windows are embedded in it flanking the entrance. Above the entrance is the inscription, "The Baskerville." At the corners of the building's raised basement are concrete "quoins" that define each corner and flank the entrances. Other details on the building include concrete sills, deeply recessed windows, corner notching of bricks, and a distinctive chimney.

The main entrance is raised and leads to a vestibule that is paneled in marble veneer. A set of stairs leads to the first floor to accommodate the raised basement of the building. The first floor hallway is paneled with dark wainscoting and there are two columns with capitals in the Composite order flanking the staircase to the exit. The main staircase leading to the upper floors is stained dark like the wainscoting, and it consists of turned posts in the balustrade and heavy railings. The basement floorplan (now vacant) originally consisted of two large apartments, a storage room, a boiler room and a laundry (See Figure 1). The first floor plan is similar to the other three floors. It consists of five one-bedroom apartments and one studio apartment (See Figure 2). The second through fourth floors are six one-bedroom apartments (See Figure 3).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 1 Baskerville Apartment Building,  
Madison, Dane Co., WI

The apartments are decorated sparingly. Each unit has a galley kitchen with wooden cabinets, sink, stove, and refrigerator. Wooden doors have long, narrow panels. They are all identical except for the plain apartment entry doors and the doors leading to the balconys that are made of wood and multi-paned glass. Woodwork around doors and windows is simple, stained dark, as are the doors. The floor plans in Figure 3 indicate the sizes of the rooms that are slightly different in each apartment.

The interior has a high level of integrity, as does the exterior. Currently the first through fourth floors are rented and occupied. The basement has been partially renovated and is being offered as commercial space, since the original apartments there have been removed.

Note:

<sup>1</sup>Robert L. Wright Collection. Wisconsin Architects Archives, Milwaukee Public Library, Milwaukee, Wisconsin.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1913<sup>1</sup>

1913-14<sup>2</sup>

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Wright, Robert L.<sup>3</sup>

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Baskerville Apartment Building is being nominated to the National Register of Historic Places under criterion C, because it is one of only two fine intact examples of early apartment house construction in Madison. There are a group of pre Depression era apartment buildings in Madison. These buildings helped densify downtown Madison and other large cities before the widespread use of the automobile made suburban living even more desirable. The early apartment buildings made the most of limited central city space and allowed more people to have a downtown residence, convenient to all city services.

Architecture

During the 1910s, a new type of housing sprang up in Madison's downtown. This type of housing--the small apartment building--met several housing needs in the city. It provided a larger number of housing units on a small city lot than did a single-family residence or even two and three story flat buildings. Apartment houses increased the housing capacity of Madison at a time when the central city was still the hub of the community and before the widespread use of the automobile made suburban living more desirable. The apartment house provided convenient housing for a growing population of white-collar workers in Madison, many of whom were middle-level professionals and/or state government workers. The apartment was also a smaller alternative for the middle classes who were unable to purchase an expensive residence downtown, and the upper classes, who no longer wished to live in a large residence, but still desired an attractive alternative. The convenience and practicality of the apartment house made them immediately popular.<sup>4</sup>

The Baskerville was a part of this growing trend in Madison. Between 1910 and 1920, 29 apartment houses were listed in the Madison city directory for the first time. Using city directories for Madison, it was discovered that most apartment buildings in the downtown were built between 1914 and 1917. The Baskerville was built in 1913, so it is one of the oldest built during the boom years of early apartment house construction in the city. It was also one of the largest of the early apartment houses in Madison. A city directory search revealed that there are only a few apartment houses from this era that come close to the Baskerville in size. One has been demolished, and the other large apartment building is the Bellevue (NRHP: 1987, 29 E. Wilson St.), with

See continuation sheet

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 8 Page 1 Baskerville Apartment Building,  
Madison, Dane County, WI

32 units. It was erected in 1913-14 for the estimated cost of \$90,000. The Baskerville is next at 24 units and was erected at an estimated cost of \$50,000. The other apartments in this group of early apartment buildings in downtown Madison are much smaller. The Stratford (433 W. Gilman) has 18 units; the Pinckney Apartments (204 N. Pinckney), has 15 units; the Cass (202 N. Pinckney) has 14 units; the Hamilton (222 N. Hamilton) has 12 units, and the Eleanor (405 N. Frances), has 13 units. As can be seen by the above, the Baskerville is the second largest of the apartments built during the height of the apartment house boom between 1910 and 1930.<sup>5</sup>

The first city directory listing for the Baskerville Apartment Building indicates that this apartment house was erected for a less affluent clientele than the Bellevue which housed more middle class persons. Persons residing in the Baskerville included clerks, a janitor, a nurse, and a cook. The Bellevue was constructed for a more affluent clientele and has a somewhat more elaborate interior than the Baskerville. The simple interior in the Baskerville speaks to the clientele it attracted.

The architect for the Baskerville Apartment Building was Robert L. Wright. Wright was a Wisconsin native who worked for the Madison architectural firms of Gordon and Paunack and Claude and Starck. In 1909 he began practicing alone. Most of his known buildings have been demolished but it is known that he designed a number of residences in a simple Prairie style or Craftsman style. He was interested in more updated methods of construction such as the use of stucco surfaces, concrete construction, and fire-proof buildings. He moved to Milwaukee during World War I and worked for the Falk Corporation until he retired. His best known extant work is the City Market (NRHP: 1978), a building constructed in concrete and brick masonry and done in the Prairie style. While City Market is an impressive architectural and historical complex, the Baskerville is also a significant design for Wright, compared to his other known extant buildings in Madison. As an example of Wright's work, the Baskerville indicates that Wright was a talented architect in the relatively new field of apartment house construction.<sup>6</sup>

The Baskerville Apartment Building is significant for type of construction because it is a good example of the apartment building type found in Madison's downtown between 1910 and 1930. Apartment buildings in Madison during this era were generally of brick construction, simply ornamented in the Neo-Classical style (with the exception of the Pinckney Apartments which have a fine Mediterranean Revival style), and making the best use of their downtown space as possible. The Bellevue, which is the largest of these early apartment buildings has a Craftsman interior with an abundance of woodwork, even though its style is sparse on the exterior. The Baskerville, built the same year as the Bellevue, has a more simple decor with plain wooden moldings in apartments and few built-in conveniences that the Bellevue has. The Bellevue is the best example of the more luxury apartment house, while the Baskerville is the best example of the less affluent apartment house. Because the Baskerville is one of the two best examples of apartment house construction between 1910 and 1920 in Madison's downtown, it should join the Bellevue in the National Register.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 2 Baskerville Apartment Building,  
Madison, Dane County, WI

---

Notes:

<sup>1</sup>The period of significance is the construction date.

<sup>2</sup>This is the date of construction as indicated by the plans for the building and by a newspaper article: "Three Million Is Being spent for Buildings Here," Wisconsin State Journal, 21 May 1913, p. 6.

<sup>3</sup>Robert L. Wright. Collection, Wisconsin Architect's Archives, Milwaukee Public Library, Milwaukee, Wisconsin.

<sup>4</sup>David V. Mollenhoff, Madison A History of the Formative Years, Dubuque, Iowa: Kendall/Hunt Publishing Co., 1982, pp. 352-353.

<sup>5</sup>"Three Million;" Madison City Directories, on file at the State Historical Society of Wisconsin, Madison, Wisconsin.

<sup>6</sup>Information from the City of Madison Preservation Planner, Municipal Building, Madison, Wisconsin.

**9. Major Bibliographical References**

City of Madison Directories. On file at the State Historical society of Wisconsin, Madison, Wisconsin.

Mollenhoff, David V. Madison A History of the Formative Years. Dubuque, Iowa: Kendall/Hunt Publishing Co., 1982.

"Three Million Is Being Spent for Buildings Here." Wisconsin State Journal, 21 May 1913, p. 6.

Wright, Robert L. collection of plans. On file at the Wisconsin Architect's Archives, Milwaukee Public Library, Milwaukee, Wisconsin.

See continuation sheet

Previous documentation on file (NPS):

- 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

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreeage of property less than one

UTM References

A 

1	6	3	0	5	8	4	0
---	---	---	---	---	---	---	---

4	7	7	1	2	8	0
---	---	---	---	---	---	---

Zone      Easting      Northing

B 

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

Zone      Easting      Northing

C 

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

D 

--	--	--	--	--	--	--

--	--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The verbal boundary of this building consists of the following legal description: Lot 1 and the southwest 4' of Lot 2, Block 72, Original Plat.

See continuation sheet

Boundary Justification

This boundary encompasses the historical boundaries of this building.

See continuation sheet

**11. Form Prepared By**

name/title Carol Lohry Cartwright, Historian

organization for The Alexander Company date June 15, 1988

street & number Rt 2, 5581A Hackett Rd. telephone 414-473-6820

city or town Whitewater state WI zip code 53190

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number Photos Page 1 Baskerville Apartment Building,  
Madison, Dane County, WI

---

PHOTOGRAPHS:

BASKERVILLE APARTMENT BUILDING, 121-129 S.  
Hamilton St., Madison, Dane County, WI.  
Photos by C. Cartwright, May, 1988. Negs.  
on file with SHSW.

Views:

- #1 of 10: Site view. View from southwest.
- #2 of 10: West facade. View from northwest.
- #3 of 10: South facade. View from south.
- #4 of 10: Entrance. View from west.
- #5 of 10: Column in lobby. Interior
- #6 of 10: Hallway, second floor.
- #7 of 10: Living room.
- #8 of 10: Living room.
- #9 of 10: Kitchen.
- #10 of 10: Apartment hallway.





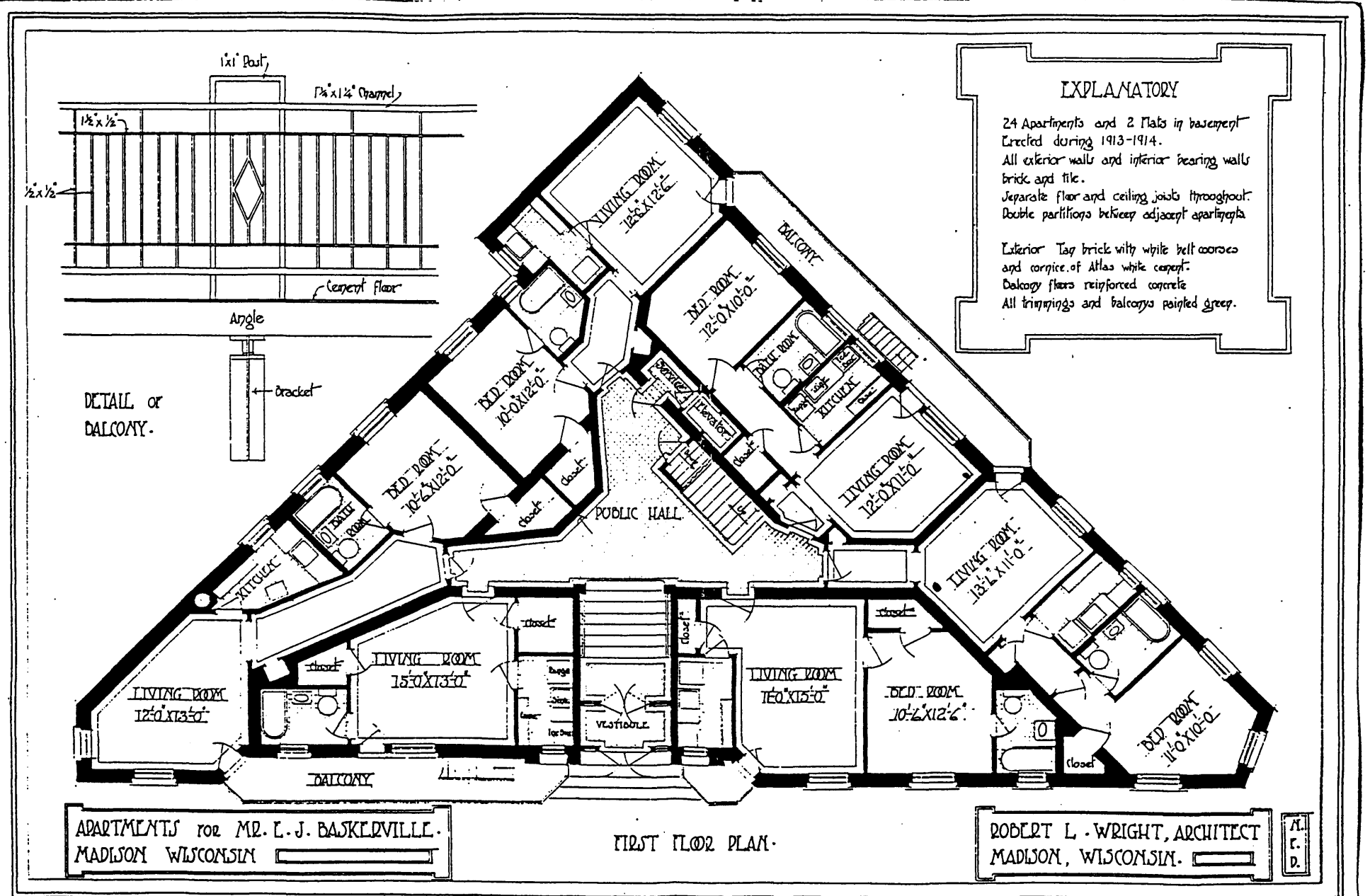


Figure 2: Baskerville Apartment Building, first floor floorplan.

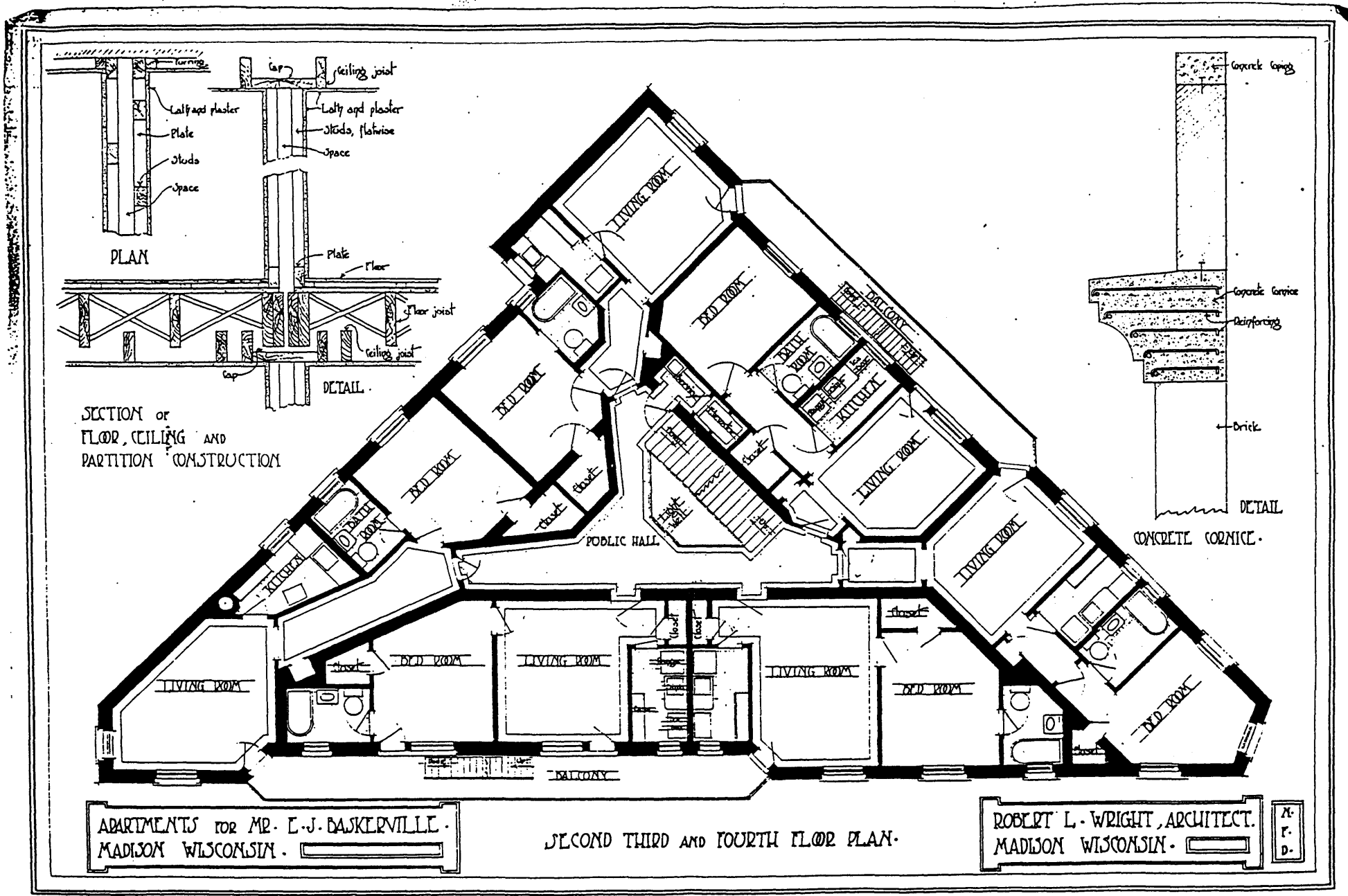


Figure 3: Baskerville Apartment Building, second, third, and fourth floor floorplan.