

**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

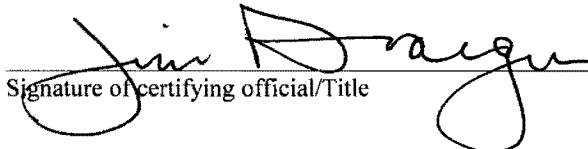
historic name Lake Mills Downtown Commercial Historic District
other names/site number

2. Location

street & number	102-131 East Lake Street, 113-203 West Lake Street, 103-211 North Main Street, 101-202 South Main Street	N/A	not for publication
city or town	Lake Mills	N/A	vicinity
state Wisconsin	code WI	county	code 055 zip code 53551

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

Date 2/28/19

State Historic Preservation Office - 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

Lake Mills Downtown Commercial Historic District

Jefferson

Wisconsin

Name of Property

County and State

4. National Park Service Certification

- 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):


 Signature of the Keeper

4/5/2019
 Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> contributing	<input type="checkbox"/> noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	38	6 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	1	1 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		2 structures
	<input type="checkbox"/> object		1 objects
		39	9 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
 previously listed in the National Register
 0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/financial institution

RECREATION AND CULTURE/outdoor recreation

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/financial institution

RECREATION AND CULTURE/outdoor recreation

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Italianate, Queen Anne

LATE 19TH and 20TH CENTURY REVIVALS/

Classical Revival

LATE 19TH and EARLY 20TH CENTURY AMERICAN

MOVEMENTS/Commercial Style

Other: Commercial Vernacular

Materials

(Enter categories from instructions)

foundation STONE

walls BRICK

Limestone

roof ASPHALT

other WOOD

Narrative Description

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

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 (C)

Commerce (A)

Period of Significance

1842-1953 (C)

1854-1968 (A)

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunzicker, John; Hitchcock, Edward N.; Claude & Starck; Van Ryn & Lesser; A. Moorman & Co.
Henningson, Peter C.; Hunzicker, Emil

Narrative Statement of Significance

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

Lake Mills Downtown Commercial Historic District
Name of Property

Jefferson
County and State

Wisconsin

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:

- X State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - X Other
- Name of repository: Lake Mills-Aztalan Historical Society

10. Geographical Data

Acreage of Property 10.5 acres

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

1 16 344380 4771570
Zone Easting Northing

2 16 344550 4771190
Zone Easting Northing

3 16 344300 4771100
Zone Easting Northing

4 16 344240 4771320
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	Timothy F. Heggland	date	May 16, 2018
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

Lake Mills Downtown Commercial Historic District
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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	organization	date		
	Various: See Separate List			
street & number	city or town	state	WI	zip code
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.

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Lake Mills Downtown Commercial Historic District
Lake Mills, Jefferson County, Wisconsin

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Description

The Lake Mills Downtown Commercial Historic District consists of the large Village Commons and portions of six city blocks that together form the historic downtown core of the city of Lake Mills.¹ The district contains the park and 44 buildings, 30 of which face onto the 100 and 200 blocks of the north-south running N. and S. Main streets, and 13 of which face onto the 100 block of the east-west-running E. Lake Street and the 100 and 200 blocks of W. Lake Street. These two streets were historically the most important commercial thoroughfares in the city and these 44 buildings constitute a coherent, visually unified grouping that contains most of the surviving intact nineteenth and early to mid-twentieth century commercial buildings that remain in this historic and highly important section of the city.

Lake Mills is located on the eastern shore of Rock Lake at the place where Rock Creek flows from the lake and travels eastward for several miles until reaching the larger Crawfish River. Lake Mills exists where it does because Rock Creek provided a source of waterpower for milling and industry. In 1839, a dam and a sawmill were built by Joseph Keyes at the place where Rock Creek exits the lake, and this was followed by the construction of a grist mill at the site in 1842. Once these two mills had been constructed, the location surrounding them became a natural place to establish a town site and in 1842, the village of Lake Mills was platted by Chester Patterson, an associate of Keyes. This new plat began just to the north of the mill site, the land within it was flat, and the centerpiece of the plat consisted of a triangular-shaped block of land that Patterson gave to the community for use as a publicly owned park or commons. This Village Commons was surrounded by three streets; the east-west-running Lake Street, the north-south-running Main Street, which also passes by the mill site, and the northwest-southeast-running Madison Street, whose southern end begins where it intersects with Lake Street. Seven platted city blocks were then arrayed around the Village Commons and faced onto it. Each of the plat's three principal streets was paralleled by another street that formed the opposite side of the blocks: the east-west-running Water Street, the north-south-running Church Street, and the northwest-southeast-running Oak Street.

The place where Main and Lake streets intersect divides Lake Street into east and west sections and Main Street into north and south sections and because this place of intersection was located just a block north of the mill site, lots in this area soon became the focus of commercial activity in the new community. In the years that followed the blocks near this intersection on both sides of S. Main Street

¹ The population of Lake Mills in 2010 was 5,708.

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and both sides of W. Lake Street, and on the park-facing sides of E. Lake Street and N. Main Street developed into the commercial core of the village and it is these blocks that constitute the Lake Mills Downtown Commercial Historic District.

Of the 44 buildings in the district, three have been evaluated as being non-contributing due to their late date of construction and three others have been evaluated as being non-contributing because they have now been greatly altered and no longer retain their historic appearance. One of the 38 contributing buildings was built in 1854; two were built in the 1860s; two were built in the 1870s; four more were built in the 1880s; ten were built between 1891 and 1899; eight were built between 1900 and 1910; two were built between 1911 and 1920; three were built between 1921 and 1930; two were built between 1931 and 1940, one was built between 1941 and 1949; and three were built between 1950 and 1953. The contributing buildings range from one to three stories in height, all of them are either rectilinear or square in plan, all are of masonry construction, and all but the American Legion Hall built in 1950 have main façades that abut the inner edges of the cement sidewalks that edge the streets in front of them.

The contributing buildings in the Lake Mills Downtown Commercial Historic District are of brick or limestone and they consist of: two, two-story Italianate style buildings built between 1854 and 1868; seventeen Commercial Vernacular form one, two and three-story buildings that were built between 1876 and 1907; six, two-story Queen Anne style buildings built between 1891 and 1910; six, one and two-story Twentieth Century Commercial style buildings built between 1915 and 1948; a single fine two-story example of the Richardsonian Romanesque Revival style built in 1895; a single two-story example of the German Renaissance Revival style built in 1900; a single fine two-story Neoclassical Revival style building built in 1921, and three, one-story Contemporary style buildings built between 1950 and 1953. As is typical of the older commercial buildings in other Wisconsin cities, many of the original first story storefronts have been lost to subsequent modernization. The upper floors of these façades are all still largely intact, and many also retain their original decorative brick, and wood or metal cornices.

While the Village Common itself is considered to be a contributing site, four other resources in the Common are of too recent a date to be considered as contributing resources. The Franklin Else Memorial Bandstand (structure), Lion's Club Shelter (structure), Restroom Building (Building), and the Veterans Monument (object) are all non-contributing.

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Inventory

The following inventory lists every resource in the district along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. All are buildings unless otherwise noted. These are as follows:

- | | |
|---------------------------------|-----------------------------------|
| AS = Astylistic Utilitarian | NE = Neoclassical |
| COM = Commercial Vernacular | QU = Queen Anne |
| CON = Contemporary | RI = Richardsonian Romanesque |
| GE = German Renaissance Revival | RO = Romanesque Revival |
| IT = Italianate | TC = Twentieth Century Commercial |
| * = site | |
| ** = structure | |
| *** = object | |

Status	Address		Historic Name	Construction	Style
C	102	E. Lake Street	Enoch B. Fargo Building	1868/1899	QU
C	106	E. Lake Street	Robert Fargo Building	1868-70	IT
C	108-110	E. Lake Street	Oscar Hildebrandt Building	1910	QU
C	114	E. Lake Street	William R. Harvey Building	1876	COM
C	116	E. Lake Street	Charles Kuehn Building	1904	COM
C	120	E. Lake Street	C. F. Greenwood Building	1904	COM
C	122-128	E. Lake Street	Fargo Block	1893	QU
C	130	E. Lake Street	Louie Kuehn Building	1929	TC
C	131	E. Lake Street	Village Common *	1842	N/A
NC	131	E. Lake Street	Franklin Else Memorial Bandstand **	1994	N/A
NC	131	E. Lake Street	Village Common: Lion's Club Shelter **	c1994	N/A
NC	131	E. Lake Street	Village Common: Restroom Building	1996	AS
NC	131	E. Lake Street	Village Common: Veterans Monument ***	1971	NE
C	113	W. Lake Street	Otto Gericke Building	1915	TC
NC	117-119	W. Lake Street	Larry D. Shoenick Office Building	1993	CON
C	118-120	W. Lake Street	Gericke Brothers Building	1890	COM
C	121	W. Lake Street	Cook & Buchanan Co. Building	1904	COM
C	203	W. Lake Street	F. B. Fargo Dairy Supply Co. Building	1892	COM
C	103	N. Main Street	E. Kaltenbrun & John Bruns Building	1854/1887	IT
C	107	N. Main Street	Greenwood's State Bank	1883/1900	GE
C	109	N. Main Street	H. Luetzow Building	1923	TC

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Status	Address		Historic Name	Construction	Style
C	Ca.115	N. Main Street	George H. Bruns Building	1895	RO
C	117	N. Main Street	Greenwood's State Bank	1921	NE
C	123	N. Main Street	Frank Millard Building	1893	COM
C	127	N. Main Street	Conrad Engsberg Building	1898	COM
NC	129	N. Main Street	Herman Breitreutz Building	1897	COM
C	131	N. Main Street	Pyramid Café	1950	CON
C	133	N. Main Street	American Legion Hamburger Stand	1953	CON
C	135	N. Main Street	Frank Foote Building	1876/1889	COM
C	201	N. Main Street	Andrew Joeckel Building	1881	COM
C	203	N. Main Street	Joeckel Brothers Building	1895	COM
C	211	N. Main Street	Oddfellows Hall/Opera House	1888/1909	RO
NC	101	S. Main Street	Hoskins, Wells & Keane Building	1866	COM
C	103-105	S. Main Street	Ernest A. Williams Block	1895	RI
C	107	S. Main Street	Joseph Statz Building	1903	QU
C	109	S. Main Street	Paul Gericke Building	1939	TC
C	112	S. Main Street	Robert & Enoch J. Fargo Building	1907	COM
NC	113	S. Main Street	Ken Setz Commercial Building	1990	CON
C	114	S. Main Street	Herman Oelschlager Building	1948	TC
C	117	S. Main Street	Mueller Brothers Building	1914	TC
C	118	S. Main Street	William Klein Wagon Shop	1900	COM
C	119	S. Main Street	Yandre Brothers Livery Stable	1891	QU
C	120	S. Main Street	G. F. Neupert Blacksmith Shop	1890	COM
NC	121	S. Main Street	Greenwood & Douglas Cold Storage Building	1893	AS
C	125	S. Main Street	Dodge Creamery Co. Office Building	1903	COM
C	129	S. Main Street	American Legion Hall: Post #67	1950	CON
C	200	S. Main Street	Lake Mills Shoe Factory	1931/1936	AS
C	202	S. Main Street	Cook-Buchanan Building	1909	QU

The following list describes some of the most characteristic and/or finest resources in the district and tells something of what is known about their history. Names given in the heading are those of the original owners and the buildings are listed in roughly chronological order, beginning with the oldest.

Historic Name	Address	Date of Construction
E. Kaltenbrun & John Bruns Building (Photo #1)	103 N. Main Street	1854/1887

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This highly intact two-story, three-bay-wide, rectilinear plan Italianate style-influenced building is the earliest surviving commercial building in Lake Mills. The building rests on a stone foundation and has walls of cream brick and its southeast-facing main façade is symmetrical in design. The first story of this façade features an intact, full-width, three-bay-wide storefront that still retains its recessed entrance in its center bay. This entrance is flanked on either side by a single large picture window that is held in place by cast iron pilasters. The three-bay-wide second story is also still largely intact, each bay being separated from the next by a narrow pilaster, and the whole being surmounted by a tall corbelled brick cornice. The window openings in these bays are tall and have semi-circular-arched heads but these window openings and the corbelled brick cornice date from an 1887 remodeling of this façade. Historic photos show that the original windows were rectangular and had pedimented hoods, while the cornice above was similar but less elaborate. When the building was remodeled in 1887, a large two-story, seven-bay-wide addition was added to the rear of the building and this addition faces onto W. Lake Street and has two intact storefronts of its own in its first story.

E. Kaltenbrun and John Bruns operated a hardware store in this building, which was afterwards run by George Bruns and Calvin Oehler, who were responsible for the 1887 enlargement and remodeling of the original building.²

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Robert Fargo Building (Photo #2)	106 E. Lake Street	1868-70

This highly intact two-story, three-bay-wide, rectilinear plan Italianate style-influenced building rests on a stone foundation and has walls of cream brick and its north-facing main façade is symmetrical in design. The first story of this façade features a full-width three-bay-wide intact storefront that still retains its recessed main entrance in its center bay, and this entrance is flanked on either side by a single large picture window that is held in place by cast iron pilasters. The three-bay-wide second story is also still largely intact as well and this story is crowned by a simple wooden cornice. The window openings in the second story bays are tall and have semi-circular-arched lintels above them.

This building was built as a rental property for Robert Fargo between 1868 and 1870 and was originally identical to the building next door at 102 E. Lake Street, which had been built in 1868 by Fargo's brother,

² Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., pp. 75-77. See also: Swart, Hannah. *Koshkonong Country: A History of Jefferson County, Wisconsin*, p. 180 for an historic photo showing the building as first built.

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Enoch B. Fargo. The latter building was subsequently remodeled in 1903.³

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Frank Foote Building (Photo #3)	135 N. Main Street	1876/1889

This highly intact two-story-tall, three-bay-wide, rectilinear plan Commercial Vernacular Form building rests on a stone foundation and has walls of cream brick. Its southeast-facing main façade is nearly symmetrical in design. The first story of this façade features a nearly full-width three-bay-wide intact cast iron storefront that retains its slightly recessed main entrance in its center bay. The entrance is flanked on either side by a single, large, picture window that is held in place by cast iron pilasters. The three-bay-wide second story is also largely intact and at the top of the wall is a corbelled brick cornice. The window openings in the second story bays are tall and have semi-circular-arched corbelled brick lintels above them.

Frank Foote operated a jewelry store in this building, which he had built in 1876 and which was originally a wood frame building whose principal façade was clad in clapboards. In 1889, Foote had the building enlarged and the walls rebuilt of cream brick, the storefront was remodeled, and he and his family then lived in the second floor apartment for several years before building a house of their own.⁴

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Odd Fellows Hall/Opera House (Photo #4)	211 N. Main Street	1888/1909

This highly intact three-story-tall, three-bay-wide, rectilinear plan, free-standing Romanesque Revival style-influenced building is one of the district's two tallest historic buildings. The building rests on a stone foundation and has walls of cream brick and its southeast-facing main façade is divided into three bays by full-height pilasters and it was historically symmetrical in design. The first story of this façade has the now altered main entrance of the building in its center bay and this entrance is flanked on the left by a single large picture window that is a later addition, and on the right by a pair of small rectangular

³ Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 28. See also: Swart, Hannah. *Koshkonong Country: A History of Jefferson County, Wisconsin*, p. 179 for an historic photo showing the two buildings as originally built.

⁴ Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, pp. 146-147. See also: *Lake Mills Leader*. April 18, 1889, p. 3; May 23, 1889, p. 3; January 2, 1890, p. 3.

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window openings that originally were duplicated by a second pair that was located in the left-hand bay. The three-bay-wide second story is also intact, each bay being separated from the next by a narrow pilaster. Each bay contains a taller pair of rectangular window openings, while each bay of the third story contains a large semi-circular-arched window opening that contains a pair of rectangular windows with two multi-light quarter-circle-shaped transom windows. The entire façade is surmounted by a tall corbelled brick cornice and the middle bay is also crowned by a blind hip-roofed dormer.

This building was constructed in 1888 by the Lake Mills lodge of the International Order of Odd Fellows (I.O.O.F.) as their lodge hall. It also housed the village's opera house in its first story, the first purpose-built public auditorium in the village. The contractor (and possibly the designer) was lodge member Peter C. Henningson, a prominent local carpenter and contractor.⁵

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Gericke Brothers Building (Photo #5)	118-120 W. Lake Street	1890

This intact Commercial Vernacular form building is two-stories, three-bays-wide, and rectangular in plan. The building is free-standing, has a stone foundation, walls of cream brick, and occupies a corner parcel formed by the intersection of W. Lake Street and an alley. The main façade faces north onto W. Lake Street, is roughly symmetrical in design and its first story consists of a storefront that features a centered, deeply recessed entrance that contains a one-light over three-panel entrance door, and this door is surmounted by a transom light. This entrance is flanked on either side by a single light display window, both of which have a six-light transom placed above them, a second entrance is located to the right of this storefront and provides access to the second story above, and slim cast iron posts and columns support a cast iron lintel that spans the width of the storefront and the second story entrance.

The second story is three-bays-wide and the center bay features a rectangular opening that contains a pair of one-over-one-light, double-hung windows while the two flanking bays each contain a single window of identical design. At the top of the wall is a very tall corbelled brick parapet wall and sheet metal cornice having a large, centered, triangular pediment. The entire façade is enframed with narrow pilasters.

⁵ Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 130. See also: Wilson, Mary. *A History of Lake Mills: Creating a Society*. Lake Mills, WI: Self-Published, 1983, pp. 251-254, 326. See also: *Lake Mills Leader*. January 17, 1907, p. 1.

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The west-facing side elevation of the building has just a single segmental-arched window opening centered on its first story that contains a pair of small one-over-one-light windows and three single segmental-arched window openings that each contain a single one-over-one-light window are placed in the second story above.

This building was built for the Gericke Brothers in 1890 by carpenter contractor Peter C. Henningson and originally housed a saloon. There is a small datestone centered in the parapet wall of the main façade that reads “1890.”⁶

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
G. F. Neupert Blacksmith Shop (Photo #6)	120 S. Main Street	1890

This very intact one-story-tall, three-bay-wide, rectilinear plan Commercial Vernacular form building occupies the northeast corner parcel that was formed by the intersection of S. Main and Water streets and rests on a stone foundation, has walls of cream brick, and its main façade faces west onto S. Main St. This façade is symmetrical in design and its center bay contains a very wide segmental-arched door opening that was originally used both as an entrance for people and for horses, wagons, and agricultural implements in need of repair. Today, this entrance contains a modern entrance door that is flanked by sidelights and is topped with a segmental-arched transom light. A single tall segmental-arched window opening flanks this door opening on either side and these openings have corbelled brick lintels and stone sills, but the original windows they once contained have now been replaced with single light modern windows. The façade is then crowned by a tall corbelled brick cornice.

The south-facing side elevation of the building is six-bays-wide, with the first through fourth bays from the left and the sixth bay from the left all being segmental-arched window openings that have stone sills, but which lack the corbelled brick lintels found on the main façade, and whose original windows have also now been replaced with single light modern units.

This building was built for G. F. Neupert in 1890 to house his blacksmith shop.⁷

⁶ *Lake Mills Leader*. November 6, 1890, p. 3; December 11, 1890, p. 3; January 1, 1891, p. 3. See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, p. 176.

⁷ *Lake Mills Leader*. January 1, 1891, p. 3. See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, p. 154.

⁷ Historic photos show that the building’s present storefront, its second story entrance door, and its transom, are the result

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<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
F. B. Fargo Dairy Supply Co. Building (Photo #7)	203 W. Lake Street	1892

This highly intact High Victorian Italianate style-influenced Commercial Vernacular form building was built to house the offices and salesrooms of the F. B. Fargo Dairy Supply Co. It is free-standing, is two-stories tall over a raised basement, has a rectilinear plan, a stone foundation, exterior walls of cream brick, and it sits on a corner parcel with a main façade that faces south onto W. Lake St. and a side elevation that faces east onto Church St. The main façade is essentially symmetrical in design and is four-bays-wide. The first story has four large segmental-arched window openings that are evenly spaced across the width of the façade and which today each contain a pair of modern one-light windows that are topped with a segmental-arched one-light transom. Placed above each of these windows in the second story is a pair of segmental-arched window openings that each contain a modern one-over-one-light window. At the top of the wall is an elaborately decorated and bracketed sheet metal cornice that is continued part way around the building's east-facing side elevation.

The east-facing side elevation is asymmetrical in design. Its first story is eight-bays-wide with the left-hand bay consisting of a large, segmental-arched opening inside of which is the building's deeply recessed main entrance. Placed a little way to the right of this entrance are seven, single, segmental-arched window openings, each of which contains a one-over-one-light modern window, and ten of the same windows are arrayed across the width of the second story above. In addition, there is also a one-story ell of cream brick at the rear of the building that originally housed the boiler room of the factory and it featured a tall brick chimney which has since been removed.

This building was built in 1892 for F. B. Fargo and it is now the only remaining building of what was once Lake Mills' largest industrial complex. This building was later used for many years as the Lake Mills Municipal Building.⁸

⁸ *Lake Mills Leader*. August 18, 1892, p. 3; August 25, 1892, p. 3; September 15, 1892, p. 3; October 6, 1892, p. 3; October 20, 1892, p. 3; November 10, 1892, p. 3; November 17, 1892, p. 3; December 22, 1892, p. 3; February 23, 1893, p. 3. Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., pp. 82-85.

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<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Fargo Block (Photo #8)	122-128 E. Lake Street	1893

The Fargo Block is the largest and most elaborate of all the buildings that were built in Lake Mills in the nineteenth century to house multiple commercial activities and is largely intact today. It is two-stories, has an L-plan configuration, rests on a stone foundation, and its second floor exterior walls of cream brick. The second story of the front façade is intact and is seven-bays-wide. The first and seventh bays from the left both consist of polygonal three-sided hip-roofed oriel bays whose three sides each contain a one-over-one-light window, each of which is topped by a transom. The five center bays all have a semi-circular-arched window opening, each of which contains a one-over-one-light, double-hung window and a semi-circular, one-light transom above. A large panel centered toward the top of the wall bears the name “Fargo Block”. The façade is crowned with an overhanging bracketed, sheet metal cornice that has a fascia decorated with classically derived swag motifs.

The present appearance of the first story of the façade dates from multiple remodeling: an early remodeling from the early 1930s and the subsequent modernization of the two storefronts sometime after 1974.⁹ This four-bay-wide story now has a segmental-arched entrance placed in the first (left-hand) bay and an identical entrance is placed in the third bay from the left. The second and fourth bays each consist of large rectangular window openings that each contain three one-light windows and transoms. These entrances and the window openings are now enframed with dressed limestone blocks, the ones that enframe the two entrances taking the form of simple stylized pilasters. Those surrounding the display windows are infilled to reduce the window openings. Historic photos show that this first story originally contained three storefronts; a small one in the left-hand bay with its own recessed entrance to the left; a larger storefront to its right that had a large sandstone-framed semi-circular-arched entrance placed to the left of its display window, a tall narrow, sandstone-framed rectangular entrance just to the right of center that served the building’s second story; and a large storefront to the right that had a recessed centrally positioned entrance that was flanked by display windows on either side.

⁹ Gericke, Paul. *Lake Mills: 1881-1936*. Lake Mills, Wisconsin: 1936, p. 43 (illustrated). State Historic Preservation Office, Architecture and History Inventory database photograph.

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This building was built in 1893 for Robert and Lorenzo Fargo, who founded the Bank of Lake Mills at the same time. The bank occupied the middle storefront space. The building was designed by the prominent Milwaukee architectural firm of Van Ryn & Lesser, it was built by John Spangler, a masonry contractor based in Jefferson, Wisconsin, and it is the most architecturally distinctive of all the city's nineteenth century commercial buildings.¹⁰

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Conrad Engsberg Building (Photo #9)	127 N. Main Street	1898

The Conrad Engsberg Building is a highly intact two-story-tall, rectilinear plan Commercial Vernacular form building that rests on a stone foundation, has walls of light brown brick, and its southeast-facing main façade is symmetrical in design. The first story of this façade features an intact full-width three-bay-wide storefront that still retains its main entrance in its deeply recessed center bay. The storefront has its original cast iron framing system. The entrance is flanked on either side by a single large picture window held in place by slim cast iron columns, and each element of this storefront has a transom light that is filled with prism glass. The façade's four-bay-wide second story is also largely intact except for the windows that have been replaced. These bays are separated from one another by pilasters, and the rectangular window openings in each bay are tall and they each contain a double-hung window that is surmounted by a fixed light and transom above. The façade is then completed by an elaborate corbelled brick cornice that is decorated with classically derived elements.

Conrad Engsberg built this building to house his drugstore and it was designed by local architect John Hunzicker. The completion of this building was noted in the local newspaper, which provided a lengthy description of the interior and noted that the local Masonic lodge would occupy the second story, and it finished by stating that, "It is a handsome improvement to the street and an excellent addition to the business facilities of the village."¹¹

¹⁰ *Lake Mills Leader*. April 6, 1893, p. 3; June 8, 1893, p. 3; October 12, 1893, p. 3; January 4, 1893, p. 3. See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, pp. 45-49 (illustrated).

¹¹ *Lake Mills Leader*. November 24, 1898, p. 1. See also: June 2, 1898, p. 5; January 5, 1899, p. 5. See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, pp. 14-16.

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<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Enoch B. Fargo Building (Photo #10)	102 E. Lake Street	1868/1899

This building occupies a corner parcel with a main façade that faces north onto E. Lake Street and a side façade that faces south onto S. Main Street. The building has a highly intact exterior, is two-stories, has a stone foundation, and walls of cream brick that have now been painted. As originally built for Enoch B. Fargo, this building was identical to the building next door at 106 E. Lake Street that was built for his brother, Robert Fargo, a year later. In 1899, Fargo's son, Enoch J. Fargo, had this building extended 30-feet along its S. Main Street side. The addition of three second story oriel bays to the original portion, and the remodeling of its E. Lake St. storefront gave his building the Queen Anne style appearance it still has today.

The main façade is two-bays-wide. Its first story contains a single storefront that features a centered, deeply recessed entrance that now contains a modern one-light entrance door. This entrance is flanked on either side by a display window, while a second entrance that contains an older single-light door is located to the left of the storefront and provides access to the second story. In addition, a full-width transom with prism glass is located above the storefront and the second door.¹² The second story above has a single tall window opening in its left-hand bay; this opening has a semi-circular-arched lintel and it is one of the building's original 1868 windows. There are window hoods over the second floor windows. The right-hand bay contains a polygonal, three-sided, hip-roofed oriel bay window that was added in the 1899 remodeling, and the façade is crowned by a bracketed wood cornice.

The first story of the S. Main Street side of the building has a single small modern storefront placed towards the right-hand end of the elevation. The second story, however, is nine-bays-wide, with the first, third, and fifth, sixth, seventh, and eight bays from the left all containing either single or paired windows of the same design as the one found on the left-hand side of the main façade, while the second and fourth bays from the left both contain polygonal, three-sided, hip-roofed oriel bay windows that were added during the 1899 remodeling.¹³

¹² Historic photos show that the building's present storefront, its second story entrance door, and its transom, are the result of the third remodeling of this building's original storefront, but they also show that the current elements were added well within the period of significance, as can be seen by the prism glass-filled transom.

¹³ The windows in the sixth, seventh, and eight bays also date from the 1899 remodeling and are replicas of the earlier ones.

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As noted previously, this building was built for Enoch B. Fargo in 1868 and it housed a general store he owned that was managed by others. By 1899, when he had the building remodeled and enlarged, the building was leased to others.¹⁴

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Dodge Creamery Co. Office Building (Photo 11)	125 S. Main Street	1903

This small, very intact, one-story, three-bay-wide, rectilinear plan Commercial Vernacular form building rests on a stone foundation, has walls of reddish brown brick, and its main façade faces east onto S. Main St. This façade is symmetrical in design and its right-hand bay contains a segmental-arched door opening that now contains a modern entrance door that is surmounted by a segmental-arched transom light. The two bays to the left of the door both contain segmental-arched window openings and they have stone sills and double-rowlock course headers and they both have replacement windows. This façade has a simple corbelled brick cornice. At the side of the building are two, tall, arched window openings with replacement windows.

This very simple building was built for C. F. Greenwood to house the offices of the Dodge Creamery Co. that he controlled. It later housed the Interurban Telephone Co. offices and switchboard. Interestingly, this building was designed by the prominent Madison, Wisconsin, architectural firm of Claude & Starck, which was best known for its Prairie School style libraries and residences, and it raises the question of how many other simple vernacular form buildings like this whose designs are normally attributed to the persons who built them were actually designed by architects.¹⁵

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Cook & Buchanan Co. Building (Photo 12)	121 W. Lake Street	1904

This very intact late Commercial Vernacular form building is two-stories, one-bay-wide, and rectangular in plan. It rests on a stone foundation, has walls of cream brick, and occupies a corner parcel formed by the intersection of W. Lake and Church streets. The main façade faces south onto W. Lake Street; its first story consists of a storefront that features a centered, deeply recessed entrance that

¹⁴ Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 1. See also: *Lake Mills Leader*. April 27, 1899, p. 5; August 10, 1897, p. 5; November 9, 1899, p. 1, November 16, 1899, p. 5.

¹⁵ *Lake Mills Leader*. December 31, 1903, p. 5; September 24, 1903, p. 1. See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, p. 14.

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contains a modern one-light entrance door, and this door is surmounted by two separate superposed transom lights. This entrance is flanked on either side by a single-light display window that has a single-light transom above it, while a second entrance is located to the right of this storefront and provides access to the second story above. Slim cast iron posts and columns support a cast iron lintel that spans the width of the storefront and the side entrance.

The second story of this façade has a large rectangular window opening centered on it and this opening contains a triple window group that is composed of a large centered single light that is surmounted by a multi-light transom. Flanking this window on either side is a one-over-one-light, double-hung window surmounted by a transom of its own; the entire opening is crowned by decorative bracketed cornice whose fascia is decorated with a classical motif. At the top of the wall there is a bracketed cornice identical to, but larger than, the one above the second story window group and extends around the west-facing side façade.

The building's side façade is asymmetrical in design. Its first story is six-bays wide with the first and third bay from the left both containing tall eight-light windows placed in rectangular openings, while the second, fourth and fifth bays from the left contain entrance doors, and the sixth bay from the left contains a pair of tall, eight-light windows that are also placed in a rectangular opening. All these openings have classically derived lintels placed above them and identical lintels are placed above the four rectangular window openings evenly spaced across the width of the second story above and which each contain a one-over-one-light window surmounted by a transom light.

This building was built for the Lake Mills real estate firm of Cook & Buchanan as an income producing property and was designed by local contractor/architect Edward N. Hitchcock. The carpenter contractor was Hunzicker & Woelffer. The first story later housed the Lake Mills post office for forty-four years.¹⁶

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Oscar Hildebrandt Building (Photo 13)	108-110 E. Lake Street	1910

This highly intact two-story-tall, two-bay-wide, rectilinear plan Queen Anne style building rests on a stone

¹⁶ *Lake Mills Leader*. January 7, 1904, p. 5; May 26, 1904, p. 5; July 21, 1904, p. 5; July 28, 1904, p. 5; December 8, 1904, p. 1.

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foundation and has a façade of reddish brown brick. The first story of the building's north-facing main façade consists of a nearly full-width storefront, the right-hand portion consists of two deeply recessed entrance doors, the right one of which services the building's second story while the left one services the first story. Placed to the left of these doors is the storefront itself, which consists of three large plate glass windows placed within a wood frame and supported by a cast iron column, and the entire storefront is supported by a full-width cast iron lintel.

The two-bay-wide second story is also still largely intact as well and each bay consists of a three-sided, hip-roofed polygonal bay window, this being a signature element of Queen Anne style commercial building designs. This story is crowned by modest bracketed wooden cornice.

Oscar Hildebrandt operated a laundry in the rear of this building while his brother, C. H. Hildebrandt, operated a furniture store in the front of it. This building replaced a wooden building that had been moved to this site in 1868 and operated as a harness shop.¹⁷

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Mueller Brothers Building (Photo 14)	117 S. Main Street	1914

The Mueller Brothers Building is a fine, largely intact example of Twentieth Century Commercial style design. The building is one-story, rectilinear in plan, and has a poured concrete foundation and a main façade of dark red brick. This façade is asymmetrical in design and faces east onto S. Main Street and its design has a pronounced horizontal emphasis. Most of this façade consists of a full-width storefront that originally featured an entrance door at the far left, while the remainder consisted of multiple large plate glass store windows. Today, all the original elements that composed this storefront have been replaced by modern equivalents, but while these modern elements are not historic they still manage to reference historic features such as the transom, display window and bulkhead. The storefront is enframed by simple brick pilasters and it is surmounted by a tall paneled and corbelled brick parapet wall and sheet metal cornice.

The Mueller Brothers built this building in 1914 to house their agricultural implement business.¹⁸ The carpenter contractors were Hunzicker & Woelffer.

¹⁷ Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 1. See also: *Lake Mills Leader*. March 31, 1910, p. 5; September 8, 1910, p. 5; October 13, 1910, p. 5; November 17, 1910, p. 8; December 1, 1910, p. 5; December 8, 1910, p. 8; December 15, 1910, p. 5.

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<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Greenwood's State Bank (Photo 15)	117 N. Main Street	1921

The former Greenwood's State Bank building is one of the district's most notable buildings. This very intact, two-story, rectilinear plan, Neoclassical Revival style building has a symmetrically designed three-bay-wide main façade that faces southeast onto Main Street. This façade is faced in Indiana limestone, it rests on a dressed granite foundation, and the entire façade sits behind a limestone colonnade. Pilasters along the wall correspond to the columns in the colonnade. The colonnade consists of four pairs of columns that demarcate the three bays of the façade. The left and right-hand pair of columns consist of an engaged column and a freestanding column while the two inner pairs each consist of a pair of freestanding columns. These columns are fluted and are all members of the Corinthian Order, as are the pilasters on the wall of the façade. This façade has the bank's main entrance door in its center bay and a large triple window group is placed in the first story of each of the two flanking bays. This entrance door and both the flanking triple window groups are each placed within an elaborately carved pedimented stone surround, while the second story of each of these bays contains a large square window opening. These openings each now contain a single-light window, but historic photos show that originally these openings each contained a triple window group consisting of a large one-light center window that was flanked by a two-light sidelight, with each window being topped by a transom light.

The façade has a tall limestone entablature, above which is a limestone balustrade whose four pedestals correspond in width and placement to the pier and column groups that are located below them.

Not surprisingly, the construction of this building was treated in some detail by the local newspaper when it opened. The *Lake Mills Leader* stated:

It is very gratifying to the people of the city and its vicinity to have such a piece of architecture erected on Main street and so constructed that it will probably last for ages and always be a source of pride to all the inhabitants who are to follow the present citizens.¹⁹

¹⁸ *Lake Mills Leader*. November 5, 1914, p. 1.

¹⁹ *Lake Mills Leader*. February 10, 1921, p. 1. See also: *Lake Mills Leader*. February 17, 1921, p. 1.

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The building was designed and built by A. Moorman & Co., of St. Paul, Minnesota and Chicago, who were specialist in the design and construction of banking facilities. Fortunately, the only changes that have affected the exterior of this building have been the replacement of the original second story windows. The building is in excellent condition today.

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
H. Luetzow Building (Photo 16)	109 N. Main Street	1923

The Luetzow Building is another fine, highly intact example of Twentieth Century Commercial style design. The building is two-stories, rectangular in plan, has a poured concrete foundation and a main façade of dark red brick. The façade faces southeast onto N. Main Street and unlike the Commercial Vernacular form designs of twenty and thirty years before, its design has a pronounced horizontal emphasis. This façade is enframed by simple brick pilasters that merge at the top of the façade into a simple stepped brick parapet wall. The first story of the façade consists of a nearly full-width storefront, the left-hand portion of which consists of two recessed entrance doors, the left one of which services the building's second story while the right one services the first story. Placed to the right of these doors is the storefront itself, which consists of three large plate glass windows in a metal frame. Today, both the two doors and the storefront are all surmounted by a full-width transom that is clad in wood shingles, but historic photos show that originally, this transom was filled with prism glass, and this glass may still be extant behind the shingles.²⁰

The second story above consists of two, triple window groups that each contain three, six-over-six-light double-hung windows, and stone stringcourses placed above and below these groups serve to create a banded effect that further emphasizes the horizontality of the overall design.

Henry Luetzow had this building built in 1923 to house his meat market.

²⁰ Gericke, Paul. *Lake Mills: 1881-1936*. Lake Mills, Wisconsin: 1936, p. 38 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, p. 161.

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<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Village Common (Photos 17, 18)	131 E. Lake Street	1842

The Village Common, the large public park anchoring the northeast portion of the historic district is triangular in shape and bounded by E. Main, E. Lake, and E. Madison streets; with paved sidewalks extend along the length of each side of the park. The park is generally characterized by having large shade trees and large expanses of mown lawn. The edge of the park along N. Main Street is densely planted with trees and heavily shaded. The concentration of shade trees continues around the northwest corner from N. Main to E. Madison streets, and around the southwest corner from N. Main to E. Lake streets. About halfway along E. Madison and E. Lake streets, the concentration of trees changes and become sparsely distributed and of a smaller size. There is a wide walking path that cuts across the park between E. Lake and E. Madison streets, close to the park's southeast corner. Park buildings are generally located in the vicinity of this walking path, except for the gazebo which is sited among the trees closer to the park's southwest section. The rest of the park has mown lawn with benches interspersed and small monuments and other park features scattered roughly along the edges. The corner of the park at the intersection of N. Main and E. Lake streets is marked with a large name sign, and on E. Lake Street, the entrance to the walking path is defined by two tall brick piers, capped with limestone and each having a light fixture. Additional light poles are arranged around the perimeter of the park and along the walking path and have lamps reminiscent of historic-period city lighting.

The Village Common first appeared on the original plat of the Village of Lake Mills, which was created in 1842 and is the oldest contributing resource in the district. Originally, the Commons was little more than a marshy area that was unsuitable for development, but as the village grew, the low portions of the Commons were gradually filled in and leveled, and trees were planted. In the 1860s, a wood fence was built surrounding the Commons and by 1873, grass in the Commons was being mowed yearly and sold as hay. In 1880, the Village Board had a bandstand placed near the center of the park and in 1883, the encircling fence was removed, by which time the Commons had evolved into an increasingly well-used urban park. In the years that followed, municipal funding for the maintenance of the park increased, benches were placed in various spots, hedges and flower beds were established, more trees were planted, cement paths and sidewalks were constructed, and the park gradually took on the appearance it still retains to this day. Over the course of its history, a number of different historic resources were placed in the park that have since been removed, including among

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them the original wooden bandstand, which was taken down in 1884. This was subsequently replaced by a new bandstand that was built in 1909, which was itself replaced by a still newer one built in 1938, and this one stood until 1994, when the current non-contributing Franklin Else Memorial Bandstand (AHI# 234447) was completed. Other non-contributing resources that have been built in the Commons in recent years include the Village Commons Lions Club Shelter (AHI# 235498), built ca.1994; the Village Commons Restroom Building (AHI# 235497), built in 1996; and the Neoclassical Revival Style Village Commons Veterans Monument (AHI# 236268), which was built in 1971.

Integrity

Generally speaking, the buildings in this district display an unusually high degree of integrity for buildings of this vintage and type. While many of these buildings have now had their first story storefronts remodeled, a surprising number still retain original cast iron elements or other original features and some of those that have been remodeled could easily be restored to their original appearance. Second stories have fared even better and while window replacements are common, for the most part the replacement windows respect the appearance and size of the ones they replaced. In addition, these buildings are in very good condition, the downtown is heavily used and vacant storefronts are rare.

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Significance

The Lake Mills Downtown Commercial Historic District contains a large downtown park and a collection of intact historic Victorian period and early-twentieth century commercial buildings that constitute the historic business center of the city of Lake Mills. Together, the buildings in the district are of architectural significance as a collection of very good representative examples of the Italianate, Queen Anne, Richardsonian Romanesque Revival, Neo-Classical Revival, Twentieth Century Commercial styles, and of Commercial Vernacular form design. In addition, the buildings in the district are of local significance to the history of commerce in Lake Mills because they are not just the most intact group of surviving historic buildings in Lake Mills that were associated with that community's historic retail stores and other service-oriented commercial enterprises; they constitute a large percentage of *all* the buildings in Lake Mills that have ever been associated with this city's commercial history.

The Lake Mills Downtown Commercial Historic District is locally significant under National Register Criterion C as an architecturally significant collection of historic commercial buildings that together constitute a well-defined and visually distinct geographic and historic entity. The period of significance for the area of Architecture begins in 1842 and ends in 1953. These years encompass the dates of construction of all contributing resources in the district representing the historic period. The district is also eligible for listing under National Register Criterion A for its historic significance and its association with the commercial history of Lake Mills. The period of significance for the area of Commerce begins in 1854 and continues to 1968. Because this remains the commercial core of Lake Mills to this day, using 1968 as the end date for the period of significance follows the 50-year National Register program guidance.

The Developmental History of Lake Mills and Association with Commerce

The Lake Mills Downtown Commercial Historic District is eligible for listing in the National Register of Historic Places under Criterion A (History) for its local significance to the area of Commerce because its resources comprise the intact historic commercial core of the city. The district contains 38 mostly two-story, masonry construction, mid-to-late nineteenth and early-to-mid-twentieth century contributing buildings, the majority of which line two sides of a triangular-shaped block located in the heart of the city that is known as the Village Commons. These buildings still form the commercial heart of the city today and represent a large proportion of all the buildings that were ever built in this city to serve the retail and professional needs of its citizens.

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The city of Lake Mills is located in the civil town of the same name and both are located in Jefferson County. Like so many of Wisconsin's earlier communities, Lake Mills owes its existence to its proximity to an early source of water power, which in this case was the watercourse known as Rock Creek. Rock Creek has its origin in Rock Lake and it flows from Rock Lake some two miles northeast until emptying into the Crawfish River. The city of Lake Mills is located on the eastern shore of Rock Lake and it was around the place on the eastern shore where Rock Creek exits the lake that the historic core of this city evolved.

Joseph Keyes was the first person to settle in what would become Lake Mills.

In 1836 Captain Joseph Keyes of Vermont made an exploratory trip to Wisconsin for the purpose of securing lands in the newly opened territory of the United States. The following year Keyes brought his family to Wisconsin. By the next spring, with the help of nearby settlers, he began to build an earthen dam above the rapids and then constructed a sawmill along the south side of the creek which is near the current South Main Street bridge. It was not until Joseph Keyes completed his sawmill in 1839 that the first frame houses were erected. The oldest remaining home from this period was built in 1843 on the east side of Main Street [340 S. Main St.] by the founder himself, Captain Joseph Keyes.

Joseph Keyes then began construction of a grist mill just downstream from the sawmill. This was completed in 1842. Keyes, considered by many to be the founder of Lake Mills, is credited with providing the village with its name by stating "Here is the lake and here are the mills. We will call it Lake Mills."²¹

Once these two mills had been constructed, the location surrounding them became a natural place to establish a town site and in 1842, when Wisconsin was still a Territory, the village of Lake Mills was platted by Chester Patterson, an associate of Keyes. This new plat, called the Original Plat of Lake Mills, began just to the north of the mill site and its centerpiece consisted of a triangular-shaped four-acre block of land that Patterson gifted to the fledgling community as a publicly owned park or commons. This Village Commons was surrounded by three streets; the east-west-running Lake Street, the north-south-running Main Street, which also passes by the mill site, and the northwest-southeast-running Madison Street, whose southern end begins where it intersects with Lake Street. Seven platted

²¹ Lake Mills-Aztalan Historical Society. *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills, n.d., p. 2. Neither mill is now extant.

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city blocks were then arrayed around the Village Commons and faced onto it, and each of the plat's three principal streets was paralleled by another street that formed the opposite side of the platted blocks; the east-west-running Water Street, the north-south-running Church Street, and the northwest-southeast-running Oak Street, the latter of which also had two more platted city blocks located on its own, opposite, northeast side.

The first buildings built in this new plat were a mixture of small, wooden, one and two-story-tall residential and commercial buildings, but commercial buildings occupied all the lots nearest to the intersection of Main and Lake streets because this intersection was just a block north of Rock Creek and the village's two mills. When Keyes' grist mill was completed it was the first grist mill in Jefferson County. As a result, farmers came to this mill from all over the county and given the rough nature of the county's roads at that time and the length of time it took to get their mill orders processed, many of them elected to stay in Lake Mills overnight and use their time there for shopping. Because the great majority of the traffic that these mills generated entered and left Lake Mills via the rural extensions of either Main or Lake streets, staying in one of the village's hotels and shopping in one of the stores that quickly sprang up around the place where these two streets met was a decided convenience.²² Consequently, it was at this point that commercial development in Lake Mills began and from which it spread.

The Original Plat of Lake Mills occupied about 25 acres of land and by 1852 the village had grown to the point where more platted land was needed. The following account describes the early settlement of Lake Mills:

Enoch B. Fargo platted 35 acres in the northern and western portions of the village in 1852. Another addition, comprising 20 acres in the northwestern portion, was platted by Cook and Atwood. On April 28, 1856, Lake Mills became an incorporated village.

In 1853, the "Wisconsin Gazetteer," written by John Warren Hunt and Beriah Brown, Madison, described the village of Lake Mills: "Post village on Section 13, in town of same name, Jefferson County, 8 miles northwest from Jefferson, 26 miles east of Madison, at the outlet of Rock Lake, on the mail route from Madison

²² Over time, the rural extension of N. Main Street became State Highway 89, which runs northwest towards the city of Waterloo, the rural extension of S. Main Street also became State Highway 89, and it runs south towards the cities of Jefferson and Fort Atkinson, the rural extension of E. Lake Street became County Highway B, which runs east to the village of Johnson Creek, and the rural extension of Madison Street also became County Highway B, and it runs northwest and then west towards the capital city of Madison in the adjacent Dane County.

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to Watertown. Population 400; with 50 dwellings, three stores, one hotel, one church and several religious denominations, one iron foundry, one grist mill, one saleratus factory, two cabinet and three blacksmith shops.”

As the community the community of the shore of Rock Lake grew, businesses and industries opened...adding to what was perhaps the first Lake Mills industry—Captain Keyes’ sawmill, started in 1839. Settlers first bought dry goods and groceries for peddlers but, in 1842, John L. Boyington and George Payne opened the first general store on the southeast corner of Main and Lake Streets. The Cooper brothers, Horace and Lucius, opened business as peddlers in about 1840, then operated a small store in Aztalan before moving to Lake Mills about 1844, setting up shop in the same building with Boyington and Payne. These two businesses, along with Codwise and Fleury’s general store, were probably the earliest stores in the township.

The Fargo brothers, Lyman, Enoch [B.] and Lorenzo, who came in 1844, and Robert, who joined them in 1847, were four energetic young men from New York. They became leaders in the business and civic life of Lake Mills with a dry goods store, opened in 1844, as their first venture.

The Bartlett House, later known as the Lakeside House, was built in 1843 to accommodate travelers. The American House was opened by the Cooper brothers a few years later. The Lake Mills House, later called the Park Hotel, stood on the corner of Madison and North Main Streets from the 1850’s until it burned in 1894. ... In 1853, “The Jefferson Banner” reported that, in addition to the E. B. Fargo and Company flouring mill and Fargo and Griswold’s Lake Mills Foundry, the village boasted “three dry goods stores, a grocery and provision store, two cabinet hops, one boot and shoe store, three blacksmith shops, one wagon and carriage shop, one jewelry shop, and an excellent hotel ... likewise, three lawyers, one physician and two clergymen.”²³

By 1854, the modest prosperity that the village enjoyed in its formative years could be seen in a new generation of commercial buildings that began to be built in its commercial district. Some of these buildings were replacements for existing buildings that had outlived their usefulness. An example is the new building on the northwest corner of the intersection of N. Main and W. Lake streets in 1854; built by E. Kaltenbrun and John Bruns to house their hardware store. This two-story building (103 N. Main

²³ Swart, Hannah. *Koshkonong Country: A History of Jefferson County, Wisconsin*. Fort Atkinson, WI: W. D. Hoard & Sons Co., 1975, pp. 177-178. The Fargo mill was the former Keyes mill under new ownership. None of the buildings mentioned in this account that existed in Lake Mills in 1853 have survived, including both the mill and the foundry.

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Street) replaced an earlier frame building built in 1845 and was one of the first brick commercial buildings in the village, but it did not start a trend. No other new brick buildings were built facing onto the Village Common until after the end of the Civil War, by which time the area surrounding Lake Mills had been mostly settled and transformed into farms and Lake Mills had become the trading center for this part of Jefferson County. Once the war ended and prosperity returned the construction of new, larger, and more permanent commercial buildings became a more common occurrence in the village. In 1866, Hoskins, Wells & Keane built a new two-story brick building on the southwest corner of the Lake and Main streets intersection (101 S. Main St.) to house their general store. In 1868, Enoch B. Fargo built the two-story brick building on the southeast corner of this intersection (102 E. Lake St.) to house his own general store, which he had started in 1844. A year later, Fargo's brother, Robert Fargo, built an almost identical brick building at 106 E. Lake Street, next door to that of his brother. These four brick buildings are all extant and define this busy intersection today.

Two more new brick buildings were built in the district in the 1870s, both in the nation's centennial year of 1876; the Frank Foote Building (135 N. Main Street), which housed Foote's jewelry store, and the William R. Harvey Building (114 E. Lake Street). A "Bird's Eye View" of the village published in 1879 shows all the buildings mentioned above and illustrates that by this time the commercial district of the village covered much the same land area that the Lake Mills Downtown Commercial District does today.²⁴ By this time, commercial buildings occupied all the lots along the west side of Main Street from Madison Street as far south as Rock Creek, and on the opposite side, from Rock Creek north to Lake Street, and commercial buildings also occupied all the lots on both sides of W. Lake Street from Main Street west to Church Street, and along the south side of E. Lake Street from Main Street halfway to S. Madison Street. Except for the brick buildings mentioned above, all the village's other commercial buildings at this time were still wood frame, wood-clad examples, and new buildings of this type were still being built even at this late date.

The growth of Lake Mills up until 1880 had been fueled largely by its role as the trading center for the surrounding area although other factors were also having an influence by this time.

About 1870, Frank B. Fargo, who was manufacturing Columbian butter color in Sterling, Illinois, moved his plant to Lake Mills, where it flourished with Wisconsin's expanding dairy industry. The manufacture of dairy equipment and supplies was added to the company's activities. Soon the Fargo plant became the largest factory in Lake Mills and was furnishing the town with electric energy for light and power.

²⁴ *Bird's Eye View of Lake Mills, Wisconsin*. Madison, Wisconsin: J. J. Stoner, 1879.

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By 1880, Lake Mills was a popular summer resort and had several growing industries. The townspeople decided that railroad connections were necessary to attract more summer visitors and provide shipping facilities for industry. When the Northwestern Railroad announced plans to build a line from Milwaukee to Madison, citizens were successful in efforts to have the tracks laid through Lake Mills, a job completed by October, 1881.²⁵

The arrival of the railroad was of the utmost importance to Lake Mills because having a railroad connection during this period was as important for a community that hoped to grow as being located near an interstate highway is today, but the changes the new railroad brought to Lake Mills were incremental, not radical. The news of the railroad's forthcoming arrival was apparently enough to convince at least one local business owner to construct a building for himself, this being Andrew Joeckel, who built a brick building at 210 N. Main Street to house his clothing store in 1881, but other local business owners took their time in following suit. Two who did were brothers, Charles and Arthur Greenwood. By 1883, Lake Mills had a population of 700, but it still lacked a local bank. So, in that year the brothers founded Greenwood Brothers Bank and built a one-story brick building located at 107 N. Main Street to house it.²⁶

Both the Joeckel and Greenwood buildings replaced older frame construction commercial buildings that were already present on their respective sites and this was a trend that would not end until the last frame commercial building in the downtown was replaced by the construction of the new Pyramid Café building in 1950. Only one more new brick building would be built in the village in the 1880s, however, this being the new lodge building of the International Order of Odd Fellows (I.O.O.F), whose three-story-tall brick hall was built in 1888 at 211 N. Main Street and which housed the community's opera house in its first story.²⁷

Partly this lack of new building activity may be explained by the fact that while the village population was growing during this period it was growing slowly. By 1890, the population of the village had increased to just 900, and local businessmen and property owners were apparently still reluctant to invest in new buildings on the strength of this. Nevertheless, by this time, many of the village's existing commercial buildings were not only small but in some cases were thirty and even forty years old. Competition from newer stores in larger nearby Jefferson County communities such as Fort Atkinson, Jefferson, Waterloo, and Watertown was increasing, and access to these stores was being made easier by the new railroad lines that were crisscrossing the county. As a result, the 1890s saw business owners in Lake Mills embarking on an unprecedented period of development that would see thirteen new brick

²⁵ Swart, Hannah. *Koshkonong Country: A History of Jefferson County, Wisconsin*, p. 178.

²⁶ This building was altered and expanded by the Greenwoods in 1900 and it is still extant today.

²⁷ A large addition was added to the rear of the Kaltenbrun and John Bruns building located at 103 N. Main St. in 1887, however.

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buildings being constructed in the downtown during this decade. The first to build was G. F. Neupert, who built a new brick blacksmith shop for himself at 120 S. Main Street in 1890; in the same year the Gericke Brothers built a brick block at 118-120 W. Lake Street and the partnership of Greenwood and Demerit built a brick double block located at 116-120 E. Lake Street.²⁸ A year later, the Yandre Brothers built a brick livery stable building at 119 S. Main Street and in 1892, Frank B. Fargo built a brick office building for his dairy supply factory at 203 W. Lake Street. A year later a new brick triple block building located at 122-128 E. Lake Street was built for Robert and Enoch B. Fargo and was called the Fargo Block. The brick Greenwood & Douglas Cold Storage Building located at 121 S. Main Street and the brick Frank Millard Building located at 123 N. Main Street were also both built in that year.

The financial panic of 1893 slowed construction in the village temporarily, but by 1895, new brick buildings were being constructed for Ernest A. Williams at 103-105 S. Main Street; for George H. Bruns at 117 N. Main Street; for the Joeckel Brothers at 203 N. Main Street; and in 1897 Herman Breitreutz built a brick building at 129 N. Main Street. A year later, Conrad Engsborg built one next door at 127 N. Main Street.

By 1898, Lake Mills' population had increased to 1,200 and it is instructive to compare the Sanborn-Perris Fire Insurance maps of Lake Mills that were printed in that year with those printed in 1892, 1903 and 1912.²⁹ These maps show that the size of the village's commercial core hardly changed at all during this period, which suggests that the village had found its natural place in the economic life of Jefferson County by this time. Progress in the form of the construction of larger and more impressive new commercial buildings is evident, but the actual number of buildings in the downtown section of the village changed very little over time despite the gradual overall increase in population.³⁰ One also sees that many of the village's older frame construction buildings were being gradually replaced by new buildings constructed of brick during this period. In many other Wisconsin villages of this time, large scale fires were responsible for this change. Whole blocks of frame buildings disappeared overnight in these conflagrations and if the community was lucky, well-insured, and fundamentally prosperous, the burned-out buildings were quickly replaced by masonry construction. In Lake Mills, this change happened on a building by building basis.

The turn of the century brought more of the same. Nine new buildings would be built in the district during the first decade of the new century, the first being William Klein's brick wagon shop located at 118 S. Main Street, built in 1900; and the remodeling and enlargement of Greenwood's Bank Building

²⁸ The Greenwood & Demerit Block was subsequently destroyed by fire in 1903 and was replaced in 1904 by the brick store buildings of Charles F. Greenwood and Charles Kuehn.

²⁹ *Fire Insurance Maps of Lake Mills, Wisconsin*. New York: Sanborn-Perris Map Co., 1892, 1898, 1903, 1912.

³⁰ Lake Mills had a population of 1400 in 1903 and 2000 in 1912. By 1920, however, the population had dropped to 1754 and it had only risen to 2007 by 1933.

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located at 107 N. Main Street occurred in the same year. By 1903, the village population had increased to 1,400 and in that same year the brick Dodge Creamery Office Building was built at 125 S. Main Street, and Joseph Statz's brick building was constructed at 107 S. Main Street. In 1904, fire destroyed Greenwood & Demerit's brick Double Block located at 116-120 E. Lake Street which was replaced by new brick buildings built for Chares F. Greenwood (120 E. Lake Street) and Charles Kuehn (116 E. Lake Street). Cook & Buchanan also built a new brick block at 121 W. Lake Street during that year.

In 1905, the village of Lake Mills became a city, and by now the large majority of commercial buildings were of brick, the same buildings we see today. Nevertheless, the process of replacement continued. In 1907, Robert & Enoch J. Fargo built a brick double block located at 112 S. Main Street and in 1909 the Cook & Buchanan Co. built a brick and concrete block building located at 202 S. Main Street. In 1910, Oscar Hildebrandt demolished the last nineteenth-century frame construction commercial building on E. Lake Street and replaced it with a new brick block located at 108-110 E. Lake Street. Four years later, the Mueller Brothers built a large building at 117 S. Main Street to house their agricultural implement business and another new building was built in 1921, when the Greenwood's Bank built a new limestone bank building at 117 N. Main Street. A new brick building was also built by H. Luetzow at 107 N. Main Street in 1923, another was built by Paul Gericke at 109 S. Main Street in 1939, and another was built at 114 S. Main Street by Herman Oelschlager in 1948. This process continued until 1953, when the last building dating to the historic period was constructed, this being the American Legion's permanent hamburger stand building at 133 N. Main Street.

Conclusion, Area of Commerce

Remarkably, almost all of the district's historic buildings are largely intact today and retain much of their historic appearance. New retail corridors have emerged in other parts of Lake Mills; however, this district remains as the historic commercial core of the community, although the types of businesses have evolved over time. Fortunately for Lake Mills, the lack of new construction in the downtown core of the city after the end of World War II has resulted in the retention of most of the historic commercial buildings that were constructed in the city prior to 1953. As a result, much of the city's historic commercial history is still visible in all its diversity today. The buildings within the district constitute the intact historic business core of Lake Mills and they bear witness to the way in which commercial activity in the city evolved from the early 1850s. These buildings have also been occupied by a range of businesses that have included hotels, banks, restaurants, hardware stores, general stores, post offices, drugstores, harness makers, grocery stores, and other usages, all of which were once central to the life of Lake Mills and the surrounding area. Consequently, the district's contributing resources are believed to be of local significance in the area of Commerce because they constitute the intact surviving embodiment of the first century of Lake Mills' historic commercial life.

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Architecture

The Lake Mills Downtown Commercial Historic District is being nominated to the National Register of Historic Places under Criterion C in the area of Architecture, locally significant for its intact ensemble of late nineteenth- and early twentieth- century commercial buildings that constitutes almost all of the second generation of buildings associated with the history of commerce in the city of Lake Mills built between 1842 and 1953. The contributing buildings in the district are good representative examples of Queen Anne, Richardsonian Romanesque Revival, Neoclassical Revival, and Twentieth Century Commercial styles, as well as Commercial Vernacular form designs. Collectively the buildings constitute an intact ensemble that represents the continuous evolution of the various architectural styles that were associated with commercial buildings in Lake Mills from the early 1850s through 1953 and comprise a high percentage of all the buildings that were *ever* constructed for this purpose in Lake Mills up until that time. In addition, the district is further enhanced by the generally high degree of integrity and the well-maintained condition of its buildings and it continues to be a popular shopping and entertainment destination, both for the citizens of Lake Mills and for others.

The contributing buildings in the Lake Mills Downtown Commercial Historic District are all constructed of brick or limestone and consist of: two two-story Italianate style buildings built between 1854 and 1868; seventeen Commercial Vernacular form one, two and three-story buildings built between 1876 and 1907; six two-story Queen Anne style buildings built between 1891 and 1910; six one and two-story Twentieth Century Commercial style buildings built between 1915 and 1948; a single fine example of the Richardsonian Romanesque Revival style built in 1895; a single example of the German Renaissance Revival style built in 1900; a single fine Neoclassical Revival style building built in 1921, and three Contemporary style buildings built in 1950 and 1953. These are all architectural styles and vernacular forms identified in the Architectural Styles study unit of the *Cultural Resource Management in Wisconsin* and the buildings display many of the salient characteristics associated with each of these styles and forms.

Italianate Style (1850-1880)

The earliest buildings in the district that display the characteristics of recognized architectural styles are those that were influenced by the Italianate style. Surviving Italianate style commercial buildings are quite common in Wisconsin. These buildings are usually two-to-three stories tall and typically have rather elaborate bracketed cornices, flat or shallow-pitched shed roofs, and tall, often segmental or semi-circular-arched windows that are decorated with hoods or pediments. Stone examples and wood frame examples exist but the vast majority of these buildings have main (and secondary) façades of brick. The district contains two good representative examples of Italianate style-influenced commercial buildings: the E. Kaltenbrun and John Bruns Building (103 N. Main Street), built in 1854; and the Robert Fargo Building (106 E. Lake Street), built in 1868-70.

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Commercial Vernacular (c1850-1910)

Simply designed commercial buildings built between 1850-1910 are called Commercial Vernacular Form buildings. These buildings are usually two or three stories-tall, although one and four story-tall examples are also found. In multi-story examples the first floor is given over to retail space and the upper floors are often used for apartments, although other commercial uses such as offices are also common in upper floors. A typical original feature of such designs is a large ground floor show window(s) and transom windows placed above the show window help to light the ground floor. Upper stories usually have simple multiple window openings, which are treated identically on buildings of the simplest design. Commercial Vernacular Form buildings were often joined together by party walls though many free-standing examples exist. Unless a building occupies a corner site or is free-standing, decoration is usually limited exclusively to the main façade. A visually emphatic cornice featuring one or more decorative treatments such as brick corbelling, wooden moldings, and a stamped metal frieze usually terminates the main façade and the only other decoration is usually a decorative cornice or iron I-beam above the first-floor display window(s). Doors leading to both the ground floor and the upper floors are simple and are generally of paneled wood with a single window. Commercial Vernacular Form buildings are most often built of brick although both wood and stone examples are also found. While the mixing of two or more materials in the wall cladding of an individual building is sometimes seen, most examples usually feature just one material.

Nineteenth century examples of the Commercial Vernacular form are taller and narrower than their twentieth-century successors, which are considered to be examples of the Twentieth Century Commercial style, and they are sometimes somewhat more elaborately ornamented.

Seventeen of the contributing buildings in the district are examples of this form. The best and most intact of these buildings are: the Frank Foote Building (135 N. Main Street), built in 1876 and lengthened in 1889; the Gericke Brothers Building (118-120 W. Lake Street), built in 1890; the G. F. Neupert Blacksmith Shop (120 S. Main Street), built in 1890; the F. B. Fargo Dairy Supply Co. Building (203 W. Lake Street), built in 1892; the Conrad Engsberg Building (127 N. Main Street), built in 1898; the William Klein Wagon Shop (118 S. Main Street), built in 1900; the Dodge Creamery Co. Office Building (125 S. Main Street), built in 1903; the Cook and Buchanan Building (121 W. Lake Street), built in 1904; and the Robert and Enoch J. Fargo Building (112 S. Main Street), built in 1907.

Queen Anne (1880-1910)

The district contains six good examples of Queen Anne style commercial buildings. The Queen Anne style, as used for commercial buildings, was much more likely to approximate the appearance of contemporary English models than was the case with residential designs. Wisconsin examples of Queen

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Anne style commercial buildings are generally from one to three stories tall, have exterior walls of brick, have either brick or stone trim, feature period revival style ornamentation that is sometimes of English origin, and have exterior façades that feature bay windows or oriel windows placed above the first floor and corner towers that are either full height or treated as oriel bays.

The district contains six good examples of Queen Anne style commercial buildings: the Yandre Brothers Livery Stable Building (119 S. Main Street), built in 1891; the Fargo Block (122-128 E. Lake Street), built in 1893; the Enoch B. Fargo Building (102 E. Lake Street), which started life as an Italianate style-influenced building built in 1868 but which was remodeled by Enoch J. Fargo in 1899; the Joseph Statz Building (107 S. Main Street) also built in 1903; the Cook-Buchanan Building (202 S. Main Street), built in 1909; and the Oscar Hildebrandt Building (108-110 E. Lake Street), built in 1910, all of which feature the second story oriel bay windows that are a signature characteristic of the style.

Twentieth Century Commercial Style (1910-1935)

The Twentieth Century Commercial style is the most frequently observed of all styles applied to commercial buildings built in the early part of the twentieth century. Unlike other styles that were applied to the smaller commercial buildings of the period, this one was generally utilitarian in design and it is found in both small and large cities throughout the state. Examples range from small one-story single storefront buildings to large two and three story, multi-unit commercial blocks.

Unlike the Commercial Vernacular form buildings that were built to house similar commercial enterprises in the nineteenth century, the twentieth century equivalent is broader and has less vertical emphasis. The style is characterized by a relatively unornamented, two-dimensional façade, and a broad rectangular massing. Buildings are generally executed in brick, but other masonry and tile cladding is also found. A stepped or shaped parapet, often topped with a stone or concrete coping, is a common feature. Ornamentation is generally limited to the use of contrasting materials or to simple geometric patterns made of brick in the cornice, and simply ornamented storefronts, occasionally topped with a prism glass transom, are the rule. Typical examples will have rectangular panels in the cornice outlined by soldier or header brick courses, the insets of which are sometimes detailed with decorative brickwork in herringbone or basket weave patterns. Small insets of tile, stone, or concrete in diamond, square, or other simple shapes often form secondary accents.

The popularity of the Twentieth Century Commercial style may be due to the simplicity of its design and ease of construction. A secondary factor was its versatility in adapting to the new types and needs of commercial enterprises emerging in the early years of the century such as automobile showrooms and department stores. As the century progressed, examples become plainer in design, perhaps reflecting other modern architectural influences.

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There are six examples of this style in the district: the Mueller Brothers Building (117 S. Main Street), built in 1914; the Otto Gericke Building (113 W. Lake Street), built in 1915; the H. Luetzow Building (109 N. Main Street), built in 1923; the Louie Kuehn Building (130 E. Lake Street), built in 1929; the Paul Gericke Building (109 S. Main Street), built in 1939; and the Herman Oelschlager Building (114 S. Main Street), a late example built in 1948.

Neo-Classical Revival (1895-1935)

A style which became especially popular for public, institutional, and commercial buildings after the World's Columbian Exposition of 1893, the style expressed design ideals inspired by Classical architecture conveyed through the use of symmetry and the use of classically-inspired detailing. This detailing typically includes such characteristic elements as porticos whose roofs are supported by classical order columns, and symmetrically balanced windows and doors. The use of columns is all but ubiquitous in Neo-Classical design and they may be either freestanding or used as engaged design elements such as pilasters. Public examples of the style were usually executed in stone or brick and feature materials designed to express a feeling of monumentality and permanence. Not surprisingly, this style was often chosen by financial institutions and indeed, the only example in the district is the Greenwood's State Bank (117 N. Main Street), built in 1921 to a design by the St. Paul, Minnesota architects of A. Moorman & Co., which was a firm that specialized in bank designs.

Architects

Most persons contemplating building a residential or commercial building in smaller Wisconsin communities in the nineteenth and twentieth centuries would have had little need of the services of a professional architect. For such persons, the skills of a competent local builder who had access to some of the published plan books of the day would have been more than sufficient to build what was needed and indeed, builders such as these accounted for nearly all of the buildings built in all but the largest cities in the state during the nineteenth century. When larger public buildings such as schools and churches were needed, most small communities turned to professional architects practicing in the state's largest cities for their designs and Lake Mills was no different. Three buildings located in the Lake Mills Downtown Commercial Historic District were designed by Milwaukee, Madison, and St. Paul, Minnesota architectural firms.

Few professional architects could make a living for very long in a community the size of Lake Mills in the nineteenth century (and even in most of the twentieth), so Lake Mills was unusual in having not just one, but two resident builders towards the end of the nineteenth century who also proved to be more than competent designers. Five documented buildings that these men designed are located within the Lake Mills Downtown Commercial Historic District and they are worthy companions to those district buildings that were designed by professional architects located elsewhere.

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Lake Mills Architects/Builders

John Hunzicker

John Hunzicker was a successful carpentry contractor in Lake Mills whose talents as a designer eventually led him to become a full-time professional architect, both in Lake Mills, and later in Eugene, Oregon. John Hunzicker (1867-1945) was born in the Jefferson County community of Hubbleton, the son of Jacob Hunzicker, a carpenter contractor, and he appears to have gained his knowledge of architecture by his own studies and through practical experience as a carpenter working for and with his father. No information was found during the course of this research about Hunzicker's life prior to arriving in Lake Mills in 1892, but he began to advertise his services as a contractor and builder in the local newspaper almost as soon as he arrived and soon thereafter found a ready market for his services.³¹ By 1894, Hunzicker was also being referred to as an architect in local newspaper mentions and while commissions for the city's largest buildings still tended to go to Milwaukee and even Minneapolis architects in the last years of the nineteenth century, Hunzicker's abilities resulted in his receiving commissions for both public and private buildings not only in Lake Mills, but throughout Jefferson County. When the Lake Mills newspaper decided to print a page of capsule descriptions of Lake Mills business establishments in 1895 it had the following to say about Hunzicker.

John Hunzicker, Contractor and Builder

An expert mechanic who makes every effort to do all his work in the best possible manner and neglects no opportunity to please his patrons or to increase the value of the products of his toil, is always sure of success no matter where he is located. These remarks are brought to mind while writing of John Hunzicker, contractor and builder of Lake Mills. Mr. Hunzicker has been engaged in this business for the last three years and the evidence of his skill and ability are scattered all over Jefferson county. He makes plans and estimates on application, takes contracts for the erection of any kind of building and superintends the work in any part of the state. He also makes store fittings, wood mantels, and stair work. As a worker in wood Mr. Hunzicker has few if any equals in the state and throughout the section where he has done work he bears a most enviable reputation. To all who contemplate the erection of any kind of building we say you will do yourself a favor by seeing Mr. Hunzicker and getting his plans and prices before letting the contract.³²

³¹ A comprehensive account of Hunzicker's life and career is contained in: Lakin, Kimberly K. *Life and Work of John Hunzicker Architect (1867-1945)*. University of Oregon, Master's Thesis, 1982. This work was not seen during the preparation of this nomination.

³² *Lake Mills Leader*. June 6, 1895, p. 3.

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By the end of the century, Hunzicker was listing himself as an architect in Wright's 1900-1901 Jefferson County Directory and he had also designed four important commercial buildings in the Lake Mills Downtown Commercial Historic District: the George H. Bruns Building (ca. 115 N. Main Street) and the Ernest A. Williams Block (103-105 S. Main Street), both built in 1895; the Conrad Engsberg Building (127 N. Main Street) built in 1898; and he also redesigned and enlarged the first Greenwood Bank Building (107 N. Main Street) in 1900.³³

By 1900, Hunzicker was designing and building projects as far afield as North Dakota and given the small size of Lake Mills and its plateauing economy, the time may have seemed ripe for him to move on to greener pastures. As a result, in 1903, Hunzicker moved to the rapidly growing city of Eugene, Oregon. He would spend the rest of his career there and would design more than 150 buildings and was considered one of Eugene's most prominent architects.

Edward N. Hitchcock

Little is known about the life and career of Edward N. Hitchcock, but most of Hitchcock's known work involved the construction of buildings rather than the design of them. Never-the-less, Hitchcock's skills as a presumably self-taught designer occasionally brought him design commissions of his own. Hitchcock was first mentioned as an architect in the Lake Mills newspaper in 1895, in connection with his design for an as yet unidentified house for L. H. Cook on N. Lake Street (today's College Street), which was built by local builder Peter C. Henningson.³⁴ Other buildings that he designed in Lake Mills included the Cook & Buchanan Co. Building (212 W. Lake Street), built in 1904, and the E. C. Saecker Residence (205 Oak Street, in the Mulberry Street Historic District), built in 1905.³⁵ Unlike John Hunzicker, though, Hitchcock was apparently content to remain a carpenter contractor and his entries in both Wright's 1900-01 and 1908-09 Jefferson County Directories list him simply as being a carpenter living on College Street in Lake Mills.

Non-Lake Mills Architects

Van Ryn & Lesser/Van Ryn & De Gelleke

The Milwaukee architectural firm headed by Henry J. Van Ryn was one of the most successful outside firms to design buildings in Lake Mills, it having completed at least three identified projects in the city, two of which have survived.

³³ *Lake Mills Leader*. January 31, 1895, p. 3 (George H. Bruns Building); February 7, 1895, p. 3 (Ernest A. Williams Building); June 2, 1898, p. 5 (Conrad Engsberg Block); March 30, 1899, p. 5 (Greenwood's State Bank).

³⁴ *Lake Mills Leader*. January 24, 1895, p. 3.

³⁵ *Lake Mills Leader*. December 8, 1904, p. 5 (Cook & Buchanan Building); January 26, 1905, p. 5 (E. C. Saecker House).

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Lake Mills Downtown Commercial Historic District
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Henry J. Van Ryn was born in Milwaukee on June 8, 1864. His father, a native of Utrecht, Holland, came to Milwaukee and was a successful tobacco manufacturer until his death in 1878. Henry Van Ryn was educated in Milwaukee's public schools until 1881, when, at the age, of 17, he became an apprentice architect in the Milwaukee office of Charles A. Gombert. Later, Van Ryn worked as a draftsman in the offices of Milwaukee architects James Douglas and Edward Townsend Mix. After completing his apprenticeship in 1888, Van Ryn established his own architectural practice in downtown Milwaukee at the Plankinton Bank Building.³⁶

Van Ryn's new firm was called H. J. Van Ryn & Company and his first partner was Robert G. Kirsh. In 1891, Van Ryn took on a new partner, Charles I. Lesser, and it was during this period that the firm of Van Ryn & Lesser was hired by Robert Fargo to design the Fargo Block (122-128 E. Lake Street), which was completed in 1893.³⁷ Another partner, Frank W. Andree, joined the firm during this period as well and the firm became Van Ryn, Lesser & Andree, but Andree left in 1893 to create a firm of his own.

In the fall of 1897, Van Ryn established a partnership with Gerrit De Gelleke, who had recently returned to Milwaukee after completing an architectural studies course at the University of Pennsylvania.

Gerrit J. De Gelleke was born in Milwaukee on August 19, 1872. His father, a native of Holland, was a Milwaukee building contractor. After graduating from Milwaukee's East High School in about 1890, De Gelleke went to work as a draftsman for Henry Van Ryn but left in 1895 to take a two-year course in architectural studies at the University of Pennsylvania. After graduating in 1897, De Gelleke returned to Milwaukee as an architect and formed a partnership called Van Ryn and De Gelleke with his former boss. The firm was very prosperous and most of their extensive residential and commercial work was designed in the period revivals of the day. The firm specialized, however, in institutional work and designed school buildings and hospitals throughout the state. Between 1912 and 1925, the firm designed all of the Milwaukee public school buildings including the Milwaukee Area Technical College building and Bay View and Riverside High Schools.³⁸

³⁶ Hatala, Carlen and Les Vollmert. North Grant Boulevard Historic District NRHP Nomination Form. City of Milwaukee Department of City Development, September 1993, pp. 8-37 - 8-38.

³⁷ *The American School Board Journal*. Milwaukee: July 1894, Vol. VI, No. 7, n.p.

³⁸ Hatala, Carlen and Les Vollmert. North Grant Boulevard Historic District NRHP Nomination Form. City of Milwaukee Department of City Development, September 1993, pp. 8-37-- 8-38.

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Claude & Starck

Claude and Starck was Madison, Wisconsin's most prolific architectural firm in the first two decades of the twentieth century. The principals of the firm, which was in existence from 1895 - 1929, were Louis W. Claude (1868-1951), who was the principal designer of the firm, and Edward F. Starck (1868-1947), who was the managing partner. The two men were both Wisconsin natives who formed a partnership in 1896, three years after Claude had returned from Chicago and a position in the offices of Louis Sullivan, where he also developed a life-long relationship with Frank Lloyd Wright. Their firm lasted until 1929, during which time it produced many of Madison and Wisconsin's most outstanding buildings, ranging from schools to residences, retail buildings and factories. Their most notable work, though, was done in the Prairie School style, and it is this work with which they are now most closely associated

Claude and Starck was especially well known in its day for its library designs, which "became a pattern for small libraries in the state."³⁹ The best of these buildings were designed in the Prairie School style and they constitute an important part of Wisconsin's architectural legacy, but examples were also designed in a variety of other styles as well, ranging from the Prairie School to the Neo-Classical Revival. For clients who required more ordinary buildings, the firm was also willing to turn out designs that were almost indistinguishable from non-architect-designed buildings of the period and this was true of their single building in Lake Mills, the Dodge Creamery Co. Office Building (125 S. Main Street), built in 1903, which is located in the in this district.⁴⁰

A. Moorman & Co.

The St. Paul, Minnesota, architectural firm of A. Moorman & Co. was best known in its day for specializing in the design and construction of banks in the smaller cities of the upper Midwest. The firm's founder, Albert Moorman (1860-1927), was born in Germany and emigrated to this country with his family in 1864, where they settled in Chicago. Moorman eventually apprenticed as a wood carver and in 1905 he started a furniture company in St. Paul, Minnesota, that specialized in the designing and manufacturing of interior fittings for banks. Soon thereafter, Moorman's success led him to add architectural services to his offerings and the firm quickly developed a reputation as a designer and builder of what today would be called "turn-key" bank buildings, most of which were built in communities that were either too small to have architects of their own or whose architects lacked the specialized knowledge that Moorman's firm could offer. Moorman's firm went on to build small and middle-sized bank buildings throughout the Midwest and after his death in 1927, his sons, Frank and Al Moorman, and their partners, continued to run the firm, which remained active until the 1970s.

³⁹ *Wisconsin State Journal*. August 11, 1951. Obituary of Louis W. Claude.

⁴⁰ "A New Brick Block." *Lake Mills Leader*. September 24, 1903, p. 1.

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Most of the banks designed by this firm during the 1910s and 1920s are examples of the Neo-Classical Revival Style and the fine limestone-clad building this firm designed and built in 1921 for the Goodwood State Bank in the Lake Mills Downtown Commercial Historic District (117 N. Main Street) is an excellent example.⁴¹ In addition, eight other documented examples of this firm's work have also been found in Wisconsin so far: the Northwestern State Bank in Chippewa Falls, the Thiensville State Bank in Thiensville, the State Bank of Waupun in Waupun, the Citizens National Bank in Portage, the First National Bank in Platteville, the Union Bank & Trust Building in Evansville, the First National Bank in Richland Center, and the Holton Street Bank in Milwaukee, and other documented examples of the work of the firm have also been found in Minnesota, Michigan, and Iowa.

Builders

The great majority of the historically and architecturally significant buildings in Lake Mills and elsewhere were designed either wholly or in part by the persons who built them, and this was true of the buildings in the Lake Mills Downtown Commercial Historic District. These builders played an important role in the creation of the built environment and the best of them are now considered to be fully deserving of the term "master" as it is used in National Register Criteria C. These persons possessed widely differing skills and design capabilities, but were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1850 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even as the needs of society became more complex and buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences, for instance, are still built "from plans" much as they were in the nineteenth century.

⁴¹ "Greenwood's State Bank Opening." *Lake Mills Leader*. February 10, 1921, p. 1 (illustrated).

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Peter C. Henningson

The most successful builder in Lake Mills during the nineteenth century was Peter C. Henningson (1848-1918), who was born in Denmark and became an apprentice carpenter at the age of 14. In 1868, Henningson immigrated to the United States, came to Wisconsin, and located in Oshkosh, where he worked for two years. He then spent two more years in Oconto before returning once again to Oshkosh, where he remained until finally settling in Lake Mills in 1877. One of his first projects upon arriving in this city was the construction of the Frank B. Fargo House located at 422 Mulberry Street and four years later he acted as the carpenter contractor for the Andrew Joeckel Building (201 N. Main Street), the first of the buildings that he was to build in the Lake Mills Downtown Commercial Historic District.⁴² This building would be followed by: the Oddfellows Hall/Opera House (211 N. Main Street), built in 1888; the Gericke Brothers Building (118-120 W. Lake Street), built in 1890; the Demeritt-Davis Double Block (116-120 E. Lake Street), built in 1890 and since demolished; the Frank Millard Building (123 N. Main Street), built in 1893; the Ernest Williams Block (103-105 S. Main Street), built in 1895; the Herman Breitreutz Building (129 N. Main Street), built in 1897; the Greenwood State Bank remodel and expansion (107 N. Main Street), built in 1900; and the Joseph Statz Building (107 S. Main Street), built in 1903, all of which are also in the district.⁴³ As impressive as his projects in the district are, they represent just a small fraction of the buildings in Lake Mills and in the surrounding area that Henningson built during his career. When his obituary appeared in the local newspaper at the time of his death, the editor did his best to provide just a short summary of his career.

Mr. Henningson's great work here was as a contractor and builder and one cannot move far on any street, without beholding his work as a builder. His strength appeared not to be limited. All days seemed too short for him to complete the tasks he voluntarily assumed. His work was not confined to the village of Lake Mills but extended for many miles in every direction from Lake Mills. The first two buildings he erected in Lake Mills were W. P. Phillip's large barn and F. B. Fargo's first house. Space would not permit, and memory would fail us if we were to attempt to name all the buildings he erected here, hence we name only a few. Among the public buildings we name the old high school building, the grade [school] building, the public library [120 E. Madison St.-NRHP], the Odd Fellows Building, the Schultz hotel [265 S. Main St.], several hotels which burned, Greenwood's Bank Building, the Fargo block [122-128 E. Lake St.], the residences of F. B. Fargo, E. J. Fargo, C. F. Greenwood, A. W. Greenwood's first residence, W. P. Phillip's house, Mrs. F. K. Earl, J. L. Cook, and many others.

⁴² *Lake Mills Spike*. August 4, 1881, p. 3.

⁴³ *Lake Mills Leader*. November 6, 1890, p. 3 (Gericke Brothers Building); September 22, 1892, p. 3 (Frank Millard Building); August 22, 1895, p. 3 (Ernest Williams Building); June 8, 1897, p. 5 (Herman Breitreutz Building); June 1, 1899, p. 5 (Greenwood's State Bank); September 24, 1905, p. 5 (Joseph Statz Building).

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Mr. Henningson was also engaged in the sale of lumber, coal, lime, etc. for many years and did a very large business in that line.⁴⁴

In addition to his private work, Henningson also served as both a trustee and as the president of the Lake Mills Village Board and when city status was attained, he served two terms as mayor of Lake Mills. What role Henningson played in the design of the buildings he built is unknown. Many of the best nineteenth century carpenter contractors, like Henningson, had enough experience to actually design some of the buildings they constructed, and because Henningson was also a lumberyard owner and building supply dealer he would have had access to the numerous plan catalogs that were being published in the last half of the nineteenth century and the early twentieth century and would have been aware of the changes that were taking place in architectural fashions.

Emil Hunzicker

John Hunzicker left Lake Mills for Oregon in 1903, but this did not put an end to the Hunzicker name in the Lake Mills building trades. In 1897, five years after John Hunzicker first came to Lake Mills, he was joined there by his younger brother, Emil, who was also a carpenter contractor. Emil Hunzicker (1871-1943) had also been born in Hubbleton, Wisconsin, and like his brother he was originally associated with their father, Jacob Hunzicker, as a carpenter.⁴⁵ After coming to Lake Mills in 1897, Emil associated with Edward Woelffer in the Lake Mills contracting firm of Hunzicker & Woelffer, and this highly successful partnership lasted until 1914. In April of 1915, Emil founded a new firm in Lake Mills, the Hunzicker Contracting Co., and this new firm continued in business there until Hunzicker's death in 1943, and afterwards, under the ownership of others, until at least 1985.⁴⁶

Among the prominent Lake Mills buildings that were built by Hunzicker & Woelffer are the Cook & Buchanan Company Building (121 W. Lake Street), in 1904, and the Mueller Brothers Building (117 S. Main Street), in 1914, both located in the Lake Mills Downtown Commercial Historic District.⁴⁷

⁴⁴ "The Late P. C. Henningson." *Lake Mills Leader*. May 23, 1918, p. 1. See also: "Is Your House a Henningson?" Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, pp. 42-45.

⁴⁵ "Emil Hunzicker Dies Suddenly; Last Rites Sunday." *Lake Mills Leader*. February 11, 1943, p. 1.

⁴⁶ Lake Mills-Aztalan Historical Society. *50 Years of Lake Mills, Wisconsin: 1936-1985*. Lake Mills: 1986, pp. 289-291.

See also: "The Hunzicker Contracting Co." *Lake Mills Leader*. April 8, 1915, p. 1. In addition to the Hunzickers in the building trades in Lake Mills, John and Emil also had cousins at the same time, a father and son in the Jefferson County city of Watertown, Wisconsin, who were also carpenter contractors and who were named John Hunzicker and John Hunzicker, Jr.

⁴⁷ *Lake Mills Leader*. July 21, 1904, p. 5 (Cook & Buchanan Building); November 5, 1914, p. 1 (Mueller Brothers Building).

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Conclusion, area of Architecture

The Lake Mills Downtown Historic District is eligible for inclusion in the National Register of Historic Places at the local level for its architectural significance under Criterion C as an intact ensemble of historic commercial buildings that is visually distinct from the surrounding historic residential neighborhood and because it contains a collection of buildings of architectural merit. The district's buildings are fine, representative examples of their particular styles and a number are the documented work of important local and out-of-town architects. Collectively, they are also of significance to the history of Lake Mills because they illustrate the evolution of architectural design in Lake Mills during the period of significance. Most of the district's buildings are fine examples of the Italianate, Commercial Vernacular form, Queen Anne or Twentieth Century Commercial styles and five of them were also built for members of the locally important Fargo family. The district is further enhanced by the generally well-maintained status and high degree of integrity that characterizes these buildings.

Preservation Activity

The Lake Mills Downtown Historic District is fortunate in that it has been able to attract owners who take pride in their historic buildings and have, in some cases, restored them. In addition, the Lake Mills-Aztalan Historical Society has been active in educating owners of historic resources in Lake Mills and other Jefferson County communities as to the importance and value of historic preservation.

Archeological Potential

While prehistoric human habitation in this region is known (there are known archaeological sites south of this nominated historic district), the extent of any archeological remains in the district is conjectural at this time. No information regarding possible prehistoric remains in this area was found in the course of this research, and archaeological investigation was outside the scope of this nomination project. Archaeological potential in this district remains unassessed.

Acknowledgments

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Verbal Boundary Description

The district boundary begins at a point on the southwest curb line of Madison St. that corresponds to the northernmost corner of the triangular block known as the Commons Park. The line then continues in a southeasterly direction along said southwest curb line until reaching the easternmost corner of Commons Park. The line then turns 135° and continues west along the north curb line of E. Lake St. until reaching a point located opposite the northeast corner of the lot associated with 130 E. Lake St. The line then turns 90° and crosses E. Lake St. to said northeast corner, then continues south along the east lot line of 130 E. Lake St. until reaching the southeast corner of said lot. The line then turns 90° and continues west along the rear lot lines of 130, 122-128, 120, 116, and 114 E. Lake St. until reaching the southwest corner of the lot associated with 108-110 E. Lake St. The line then turns 90° and continues south along the rear lot lines of the lots associated with 112, 114, 116, and 120 S. Main St. until reaching a point on the north curb line of Water St. that corresponds to the southeast corner of the lot associated with 120 S. Main St. The line then turns 90° and continues west along said north curb line to the southwest corner of the lot associated with 120 S. Main St., then turns 90° and crosses Water St. to a point on the south curb line that corresponds to the northeast corner of the lot associated with 200-202 S. Main St. The line then continues first south and then southeast along the east lot line of the lot associated with 200-202 S. Main St. until reaching the southeast corner of said lot, then turns 140° and continues west along the south lot line of the lot until reaching the lot's southwest corner. The line then turns 70° and continues northeast along the east curb line of S. Main St. for 35-feet, then turns 90° and crosses S. Main St., then continues in a west-northwesterly direction for approximately 140-feet, then turns 90° and continues in a northerly direction along the rear lot lines of the lots associated with 129, 123-125, 121, 119, 117, 113, and 109 S. Main St., and north along the west lot line of the lot associated with 118-120 W. Lake St. until reaching a point on the south curb line of W. Lake St. that corresponds to the northwest corner of the lot associated with 118-120 W. Lake St. The line then continues north across W. Lake St. to a point on the north curb line of said street that corresponds to the southwest corner of the lot associated with 121 W. Lake St. The line then turns 90° and continues west across Church St. and along the north curb line of W. Lake St. until reaching the southwest corner of the lot associated with 203 W. Lake St. (aka 101 & 103 Church St.). The line then turns 90° and continues north along the west side of the lot associated with 203 W. Lake St. until reaching the northwest corner of said lot. The line then turns 90° and continues east along the rear lot line of the lot associated with 203 W. Lake St. until reaching a point on the west curb line of Church St. that corresponds to the northeast corner of said lot. The line then turns 90° and continues south along said west curb line until reaching a point located opposite a point on the east curb line that corresponds to the northwest corner of the lot associated with 117-119 W. Lake St. The line then turns 90° and continues east across Church St. to the northwest corner of the lot associated with 117-119 W. Lake St. The line then continues east along the rear lot lines of the lots associated with 117-119 and 113 W. Lake St., then turns 90° and continues in a north-northeasterly direction along the rear lot lines

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of the lots associated with Ca.115, 117, 123, 127, 129, 131, 133, 135, 201, 203, and 211 N. Main St. until reaching the northwest corner of the lot associated with 211 N. Main St. The line then turns 90° and continues southeast along the north side lot line of the lot associated with 211 N. Main St. until reaching a point on the west curb line of N. Main St. that corresponds to the northeast corner of the lot associated with 211 W. Main St. The line then continues southeast across N. Main St. to a point on the east curb line of said street, then turns 90° and continues north-northeast along said east curb line to the POB.

Boundary Justification

The boundary encloses all the land that has historically been associated with the district's resources with one exception. The land that is now legally associated with 129 S. Main St. and the American Legion Hall was deeded by the City to the Legion, but this acreage is actually much larger than the amount of land that is necessary to enclose and define the Hall's setting. Consequently, an artificial boundary was drawn around the Hall that is sufficient to protect its setting, but which eliminates extraneous acreage that is not historically associated with the Hall itself.

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Items a-d are the same for photos 1 – 19.

Photo 1

- a) Lake Mills Downtown Commercial H. D.
- b) Lake Mills, Jefferson County, WI
- c) Timothy F. Heggland, Dec. 20, 2017
- d) Wisconsin Historical Society
- e) Kaltenbrun & Bruns Building, View looking NE
- f) Photo 1 of 19

Photo 10

- e) Enoch B. Fargo Building, View looking SE
- f) Photo 10 of 19

Photo 11

- e) Dodge Creamery Co. Office Building, View looking NW
- f) Photo 11 of 19

Photo 2

- e) Robert Fargo Building, View looking S
- f) Photo 2 of 19

Photo 12

- e) Cook & Buchanan Building, View looking NE
- f) Photo 12 of 19

Photo 3

- e) Frank Foote Building, View looking NW
- f) Photo 3 of 19

Photo 13

- e) Oscar Hildebrandt Building, View looking S
- f) Photo 13 of 19

Photo 4

- e) Odd Fellows Hall/Opera House, View looking NW
- f) Photo 4 of 19

Photo 14

- e) Mueller Brothers Building, View looking NW
- f) Photo 14 of 19

Photo 5

- e) Gericke Brothers Building, View looking S
- f) Photo 5 of 19

Photo 15

- e) Greenwood's State Bank, View looking NW
- f) Photo 15 of 19

Photo 6

- e) G. F. Neupert Blacksmith Shop, View looking NE
- f) Photo 6 of 19

Photo 16

- e) H. Luetzow Building, View looking NW
- f) Photo 16 of 19

Photo 7

- e) F. B. Fargo Dairy Supply Co. Building, View looking NW
- f) Photo 7 of 19

Photo 17

- e) Village Commons, View looking SW
- f) Photo 17 of 19

Photo 8

- e) Fargo Block, View looking S
- f) Photo 8 of 19

Photo 18

- e) Village Commons, View looking W
- f) Photo 18 of 19

Photo 9

- e) Conrad Engsberg Building, View looking NW
- f) Photo 9 of 19

Photo 19

- e) E. Main St., General View, View looking N
- f) Photo 19 of 19

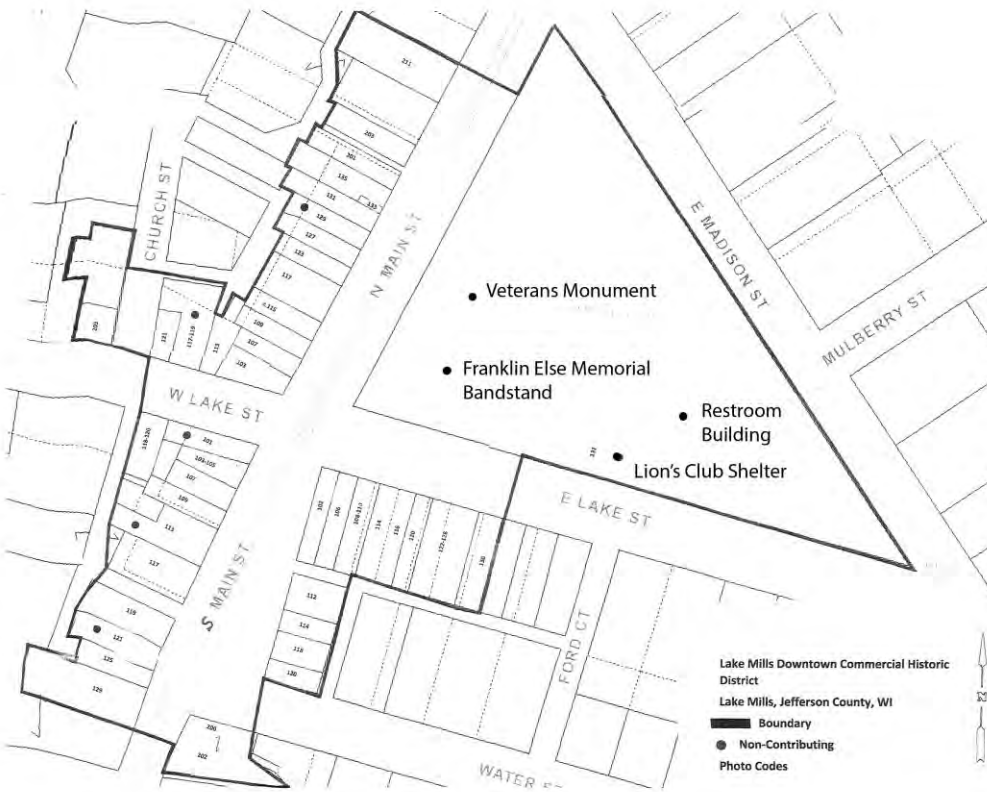
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Boundary Map



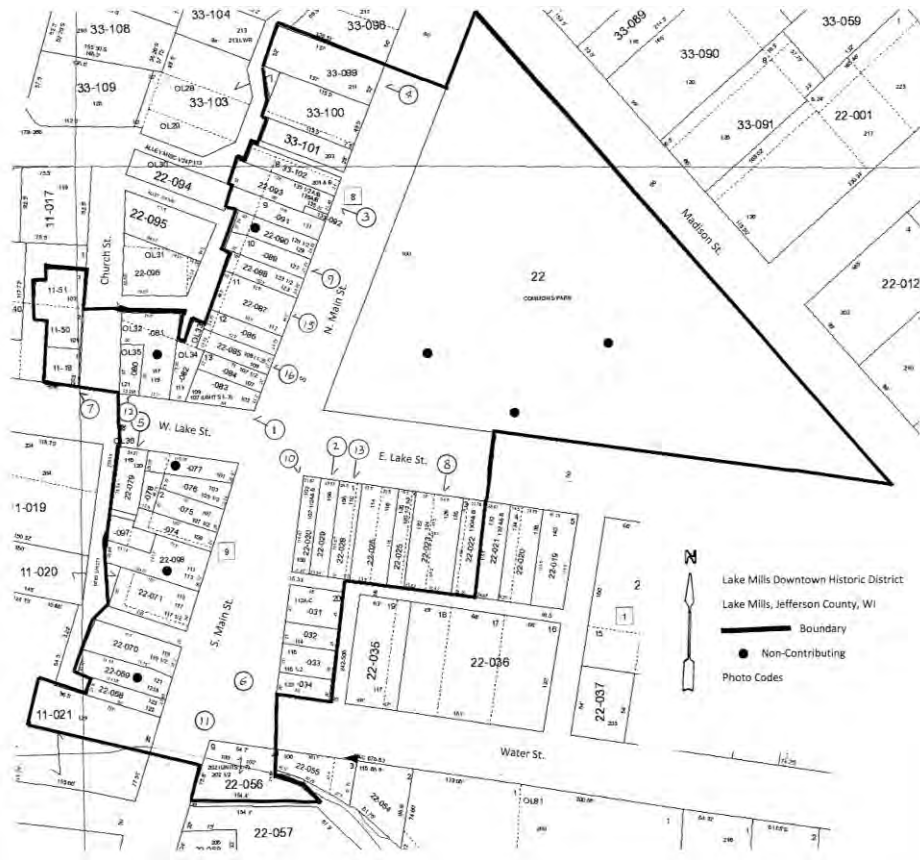
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Lake Mills, Jefferson County, Wisconsin

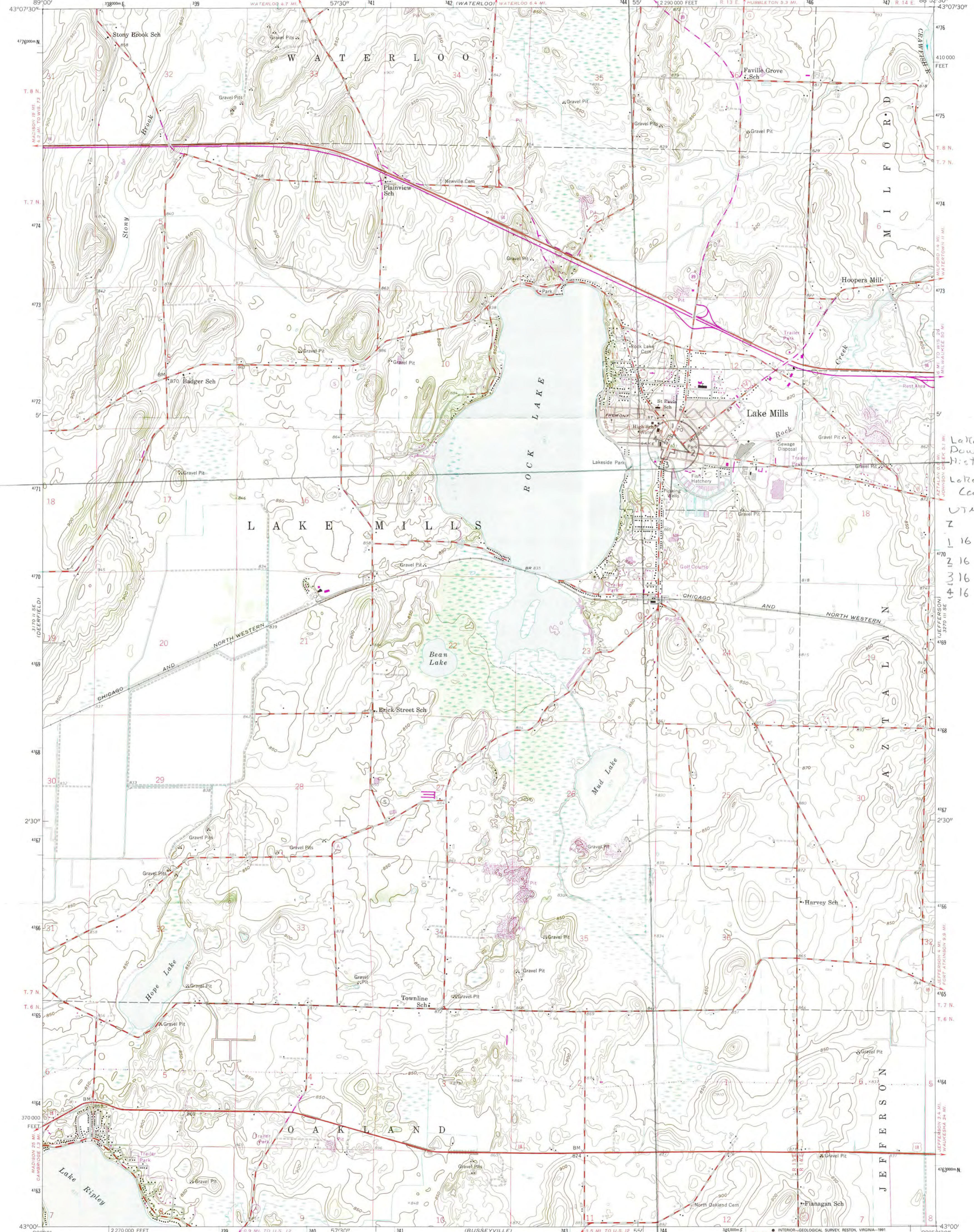
Section figures Page 2

Photo Key



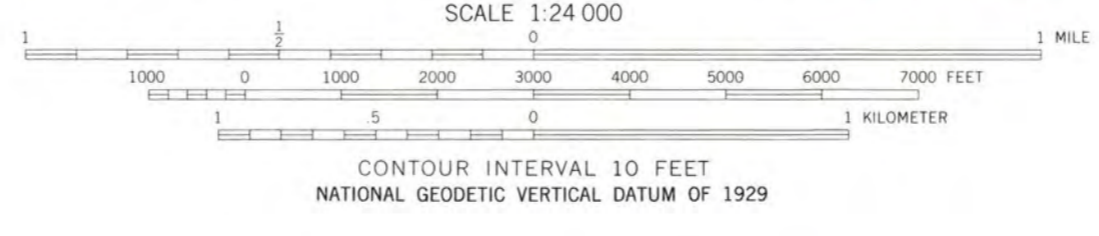
2 1/2 MI. NE
(WATERLOO)

3 1/2 MI. NE
(RICHAWOOD)



Lake Mills
Downtown Commercial
Historic District
Lake Mills, Jefferson
County, Wisconsin
UTM coordinates
Z E N
1 16 344380 4771570
2 16 344550 4771190
3 16 344300 4771100
4 16 344240 4771320

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1954-1955. Field check 1959
Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U. S. Route
State Route
Light-duty road, hard or improved surface
Unimproved road



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
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A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LAKE MILLS, WIS.
SW/4 WATERLOO 15' QUADRANGLE
43088-A8-TF-024
PHOTOINSPECTED 1976
1959

PHOTOREVISED 1971
DMA 3270 III SW-SERIES V861

The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5-minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks



CORNER
— THE —
MERCANTILE

CORNER
— THE —
MERCANTILE

MIMI'S GARDEN
SPECIALTY BREADS & TAKE OUT
10 S. 2ND ST. TEL: 644-4228

MINI
The
Whisper
Tip

2 HOUR
PARKING

LAUNDRY

TWO

CV HAIR COMPANY



106
East Oak Street
648-1182





135

AA NAILS
920-945-0500

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AA NAILS
920-945-0500
WELCOME

WE'RE OPEN
MON - FRI
9AM - 5PM
SAT - 10AM - 5PM
SUN CLOSED
OFF HOURS
AVAILABLE



ODD FELLOWS
18 HALL 88

OPERA HALL
ANTIQUUE CENTER

OPEN

Opera Hall
Antiques
Open Daily
10:30





cut . color . perm waxing . nails

cut . color . perms . waxing . nails



Seasons Greetings

STATE FARM
INSURANCE COMPANIES

DAN ZEMPEL
920-648-2238
zempe@statefarm.com

Rural Mutual
Auto - Home - Farm - Business - Health - Life
Get us your All Year Insurance Needs!
Trinity F. Frazier Agency LLC
920-943-0447

Essential Oils

OPEN

120

NO
BICYCLES
OR
MOTORCYCLES
OR
SCOOTERS

50



candorem

Lake St
Church St
P
ARKING

FLOWERS



FARGO BLOCK



NEUBERGER, GRIGGS, SWEET & SMITH, LLP
ATTORNEYS AND COUNSELORS AT LAW

ISC
Insurance Service Center, Inc.

JAMES C. HUSKA, CPA, LLC
Edward Jones INVESTMENTS





Calamity Jones

127

SHUT

Shop
the
Vintage
Way
←



Miss Street Sweets

106

NO
RECYCLING
OR
HARDWARE
OR
LUMBER



Comprehensive Financial
Planning
Debra L. Stein

YOUR 401K
ROLL-OVER HEADQUARTERS

CFP

Comprehensive Financial Planning
Debra L. Stein

Debra L. Stein
Comprehensive Financial
Planning

NO
BICYCLES
OR
SKATEBOARDS
ON
SIDEWALK



DEN

DENTIST

Hand-drawn circular logo on the sidewalk.



blue moon
PIZZA • PASTA • CREOLE

P
PARKING

KITCHEN POSITIONS AVAILABLE PLEASE APPLY 808.220.2575

HELP WANTED

OPEN

SCHLITZ

WALL TO WALL





GREENWOODS STATE BANK

NEW HOME OF
CountrySide
JEWELRY

ADDITIONAL ENTRANCE
AND PARKING
IN BACK

CountrySide
JEWELRY

HOURS
Mon - Fri 10am - 5pm
Saturday 10am - 4pm
Sunday 11am - 3pm
920-648-5755

Erle Insurance

OPEN



COUNTRYSIDE
JEWELRY
HAS MOVED
1077 N. 10th St.
950.644.5795

1077







Greenwoods State Bank

Best
Burger

87
NATURAL
Burgers!

CAFE
ON THE PARK

Peace

188-1111
PENNS

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/6/2019 Date of Pending List: 3/21/2019 Date of 16th Day: 4/5/2019 Date of 45th Day: 4/22/2019 Date of Weekly List:

Reference number:


Nominator:

Reason For Review:

Accept Return Reject 4/5/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer  Discipline _____
Control Unit _____
Telephone _____ Date 4/5/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Twenty-eighth day of February 2019, for the nomination of the Lake Mills Downtown Commercial Historic District to the National Register of Historic Places:

1	Original National Register of Historic Places Nomination Form
1	CD with NRHP Nomination form PDF
	Multiple Property Nomination form
19	Photograph(s)
1	CD with image files
1	Map(s)
2	Sketch map(s)/figures(s)/exhibit(s)
	Piece(s) of correspondence
	Other:

COMMENTS:

	Please ensure that this nomination is reviewed
	This property has been certified under 36 CFR 67
	The enclosed owner objection(s) do or do not constitute a majority of property owners
	Other:



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