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Nat. Register of Historic Places  
National Park Service

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 University Hill Farms Historic District  
other names/site number

2. Location

street & number Roughly bounded by North and South Midvale Boulevard, N/A not for publication  
Sheboygan Avenue, North and South Whitney Way, North Rock  
Road and Mineral Point Road  
city or town Madison N/A vicinity  
state Wisconsin code WI county Dane code 025 zip code 53705

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  
State Historic Preservation Officer-WI

5/19/15  
Date

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

402

University Hill Farms Historic District

Dane

Wisconsin

Name of Property

County and State

### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain):

*by Barbara Wyatt*  
Signature of the Keeper

8-11-15  
Date of Action

### 5. Classification

**Ownership of Property**  
(check as many boxes as  
as apply)

private

public-local

public-State

public-Federal

**Category of Property**  
(Check only one box)

building(s)

district

structure

site

object

**Number of Resources within Property**  
(Do not include previously listed resources  
in the count)

contributing

noncontributing

820

13 buildings

1

sites

structures

objects

821

13 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)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

### 7. Description

**Architectural Classification**

(Enter categories from instructions)

MODERN MOVEMENT

Colonial Revival

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls Weatherboard

BRICK

roof ASPHALT

other Wood

### Narrative Description

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

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## 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

Community Planning & Development

### Period of Significance

1956-1989

### Significant Dates

N/A

### Significant Person

(Complete if Criterion B is marked)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Erdman, Marshall

Gardner, Carl L.

Weiler & Strang

Wright, Frank Lloyd

### Narrative Statement of Significance

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

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## 9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

### Primary location of additional data:

- State Historic Preservation Office
  - Other State Agency
  - Federal Agency
  - Local government
  - University
  - Other
- Name of repository:  
University Hill Farms Neighborhood Assoc.

## 10. Geographical Data

**Acreage of Property** Approximately 450 acres

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

|   |           |               |                |   |           |               |                |
|---|-----------|---------------|----------------|---|-----------|---------------|----------------|
| 1 | <u>16</u> | <u>298550</u> | <u>4771160</u> | 3 | <u>16</u> | <u>300441</u> | <u>4771913</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |
| 2 | <u>16</u> | <u>299150</u> | <u>4771720</u> | 4 | <u>16</u> | <u>300470</u> | <u>4770220</u> |
|   | Zone      | Easting       | Northing       |   | Zone      | Easting       | Northing       |

X 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

|                            |   |                  |               |
|----------------------------|---|------------------|---------------|
| <b>name/title</b>          | Timothy F. Heggland/ Consultant for the City of Madison | <b>date</b>      | July 15, 2014 |
| <b>organization</b>        |   | <b>telephone</b> | 608-795-2650  |
| <b>street &amp; number</b> | 6391 Hillsandwood Road                                  | <b>zip code</b>  | 53560         |
| <b>city or town</b>        | Mazomanie   | <b>state</b>     | WI            |

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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.)

|                            |                            |    |  |                  |
|----------------------------|----------------------------|----|--|------------------|
| <b>name/title</b>          | Various, See Separate List |    |  | <b>date</b>      |
| <b>organization</b>        |                            |    |  | <b>telephone</b> |
| <b>street &amp; number</b> |                            |    |  | <b>zip code</b>  |
| <b>city or town</b>        | <b>state</b>               | WI |  |                  |

**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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**Description**

The University Hill Farms Historic District is a complete, highly intact planned community located on the near west side of the city of Madison. It occupies most of a 620-acre parcel that belonged to the University of Wisconsin since the 1890s and which had been used as an experimental farm by the University's College of Agriculture.<sup>1</sup> By 1953, this farm was being surrounded by the fast-growing city and was blocking the city's westward expansion. In addition, the increasingly urban setting of the farm meant that it was becoming both less viable as an experimental farm and more valuable as developable land. As a result, the University decided to develop the farm as a self-contained planned community. The proceeds from the sale of the lots in this newly formed subdivision would then be used to purchase and equip a new and much larger experimental farm that would be located far enough from the city to be useful to the University for many decades to come. To this end, the University hired the Chicago-based city planning consulting firm of Carl L. Gardner & Assoc. in 1955 to create a master plan for the new subdivision, which resulted in a topographically sensitive curvilinear street plan that had within it reserved spaces for churches, a school, a park, private office buildings, state office buildings, high rise apartment buildings, garden apartment buildings, and a regional shopping center. Development of the new subdivision began in early 1956 and by 1964, 87% of the district's buildings had been built, with the vast majority of them being examples of Modern Movement style designs. The resulting planned community was a complete success from both a financial and a civic point of view and it was, and continues to be, especially popular as a home for Madison's professional and middle class families.

The University's Hill Farms property is bounded on the north by the east-west-running Sheboygan Avenue and on the south by the east-west-running Mineral Point Road, these being the two major east-west routes that served the west side of the city both before and after World War II. The east side of the Hill Farms property is bounded by the north-south-running Midvale Boulevard. This four-lane street was being constructed by the City in the early 1950s with the ultimate goal of creating a north-south thoroughfare whose north end would intersect with University Avenue and whose south end would intersect with the new beltline highway being developed at this time around the south side of the city. The west side of the Hill Farms property is now mostly bounded by what was originally called Gilbert Road but which is now called N. and S. Whitney Way. This curving street intersects with University Avenue at its north end and Mineral Point Road at its south end and was just beginning to be laid out when the Hill Farms development began.<sup>2</sup> As a result, the University's Hill Farms was effectively surrounded by what were to become four of the most heavily trafficked streets

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<sup>1</sup>Madison is the capital of the state of Wisconsin and its population in 2010 was 233,209.

<sup>2</sup>Like Midvale Boulevard, Whitney Way was also built with the intention of intersecting University Avenue at its north end and with the south beltline at its south end, which is how it was ultimately developed.

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on the west side of Madison, a situation that was inherently favorable for the University's proposed development plans.

The timing of the University's decision was excellent because in the early 1950s Madison was the fastest growing city in Wisconsin and the need for more housing was acute. For instance, between 1940 and 1950 the population of Madison had grown by 42% from 67,447 to 96,056.<sup>3</sup> In response to the demand this population growth created, new privately sponsored suburbs were being developed that effectively surrounded the Hill Farms on all sides. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park and Merrill Heights, and to the south, the newly developed suburbs of Midvale Heights, Oak Park Heights (1950), and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road.<sup>4</sup> It is worth noting, however, that none of these new suburbs contained any commercial or retail properties with the single exception of Shorewood Hills, which had a commercial strip along University Avenue east of the Hill Farms that included the small, local, seven-store Shorewood Shopping Center, constructed in 1951 as one of the first shopping centers of any size in the city.<sup>5</sup>

Once the University decided to develop its Hill Farms property in 1953, it entered into a close relationship with the City of Madison and its planning department in order to make a smooth transition. This was aided by the fact that even as early as 1949, the north half of the Hill Farms property had been annexed to the City of Madison and now, in 1953, the remainder was annexed as well, which meant among other things that property owners in the proposed new subdivision would have ready access to city sewer, water, and gas lines. This annexation was followed by the creation of a preliminary plan for the new Hill Farms subdivision in 1954, prepared at the request of the University's Board of Regents by the City Plan Commission. This plan was drawn by the City of Madison's planning engineer, Walter K. Johnson, and contained a number of features that were later incorporated into the final plan produced by Carl L. Gardner & Assoc.<sup>6</sup>

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<sup>3</sup> The city's population would grow by another 30,000 by 1960.

<sup>4</sup> These two new subdivisions extended north along the west side of S. Midvale Boulevard and west along the north side of Mineral Point Road to what would become Segoe Road.

<sup>5</sup> Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: 1999, pp. 248-249. Although now expanded and greatly altered, this shopping center is still extant today.

<sup>6</sup> Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, p. 17. This article contains a photo of the Johnson plan and an analysis of it.

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Both planners were aided by the fact that in 1953 the only existing buildings in the Hill Farms consisted of four groups of farm buildings, some of which had been acquired by the University with the land and some of which the University had built. The planners were also aided by the fact that the land itself was uncomplicated from a development point of view. The topography of the Hill Farms is gently rolling and it rises gradually to the south and to the west from its lowest point, which is located at the intersection of University Avenue and Midvale Boulevard in the northwest corner of the property. Since most of this land had been farmed since the 1850s, and since it was still being farmed by the University in 1953, it was all open farmland except for a wooded area located at a high spot on the property approximately where Lafayette Drive and Bayfield Terrace are today, and a low spot along Waukesha Street. As a result, the designers of the Hill Farms subdivision had a clean slate to work with before development began.

Walter Johnson's master plan for Hill Farms relied heavily on planning precedents that had been established before World War II in such places as Radburn, New Jersey. His plan included curvilinear (although not necessarily topographically sensitive) streets, an extensive use of cul-de-sacs, lots laid out in super blocks, a gradation of street sizes whose design and location were based on whether the street would carry local or regional traffic, and specific areas designated as park lands, school sites, church sites, or retail areas, all of which were features found in Radburn and other planned pre-war communities. Many aspects of this plan would subsequently be incorporated into Gardner's accepted 1955 master plan, but the overall appearance of Gardner's plan was very different.

Gardner's master plan maintained aspects of the city's plan. Parcels were set aside for churches, parks, and a school. Other large sections were dedicated to a shopping center, offices, and state office buildings. A park and garden apartments formed a transition between the single-family residential portions and the more highly developed shopping and office building areas. The Gardner plan largely abandoned the cul-de-sac and, instead, used long blocks and curvilinear streets to respond to the rolling topography of the site. Mid-block cut-throughs near the school and park provided shorter routes for school children and pedestrians.<sup>7</sup>

In addition to these alterations, Gardner's master plan had the advantage of including more building lots than the city's plan, and addressed new elements that had been added to the subdivision in the interim. Because this project was state-owned and needed approval by the State Building Commission to proceed, and because the University was committed to creating a real community that would be an asset to the city as a whole, state and city input into the plan resulted in an agreement with the University whereby the state would acquire a 30-acre parcel in the north part of the subdivision as the proposed site of multiple, large new state office buildings. In addition, the city of Madison was allocated a 23-acre site in the middle of the subdivision for a school and 60-acres for two parks, all of

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<sup>7</sup> Penkiunas, Daina. Op. Cit., pp. 19-20.



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which were sold to the city at reduced prices before the first plat of the subdivision was put on the market.

One of the most important features of the University's development plan for the new subdivision was its decision to sell the lots in stages, rather than all at once. This meant that the construction of the necessary infrastructure consisting of roads, sidewalks, and sewer, water, and gas lines, could be implemented gradually and could be paid for in stages. It also meant that instead of flooding the local market for houses, the University could manage the demand for its lots in such a way as to reap the maximum benefit from their sales. In addition, the University also sought to retain control over what was built in the new subdivision by attaching restrictive covenants to the deeds of the lots it sold. To enforce these covenants it set up an Architectural Control Committee that was charged with the responsibility of approving all building plans within the subdivision. These covenants stated that home sites were restricted to single family occupancy, houses could be no more than two-stories in height, they had to have a minimum square footage, and they also had to have attached garages. The covenants further specified that no outbuildings of any kind were permitted on subdivision lots.

Vehicular traffic within the subdivision makes its way to the major thoroughfares surrounding it by traversing several main internal roads. Regent Street runs east-west through the district from Midvale Boulevard to Whitney Way. Hill Farm's other main internal roads were all developed as part of the subdivision: Segoe Road runs south through Hill Farms from University Avenue to Mineral Point Road and beyond; Eau Claire Avenue runs south into Hill Farms from Old Middleton Road; South Hill Drive runs west from Segoe Road to Whitney Way and beyond; and Racine Road/Pepin Place runs north from Mineral Point Road into Hill Farms. The streets within the Hill Farms subdivision itself were named after various Wisconsin counties, this being a nod to the University's state-wide mission, the exceptions being Segoe Road, which was named after Ladislav Segoe, a prominent Cincinnati, Ohio urban planner who had developed a comprehensive plan for the City of Madison in 1939, and Cheyenne Trail and Cheyenne Circle, private land that was brought into the development.

Once the new master plan was approved, the development process began. The University hired the Madison-based engineering firm of Mead & Hunt to design the subdivision's infrastructure and supervise its construction. Next, the University borrowed funds from the State Building Commission to finance the construction of these same roads and utilities with the understanding that these funds would be paid back from the proceeds from the sales of the lots.<sup>8</sup> The first portion of Hill Farms was platted in October of 1955 and it set the pattern for all the eleven plats that would follow. This original plat partially encircled the land on Waukesha Street that the city had purchased as a school site and it featured curvilinear streets, concrete curb and gutter, broad terraces, and concrete sidewalks,

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<sup>8</sup> After the sales of the first plat were completed, the University never again needed to borrow money for infrastructure development.

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underneath all of which were the necessary storm sewers and water and gas lines.<sup>9</sup> In addition, paved concrete walkways or cut-throughs that cut across the elongated blocks that characterize the subdivision were also built to facilitate the movement of pedestrians and school children through the district. These pathways are still very much in use today.<sup>10</sup> All of this was implemented by the University, with the City being in charge of putting in street trees on the terraces and street lighting. The landscaping of the individual lots was left to the homeowners themselves. Early photos show that most of these yards consisted at first of mown lawn with newly planted shade and ornamental trees and shrubs. The same photos also show that in the early years most of the rear yards in the subdivision were unfenced.

At the same time that Hill Farm's first plat was being developed, its lots sold and houses built, the first open space in the subdivision was also being created, this being the 23-acre grounds of the new and still highly intact Charles R. Van Hise Elementary and Middle School. These grounds were essentially given over to mown lawn on which playing fields for various sports have been developed, but there are also several concrete parking lots located near the school as well. In 1960, neighborhood pressure and activism resulted in several lots located across N. Eau Claire Avenue from the future Rennebohm Park being given to the Hill Farms Swim Club. The construction of the pool and the bathhouse of this club was financed by the club members themselves and this semi-private recreational resource is still very much in operation today. In 1961, more open space was developed in the district between Regent Street and Sheboygan Avenue when construction of the 20-acre Oscar Rennebohm Park began. This land had been purchased by the City in 1955; its grounds stretch all the way from N. Segoe Road to N. Eau Claire Avenue, and like the school grounds, this park is a large green space with mown grass. Tennis courts were built afterwards in the northwest corner of the park as was a large, twelve-sided Contemporary style shelter house replete with restrooms. A recently completed paved path runs from N. Segoe Road westward through the park and around the shelter house before exiting onto both N. Eau Claire Avenue and Regent Street.

The restrictive covenants attached to the deeds of the lots sold for single family residential properties in the district specified, among other things, that a one or one-and-one-half story house located on a lot that was less than 80-feet-wide must have a minimum square footage of 1040 square feet and one on a lot wider than 80-feet, 1176 square feet, while a two-story house had a minimum of 780 square feet and 882-square feet, respectively. As a result, houses in the subdivision tended to be of moderate size and the average cost was from \$25,000 to \$35,000, including both the cost of the lot and the house

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<sup>9</sup> Electric service and attendant power lines were supplied by the Madison Gas & Electric Company. These electric lines and also telephone lines use above ground poles and the lines are strung along the rear of the lots in the district.

<sup>10</sup> In the first plat, one walkway led from Van Hise School east and downhill to and across Richland Lane and then on to S. Segoe Road. This pathway was subsequently continued on the other side of Segoe Road and it traveled still further east to Merlham Street in the adjacent Eighth Addition to Sunset Village plat.

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itself, from 1956 to 1962, although some cost a good deal more. The designs of these houses followed the trends of the day and the vast majority of the 650 houses that were built in Hill Farms up until 1962 were in the Ranch style. Included among their numbers are such subtypes as the Split-Level and Bi-Level styles.<sup>11</sup> There are 613 Ranch Style houses of all types in the district, which number includes 116 examples of the Split-Level subtype and 76 examples of the Bi-Level subtype. Consequently, almost every variant of the Ranch Style house that was built in Madison during this period can be found in the district including some that are much larger and more elaborate than the norm, and a few that are architect designed. The most commonly encountered house built in the district during this period, however, is a one-story Ranch style house having a more or less rectangular plan, either a gable or a hip roof, a garage at one end, and a more or less centered main entrance that is flanked on one side by a living room window and on the other side by bedroom windows. These houses were mostly sided in wood clapboards, although steel or aluminum examples are also encountered, and their front-facing façade is usually at least partially sided in either brick or stone. The district contains 89 Contemporary and Wrightian style houses; a number of which were architect-designed, including one designed by Frank Lloyd Wright himself. These styles, and the houses in the district that are associated with them, are discussed in more detail after the building inventory that follows, while the architects and builders and their works are discussed in the Significance Section of this nomination.

In addition to the single family residences in Hill Farms, there are also 37 one and two-story duplex apartment buildings, almost all of which were built along Manitowoc Parkway between 1959-64, and 1976-77. These are of the Ranch, Contemporary, and Colonial Revival styles of architecture.<sup>12</sup> Larger scale apartment buildings are also in the district in locations in the northern part of Hill Farms that were specifically set aside for them in the Gardner master plan. The earliest of these was a complex of eleven, two-story-tall, sixteen-unit, two- and three-bedroom garden apartment buildings located on a large parcel at the corner of Regent Street and N. Segoe Road. These Contemporary style buildings were built between 1959 and 1964 and face onto large areas of mown lawn dotted with mature shade trees, with some of the units facing onto the adjacent Rennebohm Park. There are two high rise Contemporary style apartment blocks located on Sheboygan Avenue that were built between 1962 and 1965 in an area that was originally intended to house six of these blocks, all identical in design. Instead, two high rise and six low rise buildings were constructed. The first high rise, the 140-unit Park Tower Apartments, was designed by John J. Flad & Assoc., while the second high rise, the Hilldale Towers Apartments, was designed by another firm and built next door a few years later. The rest of the land located on the south side of Sheboygan Avenue that had originally been allocated for more high rise apartment buildings was subsequently rezoned to allow for the construction of large three-story-tall Colonial Revival and Georgian Revival style apartment block complexes (the three-

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<sup>11</sup> There are 741 single family houses in the district today out of a total number of 836 buildings.

<sup>12</sup> This area had been specifically set aside for the construction of duplex apartments and those that were built in 1976-77 reflect the platting and sale of the land in the Gugel Farm Plat, which occurred in 1975.

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building Normandy Apartments and the three-building Carolina Apartments), which were built in 1969-70. These later apartment blocks have always been heavily rented by retired couples and the elderly, for whom a low rise building with underground parking and a location near to shopping is preferred. These buildings look out over Rennebohm Park to the south and/or into very large well-landscaped inner courts replete with swimming pools. The quick success of these earlier apartment complexes also meant that when the former University of Wisconsin's Seed Farm portion of the larger Hill Farms became available for development in the late 1980s, another five-building Georgian Revival style complex (the Monticello Apartments) was built on this land, located on Sheboygan Avenue in the next block to the west of the first two. All of these apartment complexes are well landscaped and exceptionally well maintained and feature mown lawns, large deciduous shade trees, ornamental shrubs and trees, and flower beds.

Also included on the Gardner master plan is a 64-acre parcel of land devoted to a 34-acre regional shopping center and to a 30-acre area devoted to private office buildings. This area comprises the northeast corner of Hill Farms and it is bounded by Regent Street to the south, N. Segoe Road to the west, University Avenue to the north, and N. Midvale Boulevard to the east. The designs of all but two of the buildings that were subsequently built in this area are various examples of the Contemporary style and almost all of them were architect-designed. This area was planned so that small and medium size private office buildings could be located between the north side of Regent Street and Heather Crest located at the south end of Hilldale Shopping Center, and also along the east side of N. Segoe Road from Regent Street north to University Avenue. Each of these buildings is freestanding, not more than three-stories-tall, and each is surrounded by some mown lawn and ornamental plantings as well as hard-surfaced parking lots. Eventually there were at least twenty-three privately constructed commercial buildings and a post office building (extant but altered) located within this area along with the original 250,000 square foot Hilldale Shopping Center, which was completed in 1962. The portion of this area that is located south of Heather Crest Drive is still largely intact today; it contains several buildings of architectural significance, and has been included within the boundaries of the University Hill Farms Historic District as a result. The area to the north of it, however, has now been greatly altered and no longer retains integrity. Hilldale Shopping Center is still the retail heart of this area but it has since been enlarged and remodeled and no longer retains its historic appearance. In addition, most of the original commercial buildings that were located north of Kelab Drive/Heather Crest in this area have now been demolished and recently replaced either with new, larger commercial buildings or with new, larger apartment buildings and condominium towers.

In addition to the Hill Farms area's privately owned office buildings, the Gardner master plan also included a 30-acre parcel bounded by University Avenue to the north, N. Segoe Road to the east, Sheboygan Avenue to the south, and N. Eau Claire Avenue to the west that was set aside as the location for what were originally intended to be two large high-rise state office buildings. The first of

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these nine-story-tall Contemporary style buildings was completed in 1963. However, subsequent changes in state policy meant that only one of the proposed high rise towers was built; the surplus land was eventually sold by the state and a private office building constructed. Because of the deviation from the original master plan for this area, this entire parcel is not considered to contribute to understanding of the plan and is drawn out of the boundary.

The Gardner master plan also provided separate parcels for four churches in Hill Farms. These parcels were distributed around the periphery of the subdivision and while three churches were ultimately built, one has since been demolished. Of the two that remain, both are examples of the Contemporary style. The Covenant Presbyterian Church in particular, which occupies a corner location at the S. Segoe Road entrance to the district, is an excellent example of the locally significant religious architecture produced by William V. Kaeser, who was one of Madison's finest mid-twentieth century architects.

Over time, the street trees planted by the city and the trees planted by the residents themselves have increased substantially in size and the landscaping around individual houses has matured. No large scale landscaping projects designed by landscape architects have yet been identified in the district, although individual yards and properties that have been designed by them are known to exist. As in most neighborhoods, most of the landscaping that has occurred has been at the initiative of the property owners themselves and reflects the taste of these individuals. Mown lawns in front and rear yards are ubiquitous and because restrictions embodied in the deed covenants of the properties dictate how close a house can be located to the front street line or to side lot lines, uniform setbacks create a consistent appearance throughout the district.

By 1964, 87% of all the buildings within the district had been completed. Today the district retains the appearance it had in 1964 to a remarkable degree. As was intended, most of the land in the district is given over to single family residences. The houses have continued to attract owners who appreciate the convenience and modernity that they provide. These owners have, by and large, respected the original appearance of the houses. In addition, very few of the district's original houses have been replaced by new ones. The neighborhood's Architecture Control Committee still reviews all requests for additions to existing houses and typically declines any request for subdivisions of existing properties. The most common major changes that have occurred to houses in the district have been either the addition of an enclosed or screened porch to the rear of a house, or else an expansion from a one-car to a two-car garage when sufficient lot width was available. Otherwise, the biggest threats to the integrity of the neighborhood's single-family housing stock has been window alterations and re-siding with vinyl, the latter trend being especially unfortunate since many of the district's houses were originally sided in what was once affordable, very long-lasting redwood. Indeed, the stability that the district enjoys can be seen by the fact that only 13 of the district's buildings have been classified as

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non-contributing, and only 8 of these have been so classified because of the alterations they have undergone (the other 5 are of too recent a date to fall within the period of significance). With the added benefits that accrue from National Register listing, there is every reason to hope that the University Hill Farms Historic District will continue to retain its historic appearance for many years to come.

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**Inventory**

The following inventory lists every building 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 (N/C) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- CO = Colonial Revival
- CON = Contemporary
- DU = Dutch Colonial Revival
- GN = Georgian Revival
- NE = Neoclassical Revival
- RA = Ranch
- SG = Side Gable
- TU = Tudor Revival
- WR = Wrightian

| C or N/C | Address | Original Owners | Yr. Built                              | Style |     |
|----------|---------|-----------------|--|-------|-----|
| C        | 3       | Ashland Court   | Jud & Marilyn Walstad House            | 1957  | RA  |
| C        | 5       | Ashland Court   | Harold & Elizabeth Linden House        | 1960  | RA  |
| C        | 7       | Ashland Court   | William C. & Nancy Larson House        | 1957  | CON |
| C        | 9       | Ashland Court   | Walter B. & Alice Sentry House         | 1957  | RA  |
|          |         |                 |  |       |     |
| C        | 5       | Barron Court    | James A. & Bernadette Fenton House     | 1963  | CON |
| C        | 6       | Barron Court    | Clarence J. & Evelyn Reuter House      | 1963  | RA  |
| C        | 9       | Barron Court    | Harold R. & Florence I. Wetzel House   | 1964  | CO  |
| C        | 10      | Barron Court    | Prof. Thomas & Elizabeth Averill House | 1964  | RA  |
|          |         |                 |  |       |     |
| C        | 4802    | Bayfield Terr.  | Collin H. & Margaret Schroeder House   | 1961  | CO  |
| C        | 4809    | Bayfield Terr.  | John & Ethel McMillen House            | 1959  | RA  |
| C        | 4813    | Bayfield Terr.  | Arvid & Avis Anderson House            | 1959  | RA  |
| C        | 4814    | Bayfield Terr.  | Clement M. & Betty Silvestro House     | 1959  | CO  |
| C        | 4817    | Bayfield Terr.  | Mrs. Helen Hansbrough House            | 1961  | RA  |
| C        | 4818    | Bayfield Terr.  | Urban J. & Angeline Niesen House       | 1962  | RA  |
| C        | 4821    | Bayfield Terr.  | Vernon & Pauline Hill House            | 1960  | RA  |
| C        | 4822    | Bayfield Terr.  | Jack G. & Virginia C. Jefferds House   | 1959  | CO  |
| C        | 4825    | Bayfield Terr.  | Prof. Wilson & Grace Thiede House      | 1960  | RA  |
| C        | 4826    | Bayfield Terr.  | Dr. Robert & Nancy O'Connor House      | 1960  | CO  |
| C        | 4901    | Bayfield Terr.  | William T. & Gretchen Rieser House     | 1962  | RA  |
| C        | 4902    | Bayfield Terr.  | Robert P. & Lucille Torkelson House    | 1965  | CON |
| C        | 4905    | Bayfield Terr.  | Robert C. & Clara Wiersma House        | 1964  | CO  |
| C        | 4906    | Bayfield Terr.  | William P. & Ada Mitchell House        | 1959  | CO  |
| C        | 4909    | Bayfield Terr.  | Robert J. & Patricia Fausett House     | 1961  | RA  |

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|     |      |                |                                       |      |     |
|-----|------|----------------|---------------------------------------|------|-----|
| C   | 4910 | Bayfield Terr. | Martin A. & June Matoushek House      | 1958 | RA  |
| C   | 4914 | Bayfield Terr. | Norman & Margaret Levin House         | 1962 | CON |
| C   | 4918 | Bayfield Terr. | Dr. Martin B. & Phyllis Fliegel House | 1962 | CO  |
| C   | 5001 | Bayfield Terr. | Dr. Kenneth & Beverly Sachtjen House  | 1962 | CON |
| C   | 5002 | Bayfield Terr. | Prof. Paul J. & Marian Kaesberg House | 1958 | RA  |
| C   | 5005 | Bayfield Terr. | Jerome H. & Joan Kuypers House        | 1959 | RA  |
| C   | 5009 | Bayfield Terr. | Dale A. & Nora Nordeen House          | 1958 | CO  |
| C   | 5010 | Bayfield Terr. | Prof. Claude & Dorothy Hayes House    | 1961 | RA  |
| C   | 5013 | Bayfield Terr. | Robert B. & Jean Rennebohm House      | 1958 | RA  |
| C   | 5017 | Bayfield Terr. | John B. & Jane K. Secord House        | 1958 | CO  |
| C   | 5018 | Bayfield Terr. | Paul H. & Pat Graven House            | 1959 | CON |
| C   | 5021 | Bayfield Terr. | Prof. Patrick & Mary Ann Boyle House  | 1962 | CO  |
| C   | 5025 | Bayfield Terr. | Dale O. & Anna Bender House           | 1962 | CO  |
| C   | 5026 | Bayfield Terr. | Clyde & Lois Selix House              | 1963 | RA  |
|     |      |                |                                       |      |     |
| N/C | 5010 | Buffalo Trail  | Steven A. Levine House                | 2000 | CON |
| C   | 5014 | Buffalo Trail  | House                                 | 1987 | CO  |
| C   | 5101 | Buffalo Trail  | Harvey G. & Arlene Lilleman House     | 1963 | RA  |
| C   | 5102 | Buffalo Trail  | Mark & Virginia Kaiser House          | 1986 | RA  |
| C   | 5105 | Buffalo Trail  | Lyle E. & Viola Baerwald House        | 1962 | RA  |
| C   | 5109 | Buffalo Trail  | Murray C. & Mary A. Calhoun House     | 1965 | CO  |
| C   | 5110 | Buffalo Trail  | Robert P. & Darlene Gakovich House    | 1988 | CON |
| C   | 5114 | Buffalo Trail  | Prof. Deepax & Anu Divan House        | 1986 | CON |
| C   | 5117 | Buffalo Trail  | Prof. Robert G. & Dessa Cassens House | 1964 | CO  |
| C   | 5118 | Buffalo Trail  | Paul J. Bois House                    | 1985 | CON |
| C   | 5122 | Buffalo Trail  | John J. & Bonnie Jordan, Jr. House    | 1986 | RA  |
| C   | 5126 | Buffalo Trail  | Frank & Shirley Ross, Jr. House       | 1985 | CO  |
| C   | 5130 | Buffalo Trail  | Jim & Lynn Soehnlén House             | 1986 | CON |
| N/C | 5134 | Buffalo Trail  | Keith W. & Rita Johnson House         | 1991 | RA  |
| C   | 5138 | Buffalo Trail  | Jac B. & Edith G. Garner House        | 1985 | CO  |
|     |      |                |                                       |      |     |
| C   | 5201 | Burnett Dr.    | John P. & Florence Bolger House       | 1962 | RA  |
| C   | 5202 | Burnett Dr.    | Donald W. & Albetina Renlund House    | 1961 | RA  |
| C   | 5206 | Burnett Dr.    | Alvin F. & Freda Nebel House          | 1960 | RA  |
| C   | 5209 | Burnett Dr.    | Dr. Gregory L. & Nancy Gallo House    | 1962 | RA  |
| C   | 5210 | Burnett Dr.    | Richard K. & Gloria Roeber House      | 1960 | RA  |
| C   | 5213 | Burnett Dr.    | Prof. John A. & Vera Noehl House      | 1961 | RA  |
| C   | 5214 | Burnett Dr.    | Lester F. McChesney House             | 1962 | RA  |
| C   | 5301 | Burnett Dr.    | Prof. Frank B. & JoAnn Baker House    | 1961 | RA  |
| C   | 5302 | Burnett Dr.    | Prof. A. Burr & Mary Fontaine House   | 1960 | RA  |
| C   | 5305 | Burnett Dr.    | Prof. John & Frances Culbertson House | 1960 | RA  |
| C   | 5306 | Burnett Dr.    | James R. & Bernice Skogstad House     | 1961 | RA  |
| C   | 5309 | Burnett Dr.    | Walter A. & Jean Meanwell House       | 1960 | RA  |



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|---|------|-----------------|--|------|----|
| C | 5310 | Burnett Dr.     | Robert W. & Katherine Pohle House      | 1961 | RA |
| C | 5317 | Burnett Dr.     | Prof. E. James & Marian Archer House   | 1961 | RA |
| C | 5318 | Burnett Dr.     | Prof. Richard & Elizabeth Durbin House | 1961 | RA |
|   |      |                 |  |      |    |
| C | 6    | Calumet Circle  | Merlin R. & Irene Kolb House           | 1961 | RA |
| C | 9    | Calumet Circle  | Prof. Gordon & Joan Chesters House     | 1961 | RA |
| C | 10   | Calumet Circle  | Mrs. Eleanor Kennedy House             | 1961 | RA |
|   |      |                 |  |      |    |
| C | 5    | Cheyenne Circle | Dr. Mark F. & Adele Backs House        | 1960 | RA |
| C | 6    | Cheyenne Circle | James R. & Dorothy Underkofler House   | 1960 | CO |
| C | 9    | Cheyenne Circle | Maj. Harvey G. & Doris Maahs House     | 1960 | RA |
| C | 10   | Cheyenne Circle | Dr. John F. & Lucy Erck House          | 1960 | RA |
| C | 14   | Cheyenne Circle | Vernon H. & Cathern Schultz House      | 1960 | RA |
|   |      |                 |  |      |    |
| C | 302  | Cheyenne Trail  | Eugene & Janet Erickson House          | 1963 | CO |
| C | 305  | Cheyenne Trail  | Charles A. & Elsa Oliver House         | 1962 | CO |
| C | 306  | Cheyenne Trail  | Dr. John C. & Ann McAleavy House       | 1962 | CO |
| C | 309  | Cheyenne Trail  | Byron W. & Betty Schmeling House       | 1963 | CO |
| C | 310  | Cheyenne Trail  | Dr. Mark F. & Adele Backs House        | 1963 | RA |
| C | 313  | Cheyenne Trail  | Glenn S. & Daisy Pound House           | 1964 | RA |
| C | 314  | Cheyenne Trail  | Herbert F. & Marjorie M. Klinge House  | 1964 | CO |
| C | 317  | Cheyenne Trail  | Robert J. & Dolores Shand House        | 1963 | CO |
| C | 318  | Cheyenne Trail  | Prof. James E. & Doris Kennedy House   | 1964 | RA |
| C | 321  | Cheyenne Trail  | First Baptist Church Rectory           | 1964 | CO |
| C | 322  | Cheyenne Trail  | Julian P. & Mirian Bradbury House      | 1964 | RA |
| C | 325  | Cheyenne Trail  | Prof. Dwayne & Wilma Rohweder House    | 1964 | CO |
| C | 326  | Cheyenne Trail  | William A. & Joan Atkins House         | 1965 | RA |
| C | 329  | Cheyenne Trail  | Gerald F. & Jeanne Maruska House       | 1964 | RA |
| C | 330  | Cheyenne Trail  | Prof. Ronald & Maria Engerman House    | 1965 | CO |
| C | 333  | Cheyenne Trail  | Thomas W. & Donna Erbach House         | 1965 | CO |
|   |      |                 |  |      |    |
| C | 5109 | Door Drive      | George W. & Anne Burns House           | 1960 | RA |
| C | 5110 | Door Drive      | Donald L. & Lois Paul House            | 1963 | CO |
| C | 5113 | Door Drive      | Lawrence J. & Lil Kosikowski House     | 1960 | RA |
| C | 5114 | Door Drive      | Rev. Vernon & Patricia Johnson House   | 1960 | RA |
| C | 5117 | Door Drive      | Lillian Miller House                   | 1960 | RA |
| C | 5118 | Door Drive      | Donald & Doris Graf House              | 1960 | RA |
| C | 5121 | Door Drive      | Prof. William & Louise Kinne House     | 1960 | RA |
| C | 5122 | Door Drive      | Prof. Thomas & Betty Ringness House    | 1961 | RA |
| C | 5125 | Door Drive      | Jack & Sally Trautman House            | 1960 | RA |
| C | 5126 | Door Drive      | James E. & Joan Bie House              | 1960 | RA |
| C | 5129 | Door Drive      | Burton G. & Myrtle Billings House      | 1960 | RA |
| C | 5130 | Door Drive      | Prof. William H. & Ruth Dodge House    | 1960 | RA |

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|-----|---------|--------------------|---|----------|-----|
| C   | 5133    | Door Drive         | Carter M. Wiltgen House                     | 1960     | RA  |
| C   | 5137    | Door Drive         | Clarence M. & Mary White, Jr. House         | 1960     | RA  |
| C   | 5141    | Door Drive         | Dr. Charles & Ruth Schoenwetter House       | 1961     | RA  |
| C   | 5142    | Door Drive         | Albert & Charlotte Hambrecht House          | 1961     | RA  |
| C   | 5145    | Door Drive         | Prof. Edward & Mary Kamarck House           | 1966     | CO  |
| C   | 5149    | Door Drive         | Charles F. & Lillian Norton House           | 1961     | CO  |
| C   | 5150    | Door Drive         | Stuart W. & Emmy Gallaher House             | 1961     | CON |
|     |         |                    |   |          |     |
| N/C | 2       | N. Eau Claire Ave. | Hill Farms Swim Club Swimming Pool          | 1960     | CON |
| C   | 115     | N. Eau Claire Ave. | Rennebohm Park and Shelter (site and bldg.) | ca. 1962 | CON |
| C   | 202     | N. Eau Claire Ave. | The Monticello Apartments (Bldg. D)         | 1985     | GN  |
| C   | 401-409 | N. Eau Claire Ave. | The Carolina Apartments (Bldg. C)           | 1969     | GN  |
| C   | 402     | N. Eau Claire Ave. | The Monticello Apartments (Bldg. E)         | 1985     | GN  |
|     |         |                    |   |          |     |
| C   | 1       | S. Eau Claire Ave. | Bryce W. & Beatrice Jordan House            | 1960     | RA  |
| C   | 2       | S. Eau Claire Ave. | Robert L. & Phyllis Mumert House            | 1960     | RA  |
| C   | 5       | S. Eau Claire Ave. | Francis A. & Twila Blake House              | 1959     | CO  |
| C   | 6       | S. Eau Claire Ave. | Gay M. & Lynne Ronne House                  | 1959     | CO  |
| C   | 9       | S. Eau Claire Ave. | Alfred & Maxa Dai Frank House               | 1961     | CON |
| C   | 14      | S. Eau Claire Ave. | Mrs. Dorothy Torrance House                 | 1958     | RA  |
| C   | 15      | S. Eau Claire Ave. | Lester C. & JoAnn Six House                 | 1959     | CO  |
| C   | 17      | S. Eau Claire Ave. | Leland R. & Doris Fuelle House              | 1961     | CON |
| C   | 21      | S. Eau Claire Ave. | Roy E. & Rose McCormick House               | 1960     | RA  |
| C   | 22      | S. Eau Claire Ave. | Lester & Evelyn Kolman House                | 1958     | RA  |
| C   | 26      | S. Eau Claire Ave. | Urban J. & Angeline Niesen House            | 1959     | RA  |
| C   | 30      | S. Eau Claire Ave. | Pern O. & Mary Finch House                  | 1958     | RA  |
| C   | 33      | S. Eau Claire Ave. | Prof. William & Jane Hillsenhoff House      | 1961     | RA  |
| C   | 34      | S. Eau Claire Ave. | Dale C. & Leah Aebischer House              | 1959     | RA  |
| C   | 37      | S. Eau Claire Ave. | Paul E. & Eleanor Morris House              | 1960     | RA  |
| C   | 38      | S. Eau Claire Ave. | Harlan & Patricia Reif House                | 1958     | RA  |
| C   | 42      | S. Eau Claire Ave. | Dr. Roland & Patricia Winterfield House     | 1958     | RA  |
| C   | 45      | S. Eau Claire Ave. | Richard & Phyllis Pire House                | 1958     | RA  |
| C   | 46      | S. Eau Claire Ave. | Leonard A. & Carol Montie House             | 1958     | RA  |
| C   | 49      | S. Eau Claire Ave. | Elizabeth Davies House                      | 1958     | RA  |
| C   | 50      | S. Eau Claire Ave. | John E. & Jane Wise, Jr. House              | 1959     | RA  |
| C   | 53      | S. Eau Claire Ave. | C. Dennis & Barbara Besadny House           | 1959     | RA  |
| N/C | 54      | S. Eau Claire Ave. | Mrs. Leonore M. Leake House                 | 1958     | CO  |
|     |         |                    |   |          |     |
| C   | 4706    | Fond du Lac Trail  | Dr. Bernard & Martine Messert House         | 1962     | RA  |
| C   | 4709    | Fond du Lac Trail  | Lyman R. & Betty J. Frazier House           | 1962     | CO  |
| C   | 4710    | Fond du Lac Trail  | Henry & Mary Peiss House                    | 1959     | RA  |
| C   | 4713    | Fond du Lac Trail  | Chris P. & Eileen Lemberg House             | 1959     | CO  |
| C   | 4714    | Fond du Lac Trail  | Dr. Laurence T. & Audrey Giles House        | 1961     | RA  |

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|---|------|-------------------|--|------|-----|
| C | 4717 | Fond du Lac Trail | Charles W. & Mildred Decker House      | 1960 | CO  |
| C | 4718 | Fond du Lac Trail | Prof. Douglas & Lillian Marshall House | 1960 | RA  |
| C | 4722 | Fond du Lac Trail | Thomas & Artha Jean Towell House       | 1959 | RA  |
| C | 4802 | Fond du Lac Trail | Ray T. & Shirley Haase House           | 1964 | CO  |
| C | 4805 | Fond du Lac Trail | Robert L. & Muriel Curry House         | 1961 | DU  |
| C | 4806 | Fond du Lac Trail | Charles E. & Mary Mueller House        | 1960 | RA  |
| C | 4809 | Fond du Lac Trail | Richard & Barbara Worocho House        | 1960 | WR  |
| C | 4810 | Fond du Lac Trail | Dr. C. Weir & Jane Horswill House      | 1963 | CO  |
| C | 4813 | Fond du Lac Trail | Norman R. & Kitty Benz House           | 1959 | RA  |
| C | 4814 | Fond du Lac Trail | Vere L. & Grace Fiedler House          | 1959 | RA  |
| C | 4817 | Fond du Lac Trail | Robert E. & Lou Westerveldt House      | 1961 | CO  |
| C | 4818 | Fond du Lac Trail | Dr. Donovan & Katherine Moore House    | 1962 | CO  |
| C | 4821 | Fond du Lac Trail | Gerald A. & Vicki Stewart House        | 1960 | RA  |
| C | 4822 | Fond du Lac Trail | Robert J. & Mae Klein House            | 1959 | RA  |
| C | 4901 | Fond du Lac Trail | Burton O. & Jean Neesvig House         | 1959 | RA  |
| C | 4902 | Fond du Lac Trail | Dr. Allen D. & Charlotte Hoff House    | 1960 | CO  |
| C | 4906 | Fond du Lac Trail | Prof. Max W. & Phyllis Carbon House    | 1959 | RA  |
| C | 4909 | Fond du Lac Trail | Arthur B. & Doris Morey House          | 1959 | RA  |
| C | 4910 | Fond du Lac Trail | Dr. Charles A. & Betsy Doehlert House  | 1959 | CO  |
| C | 4913 | Fond du Lac Trail | Paul & Marilyn Lindau House            | 1962 | CO  |
| C | 4914 | Fond du Lac Trail | John P. & Eunice Hendrickson House     | 1959 | CO  |
| C | 4917 | Fond du Lac Trail | Russell P. & Doris Bailey House        | 1961 | RA  |
| C | 4918 | Fond du Lac Trail | John Leonard House                     | 1959 | RA  |
| C | 4921 | Fond du Lac Trail | Dr. Leigh M. & Marilyn Roberts House   | 1965 | CO  |
| C | 4922 | Fond du Lac Trail | Prof. William & Virginia Beranck House | 1959 | RA  |
| C | 4925 | Fond du Lac Trail | Kenneth R. & Marilyn Johnson House     | 1960 | CO  |
| C | 4926 | Fond du Lac Trail | Prof. Richard M. & Ruth Heins House    | 1959 | RA  |
| C | 4929 | Fond du Lac Trail | William & LaVerne Rosenbaum House      | 1962 | RA  |
| C | 4930 | Fond du Lac Trail | W. Atleen & Sarah Jane Wilson House    | 1960 | RA  |
|   |      |                   |  |      |     |
| C | 101  | Green Lake Pass   | Adelbert C. & Viola Bast House         | 1961 | RA  |
| C | 106  | Green Lake Pass   | Robert S. & Joy Hinds House            | 1961 | CO  |
| C | 109  | Green Lake Pass   | Harry T. & JoAnn Ryan House            | 1962 | CO  |
| C | 110  | Green Lake Pass   | Fred & June Werren House               | 1965 | RA  |
| C | 113  | Green Lake Pass   | Peter S. & Marie Kozak House           | 1965 | RA  |
| C | 114  | Green Lake Pass   | Prof. Norman & Darlene Olson House     | 1963 | RA  |
| C | 201  | Green Lake Pass   | Prof. James R. & Nancy Love House      | 1962 | RA  |
| C | 202  | Green Lake Pass   | Thomas W. & Florence Geiger House      | 1961 | RA  |
| C | 205  | Green Lake Pass   | Leo B. & Dorothy McCann House          | 1963 | RA  |
| C | 206  | Green Lake Pass   | Freeman & Marcia Holmer House          | 1967 | RA  |
| C | 209  | Green Lake Pass   | Robert & Doris Mortenson House         | 1962 | CON |
| C | 210  | Green Lake Pass   | Theodore & Carolyn Stephenson House    | 1965 | RA  |
| C | 214  | Green Lake Pass   | Prof. Frank & Ardyce Reighard House    | 1963 | CO  |

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|---|------|------------------|---|---------------|-----|
| C | 5101 | Juneau Road      | Prof. Thomas & Lorna Hoffman House      | 1959          | RA  |
| C | 5106 | Juneau Road      | Dale & Norma Bruhn House                | 1958/<br>1999 | RA  |
| C | 5110 | Juneau Road      | Dr. Dorolea R. Harmon House             | 1958          | RA  |
| C | 5111 | Juneau Road      | Donald G. & Betty Harrer House          | 1958          | RA  |
| C | 5114 | Juneau Road      | Max G. & Dorothy Guhl House             | 1958          | RA  |
| C | 5117 | Juneau Road      | Harold & Edith Hopkins House            | 1958          | RA  |
| C | 5118 | Juneau Road      | Dr. Fred & Ruth Ansfield House          | 1958          | RA  |
| C | 5121 | Juneau Road      | Eugene & Jean Beytien House             | 1958          | RA  |
| C | 5122 | Juneau Road      | Alex & Mary Heffel House                | 1958          | RA  |
| C | 5125 | Juneau Road      | Robert & Marjorie Meuer House           | 1958          | CON |
| C | 5126 | Juneau Road      | Gottfried & Ingrid Staub House          | 1958          | CON |
| C | 5129 | Juneau Road      | Robert & Marjorie Friess House          | 1958          | RA  |
| C | 5130 | Juneau Road      | Walter & Patricia A. Larsh House        | 1958          | RA  |
| C | 5133 | Juneau Road      | Elmer & Olive Stein House               | 1958          | RA  |
| C | 5134 | Juneau Road      | H. Stewart & Linda Manchester House     | 1958          | RA  |
| C | 5137 | Juneau Road      | Dr. Leigh M. & Marilyn Roberts House    | 1958          | RA  |
| C | 5138 | Juneau Road      | Donald & Pauline Fugere House           | 1959          | RA  |
| C | 5141 | Juneau Road      | Lt. Col. Loy E. & Jena Watkins House    | 1958          | RA  |
| C | 5142 | Juneau Road      | William C. & Leah Rowland House         | 1958          | CON |
| C | 5146 | Juneau Road      | Prof. Jack W. & Barbara Miller House    | 1958          | RA  |
| C | 5149 | Juneau Road      | Anthony J. & Marge Stracka House        | 1959          | RA  |
| C | 5150 | Juneau Road      | Rudolf & Camille Mathias House          | 1958          | RA  |
| C | 5154 | Juneau Road      | Donald L. & Lois Paul House             | 1958          | RA  |
| C | 5158 | Juneau Road      | William L. & Virginia James House       | 1959          | RA  |
| C | 5159 | Juneau Road      | Bernard B. & Marjorie Shomberg House    | 1958          | CON |
| C | 5162 | Juneau Road      | Walter F. & Mary Schar, Jr. House       | 1960          | RA  |
| C | 5165 | Juneau Road      | Jesse L. & Betty Plumer House           | 1959          | RA  |
| C | 5166 | Juneau Road      | Donald H. & Mary Lou Lund House         | 1959          | RA  |
| C | 1    | S. Kenosha Drive | William C. & Norma Linenfelser House    | 1964          | RA  |
| C | 2    | S. Kenosha Drive | Harry M. & Rose H. Spray House          | 1961          | RA  |
| C | 5    | S. Kenosha Drive | James W. & Ann C. Gorman House          | 1963          | RA  |
| C | 6    | S. Kenosha Drive | Prof. Gene R. & Louise De Foliart House | 1959          | RA  |
| C | 10   | S. Kenosha Drive | Dr. Henrik A. & Ann Hartmann House      | 1960          | RA  |
| C | 102  | S. Kenosha Drive | Clifford P. & Verabelle Kolberg House   | 1963          | RA  |
| C | 105  | S. Kenosha Drive | Jacob J. & Shirley Botwinick House      | 1963          | CO  |
| C | 106  | S. Kenosha Drive | Dr. William M. & Barbara Larsen House   | 1964          | RA  |
| C | 109  | S. Kenosha Drive | Forrest F. & Kathleen Harms House       | 1961          | RA  |
| C | 110  | S. Kenosha Drive | Robert R. & Beverly Swanson House       | 1961          | RA  |
| C | 201  | S. Kenosha Drive | House                                   | 1962          | CO  |
| C | 202  | S. Kenosha Drive | Lawrence C. & Sue Gontarek House        | 1962          | RA  |

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|---|------|------------------|---|------|-----|
| C | 205  | S. Kenosha Drive | William J. & Anne Foy House                 | 1961 | CO  |
| C | 210  | S. Kenosha Drive | William P. & Marion Sutherland House        | 1961 | CO  |
| C | 213  | S. Kenosha Drive | John & Lee Wenning, Jr. House               | 1962 | RA  |
| C | 214  | S. Kenosha Drive | John H. & Helene Farrell House              | 1961 | RA  |
| C | 217  | S. Kenosha Drive | Norman S. & Patricia R. Jones House         | 1961 | RA  |
| C | 218  | S. Kenosha Drive | Ira T. & Marge Langlois, Sr. House          | 1961 | RA  |
| C | 221  | S. Kenosha Drive | Walter J. & Sally Walsh House               | 1961 | RA  |
| C | 222  | S. Kenosha Drive | Prof. Louis & Elizabeth Sequeira House      | 1963 | RA  |
| C | 225  | S. Kenosha Drive | Prof. Gilbert J. & Virginia Mannering House | 1960 | RA  |
| C | 226  | S. Kenosha Drive | Kenneth J. & Pamela Harvey House            | 1961 | RA  |
| C | 230  | S. Kenosha Drive | Paul & Janet Emmerich House                 | 1962 | RA  |
|   |      |                  |   |      |     |
| C | 3    | Kewaunee Court   | Prof. Leonard & Nettie Berkowitz House      | 1958 | CON |
| C | 5    | Kewaunee Court   | Dr. Seymour & Francis Crepea House          | 1957 | RA  |
| C | 7    | Kewaunee Court   | Leslie R. & Myra Meinberg House             | 1958 | RA  |
| C | 9    | Kewaunee Court   | Dr. Frederick R. & Virginia Pitts House     | 1958 | RA  |
| C | 11   | Kewaunee Court   | Prof. Robert & Elsbeth Petzold House        | 1956 | CON |
| C | 15   | Kewaunee Court   | Joe W. & Carol Clarke House                 | 1958 | CON |
| C | 17   | Kewaunee Court   | Ralph W. & Esther Scott House               | 1957 | CO  |
| C | 21   | Kewaunee Court   | Jack B. & Mary Padgham House                | 1957 | RA  |
|   |      |                  |   |      |     |
| C | 5002 | La Crosse Lane   | Keith F. & Gene Anderson House              | 1957 | RA  |
| C | 5006 | La Crosse Lane   | Richard R. & Mavis Hoegly House             | 1957 | RA  |
| C | 5010 | La Crosse Lane   | Robert G. & Elva Vergeront House            | 1958 | RA  |
| C | 5013 | La Crosse Lane   | Harvey M. & Sandra Adelman House            | 1959 | RA  |
| C | 5014 | La Crosse Lane   | Ben & Elli Berkow House                     | 1958 | RA  |
| C | 5018 | La Crosse Lane   | Ely & Jayne Sires House                     | 1958 | RA  |
| C | 5021 | La Crosse Lane   | Danile H. & Bettylee Neviaser House         | 1960 | RA  |
| C | 5022 | La Crosse Lane   | Prof. Truman F. & Sylvia Graff House        | 1957 | RA  |
| C | 5025 | La Crosse Lane   | Edward & Barbara Bouma House                | 1959 | RA  |
| C | 5026 | La Crosse Lane   | Richard R. & Jean McKenzie House            | 1956 | RA  |
| C | 5029 | La Crosse Lane   | Prof. Carl H. & Lettie Fellner House        | 1959 | RA  |
| C | 5030 | La Crosse Lane   | George & Frances Forster House              | 1958 | RA  |
| C | 5033 | La Crosse Lane   | Dr. Peter L. & Phyllis Eichman House        | 1962 | RA  |
| C | 5034 | La Crosse Lane   | Eldon M. & Becky Stenjem House              | 1956 | RA  |
| C | 5037 | La Crosse Lane   | Dr. Leslie & Elizabeth Kilpatrick House     | 1959 | CON |
| C | 5038 | La Crosse Lane   | Dr. Normand & Lois Greenfield House         | 1958 | RA  |
| C | 5041 | La Crosse Lane   | Dr. Larry & Mary Lou Hogan House            | 1959 | RA  |
| C | 5042 | La Crosse Lane   | Robert F. & Mary Volkman House              | 1958 | RA  |
| C | 5045 | La Crosse Lane   | Russell E. & Ruth Thomas House              | 1959 | CO  |
| C | 5046 | La Crosse Lane   | Sheldon W. & Gerda Sweet House              | 1959 | CON |
| C | 5049 | La Crosse Lane   | Prof. Sturges & Marilyn Bailey House        | 1959 | RA  |

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|-----|---------|-----------------|---------------------------------------|------|-----|
| C   | 5050    | La Crosse Lane  | Harold H. & Lorraine Baker House      | 1959 | RA  |
| N/C | 5054    | La Crosse Lane  | Vincent P. & Hollie A. Genna House    | 1959 | RA  |
| C   | 5058    | La Crosse Lane  | Dr. Albert & Betty Arenowitz House    | 1958 | RA  |
| C   | 5062    | La Crosse Lane  | Prof. Glenn V. & Martha Fuguitt House | 1959 | CON |
|     |         |                 |                                       |      |     |
| C   | 4701    | Lafayette Drive | Harry A. & Gloria Smelzer, Jr. House  | 1961 | RA  |
| C   | 4702    | Lafayette Drive | Donald J. & Marian Reimer House       | 1962 | RA  |
| C   | 4705    | Lafayette Drive | Roy G. & Doris Mita House             | 1959 | RA  |
| C   | 4706    | Lafayette Drive | James R. & Nell Cooper House          | 1960 | RA  |
| C   | 4709    | Lafayette Drive | John B. & Emira Capitani House        | 1961 | RA  |
| C   | 4713    | Lafayette Drive | Ernest D. & Mildred Darlington House  | 1959 | RA  |
| C   | 4714    | Lafayette Drive | Michael R. & Therese Vaughn House     | 1973 | CO  |
| C   | 4717    | Lafayette Drive | Clifford W. & Patricia Bowers House   | 1959 | CO  |
| C   | 4718    | Lafayette Drive | Richard C. & Della Weatherwax House   | 1959 | RA  |
| C   | 4721    | Lafayette Drive | Dr. Gordon V. & Ira Marlow House      | 1959 | RA  |
| C   | 4722    | Lafayette Drive | Wallen F. & Lenore Vaughn House       | 1962 | CO  |
| C   | 4725    | Lafayette Drive | Mrs. Mary B. Comdin House             | 1958 | RA  |
| C   | 4726    | Lafayette Drive | Joseph & Eileene Kuno House           | 1960 | RA  |
| C   | 4729    | Lafayette Drive | Dr. Howard & Gladys Aeh House         | 1964 | RA  |
| C   | 4730    | Lafayette Drive | Carl & Jane Loper House               | 1958 | CO  |
| C   | 4733    | Lafayette Drive | Lawrence & Connie Allard House        | 1959 | RA  |
| C   | 4734    | Lafayette Drive | Leonard J. & Marcella Pick House      | 1959 | RA  |
| C   | 4737    | Lafayette Drive | Roger F. & Rosemary Rupnow House      | 1959 | CO  |
| C   | 4738    | Lafayette Drive | Prof. David & Rhoda Berman House      | 1958 | RA  |
| C   | 4741    | Lafayette Drive | Henry L. & Luella Brown, Sr. House    | 1959 | RA  |
| C   | 4742    | Lafayette Drive | William A. & Lena Wall House          | 1960 | RA  |
| C   | 4746    | Lafayette Drive | Prof. Edward & Eleanor Blakely House  | 1958 | WR  |
| C   | 4749    | Lafayette Drive | Hyman B. & Florence Parks House       | 1962 | RA  |
| C   | 4750    | Lafayette Drive | Prof. Manucher J. & Lida Javid House  | 1958 | CON |
| C   | 4754    | Lafayette Drive | Walter & Lois Griskavich House        | 1961 | RA  |
|     |         |                 |                                       |      |     |
| C   | 5015-17 | Manitowoc Pkwy. | Rufus F. & Angela Wells Duplex        | 1965 | RA  |
| C   | 5019-21 | Manitowoc Pkwy. | John Hammacher Duplex                 | 1965 | RA  |
| C   | 5023-25 | Manitowoc Pkwy. | Rufus Wells Duplex                    | 1965 | RA  |
| C   | 5029-31 | Manitowoc Pkwy. | Norman G. & Evelyn Hohn Duplex        | 1964 | CO  |
| C   | 5030    | Manitowoc Pkwy. | Stanley R. & June Spencer House       | 1960 | RA  |
| C   | 5102    | Manitowoc Pkwy. | Duplex                                | 1960 | RA  |
| C   | 5105-07 | Manitowoc Pkwy. | Daniel F. & Nancy Schensky Duplex     | 1960 | RA  |
| C   | 5106-08 | Manitowoc Pkwy. | Dr. Dennis O. & Freida Carey Duplex   | 1963 | RA  |
| C   | 5109-11 | Manitowoc Pkwy. | Mrs. Sidney F. Adams Duplex           | 1960 | RA  |
| C   | 5110-12 | Manitowoc Pkwy. | Otto B. & Jane E. Syvrud Duplex       | 1960 | RA  |
| C   | 5113-15 | Manitowoc Pkwy. | Duplex                                | 1962 | RA  |
| C   | 5114-16 | Manitowoc Pkwy. | Duplex                                | 1962 | RA  |

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|-----|---------|-----------------|--|---------------|-------|
| C   | 5117-19 | Manitowoc Pkwy. | Duplex                                 | 1962          | RA    |
| C   | 5118-20 | Manitowoc Pkwy. | Duplex                                 | 1960          | RA    |
| C   | 5121-23 | Manitowoc Pkwy. | Dirienzo Duplex                        | 1961          | RA    |
| C   | 5122-24 | Manitowoc Pkwy. | Duplex                                 | 1961          | CON   |
| C   | 5200-02 | Manitowoc Pkwy. | Pauline Kammer/Richard Sabin Duplex    | 1959          | CO    |
| C   | 5201-03 | Manitowoc Pkwy. | Duplex                                 | 1962          | RA    |
| C   | 5204-06 | Manitowoc Pkwy. | R. Edward & Inez Olson Duplex          | 1959          | RA    |
| C   | 5205-07 | Manitowoc Pkwy. | Duplex                                 | 1960          | CON   |
| C   | 5209-11 | Manitowoc Pkwy. | Duplex                                 | 1961          | RA    |
| C   | 5210-12 | Manitowoc Pkwy. | Curtis L. & Ferne Brown Duplex         | 1969          | RA    |
| N/C | 5213-15 | Manitowoc Pkwy. | Yehuda & Ruth Elmakias Duplex          | 1994          | CO    |
| C   | 5214-16 | Manitowoc Pkwy. | Mrs. Coramae S. Niebauer Duplex        | 1977          | TU    |
| C   | 5217-19 | Manitowoc Pkwy. | Gordon Babcock Duplex                  | 1977          | RA    |
| C   | 5218-20 | Manitowoc Pkwy. | Duplex                                 | 1977          | CO    |
| C   | 5301-03 | Manitowoc Pkwy. | William Field Duplex                   | 1976          | CO    |
| C   | 5302-04 | Manitowoc Pkwy. | Harry G. Klinger Duplex                | 1977          | CO    |
| C   | 5305-07 | Manitowoc Pkwy. | William Field Duplex                   | 1977          | CO    |
| C   | 5306-08 | Manitowoc Pkwy. | Duplex                                 | 1977          | CO    |
| C   | 5309-11 | Manitowoc Pkwy. | Harry G. Klinger Duplex                | 1976          | CO    |
| C   | 5310-12 | Manitowoc Pkwy. | Duplex                                 | 1977          | TU/CO |
| C   | 5313-15 | Manitowoc Pkwy. | Duplex                                 | 1976          | NE    |
| C   | 5314-16 | Manitowoc Pkwy. | Thomas J. & Pam J. Ellefson Duplex     | 1977          | CO    |
| C   | 5317-19 | Manitowoc Pkwy. | Herb DeLevie Duplex                    | 1984          | CON   |
| C   | 5318-20 | Manitowoc Pkwy. | Duplex                                 | 1977          | TU/CO |
| C   | 5321    | Manitowoc Pkwy. | House                                  | 1910/<br>1979 | SG    |
| C   | 5325-27 | Manitowoc Pkwy. | James Duncan Duplex                    | 1976          | RA    |
|     |         |                 |  |               |       |
| C   | 4805    | Marathon Drive  | Guy & Thelma Freas House               | 1957          | RA    |
| C   | 4806    | Marathon Drive  | Alan G. & Elaine Wolf House            | 1957          | RA    |
| C   | 4809    | Marathon Drive  | James G. & Sylvia Mader House          | 1956          | RA    |
| C   | 4810    | Marathon Drive  | Richard C. & Margo Hermann House       | 1957          | RA    |
| C   | 4813    | Marathon Drive  | William D. & Mary Sullivan House       | 1957          | RA    |
| C   | 4814    | Marathon Drive  | Robert K. & Jeannae Beckman House      | 1958          | RA    |
| C   | 4818    | Marathon Drive  | Amory O. & Doris Moore House           | 1957          | CO    |
| C   | 4821    | Marathon Drive  | Mrs. Helen Thompson House              | 1961          | RA    |
| C   | 4822    | Marathon Drive  | David E. & Marian Racine House         | 1957          | RA    |
| C   | 4825    | Marathon Drive  | Clarence O. & Ruth Widder House        | 1957          | RA    |
| C   | 4826    | Marathon Drive  | Arthur H. & Avis Freeman House         | 1956          | RA    |
| C   | 4829    | Marathon Drive  | Donald G. & Normalee Olson House       | 1960          | RA    |
| C   | 4830    | Marathon Drive  | Richard W. & Gwen Sharratt House       | 1957          | RA    |
| C   | 4833    | Marathon Drive  | Dr. John C. & Anne McAleavy House      | 1959          | RA    |
| C   | 4834    | Marathon Drive  | Dr. William R. & Kathy Reinfried House | 1957          | RA    |

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|-----|------|----------------|--|------|-----|
| C   | 4837 | Marathon Drive | Bertrand & Jean Kalhagen House               | 1958 | RA  |
| C   | 4838 | Marathon Drive | Jacob J. & Shirley Botwinick House           | 1957 | CON |
| C   | 4901 | Marathon Drive | David & Joyce Nolte House                    | 1958 | RA  |
| C   | 4905 | Marathon Drive | Donald & Alice Strayer House                 | 1957 | RA  |
| C   | 4906 | Marathon Drive | Cmdr. John & Marjorie O'Neil House           | 1958 | RA  |
| C   | 4909 | Marathon Drive | Charles W. & Ruth Bladl House                | 1958 | RA  |
| C   | 4910 | Marathon Drive | Jack A. & Anna Clarke House                  | 1957 | RA  |
| C   | 4913 | Marathon Drive | H. Edward & Priscilla Wolfram House          | 1957 | RA  |
| C   | 4914 | Marathon Drive | James E. & Shirley Henning House             | 1957 | RA  |
| C   | 4917 | Marathon Drive | Blair H. & Marilyn Matthews House            | 1960 | RA  |
| C   | 4918 | Marathon Drive | Charles R. & Iris DeLucca House              | 1957 | RA  |
| C   | 4921 | Marathon Drive | Robert C. & Elizabeth Parker House           | 1960 | RA  |
| C   | 4922 | Marathon Drive | Kenneth L. & Arlene Jerdee House             | 1957 | RA  |
| C   | 4925 | Marathon Drive | Asdolah & Touba Jarvid House                 | 1958 | RA  |
| C   | 4926 | Marathon Drive | Norbert E. & Phyllis Koopman House           | 1957 | RA  |
| C   | 4929 | Marathon Drive | Patrick J. & Peggy Luby House                | 1959 | RA  |
| N/C | 4932 | Marathon Drive | Dr. Robert & Catherine Bielman House         | 1958 | RA  |
| C   | 4933 | Marathon Drive | Dr. Edwin I. & Harriet Boldon, Jr. House     | 1956 | RA  |
| C   | 4937 | Marathon Drive | Estel D. & Valeria Felch House               | 1958 | RA  |
| C   | 4938 | Marathon Drive | Arthur F. & Jerry Schroeder House            | 1958 | RA  |
| C   | 4941 | Marathon Drive | Kendall & Natalie Witte House                | 1957 | RA  |
| C   | 4942 | Marathon Drive | Hugh E. & Joyce Russell House                | 1957 | RA  |
| C   | 4945 | Marathon Drive | Felix & Dorothy Kremer House                 | 1957 | RA  |
| C   | 5001 | Marathon Drive | Robert & Gloria Thisdell House               | 1958 | RA  |
| C   | 5002 | Marathon Drive | Ralph S. & Ellen Garling House               | 1957 | RA  |
| C   | 5006 | Marathon Drive | Charles M. & Althea Harman House             | 1958 | RA  |
| C   | 5007 | Marathon Drive | Prof. Earl K. & Iris Wade House              | 1959 | RA  |
| C   | 5010 | Marathon Drive | Prof. George & Dorothy Sledge House          | 1959 | RA  |
| C   | 5013 | Marathon Drive | Richard E. & Betty Hagan House               | 1960 | RA  |
| C   | 5014 | Marathon Drive | Prof. George C. & Mary Klingbeil House       | 1958 | RA  |
| C   | 5017 | Marathon Drive | Prof. Edward L. & Mary Kamarck House         | 1958 | RA  |
| C   | 5018 | Marathon Drive | Prof. William P. & Elizabeth Stillwell House | 1958 | CO  |
| C   | 5022 | Marathon Drive | Prof. John E. & Beth Ross House              | 1958 | RA  |
| C   | 5026 | Marathon Drive | Harold J. & Minnie Bauman House              | 1958 | RA  |
| C   | 5027 | Marathon Drive | George J. & Germaine Speckman House          | 1958 | CO  |
| C   | 5030 | Marathon Drive | Edward J. & LaVerne Malcheski House          | 1958 | RA  |
| C   | 5034 | Marathon Drive | Wallace & Elizabeth Chickering House         | 1958 | RA  |
| C   | 5035 | Marathon Drive | David & Ginny Britten House                  | 1958 | RA  |
| C   | 5038 | Marathon Drive | John M. & Dorothy Liebman House              | 1958 | CO  |
| C   | 5039 | Marathon Drive | Warren & Kay Tetzlaff House                  | 1961 | CO  |
| C   | 5042 | Marathon Drive | Kirk E. & Mary Erlinger House                | 1958 | RA  |
| C   | 5043 | Marathon Drive | William R. & Katherine Jordan House          | 1959 | CON |



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|---|------|-----------------|---|------|-----|
| C | 5046 | Marathon Drive  | Robert V. & Lucille Phillips House      | 1958 | RA  |
| C | 5047 | Marathon Drive  | Lyle W. & Virginia Marty House          | 1959 | RA  |
| C | 5050 | Marathon Drive  | Prof. Alvin & Violet Hovland House      | 1959 | RA  |
| C | 5051 | Marathon Drive  | C. Leslie Reddick House                 | 1958 | RA  |
| C | 5054 | Marathon Drive  | Linley E. & Peggy Ivers House           | 1958 | RA  |
| C | 5055 | Marathon Drive  | Prof. Loris H. & Myra Schultz House     | 1958 | CON |
| C | 5058 | Marathon Drive  | LeRoy L. & Virginia Dalton House        | 1958 | RA  |
| C | 5059 | Marathon Drive  | James D. & Katherine Meuer House        | 1958 | RA  |
| C | 5062 | Marathon Drive  | William J. & Beatrice Zutter House      | 1957 | RA  |
| C | 5063 | Marathon Drive  | Hugh Alan & Margaret Dega House         | 1958 | RA  |
| C | 5066 | Marathon Drive  | Gilbert H. & Tillie Geiger House        | 1959 | RA  |
| C | 5067 | Marathon Drive  | John R. & Shirley Hosterman House       | 1958 | RA  |
| C | 5101 | Marathon Drive  | William C. & Lois Bjerk House           | 1958 | RA  |
| C | 5102 | Marathon Drive  | Dale F. & Barbara Klosterman House      | 1960 | RA  |
| C | 5105 | Marathon Drive  | Maurice D. & Dorothy Leon House         | 1958 | RA  |
| C | 5109 | Marathon Drive  | John & Helen Linhardt House             | 1959 | RA  |
| C | 5110 | Marathon Drive  | Donald R. & Nancy Wallace House         | 1959 | RA  |
| C | 5114 | Marathon Drive  | William P. & Margaret Farmer House      | 1960 | RA  |
| C | 5117 | Marathon Drive  | Kenneth G. & Anita Helfrecht House      | 1959 | RA  |
| C | 5118 | Marathon Drive  | James C. & Camille Heerey House         | 1960 | RA  |
| C | 5121 | Marathon Drive  | Donald C. & Janann Sampson House        | 1960 | RA  |
| C | 5122 | Marathon Drive  | Robert G. & Aurelia Bergmann House      | 1961 | RA  |
| C | 5126 | Marathon Drive  | H. William & Betty Jenkins House        | 1961 | RA  |
|   |      |                 |   |      |     |
| C | 101  | Marinette Trail | Kenneth R. & Jean L. Welton House       | 1959 | RA  |
| C | 105  | Marinette Trail | Ralph D. & Sylvia Mitchell House        | 1959 | RA  |
| C | 110  | Marinette Trail | Prof. Walter & Ellen Rudin House        | 1959 | WR  |
| C | 111  | Marinette Trail | Mrs. Gladys S. Kalal House              | 1959 | RA  |
| C | 115  | Marinette Trail | Prof. Paul J. & Dorothy Grogan House    | 1959 | RA  |
| C | 118  | Marinette Trail | Rodney & Darlene Strosshein House       | 1959 | RA  |
| C | 122  | Marinette Trail | Russell L. & Ellen Gulick House         | 1959 | RA  |
| C | 126  | Marinette Trail | Mrs. Marian B. Farrel House             | 1959 | RA  |
| C | 201  | Marinette Trail | Trygve E. & Marian Thoresen House       | 1959 | RA  |
| C | 202  | Marinette Trail | Dr. Melvin E. & Ann Kaufman House       | 1959 | RA  |
| C | 205  | Marinette Trail | Stanley C. & Marlin Nelson House        | 1959 | RA  |
| C | 206  | Marinette Trail | Richard A. & Alice Erney House          | 1959 | CO  |
| C | 209  | Marinette Trail | Frank A. & Doris Dignan House           | 1960 | RA  |
| C | 210  | Marinette Trail | Al W. & Kari-Ellen Cole House           | 1959 | RA  |
| C | 213  | Marinette Trail | Ed A. & Jane L. Pawenski House          | 1960 | RA  |
| C | 214  | Marinette Trail | V. Chuck & Joanne Medcraft House        | 1959 | RA  |
| C | 305  | Marinette Trail | Prof. Richard J. & Jeannine Smith House | 1977 | CON |
| C | 306  | Marinette Trail | Mark & Barbara Kopelberg House          | 1977 | CO  |
| C | 310  | Marinette Trail | Prof. Paul N. & Marian Drolsom House    | 1978 | RA  |

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| C | 314  | Marinette Trail  | Thomas & Phyllis Fass House           | 1976          | RA  |
| C | 318  | Marinette Trail  | Joseph & Virginia Morreale House      | 1978          | RA  |
| C | 322  | Marinette Trail  | Stephen E. & Ann Geier House          | 1978          | RA  |
| C | 326  | Marinette Trail  | Donald H. & Mary-Lou Lund House       | 1976          | RA  |
| C | 329  | Marinette Trail  | Wilbur K. & Jean Zaudtke House        | 1976          | CO  |
| C | 330  | Marinette Trail  | Joe Watts House                       | 1976          | RA  |
|   |      |                  |                                       |               |     |
| C | 202  | N. Midvale Blvd. | Midvale Regent Building               | 1966          | GN  |
| C | 216  | N. Midvale Blvd. | Kenland Building                      | 1959/<br>1972 | CON |
| C | 222  | N. Midvale Blvd. | Jefferson Building                    | 1962          | NE  |
| C | 302  | N. Midvale Blvd. | Anchor Savings & Loan Branch          | 1967/<br>1979 | CON |
| C | 310  | N. Midvale Blvd. | Hilldale Professional Building        | 1969/<br>1979 | CON |
|   |      |                  |                                       |               |     |
| C | 1    | Oconto Court     | Prof. Howard & Jane Zimmerman House   | 1961          | CON |
| C | 3    | Oconto Court     | George J. & Iris Weiland House        | 1958          | RA  |
| C | 5    | Oconto Court     | Homer Griff & Mary Nordling House     | 1958          | RA  |
| C | 7    | Oconto Court     | Victor W. & Bobbie Comstock House     | 1958          | RA  |
|   |      |                  |                                       |               |     |
| C | 5102 | Pepin Place      | Robert L. & Dorothy Beyler House      | 1959          | RA  |
| C | 5106 | Pepin Place      | Chester L. & Olive Phillips House     | 1960          | RA  |
| C | 5110 | Pepin Place      | David P. & Lillian Aide House         | 1960          | CON |
| C | 5113 | Pepin Place      | Fred F. & Mary Ann Bloodgood House    | 1959          | RA  |
| C | 5114 | Pepin Place      | James E. & Lucy Berry House           | 1959          | RA  |
| C | 5118 | Pepin Place      | Dr. Earl S. & Anita Shrago House      | 1960          | CON |
| C | 5122 | Pepin Place      | Prof. William A. & Joy Moy House      | 1959          | RA  |
| C | 5125 | Pepin Place      | Victor O. & Elaine Gaulke House       | 1959          | RA  |
| C | 5126 | Pepin Place      | Sterling A. & Helen Stahlman House    | 1959          | RA  |
| C | 5129 | Pepin Place      | Dr. Paul A. & La Verne Breniske House | 1959          | RA  |
| C | 5130 | Pepin Place      | George J. & Dorothy Foegen House      | 1959          | RA  |
| C | 5133 | Pepin Place      | Prof. Howard L. & Lois Harrison House | 1958          | RA  |
| C | 5134 | Pepin Place      | Alfred W. & Evelyn Alf House          | 1960          | RA  |
| C | 5137 | Pepin Place      | James E. & Donna Smithback House      | 1959          | RA  |
| C | 5138 | Pepin Place      | Russell A. & Dolores Baumann House    | 1959          | RA  |
| C | 5141 | Pepin Place      | Kenneth & Shirley Tuhus House         | 1958          | RA  |
| C | 5142 | Pepin Place      | Joseph H. & Violette Moore House      | 1959          | RA  |
| C | 5201 | Pepin Place      | Prof. Gusthof & Bessie Peterson House | 1959          | RA  |
| C | 5202 | Pepin Place      | Edward H. & Jean Nielsen House        | 1959          | RA  |
| C | 5205 | Pepin Place      | Louis & Dorothy June Lombardo House   | 1959          | RA  |
| C | 5206 | Pepin Place      | Clarence T. & Lucille Metz House      | 1959          | RA  |
| C | 5209 | Pepin Place      | Shomberg Builders Spec. House         | 1959          | CON |

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|-----|---------------|---------------|---|---------------|-----|
| C   | 5213          | Pepin Place   | Bryant W. & Louise Fisher House                 | 1960          | RA  |
| C   | 5214          | Pepin Place   | Joseph E. & June Nusbaum House                  | 1959          | RA  |
| C   | 5217          | Pepin Place   | Robert F. & Betty B. Shimen House               | 1959          | RA  |
| C   | 5221          | Pepin Place   | Rollin O. & Marjorie Dunsdon House              | 1959          | RA  |
| C   | 5222          | Pepin Place   | Dr. Edward I. & Harriett Boldon House           | 1959          | CO  |
|     |               |               |   |               |     |
| C   | 313           | Price Place   | Lafayette Building                              | 1965          | NE  |
|     |               |               |   |               |     |
| C   | 301           | Racine Road   | Winston J. & Jean Durant House                  | 1959          | RA  |
| C   | 302           | Racine Road   | Paul E. & Charlene Welsch House                 | 1960          | RA  |
| C   | 305           | Racine Road   | Howard K. & Delores Rasmussen House             | 1959          | RA  |
| C   | 306           | Racine Road   | Alex J. & Mary A. Cochrane House                | 1961          | RA  |
| C   | 309           | Racine Road   | Clyde W. & Bernetta O'Leary House               | 1964          | RA  |
| C   | 313           | Racine Road   | Stanley O. & Dorothy Bokelmann House            | 1960          | RA  |
| C   | 317           | Racine Road   | Robert H. & Mary Botts House                    | 1958          | RA  |
| N/C | 321           | Racine Road   | Jack W. & Betty Densmore House                  | 1960          | RA  |
| C   | 325           | Racine Road   | Frederick W. & Ann Seybold House                | 1959          | RA  |
| C   | 326           | Racine Road   | Prof. Julian L. & Monique Van Lancker House     | 1962          | RA  |
| C   | 335-37        | Racine Road   | Duplex  | 1961          | RA  |
| C   | 336-38        | Racine Road   | Edward J. & Louise Paska Duplex                 | 1961          | RA  |
|     |               |               |   |               |     |
| C   | 4410          | Regent Street | Associated Physicians Clinic                    | 1963/<br>1994 | CON |
| C   | 4414          | Regent Street | Grayson Building                                | 1962          | CON |
| C   | 4505          | Regent Street | Church of Jesus Christ of the Latter Day Saints | 1963/<br>1978 | CON |
| C   | 4506          | Regent Street | Regent Building                                 | 1963          | CON |
| C   | 4510          | Regent Street | Hill Farms Professional Building                | 1960/<br>1981 | CON |
| C   | 4605          | Regent Street | Matt F. & Helen Bollenbeck House                | 1964          | RA  |
| C   | 4702-<br>4806 | Regent Street | Karen Arms Garden Apartments<br>(7 Buildings)   | 1959-<br>1964 | CON |
| C   | 4705          | Regent Street | Stefan & Sylvia Iordachescu House               | 1962          | RA  |
| C   | 4709          | Regent Street | Donald C. & Carol Worel House                   | 1961          | RA  |
| N/C | 4713          | Regent Street | Jerome C. & Evelyn Diebold House                | 1961/<br>1993 | RA  |
| C   | 4717          | Regent Street | Prof. John & Barbara Tolch House                | 1962          | RA  |
| C   | 4721          | Regent Street | William M. & Phyllis Buzogany House             | 1962          | RA  |
| C   | 4725          | Regent Street | Allan W. & Sparrow Sentry House                 | 1983          | CON |
| C   | 4801          | Regent Street | Louis D. & Mary Jane Fiore House                | 1963          | RA  |
| C   | 4805          | Regent Street | Randolph & Patricia W. Cautley House            | 1963          | RA  |
| C   | 4809          | Regent Street | Helen Iwert House                               | 1961          | RA  |
| C   | 4813          | Regent Street | Mrs. Mabel J. Cullinan House                    | 1960          | RA  |

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| C | 4817 | Regent Street | Aaron & Shirley Epstein House         | 1961 | RA  |
| C | 4821 | Regent Street | Douglas G. & Mary Peterson House      | 1963 | RA  |
| C | 4825 | Regent Street | Prof. C. J. & Edna Chapman House      | 1963 | CON |
| C | 4901 | Regent Street | Arthur P. & Catherine Garst House     | 1960 | RA  |
| C | 4905 | Regent Street | John L. & Isabelle Berg House         | 1959 | RA  |
| C | 4909 | Regent Street | George W. & Betty Bielefeld House     | 1961 | RA  |
| C | 4913 | Regent Street | Fred G. & Muriel Engelke House        | 1959 | RA  |
| C | 5013 | Regent Street | Prof. Franz & Elfriede Vitovec House  | 1959 | RA  |
| C | 5014 | Regent Street | Ritchey T. & Pat Porter House         | 1962 | RA  |
| C | 5017 | Regent Street | Clifford & Lucille Chaffee House      | 1960 | RA  |
| C | 5018 | Regent Street | Russell W. & Del Bilzing House        | 1961 | RA  |
| C | 5021 | Regent Street | Prof. Marcos & Blanche Singer House   | 1959 | CON |
| C | 5022 | Regent Street | Earl J. & Norma Halvorson House       | 1960 | RA  |
| C | 5025 | Regent Street | Harvey G. & Arlene Lilleman House     | 1960 | RA  |
| C | 5026 | Regent Street | Kenneth J. & Marilyn Seibel House     | 1960 | RA  |
| C | 5029 | Regent Street | Robert H. & Tish DeZonia House        | 1960 | RA  |
| C | 5030 | Regent Street | Lawrence H. & Donna Minkes House      | 1961 | RA  |
| C | 5033 | Regent Street | Joseph G. & Antoinette Stassi House   | 1961 | RA  |
| C | 5101 | Regent Street | Herbert R. & Bernice Lemke House      | 1960 | RA  |
| C | 5102 | Regent Street | Leonard T. & Cecilia Mackesey House   | 1960 | RA  |
| C | 5105 | Regent Street | Kenneth G. & Shirley Kittelson House  | 1964 | RA  |
| C | 5106 | Regent Street | Kenneth G. & Shirley Kittelson House  | 1961 | RA  |
| C | 5109 | Regent Street | Gilbert C. & Ann Kleckner House       | 1959 | RA  |
| C | 5110 | Regent Street | James L. & Helen Kindschi House       | 1960 | RA  |
| C | 5113 | Regent Street | Stanley C. & Cozette K. Fruits House  | 1959 | RA  |
| C | 5114 | Regent Street | Morris & Josephine Segal House        | 1960 | RA  |
| C | 5117 | Regent Street | Don W. & Doris Samuel House           | 1960 | RA  |
| C | 5118 | Regent Street | Burdette L. & Doris Fisher House      | 1960 | CON |
| C | 5121 | Regent Street | Kenneth L. & Nancy Marshall House     | 1960 | RA  |
| C | 5122 | Regent Street | Prof. John Wright & Jean Harvey House | 1960 | CO  |
| C | 5129 | Regent Street | Harold E. & Barbara Bakken House      | 1960 | RA  |
| C | 5130 | Regent Street | Sheldon C. & Barbara J. Wilcox House  | 1965 | CO  |
| C | 5205 | Regent Street | Raymond Dale & Alice Cattanach House  | 1961 | RA  |
| C | 5209 | Regent Street | Willard D. & Catherine Robbins House  | 1961 | RA  |
| C | 5213 | Regent Street | Prof. Cyril A. & Mitzi Kust House     | 1962 | RA  |
| C | 5217 | Regent Street | Carroll F. & Dorothy Lohr House       | 1961 | RA  |
| C | 5301 | Regent Street | John R. & Valerie Sadd House          | 1962 | RA  |
| C | 5305 | Regent Street | Harvey & Georgia Sperry House         | 1962 | RA  |
| C | 5309 | Regent Street | James E. & Madelyn Green House        | 1962 | RA  |
|   |      |               |                                       |      |     |
| C | 105  | Richland Lane | Daniel L. & Bea Jacobson House        | 1957 | RA  |
| C | 106  | Richland Lane | Robert N. & Lois Dick House           | 1957 | WR  |
| C | 109  | Richland Lane | John F. & Jean Reynolds House         | 1957 | RA  |

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|-----|---------|----------------|---|------------------------|-----|
| C   | 110     | Richland Lane  | Milton E. & Jeanette Erickson House           | 1957                   | RA  |
| C   | 113     | Richland Lane  | William C. & Bernice Kahl House               | 1957                   | RA  |
| C   | 114     | Richland Lane  | William D. & Wanda Godshall House             | 1957                   | RA  |
| N/C | 117     | Richland Lane  | John & Edith Grans House                      | 1957                   | RA  |
| C   | 118     | Richland Lane  | David L. & Julie Severson House               | 1957                   | RA  |
| C   | 121     | Richland Lane  | Donald B. & Ellen Nelson House                | 1957                   | RA  |
| C   | 122     | Richland Lane  | Russell & Marcella Kammer House               | 1957                   | RA  |
| C   | 125     | Richland Lane  | Glen E. & Ruth Dahler House                   | 1957                   | RA  |
| C   | 126     | Richland Lane  | Robert B. & Lorraine Atwood House             | 1957                   | RA  |
| C   | 129     | Richland Lane  | William B. & Ruth Gara House                  | 1957                   | RA  |
| C   | 130     | Richland Lane  | Donald R. & Gloria Peterson House             | 1957                   | RA  |
| C   | 201     | Richland Lane  | Dever A. & Cathie Spencer House               | 1957                   | RA  |
| C   | 202     | Richland Lane  | John M. & Shirley Wright House                | 1957                   | RA  |
| C   | 205     | Richland Lane  | Richard J. & Lucy Genn House                  | 1957                   | RA  |
| C   | 206     | Richland Lane  | Col. Wayne & Virginia Thurman House           | 1957                   | RA  |
| C   | 209     | Richland Lane  | Prof. Edward & Frances Hauser House           | 1957                   | RA  |
| C   | 210     | Richland Lane  | J. Don & Maxine Hanesworth House              | 1957                   | RA  |
| C   | 213     | Richland Lane  | C. Lee & Arlene Miller House                  | 1957                   | RA  |
| C   | 214     | Richland Lane  | Alfred H. & Esther Wendte House               | 1957                   | RA  |
| C   | 217     | Richland Lane  | Allan G. & Mary C. Richards House             | 1959                   | RA  |
| C   | 218     | Richland Lane  | Prof. Val H. & Frankie Brungardt House        | 1962                   | RA  |
|     |         |                |   |                        |     |
| C   | 1       | S. Rock Road   | Prof. Jed & Susan Finman House                | 1963                   | RA  |
| C   | 5       | S. Rock Road   | Prof. Jerome & Iris Schwartzbaum House        | 1962                   | CON |
| C   | 9       | S. Rock Road   | Clifford & Shirley Mahrt House                | 1963                   | CO  |
| C   | 101     | S. Rock Road   | Prof. Dale M. Norris, Jr. House               | 1961                   | RA  |
| C   | 105     | S. Rock Road   | Audrey Handler House                          | 1964                   | RA  |
| C   | 109     | S. Rock Road   | Thomas R. & Mary Stephens House               | 1961                   | RA  |
|     |         |                |   |                        |     |
| C   | 221     | St. Croix Lane | Robert W. & Alice Schmitz House               | 1959                   | RA  |
| C   | 222     | St. Croix Lane | Joseph & Mildred Rigoni House                 | 1958                   | RA  |
|     |         |                |   |                        |     |
| C   | 202-426 | N. Segoe Road  | Karen Arms Garden Apartments<br>(6 Buildings) | 1959-64                | CON |
| C   | 401     | N. Segoe Road  | Hilldale State Bank                           | 1963/<br>1970/<br>1987 | CON |
| C   | 602     | N. Segoe Road  | Attic Angels Nursing Home & Tower<br>Annex    | 1960/<br>1976          | CON |
|     |         |                |   |                        |     |
| C   | 2       | S. Segoe Road  | Gilbert E. & Mary Schmolesky House            | 1962                   | RA  |
| C   | 6       | S. Segoe Road  | Leonard Paul & Sandy Porter House             | 1958                   | RA  |
| C   | 10      | S. Segoe Road  | Raymond & Evelyn Davidson House               | 1958                   | RA  |

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|-----|-----|---------------|---------------------------------------|------|----|
| C   | 14  | S. Segoe Road | Kenneth & Sue Clark House             | 1958 | RA |
| C   | 17  | S. Segoe Road | Joe & Claire Bernardo House           | 1959 | RA |
| C   | 18  | S. Segoe Road | C. Carroll & Ruth Wivell House        | 1958 | RA |
| C   | 21  | S. Segoe Road | Harold C. & Marilyn Jordahl House     | 1958 | RA |
| C   | 22  | S. Segoe Road | William C. & Verne Skaar House        | 1959 | RA |
| C   | 101 | S. Segoe Road | Emmet J. & Bonnie Ward House          | 1958 | RA |
| N/C | 102 | S. Segoe Road | Richard E. & Carol Johnston House     | 1957 | RA |
| C   | 105 | S. Segoe Road | Russell & Valerie Hanson House        | 1958 | RA |
| C   | 109 | S. Segoe Road | Walter K. & Helen Tang House          | 1959 | RA |
| C   | 110 | S. Segoe Road | Oscar C. & Caroline Keller House      | 1957 | RA |
| C   | 113 | S. Segoe Road | Richard A. & Elaine Burke House       | 1958 | RA |
| C   | 114 | S. Segoe Road | Al & Mary Varosh House                | 1960 | RA |
| C   | 117 | S. Segoe Road | Hugh R. & Arlie Stewart House         | 1958 | RA |
| C   | 118 | S. Segoe Road | Henry E. & Ida Spiker House           | 1957 | RA |
| C   | 121 | S. Segoe Road | Clarence F. & Elizabeth Imhoff House  | 1958 | RA |
| C   | 122 | S. Segoe Road | Thomas & Marilyn Knoche House         | 1957 | RA |
| C   | 125 | S. Segoe Road | Donald & Dolores Solyst House         | 1958 | RA |
| C   | 126 | S. Segoe Road | Joseph L. & Edith Dwyer House         | 1957 | CO |
| C   | 129 | S. Segoe Road | Robert S. & Mimi Thorne House         | 1957 | RA |
| C   | 130 | S. Segoe Road | Francis T. & Dorothy Beecher House    | 1958 | CO |
| C   | 133 | S. Segoe Road | Albert V. & Maude Gilbert House       | 1957 | RA |
| C   | 134 | S. Segoe Road | Harold C. & Margaret Jordahl House    | 1958 | RA |
| C   | 137 | S. Segoe Road | Victor & Hazel Tolbert House          | 1958 | RA |
| C   | 138 | S. Segoe Road | Arthur A. & Lila Jensen House         | 1957 | RA |
| C   | 141 | S. Segoe Road | Clarence A. & Jean Diel House         | 1960 | CO |
| C   | 142 | S. Segoe Road | Verle W. & Virginia Christensen House | 1957 | RA |
| C   | 201 | S. Segoe Road | Louis & Estelle Sweet House           | 1958 | RA |
| C   | 202 | S. Segoe Road | David Bruce & Carol Haskin House      | 1958 | RA |
| C   | 205 | S. Segoe Road | Maj. Jack M. & Ruby Athearn House     | 1959 | RA |
| C   | 206 | S. Segoe Road | Robert & Mae Dion House               | 1958 | RA |
| C   | 209 | S. Segoe Road | Frank C. & Alice Fueger House         | 1958 | RA |
| C   | 210 | S. Segoe Road | Lewis & Virginia Cerqua House         | 1957 | RA |
| C   | 213 | S. Segoe Road | Joseph & Esther Marie Zapata House    | 1960 | RA |
| C   | 214 | S. Segoe Road | Robert & Lucille Schwendemann House   | 1957 | RA |
| C   | 217 | S. Segoe Road | Eva M. & Kathryn S. Sommers House     | 1960 | RA |
| C   | 218 | S. Segoe Road | Lawrence C. & Evelyn Disterhoft House | 1957 | RA |
| C   | 222 | S. Segoe Road | Allan G. & Shirley Gruenisen House    | 1957 | RA |
| C   | 225 | S. Segoe Road | John J. & Angeline Magnasco House     | 1958 | RA |
| C   | 229 | S. Segoe Road | Russell E. & Patricia Bates House     | 1957 | RA |
| C   | 233 | S. Segoe Road | Douglas N. & Shirley Ajer House       | 1956 | RA |
| C   | 237 | S. Segoe Road | Thomas G. & Helen Cunningham House    | 1957 | RA |
| C   | 241 | S. Segoe Road | Alfred A. & Betty Trumpy House        | 1959 | RA |
| C   | 245 | S. Segoe Road | Ron F. & Ann Fox House                | 1960 | RA |

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| C | 249  | S. Segoe Road   | Prof. William F. & Hetty Whittingham House | 1960                   | RA  |
| C | 253  | S. Segoe Road   | Richard L. & Lorraine Ranney House         | 1957                   | RA  |
| C | 254  | S. Segoe Road   | Glen U. & Angeline Innis House             | 1956                   | RA  |
| C | 257  | S. Segoe Road   | Dr. Robert O. & Blanche Meng House         | 1959                   | RA  |
| C | 301  | S. Segoe Road   | Albert R. & Sylvia Gordon House            | 1958                   | RA  |
| C | 305  | S. Segoe Road   | Reginald R. & Lucille J. Copas House       | 1957                   | RA  |
| C | 306  | S. Segoe Road   | Dr. Bernard & Florence Jaeger House        | 1956                   | RA  |
| C | 309  | S. Segoe Road   | Ralph & Otylia Kazik House                 | 1957                   | RA  |
| C | 313  | S. Segoe Road   | Eugene A. & Jean Sisson House              | 1957                   | RA  |
| C | 314  | S. Segoe Road   | Mrs. Mabel Norris House                    | 1957                   | RA  |
| C | 317  | S. Segoe Road   | Mrs. Eleanor Butler House                  | 1964                   | RA  |
| C | 326  | S. Segoe Road   | Covenant Presbyterian Church               | 1957/<br>1961/<br>1967 | CON |
|   |      |                 |  |                        |     |
| C | 5101 | Shawano Terrace | Russ L. & Elaine Klimec House              | 1960                   | RA  |
| C | 5102 | Shawano Terrace | Edward W. & Lorraine Schmidt House         | 1961                   | RA  |
| C | 5105 | Shawano Terrace | Kurt W. & Arlene Bauer House               | 1959                   | RA  |
| C | 5106 | Shawano Terrace | Donald F. & Beberly Young House            | 1959                   | RA  |
| C | 5109 | Shawano Terrace | Raymond A. & Carol A. Felt House           | 1963                   | RA  |
| C | 5110 | Shawano Terrace | Margaret Kelleher House                    | 1959                   | RA  |
| C | 5113 | Shawano Terrace | Medford J. & Dorothy Marty House           | 1960                   | RA  |
| C | 5114 | Shawano Terrace | Harry E. & Joyce Bright House              | 1959                   | RA  |
| C | 5117 | Shawano Terrace | Russell E. & Patricia Bates House          | 1963                   | RA  |
| C | 5118 | Shawano Terrace | Murray G. & Elaine Barton House            | 1959                   | RA  |
| C | 5121 | Shawano Terrace | Gordon R. & Betty Christensen House        | 1963                   | RA  |
| C | 5122 | Shawano Terrace | William H. & Pauline Dicks House           | 1960                   | RA  |
| C | 5201 | Shawano Terrace | John J. & Patricia Komurka House           | 1959                   | RA  |
| C | 5202 | Shawano Terrace | Raymond P. & Jere LaBonne House            | 1960                   | RA  |
| C | 5205 | Shawano Terrace | Harold A. & Teresa Small House             | 1959                   | RA  |
| C | 5206 | Shawano Terrace | Charles W. & Louise Manthey House          | 1959                   | RA  |
| C | 5209 | Shawano Terrace | Harold J. & Donna Sager House              | 1959                   | RA  |
| C | 5210 | Shawano Terrace | Doyle B. & Betty A. Wilkie House           | 1964                   | RA  |
| C | 5213 | Shawano Terrace | John R. & Loretta J. Walters House         | 1976                   | RA  |
| C | 5214 | Shawano Terrace | Stephen P. & Paula Toltzien House          | 1978                   | CO  |
| C | 5217 | Shawano Terrace | Terry L. & Alice J. Hampton House          | 1976                   | CO  |
| C | 5218 | Shawano Terrace | Dr. Dennis C. & Diane Romary House         | 1976                   | CO  |
| C | 5301 | Shawano Terrace | William D. & Ann Weber House               | 1976                   | CO  |
| C | 5302 | Shawano Terrace | David L. & Norma J. Winch House            | 1976                   | CO  |
| C | 5305 | Shawano Terrace | Prof. Elmer & Patricia Feltskog House      | 1976                   | CO  |
| C | 5306 | Shawano Terrace | George H. & Frances A. Bordson House       | 1976                   | RA  |
| C | 5309 | Shawano Terrace | Robert A. & Fran Moritz House              | 1976                   | CO  |

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| C | 5310    | Shawano Terrace  | Sion C. & Kristine Rogers, Jr. House             | 1983    | CO  |
| C | 5313    | Shawano Terrace  | Charles M. & Shirley Dirienzo House              | 1976    | CO  |
| C | 5314    | Shawano Terrace  | Prof. Arnold A. & Susan Johnson House            | 1977    | CO  |
| C | 5317    | Shawano Terrace  | William G. & Lorraine Paltz House                | 1977    | RA  |
| C | 5318    | Shawano Terrace  | Dr. John & Jan Mantovani House                   | 1977    | CO  |
|   |         |                  |  |         |     |
| C | 4701-25 | Sheboygan Ave.   | Normandy Apartments (3 Buildings)                | 1970    | CO  |
| C | 4801    | Sheboygan Ave.   | Park Towers Apartments                           | 1962    | CON |
|   |         |                  |  |         |     |
| C | 4817    | Sheboygan Ave.   | Hilldale Towers Apartments                       | 1965/83 | CON |
| C | 4833    | Sheboygan Ave.   | Hickory Glen Apartments                          | 1970    | CON |
| C | 4849-59 | Sheboygan Ave.   | The Carolina Apartments (2 Buildings)            | 1969    | GN  |
| C | 5001-29 | Sheboygan Ave.   | The Monticello Apartments (5 Buildings)          | 1985-89 | GN  |
|   |         |                  |  |         |     |
| C | 4801    | South Hill Drive | Robert G. & Marge Johnson House                  | 1956    | RA  |
| C | 4805    | South Hill Drive | Donald E. & Marian Peterson House                | 1956    | RA  |
|   |         |                  |  |         |     |
| C | 4806    | South Hill Drive | Dr. A. Dewey & Francis Nestingen House           | 1957    | RA  |
| C | 4809    | South Hill Drive | Dr. Arden & M. Ethel Erdmann House               | 1956    | RA  |
| C | 4810    | South Hill Drive | University Presbyterian Church Rectory           | 1957    | RA  |
| C | 4813    | South Hill Drive | Gerald F. & Jeanne Maruska House                 | 1956    | RA  |
| C | 4814    | South Hill Drive | Prof. Irvin G. & Harriet Wyllie House            | 1957    | RA  |
| C | 4817    | South Hill Drive | Alan G. & Elaine Wolf House                      | 1962    | RA  |
| C | 4818    | South Hill Drive | Lois Goldman & Dayle Miller House                | 1958    | RA  |
| C | 4821    | South Hill Drive | Prof. Quillian R. & Dr. Marian Murphy, Jr. House | 1957    | RA  |
| C | 4822    | South Hill Drive | Bernard S. & Mary Ellen Wilson House             | 1959    | RA  |
| C | 4825    | South Hill Drive | Robert G. & Iris Doerner House                   | 1957    | RA  |
| C | 4826    | South Hill Drive | Charles P. & Roberta Siebold House               | 1957    | RA  |
| C | 4830    | South Hill Drive | Louis & Dorothy Gosting House                    | 1957    | RA  |
| C | 4901    | South Hill Drive | Bernard J. & Helen Young House                   | 1957    | RA  |
| C | 4902    | South Hill Drive | Edward A. & Arline Handrow House                 | 1957    | RA  |
| C | 4905    | South Hill Drive | Clifford E. & Marjorie Johnson House             | 1956    | RA  |
| C | 4906    | South Hill Drive | Richard E. & Ruth Bartlett House                 | 1957    | RA  |
| C | 4909    | South Hill Drive | Harold B. & Eileen Schultz House                 | 1960    | RA  |
| C | 4910    | South Hill Drive | Robert A. & Dorothy Drives House                 | 1958    | RA  |
| C | 4913    | South Hill Drive | Donald D. & Shirley Willink House                | 1958    | RA  |
| C | 4917    | South Hill Drive | Eugene B. & Olive R. Lewis House                 | 1958    | RA  |
| C | 4921    | South Hill Drive | Earl C. & Dorothea Andrews House                 | 1957    | RA  |
| C | 5001    | South Hill Drive | Elmer & Mary Holland House                       | 1957    | RA  |
| C | 5009    | South Hill Drive | Covenant Presbyterian Church Parsonage           | 1962    | RA  |
| C | 5010    | South Hill Drive | John A. & Barbara Russell House                  | 1962    | CO  |



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|   |      |                   |   |               |       |
|---|------|-------------------|---|---------------|-------|
| C | 5014 | South Hill Drive  | E. Kendall & Natalie Witte House        | 1962          | CON   |
| C | 5018 | South Hill Drive  | Prof. James W. & Lois Hensel House      | 1961          | RA    |
| C | 5102 | South Hill Drive  | Duane G. & Jeanette Gehring House       | 1959          | RA    |
| C | 5106 | South Hill Drive  | John W. & Edythe Grans House            | 1960          | RA    |
| C | 5109 | South Hill Drive  | Prof. Marshall F. & Janet Finner House  | 1960          | RA    |
| C | 5110 | South Hill Drive  | Milo & Mary Johnson House               | 1959          | RA    |
| C | 5113 | South Hill Drive  | Lyle M. & Carol Christenson House       | 1959          | RA    |
| C | 5114 | South Hill Drive  | Harry J. & Frances Robey House          | 1960          | RA    |
| C | 5117 | South Hill Drive  | Robert D. & Loretta Owens House         | 1960          | RA    |
| C | 5118 | South Hill Drive  | Alex J. & Mary A. Cochrane House        | 1960          | RA    |
| C | 5121 | South Hill Drive  | Warren C. & Ruth Chamberlain House      | 1962          | RA    |
| C | 5122 | South Hill Drive  | Pete & Norma Paulieau House             | 1960          | RA    |
| C | 5125 | South Hill Drive  | Delbert A. & Rosella Paulman House      | 1962          | RA    |
| C | 5126 | South Hill Drive  | Henry J. & Elvira Pearson House         | 1959          | RA    |
| C | 5201 | South Hill Drive  | Mrs. Mildred F. Cruger House            | 1962          | RA    |
| C | 5202 | South Hill Drive  | Weston N. & Em Lennox House             | 1959          | RA    |
| C | 5205 | South Hill Drive  | Phillip J. & Trudy Starr House          | 1960          | RA    |
| C | 5206 | South Hill Drive  | John E. & Karen D'Orazio House          | 1961          | RA    |
| C | 5209 | South Hill Drive  | Arthur F. & Rose Schultz House          | 1959          | RA    |
| C | 5210 | South Hill Drive  | Howard & Delores Rasmussen House        | 1969          | RA    |
| C | 5213 | South Hill Drive  | William E. & Irma R. Togstad house      | 1977          | CO    |
| C | 5214 | South Hill Drive  | Paul & Diane Sergenian House            | 1959          | RA    |
| C | 5218 | South Hill Drive  | Warren R. & Mary Von Ehren House        | 1960          | RA    |
| C | 5221 | South Hill Drive  | Frank P. & Anne G. Schiro House         | 1977          | RA    |
| C | 5222 | South Hill Drive  | Henry H. & Ellen Weiss House            | 1961          | RA    |
| C | 5301 | South Hill Drive  | Thomas F. & Marijo Bunbury House        | 1976          | CO    |
| C | 5302 | South Hill Drive  | Richard W. & Frances Hall House         | 1964          | RA    |
| C | 5305 | South Hill Drive  | Damian S. & Judith Neuberger House      | 1976          | CO    |
| C | 5309 | South Hill Drive  | Rev. Robert & Linda Hargrave, Jr. House | 1976          | CO/TU |
| C | 5313 | South Hill Drive  | Thomas J. & Susan Senatori House        | 1977          | CO    |
| C | 5317 | South Hill Drive  | John M. Sweeney House                   | 1976          | RA    |
| C | 5326 | South Hill Drive  | Ralph M. & Carolyn Cooper House         | 1963          | RA    |
|   |      |                   |   |               |       |
| C | 5405 | Trempealeau Trail | Earl J. & Felice Vanderhoef House       | 1961          | RA    |
| C | 5409 | Trempealeau Trail | Wayne G. & Marilyn Ward House           | 1963          | CON   |
|   |      |                   |   |               |       |
|   |      |                   |   |               |       |
| C | 4501 | Vernon Boulevard  | M&I Bank Of Madison Branch Bank         | 1974/<br>1984 | CON   |
| C | 4513 | Vernon Boulevard  | Executive Building                      | 1963          | CON   |
|   |      |                   |   |               |       |
| C | 3    | Walworth Court    | Prof. Glen C. & Joan Pulver House       | 1958          | RA    |

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|---|------|-----------------|--|---------------|-----|
| C | 5    | Walworth Court  | Dr. George G. & Patsy Rowe House               | 1958          | RA  |
| C | 9    | Walworth Court  | Harold W. & Virginia Graham House              | 1958          | RA  |
| C | 13   | Walworth Court  | Donald A. & Josephine Roth, Jr. House          | 1958          | RA  |
| C | 15   | Walworth Court  | Jerome I. & Naon Berlin House                  | 1958          | RA  |
| C | 17   | Walworth Court  | Prof. Eugene & Ruth Freedman House             | 1957          | RA  |
| C | 19   | Walworth Court  | James & Ellen Bultman House                    | 1957          | RA  |
| C | 21   | Walworth Court  | Curtis C. & Marjorie Peters House              | 1958          | RA  |
| C | 23   | Walworth Court  | Frank L. & Virginia Holliday House             | 1956          | RA  |
| C | 25   | Walworth Court  | Stewart C. & Margaret Hugo House               | 1957          | RA  |
|   |      |                 |  |               |     |
| C | 4605 | Waukesha Street | Harry K. & Eunice Spindler House               | 1960          | RA  |
| C | 4606 | Waukesha Street | George & Ruth Calden House                     | 1958          | RA  |
| C | 4609 | Waukesha Street | Prof. Dexter S. & Elise Goldman House          | 1959          | RA  |
| C | 4610 | Waukesha Street | Dr. Edward & Mary S. Kohlner House             | 1963          | CON |
| C | 4701 | Waukesha Street | Carl & Jeanne Huboi House                      | 1958          | CON |
| C | 4702 | Waukesha Street | Prof. Marvin & Ellouise Beatty House           | 1959          | CON |
| C | 4709 | Waukesha Street | Dr. Elston & Doris Belknap, Jr. House          | 1958          | CO  |
| C | 4710 | Waukesha Street | Emil W. & Donna Korenic House                  | 1959          | CON |
| C | 4714 | Waukesha Street | Prof. Shao Ti & Charlotte Hsu House            | 1959          | RA  |
| C | 4717 | Waukesha Street | Richard M. & Patricia Laird house              | 1958          | CON |
| C | 4718 | Waukesha Street | House  | 1958          | RA  |
| C | 4722 | Waukesha Street | House  | 1962          | RA  |
| C | 4726 | Waukesha Street | Ernest I. & Josephine La Bella House           | 1960          | RA  |
| C | 4730 | Waukesha Street | House  | 1960          | RA  |
| C | 4801 | Waukesha Street | Charles R. Van Hise Elementary & Middle School | 1957/<br>1963 | CON |
| C | 4802 | Waukesha Street | Cecilio & Carmen Alvarez House                 | 1960          | RA  |
| C | 4806 | Waukesha Street | Mrs. Aurelia Puletti House                     | 1964          | RA  |
| C | 4810 | Waukesha Street | Robert H. & Marilyn Kelso House                | 1959          | RA  |
| C | 4814 | Waukesha Street | Dr. William C. & Harriet Mussey House          | 1961          | RA  |
| C | 4901 | Waukesha Street | Norman T. & Gladys M. Baillies House           | 1958          | RA  |
| C | 4902 | Waukesha Street | Donald H. & Mary Lund House                    | 1965          | RA  |
| C | 4905 | Waukesha Street | James E. & Donnas Smithback House              | 1958          | RA  |
| C | 4909 | Waukesha Street | Jesse Reed & Barbara Wilson House              | 1958          | RA  |
| C | 4913 | Waukesha Street | Forrest F. & Delores Moore House               | 1959          | RA  |
|   |      |                 |  |               |     |
| C | 3    | Waupaca Court   | Prof. Eugene & Helena Wilkening House          | 1961          | CON |
| C | 5    | Waupaca Court   | Cass F. & Viola Hurc House                     | 1959          | RA  |
|   |      |                 |  |               |     |
| C | 1    | Waushara Circle | Dr. Lincoln F. & Dr. Carolyn Ramirez House     | 1985          | CON |
| C | 3    | Waushara Circle | Bruce B. & Jane R. Schultz House               | 1961          | RA  |
| C | 5    | Waushara Circle | Verne A. & Marianne Bishop House               | 1960          | RA  |

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|-----|-----|-----------------|---------------------------------------|------|-----|
| C   | 7   | Waushara Circle | Harry J. & Dorothy Mason House        | 1960 | RA  |
| C   | 5   | N. Whitney Way  | Margery Webb House                    | 1961 | RA  |
| C   | 105 | N. Whitney Way  | Prof. Loyal & Wesley A. Durand House  | 1966 | CO  |
| C   | 109 | N. Whitney Way  | Robert C. & Marilyn Franklin House    | 1962 | CO  |
| C   | 113 | N. Whitney Way  | William P. & Joan Walsh House         | 1964 | CO  |
| C   | 201 | N. Whitney Way  | William J. & Diane J. Barnidge House  | 1966 | RA  |
| C   | 205 | N. Whitney Way  | Robert C. & Virginia Kraft House      | 1965 | RA  |
| C   | 209 | N. Whitney Way  | House                                 | 1967 | RA  |
| C   | 213 | N. Whitney Way  | John & Shirley Duncan House           | 1965 | CO  |
| N/C | 301 | N. Whitney Way  | House                                 | 1994 | RA  |
| N/C | 305 | N. Whitney Way  | Saboor Zasari House                   | 1996 | RA  |
| C   | 2   | S. Whitney Way  | William G. & Jane North House         | 1963 | RA  |
| C   | 5   | S. Whitney Way  | Stanley J. & Jane B. Ferris House     | 1959 | RA  |
| C   | 8   | S. Whitney Way  | Ben Bilsie House                      | 1962 | RA  |
| C   | 9   | S. Whitney Way  | Joseph L. & Victoria Lashua House     | 1960 | RA  |
| C   | 13  | S. Whitney Way  | Palmer G. & Lorraine Tibbetts House   | 1960 | RA  |
| C   | 17  | S. Whitney Way  | John J. & Marjorie Schara House       | 1959 | RA  |
| C   | 101 | S. Whitney Way  | Prof. Archie H. & Velma Easton House  | 1961 | RA  |
| C   | 105 | S. Whitney Way  | L. James & Karen Fitzpatrick House    | 1961 | RA  |
| C   | 110 | S. Whitney Way  | Nathan F. & Dora Brand House          | 1960 | RA  |
| C   | 114 | S. Whitney Way  | Joseph & JoAnn Lemmer House           | 1962 | CON |
| C   | 117 | S. Whitney Way  | Dr. Robert G. & Jane Sybers House     | 1959 | RA  |
| C   | 118 | S. Whitney Way  | Joseph R. & Vivian Gartner House      | 1960 | RA  |
| C   | 122 | S. Whitney Way  | George J. & Betty Novenski House      | 1962 | RA  |
| C   | 123 | S. Whitney Way  | Julius S. & Betty Jacobs House        | 1969 | RA  |
| C   | 125 | S. Whitney Way  | House                                 | 1961 | RA  |
| C   | 126 | S. Whitney Way  | Edwin C. & Phyllis Conrad House       | 1960 | RA  |
| C   | 129 | S. Whitney Way  | Burchard C. & Jean Barfknecht House   | 1962 | RA  |
| C   | 201 | S. Whitney Way  | Ralph F. & Lois Reuter House          | 1961 | RA  |
| C   | 202 | S. Whitney Way  | Warren E. & Margaret Ruesch House     | 1960 | RA  |
| C   | 206 | S. Whitney Way  | Edward G. & Ann Cnare House           | 1961 | RA  |
| C   | 207 | S. Whitney Way  | Prof. Everett & Sylvia Kassalow House | 1964 | RA  |
| C   | 210 | S. Whitney Way  | Karl W. & Margery Meyer House         | 1962 | CON |
| C   | 211 | S. Whitney Way  | Dr. George H. & Irene Handy House     | 1965 | RA  |
| C   | 214 | S. Whitney Way  | Charles T. & Arlene Nye House         | 1960 | RA  |
| C   | 217 | S. Whitney Way  | Glenn D. & Betty Owens house          | 1960 | RA  |
| C   | 218 | S. Whitney Way  | Ralph D. & Virginia Culbertson House  | 1962 | RA  |
| C   | 221 | S. Whitney Way  | Prof. Leo M. & Carol Walsh House      | 1965 | RA  |
| C   | 222 | S. Whitney Way  | Harry H. & Flavia Heilprin House      | 1960 | RA  |
| C   | 225 | S. Whitney Way  | John E. & Mildred Johnson House       | 1960 | RA  |
| C   | 230 | S. Whitney Way  | Ellis S. & Mae G. Toff House          | 1963 | RA  |

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Wrightian Style

As the name implies, Wrightian style buildings are ones whose designs, if not actually by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1930.

The finest example of the style in the University Hill Farms Historic District was actually designed by Wright himself. This is the Rudin House, which is one of only two built examples of pre-fabricated single-family residence designs that Wright produced for Marshal Erdman and Associates of Madison. The Rudin house was fabricated at the Erdman factory in Madison (non-extant) and it was built by Erdman for inclusion in the 1959 Madison Parade of Homes, held in University Hill Farms that year.

|                                  |                     |      |
|----------------------------------|---------------------|------|
| Prof. Walter & Ellen Rudin House | 110 Marinette Trail | 1959 |
|----------------------------------|---------------------|------|

There are other fine examples of the style in the district designed by others; these are listed below.

|   |                        |      |
|---|------------------------|------|
| Richard & Barbara Woroch House          | 4809 Fond du Lac Trail | 1961 |
| Prof. Edward J. & Eleanor Blakely House | 4746 Lafayette Drive   | 1958 |
| Robert N. & Lois Dick House             | 106 Richland Lane      | 1957 |

Ranch Style

As the name implies, the inspiration for the Ranch style was derived from the vernacular houses that could once be found on historic ranches located in the nation's southwestern states and especially in California. In the 1930s, California architects such as William Wurster and Cliff May transformed these vernacular designs into a modern idiom that became known as the Western Ranch House; an idiom whose growing popularity owed much to the publishing activities of *Sunset Magazine*. In addition, the Prairie School Style houses of Frank Lloyd Wright, with their low, ground-hugging appearance, hipped roofs, and wide, overhanging eaves, were another important source of inspiration. By the beginning of World War II, house catalogs featuring Ranch style designs had begun to appear, and after the war ended, the Ranch style was quickly embraced by builders all over the country. The style soon evolved into the ubiquitous single-family residential form that can now be found in most of the nation's mid-20<sup>th</sup> century suburbs.

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Ranch style houses are one-story-tall, typically have either rectangular, L-shaped, or U-shaped plans, and most examples have attached garages or a carport facing the street. In addition, examples of this style also share a number of other common characteristics. “Asymmetrical one-story shapes with low-pitched roof predominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden or brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas.”<sup>13</sup>

Ranch style houses come in a variety of sizes and they also utilize a variety of cladding materials, including either wood, steel, or aluminum clapboards, and brick or stone, and many examples combine two or even three of these materials. There are 613 Ranch style houses in the district, of which 116 are examples of the Split-Level subtype and 76 are examples of the Raised Ranch or Bi-Level subtype, both of which are discussed later. Of the district’s 421 remaining Ranch style houses, the best and most intact representative examples are listed below.

|                                       |                           |      |
|---------------------------------------|---------------------------|------|
| John & Ethel McMillen House           | 4809 Bayfield Terrace     | 1959 |
| Martin A. & June Matoushek House      | 4910 Bayfield Terrace     | 1958 |
| Burton G. & Myrtle Billings House     | 5129 Door Drive           | 1960 |
| Clarence M. & Mary White, Jr. House   | 5137 Door Drive           | 1960 |
| Dr. Charles & Ruth Schoenwetter House | 5141 Door Drive           | 1961 |
| Vere L. & Grace Fiedler House         | 4814 Fond du Lac Trail    | 1959 |
| W. Atleen & Sarah Jane Wilson House   | 4930 Fond du Lac Trail    | 1960 |
| Donald G. & Betty Harrer House        | 5111 Juneau Road          | 1958 |
| Harold & Edith Hopkins House          | 5117 Juneau Road          | 1958 |
| John & Lee Wenning, Jr. House         | 213 S. Kenosha Drive      | 1962 |
| Eldon M. & Becky Stenjem House        | 5034 La Crosse Lane       | 1956 |
| Roy G. & Doris Mita House             | 4705 Lafayette Drive      | 1959 |
| Dr. Howard & Gladys Aeh House         | 4729 Lafayette Drive      | 1964 |
| Henry L. & Luella Brown, Sr. House    | 4741 Lafayette Drive      | 1959 |
| James Duncan Duplex                   | 5325-27 Manitowoc Parkway | 1976 |
| Al W. & Kari-Ellen Cole House         | 210 Marinette Trail       | 1959 |
| Robert H. & Mary Botts House          | 317 Racine Road           | 1958 |
| William D. & Wanda Godshall House     | 114 Richland Lane         | 1957 |
| Frank C. & Alice Fueger House         | 209 S. Segoe Road         | 1958 |

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<sup>13</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 479.

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|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| Allan G. & Shirley Gruenisen House  | 222 S. Segoe Road     | 1957 |
| Robert A. & Dorothy Drives House    | 4910 South Hill Drive | 1958 |
| Earl C. & Dorothea Andrews House    | 4921 South Hill Drive | 1957 |
| Delbert A. & Rosella Paulman House  | 5125 South Hill Drive | 1962 |
| Prof. Shao Ti & Charlotte Hsu House | 4714 Waukesha Street  | 1959 |
| Bruce B. & Jane Schultz House       | 3 Waushara Circle     | 1961 |
| Harry J. & Dorothy Mason House      | 7 Waushara Circle     | 1960 |
| Stanley J. & Jane B. Ferris House   | 5 S. Whitney Way      | 1959 |

In addition to the above, there is also a subset of the district's Ranch style houses that exhibit a Colonial Revival style influence in their design. The best of these are listed below.

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Collin H. & Margaret Schroeder House | 4802 Bayfield Drive     | 1961 |
| Mrs. Helen Hansbrough House          | 4817 Bayfield Drive     | 1961 |
| Jack G. & Virginia C. Jefferds House | 4822 Bayfield Drive     | 1959 |
| Robert B. & Jean Rennebohm House     | 5013 Bayfield Drive     | 1958 |
| Frank & Shirley Ross House           | 5126 Buffalo Trail      | 1985 |
| Prof. A. Burr & Mary Fontaine House  | 5302 Burnett Drive      | 1960 |
| Glenn S. & Daisy Pound House         | 313 Cheyenne Trail      | 1964 |
| C. Dennis & Barbara Besadny House    | 53 S. Eau Claire Avenue | 1959 |
| Burton O. & Jean Neesvig House       | 4901 Fond du Lac Trail  | 1959 |
| Max G. & Dorothy Guhl House          | 5114 Juneau Road        | 1958 |

Raised Ranch or Bi-Level Style

A recognized subtype of the Ranch style exists whose designs are characterized by their adaptation to hilly sites. These examples, sometimes called either "Raised Ranches" or "Bi-Level" designs, maintain the same one-story-tall profile of the previous examples but their automobile garage(s) are located in either a partially or fully exposed portion of their basement story. These garage openings are typically located on the main façade and face the street, although they sometimes face to the side as well, depending on the site. Note, however, that these houses should not be confused with the Split-Level examples that will be discussed next. Typically, the Raised Ranch subtype still has all of its principal living spaces located on just one floor; only the garage, utility rooms, and perhaps a recreation room, are located in the basement story.

Of the district's 613 Ranch style examples, 76 of them are examples of the Raised Ranch or Bi-Level subtype. The vast majority of these houses have a gable-roofed main block and a masonry-clad basement story.

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One of the district's most distinctive examples of this subtype was built by Byrant W. Fisher, who was a partner in the contracting firm of Fisher & Fischer, as his own house. Another especially impressive example was built at 101 Marinette Trail by builder Donald Sampson.

|                                   |                     |      |
|-----------------------------------|---------------------|------|
| Bryant W. & Louise Fisher House   | 5213 Pepin Place    | 1960 |
| Kenneth R. & Jean L. Welton House | 101 Marinette Trail | 1959 |

Other fine, intact district examples of this subtype are listed below.

|                                       |                           |      |
|---------------------------------------|---------------------------|------|
| Jud & Marilyn Walstad House           | 3 Ashland Court           | 1957 |
| Prof. Claude S. & Dorothy Hayes House | 5010 Bayfield Terrace     | 1961 |
| Lyle E. & Viola Baerwald House        | 5105 Buffalo Trail        | 1962 |
| Donald & Pauline Fugere House         | 5138 Juneau Road          | 1959 |
| Clifford P. & Verabelle Kolberg House | 102 S. Kenosha Drive      | 1963 |
| Dirienzo Duplex                       | 5121-23 Manitowoc Parkway | 1961 |
| Charles W. & Ruth Bladl House         | 4909 Marathon Drive       | 1958 |
| Linley E. & Peggy Ivers House         | 5054 Marathon Drive       | 1958 |
| LeRoy L. & Virginia Dalton House      | 5058 Marathon Drive       | 1958 |
| Stefan & Sylvia Ioradachescu          | 4705 Regent Street        | 1962 |
| Randolph & Patricia W. Cautley House  | 4805 Regent Street        | 1963 |
| Robert W. & Alice Schmitz House       | 221 St. Croix Lane        | 1959 |
| Cecilio & Carmen Alvarez House        | 4802 Waukesha Street      | 1960 |

In addition, there is also a subset of the Raised Ranch style in the district that is characterized by a hip-roofed main block that has a partially exposed masonry-clad basement story and a fully exposed first story, to one side of which is attached a one-story hip-roofed garage ell. All five of these houses were built between 1964 and 1966. Two were built by the contracting firm of Fisher & Fischer and the other three may have been built by them as well.

|  |                       |      |
|--|-----------------------|------|
| Prof. Thomas & Elizabeth Averill House | 10 Barron Court       | 1964 |
| Kenneth G. & Shirley Kittelson House   | 5105 Regent Street    | 1964 |
| Richard W. & Frances Hall House        | 5302 South Hill Drive | 1964 |
| William J. & Diane Barnridge House     | 201 N. Whitney Way    | 1966 |
| Robert C. & Virginia Kraft House       | 205 N. Whitney Way    | 1965 |

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Split-Level Style

Split-Level style houses are another subtype of the Ranch style that “retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. ... Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. The Split-level form made it possible to locate these on separate levels. The lower level usually housed the garage and commonly, the “noisy” family room with its television, which was becoming a universal possession. The mid-level wing contained the “quiet” living areas and the upper level, the bedrooms.”<sup>14</sup>

Of the district’s 613 Ranch style examples, 116 of them are examples of the Split-Level style subtype. The vast majority of these houses have a front-facing gable-roofed block to which is attached a side gabled ell. The resulting combination is in some ways a modern version of the nineteenth century Gable Ell vernacular form, but hip-roofed and even flat roofed examples can also be found within the district as well.

The district’s most distinctive Split-Level example was designed by architect Carl Huboi as his own house and is believed to be potentially individually eligible for NRHP-listing:

|                           |                     |      |
|---------------------------|---------------------|------|
| Carl & Jeanne Huboi House | 4701 Waukesa Street | 1958 |
|---------------------------|---------------------|------|

A very fine and also very intact group of Split-Level houses in the district were the work of Marshall Erdman and Associates and these represent various models of their pre-fabricated houses.

|   |                       |      |
|---|-----------------------|------|
| Arvid & Avis Anderson House                 | 4813 Bayfield Terrace | 1959 |
| Prof. Paul J. & Marian Kaesberg House       | 5002 Bayfield Terrace | 1958 |
| Prof. John & Frances Culbertson House       | 5305 Burnett Drive    | 1960 |
| Prof. Jack W. & Barbara Miller House        | 5146 Juneau Road      | 1958 |
| Prof. Gene R. & Louise De Foliart House     | 6 S. Kenosha Dr.      | 1959 |
| Dr. Henrik A. & Ann Hartmann House          | 10 S. Kenosha Dr.     | 1960 |
| Prof. Gilbert J. & Virginia Mannering House | 225 S. Kenosha Dr.    | 1960 |
| Prof. Sturges & Marilyn Bailey House        | 5049 La Crosse Lane   | 1959 |
| Prof. David & Rhoda Berman House            | 4738 Lafayette Drive  | 1958 |

Another distinctive district group of Split-Level designs consists of four houses that were all built by Clifford P. Kolberg in 1962-63. These small houses are unusual in that while most Split-Level designs

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<sup>14</sup> McAlester, Virginia and Lee. Op. Cit., p. 481.



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have two distinct roofs that are placed at different heights, these Kolberg-built houses all have a single gable roof with two slopes of unequal length that gives these houses an almost saltbox-like profile when viewed from the front.

|                                    |                        |      |
|------------------------------------|------------------------|------|
| James A. & Bernadette Fenton House | 5 Barron Court         | 1963 |
| Wayne G. & Marilyn Ward House      | 5405 Trempealeau Trail | 1963 |
| Joseph & JoAnn Lemmer House        | 114 S, Whitney Way     | 1962 |
| Karl W. & Margery Meyer House      | 210 S. Whitney Way     | 1962 |

The best of the rest of the district's other Split-Level houses are listed below.

|                                       |                           |                    |
|---------------------------------------|---------------------------|--------------------|
| Harold & Elizabeth Linden House       | 5 Ashland Court           | 1960               |
| Prof. Wilson & Grace Thiede House     | 4825 Bayfield Street      | 1960               |
| Vernon H. & Cathern Schultz House     | 14 Cheyenne Circle        | 1960               |
| Prof. James E. & Doris Kennedy House  | 318 Cheyenne Trail        | 1964               |
| Gerald F. & Jeanne Maruska House      | 329 Cheyenne Trail        | 1964               |
| Rev. Vernon & Patricia Johnson House  | 5114 Door drive           | 1960               |
| Prof. William H. & Ruth Dodge House   | 5130 Door Drive           | 1960               |
| Henry & Mary Peiss House              | 4710 Fond du Lac Trail    | 1959               |
| Prof. Richard M. & Ruth Heins House   | 4926 Fond du Lac Trail    | 1959               |
| William & LaVerne Rosenbaum House     | 4929 Fond du Lac Trail    | 1962               |
| Leo B. & Dorothy McCann House         | 205 Green Lake Pass       | 1963               |
| Theodore & Carolyn Stephenson House   | 210 Green Lake Pass       | 1965               |
| Dr. William M. & Barbara Larsen House | 106 S. Kenosha Drive      | 1964               |
| Robert J. & Elva Vergeront House      | 5010 La Crosse Lane       | 1958               |
| Ely & Jane Sires House                | 5018 La Crosse Lane       | 1958               |
| Prof. Truman F. & Sylvia Graff House  | 5022 La Crosse Lane       | 1957               |
| Richard R. & Jean McKenzie House      | 5026 La Crosse Lane       | 1957               |
| Richard C. & Della Weatherwax House   | 4718 Lafayette Drive      | 1959               |
| Lawrence & Connie Allard House        | 4733 Lafayette Drive      | 1959               |
| Walter & Lois Griskavich House        | 4754 Lafayette Drive      | 1961               |
| Curtis L. & Ferne Brown Duplex        | 5210-12 Manitowoc Parkway | 1969               |
| Richard E. & Betty Hagan House        | 5013 Marathon Drive       | 1960 <sup>15</sup> |
| Robert S. & Mimi Thorne House         | 129 S. Segoe Road         | 1957               |
| Curtis C. & Marjorie Peters House     | 21 Walworth Court         | 1958               |
| Norman T. & Gladys M. Baillies House  | 4901 Waukesha Street      | 1958               |

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<sup>15</sup> This house is an unusual flat-roofed example of the Split-Level style.

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Contemporary Style:

The Contemporary style is a provisional term that is applied to buildings that typically were built after World War II and that are truly modern in inspiration and owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into separate styles is still in its infancy, it is easier to identify Contemporary style buildings of architectural merit than it is to categorize them.

The district contains many fine Contemporary style houses and the best of these are listed below in two separate groups.

The first group comprises a subset of the Contemporary style for which a provisional definition has already been proposed. These are flat-roofed one-story houses, a subtype that “is a derivation of the earlier International style and houses of this subtype are sometimes referred to as American International. They resemble the International style in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone.”<sup>16</sup>

Several of the examples of this group in the district appear to owe a debt to the wood-clad International style designs of the Madison architectural firm of Beatty & Strang and also to the Usonian designs of Frank Lloyd Wright. The best of the district’s examples are listed below.

|   |                       |                    |
|---|-----------------------|--------------------|
| William C. & Nancy Larson House         | 7 Ashland Court       | 1957               |
| Dr. Kenneth M. & Beverly Sachtjen House | 5001 Bayfield Terrace | 1963 <sup>17</sup> |
| Bernard B. & Marjorie Shomberg House    | 5159 Juneau Terrace   | 1958 <sup>18</sup> |
| Prof. Robert G. & Elsbeth Petzold House | 11 Kewaunee Court     | 1956               |
| Prof. Glenn & Martha Fugitt House       | 5962 La Crosse Lane   | 1959 <sup>19</sup> |
| Dr. Earl & Anita Shrager House          | 5118 Pepin Place      | 1961               |
| Shomberg Builders Spec House            | 5209 Pepin Place      | 1959               |
| Prof. Marcus G. & Blanche Singer House  | 5021 Regent Street    | 1959 <sup>20</sup> |
| Prof. Jerome & Iris Schwartzbaum House  | 5. S. Rock Road       | 1961               |
| Prof. Marvin T. & Ellouise Beatty House | 4702 Waukesha Street  | 1959 <sup>21</sup> |

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<sup>16</sup> McAlester, Virginia and Lee. *Op. Cit.*, p. 482.

<sup>17</sup> This house was designed by Krueger, Kraft, & Assoc.

<sup>18</sup> This house was designed by Gausewitz & Cashin.

<sup>19</sup> This house was built and possibly designed by Marshall Erdman & Assoc.

<sup>20</sup> *Ibid.*

<sup>21</sup> This house was designed by Edward A. Solner, Architect.

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The second group consists of the other Contemporary style single-family residences and other building types that are as of yet unclassified in terms of architectural subtypes. Several of the best of these houses are the known work of prominent Madison architects, but for now, the works of these individual architects is best studied within the context of these architects' personal development. For instance, the early works of William V. Kaeser and Herb Fritz, Jr. both reflect the influence of the flat-roof subtype described above, but their later work is more individualistic and reflects the separate paths that these two fine architects chose to follow. The majority of the district's Contemporary style houses, however, are the work of still unidentified architects and designers. These buildings represent many different design strategies, but all of them meet the same criteria that the buildings discussed previously in other stylistic categories had to meet; they have architectural significance and they have integrity.

Some of the finest and most distinctive examples of the district's Contemporary style residences are ones that several architects designed for themselves and their families.

|  |                       |      |
|--|-----------------------|------|
| Robert P. & Lucille H. Torkelson House | 4902 Bayfield Terrace | 1966 |
| Paul H. & Pat Graven House             | 5018 Bayfield Terrace | 1959 |
| Stuart W. & Emmy Gallaher House        | 5150 Door Drive       | 1961 |
| Emil W. & Donna Korenic House          | 4710 Waukesha Street  | 1959 |

Other especially fine district examples of this second group of houses are listed below.

|  |                           |                    |
|--|---------------------------|--------------------|
| Alfred & Maxa Dai Frank House              | 9 S. Eau Claire Avenue    | 1961               |
| Prof. Leonard & Nettie Berkowiz House      | 3 Kewaunee Court          | 1958               |
| Joe W. & Carol Clark House                 | 15 Kewaunee Court         | 1958               |
| Prof. Manucher J. & Lida Javid House       | 4750 Lafayette Drive      | 1959               |
| Duplex                                     | 5205-07 Manitowoc Parkway | 1960               |
| Allan W. & Sparrow Sentry House            | 4725 Regent Street        | 1983               |
| Prof. C. J. & Edna Chapman House           | 4825 Regent Street        | 1963 <sup>22</sup> |
| Burdette L. & Doris Fisher House           | 5118 Regent Street        | 1960               |
| Prof. Eugene A. & Helena Wilkening House   | 3 Waupaca Court           | 1961 <sup>23</sup> |
| Dr. Lincoln F. & Dr. Carolyn Ramirez House | 1 Waushara Circle         | 1985               |

Of the several Contemporary style high rise apartment blocks in the district, the first and the last are the finest. The earliest one is the Park Towers Apartments, which was designed by John J. Flad & Assoc., while the last one was the Attic Angels Nursing Home Tower, also by Flad.

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<sup>22</sup> This house was designed by Herb Fritz, Jr.

<sup>23</sup> This house was designed by Carl Huboi.

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|                                 |                       |                    |
|---------------------------------|-----------------------|--------------------|
| Park Towers Apartments          | 4801 Sheboygan Avenue | 1962 <sup>24</sup> |
| Attic Angels Nursing Home Tower | 602 N. Segoe Road     | 1976               |

There is also a notable Contemporary style garden apartment complex located in the district. This is the Karen Arms Garden Apartments, an 11-building complex designed by the Madison firm of Weiler & Strang. This complex is located on the corner of Regent Street and N. Segoe Road and some of its buildings also face onto Rennebohm Park.<sup>25</sup>

|                              |                         |         |
|------------------------------|-------------------------|---------|
| Karen Arms Garden Apartments | 4702-4806 Regent Street | 1959-64 |
|                              | 206-426 N. Segoe Road   | 1959-64 |

In addition to the single-family residences and multiple dwelling buildings listed above, the district also includes an excellent Contemporary style school that was designed by Weiler & Strang of Madison and an equally fine Contemporary style church that was designed by Madison architect William V. Kaeser.

|                              |                      |                |
|------------------------------|----------------------|----------------|
| Charles R. Van Hise School   | 4801 Waukesha Street | 1958/1963      |
| Covenant Presbyterian Church | 326 S. Segoe Road    | 1957/1961/1967 |

Added to these are the district's several fine small Contemporary style office buildings, the best of which are listed below.

|                                     |                          |                         |
|-------------------------------------|--------------------------|-------------------------|
| Anchor Savings & Loan Branch Office | 302 N. Midvale Boulevard | 1967/1979 <sup>26</sup> |
| Associated Physicians Clinic        | 4410 Regent Street       | 1963/1994 <sup>27</sup> |
| Grayson Building                    | 4141 Regent Street       | 1962 <sup>28</sup>      |
| M&I Bank of Madison Branch Bank     | 4501 Vernon Boulevard    | 1974/1984               |

Colonial Revival Style

Modern Movement style designs predominate throughout the University Hill Farms Historic District, there being 705 buildings in the district that fall within these styles. Nevertheless, 114 buildings in the

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<sup>24</sup> This was the first of what were projected to be six identical buildings in this location. Only this one was actually built, however.

<sup>25</sup> "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, Sec. 1, p. 15.

<sup>26</sup> This building was designed by Graven, Kenney, & Iverson and it is believed to be individually eligible for NRHP-listing.

<sup>27</sup> This building was designed by Cashin & Associates.

<sup>28</sup> This building was designed by Graven, Kenney, & Iverson.

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district were designed in the Colonial Revival style and constitute its second largest stylistic category. Why this should be so is a matter of speculation. For some owners it is likely that this style's cultural association with the concept of "home" was a deciding factor. For others, having a second story and the extra space it provided may have also been a deciding factor, especially when lot size was an issue. Whatever the reasons, it is clear that the Colonial Revival style never fell entirely out of favor with new home owners during this period, and there is some indication that it actually increased in popularity over time.

There are two principal subtypes of the Colonial Revival style in the district. The first subtype consists of a type that is popularly known as a Cape Cod style house. This one-and-one-half-story tall side-gabled subtype is the most historically accurate of the two subtypes of this style that predominate in the district and its best, most intact examples are listed below.

|  |                        |      |
|--|------------------------|------|
| Dr. Charles A. & Betsy Doehlert House        | 4910 Fond du Lac Trail | 1959 |
| House  | 201 S. Kenosha Drive   | 1962 |
| Prof. William T. & Elizabeth Stillwell House | 5018 Marathon Drive    | 1958 |
| John M. & Dorothy Liebman House              | 5038 Marathon Drive    | 1958 |
| Richard A. & Alice Erney House               | 206 Marinette Trail    | 1959 |
| Joseph L. & Edith Dwyer House                | 126 S. Segoe Road      | 1957 |

The second and much more popular Colonial Revival style subtype consists of a two-story side-gabled main block, to one side of which is attached a one-story gable-roofed one or two-car garage that opens either to the front or to the side, depending upon the size of the lot. The vast majority of these houses have a main façade that faces the street. This face typically has a first story that is clad in masonry while the second story above, and the rest of the house, is clad in clapboard of either wood, steel, aluminum, or vinyl, depending on the age of the house.

The following is a list of good, intact representative examples of the two-story subtype.

|                                       |                        |      |
|---------------------------------------|------------------------|------|
| Clement M. & Betty Silvestro House    | 4814 Bayfield Terrace  | 1959 |
| Prof. Patrick & Mary Ann Boyle House  | 5021 Bayfield Terrace  | 1962 |
| Dr. John C. & Ann McAleavy House      | 306 Cheyenne Trail     | 1962 |
| Ray T. & Shirley Haase House          | 4802 Fond du Lac Trail | 1964 |
| Dr. C. Weir & Jane Horswill House     | 4810 Fond du Lac Trail | 1963 |
| Dr. Charles A. & Betsy Doehlert House | 4910 Fond du Lac Trail | 1959 |
| Kenneth R. & Marilyn Johnson House    | 4925 Fond du Lac Trail | 1960 |
| Robert S. & Joy Hinds House           | 106 Green Lake Pass    | 1961 |
| Prof. Frank & Ardyce Reighard House   | 214 Green Lake Pass    | 1963 |

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|                                      |                      |      |
|--------------------------------------|----------------------|------|
| William P. & Marion Sutherland House | 210 S. Kenosha Drive | 1961 |
| Michael R. & Theresa Vaughn House    | 4714 Lafayette Drive | 1973 |
| Clarence A. & Jean Diel House        | 141 S. Segoe Road    | 1960 |

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**Summary**

The University Hill Farms Historic District was the result of an historic collaboration between the City of Madison and the University of Wisconsin in the 1950s, to create an entire self-contained, planned suburban community on University owned land on the near west side of Madison. The district comprises most of the University-owned 613-acre Hill Farms property that the University's College of Agriculture had been using as an experimental farm since 1897 and which the University decided to develop as a new subdivision in 1953. The proceeds of the sale of the land were used to purchase a new and much larger experimental farm property that was to be located farther away from the rapidly expanding city of Madison. To this end, the University commissioned a master plan that created dedicated areas within the new subdivision for single family and multi-family housing, a school, churches, parks, office buildings, and a large regional shopping center. The timing of this project was perfect because Madison was growing rapidly at this point in time and the need for new housing for middle class and professional families was especially acute. Thus, the first lots offered for sale in 1956 sold rapidly, as did the lots in the subsequent plats. By 1959, most of the land in the new subdivision had been platted and sold. By 1964, 727, or 87%, of the 833 buildings that are currently located within the district had been completed. By 1989, all but five of the district's buildings had been completed and the original master plan had been brought to completion. Not surprisingly, a few aspects of the original plan were changed in the district's early years in order to meet evolving needs, but the completed subdivision nevertheless successfully fulfilled the University's original intent of creating "a community within a community." Fortunately, almost all of the district's original buildings are extant and intact today and the vast majority of them are of designs that reflect Modern Movement styles that were popular at the time, such as the various manifestations of the Ranch and Contemporary styles. As a result, the district today still looks almost exactly the way it did in 1964, by which time nearly all of the original master plan's most important components were in place. The University Hill Farms neighborhood continues to attract the same kind of homeowners that originally made the subdivision a success and it remains an active and vibrant community today.

**Methodology**

Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Contemporary Style subsection of the Architectural Styles study unit of the CRMP.<sup>29</sup> The results of this research are detailed below.

The district was also researched under NRHP Criterion A (history) at the local level of significance, to

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<sup>29</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

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assess the potential for nominating the district utilizing the NR significance area of Community Planning & Development, a theme which is also identified in the Planned Communities subsection of the Planning and Landscape Architecture Theme study unit of the State of Wisconsin's Cultural Resource Management Plan (CRMP).<sup>30</sup> This research centered on evaluating the resources within the district utilizing the context developed by the National Park Service in a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.<sup>31</sup> The results of this research are detailed below.

**Significance**

The University Hill Farms Historic District is eligible for listing in the National Register of Historic Places (NRHP) under Criterion C, in the area of Architecture, at the local level of significance. It is an architecturally significant collection of single family and multi-family residences, churches, private office buildings, and a school, that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Madison.

The University Hill Farms Historic District is eligible for listing in the NRHP under Criterion A, in the area of Community Planning & Development at the local level of significance as a complete planned suburban community whose creation had a lasting effect on the city of Madison.

The University Hill Farms Historic District represents most of the University Hill Farms subdivision that was developed on the west side of the city of Madison beginning in 1953. The first 156-acre portion of the land that comprised this subdivision had been a farm that was purchased by the University of Wisconsin (UW) in 1897, and this farm had been steadily augmented in size over the years until, by 1953, it covered some 620-acres. It had been used continuously as an experimental farm by the UW's College of Agriculture during this period. By 1953, however, the village of Shorewood Hills and the west side suburbs of the rapidly expanding city of Madison had effectively surrounded this farm. The farm was blocking the westward expansion of the city and it was also losing value as a place in which to conduct agricultural experiments, even as it gained value as raw real estate. Consequently, in 1953, the University requested authorization from the state legislature to sell the farm and use the proceeds to buy a new, much larger farm that would be located far enough away from Madison so that its value as a laboratory to the College of Agriculture would endure for many more decades thereafter. After permission from the legislature was granted, the University then set about determining the best way to develop the property, both from the stand point of maximizing the

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<sup>30</sup> Ibid. This study unit has not yet been published.

<sup>31</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.



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financial benefit its sale could provide, and also from the standpoint of what was best for the city of Madison as a whole. This resulted in the decision that the University would develop the land itself, and in the process, create what was essentially a self-contained community where its residents could live, work, go to school, shop, recreate, and worship. Working in conjunction with the City of Madison, a master plan was created for this development in 1955 that allocated specific areas within the subdivision for each of these activities. The core of the development was the almost 800 lots allocated to single family residences which, along with the apartment houses that were also part of the plan, were eventually expected to house as many as 7000 persons. The University also decided to market these lots in stages so as not to flood the local real estate market and to make the process of creating the necessary infrastructure more affordable for the University. The results were a complete success, both for the University and Madison. Lots in the first plat of the subdivision went on sale in early 1956 and sold out quickly, and the same was true of the lots in each of the successive plats. As a result, by 1964, some 650 houses had been built in the district along with 12 apartment houses, two churches, a school, several private office buildings, a swimming pool and bath house, a park, a nursing home, and a regional shopping center. Today, the residential and small office building portion of the district still looks very much the way it did in 1964, at which time it represented a virtual catalog of the architecture that was available in Madison during the years between 1956 and 1964.

The period of significance for this district spans the years from 1956 to 1989, these being the years during which all the district's contributing buildings were constructed. The earliest of these buildings was built in 1956, while the last were built between 1985 and 1989 on land that was the last portion of the subdivision's North Hill Plat to be opened for development. This last portion had been the College of Agriculture's seed farm and it continued to be used for experimental purposes until 1985, long after the rest of the farm had been subdivided and sold. The five buildings in the apartment building complex that were built on this land after the farm closed in 1985 completed the subdivision's original master plan.

### **Community Planning and Development**

In 2002, the National Park Service published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.<sup>32</sup> This bulletin, which was developed in tandem with a national multiple property listing entitled "Historic Residential Suburbs in the United States, 1830-1960, MPS," to develop a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The University Hill Farms Historic District NRHP nomination

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<sup>32</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.

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has utilized this context and the nomination itself has been prepared in accordance with the guidelines that are found in the Documentation and Registration section of this bulletin. The history of the near west side of the city of Madison, which includes all of the land located immediately to the east of the University Hill Farms, has also recently been documented from its beginnings in the 1850s up until 1972 in the *City of Madison Near West Side Neighborhoods Intensive Survey Report*, which was completed in 2013.<sup>33</sup> This survey looked briefly at the physical growth of the survey area in the years prior to 1931 but it concentrated mostly on the years that followed up until 1972, this being the period during which the survey area attained its present appearance. Consequently, this information will not be repeated; instead, the history that follows will take a general look at the physical growth of the city as it pertains to the district as well as the history of the district itself.

The land that now comprises the district was originally a part of the Town of Madison, and the lands in the area surrounding it (and in the district itself) were given over almost entirely to agricultural pursuits until the second decade of the twentieth century and still later within the district itself. The earliest suburban development in this area occurred in the mid-1850s in a portion of the town where three stone quarries that supplied much of the Madison sandstone that was used to build the city's finest early buildings were then located. This modest sized development was located along University Avenue, which runs from Madison's downtown westward past the University of Wisconsin campus and parallel with the tracks of the Milwaukee & Mississippi Railroad, which were laid in 1854. This thoroughfare is still one of the most important thoroughfares on Madison's west side. Two small plats were established in the quarry area in the 1850s, "Lakeland" in 1855, and "Quarrytown" in 1863. This development activity probably represented an attempt to capitalize on the hope that the industrial activity generated by the area's stone quarries would be enhanced by the presence of the new railroad line and the new Sauk Road that ran just to the north of them. If so, this hope proved to be largely unfounded. These pioneer suburban plats remained essentially undeveloped until after the end of World War I. The 1890 Plat Book of Dane County, for instance, shows that even by that date there were only four buildings located in the Quarrytown Plat.<sup>34</sup> Nevertheless, these early development efforts represented the first attempts to develop the lands lying west of the city and they were precursors of what was to come.

The growth of Madison's population during the 1890s resulted in the creation of the city's first suburbs, of which the near west side plats of Wingra Park (1889) and University Heights (1893) were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because of their proximity to streetcar lines that enabled new suburban homeowners to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin campus. Such proximity was critical to the success of these plats because in the pre-automobile era even

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<sup>33</sup> Heggland, Timothy F. *City of Madison Near West Side Neighborhoods Intensive Survey*. Madison: City of Madison, 2013.

<sup>34</sup> *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211

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middle class families seldom had a horse and carriage of their own. Thus, families seeking to locate out in any of the new suburbs could usually do so only if the breadwinners of the family had some form of public transportation to take them to their places of work, nearly all of which were then still located downtown. Since streetcars were Madison's only form of public transportation, reasonable proximity to one of the city's streetcar lines was essential. Streetcars also brought the citizens of the city out to its two cemeteries as well, beginning in 1897, when the local electric streetcar company constructed a new line that ran westward along Regent Street to a terminus at the foot of today's Speedway Road and the adjacent Forest Hill and Calvary cemeteries. The impact that this new line was to have on the future of what is now the near west side of the city can hardly be overestimated.

The 1897 cemetery addition, a 1.5 mile extension terminating at Forest Hill Cemetery, suddenly opened up 722 additional acres of prime land for development. The new line was a boon for already platted suburbs of Wingra Park and University Heights and sparked the beginning of extensive construction in both places. The *Madison Democrat* estimated that the streetcar line immediately enhanced the value of nearby property by 10 to 45 percent.<sup>35</sup>

These suburbs did not achieve real success until after 1903, however, when their annexation to the city finally supplied homeowners with such city services as sewers, water, gas, electricity, concrete streets and sidewalks, and a new school (Randall Elementary School). Once these services became available, suburban development on the west side of the city steadily increased.

Despite the gradual westward growth of the city, though, most of the land located around and including University Hill Farms was still rural at the turn of the century and was given over to agricultural pursuits. Persons living in this area were still only occasional visitors to the city itself. Access to this land was provided by the area's two principal historic roads; the Sauk Road (University Avenue), and the Mineral Point Road (today's Speedway Road and Mineral Point Road), both of which had been in existence since at least the 1850s.

The core of the property that would become the University Hill Farms was a 156-acre parcel that was roughly bounded by today's University Avenue to the north, Midvale Boulevard to the east, Regent Street to the south, and N. Eau Claire Avenue to the west. This land was first purchased by Josiah A. Noonan (1813-1882), who had helped survey the original plat of Madison in 1836 and had purchased this farm land west of the future city at the same time, along with other lands in the area. Noonan subsequently became the publisher of the *Wisconsin Enquirer* newspaper, which was the first one in Madison, and he afterwards started newspapers in Milwaukee as well and became the first postmaster

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<sup>35</sup> Mollenhoff, David V. *Madison: A History of the Formative Years* —(2<sup>nd</sup> Edition). Madison: University of Wisconsin Press, 2003, p. 194.

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of that city.<sup>36</sup> Noonan's sister, Clarissa, married Harmon J. Hill, in 1845 and the new couple moved from New York state to Milwaukee, where Josiah Noonan gave Hill a job running the post office in downtown Milwaukee. Within months, however, Noonan apparently convinced Hill to move to Madison and take over the running of his farm property west of the city, which Harmon Hill subsequently purchased in 1849. Hill afterwards became the first county supervisor from the Town of Madison and he also served as the town treasurer for 13 years. The success of his farm enabled the Hills to build a very fine stone Italianate style Gabled Ell farmhouse on the farm in 1857. Hill continued to operate this farm until he retired in 1893, whereupon the Hills sold it to Benjamin F. Lewis and moved into Madison. In 1897, Lewis sold the farm to the University of Wisconsin and their purchase was afterwards known as the University's Hill Farm.<sup>37</sup>

The University's purpose in buying this farm was to use it as the core of a new experimental farm that would be larger and better located than the University's first such farm, a 196-acre parcel that was located immediately to the west of the University's campus and which had been purchased for this use in 1866 as part of the founding of the University's College of Agriculture.<sup>38</sup> In the years that followed, the College's original experimental farm proved to be of immense educational and scientific value to the University and the state but by 1897, the steady physical growth of the University was starting to make inroads on the farm's land. The advent of mechanized agriculture and the rise of industrialized dairy farming were both trends that argued for a larger parcel of land located away from the city center but still within easy reach of the main campus. As a result, the University's new Hill Farm purchase became the first of what would eventually be several University-owned experimental farms located on the near west side Madison.<sup>39</sup> In the years that followed its initial purchase, the University made additional purchases of land that augmented the original acreage of the Hill Farm: the 58-acre E. C. Hammersley Farm in 1903; the 20-acre Vilberg farm in 1910; the 70-acre Koch Farm in 1914; the 40-acre C. P. Parsons property in 1941; the 40-acre E. Backus property in 1945; the 99-acre H. B. Gregg Farm in 1945, the 10-acre L. J. Oscar property in 1947; and the 120-acre William A. Gugel, Jr. Farm, also in 1947.

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<sup>36</sup> *Dictionary of Wisconsin Biography*. Madison: State Historical Society of Wisconsin, 1960, pp. 267-68.

<sup>37</sup> Custer, Frank. "Pioneer Who Gave U. Hill Farm Its Name Was Elegant Farmer." *Madison Capital Times*, October 5, 1959 (illustrated).

<sup>38</sup> Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1848-1925*. Madison: University of Wisconsin Press, 1949, Vol. 1, pp. 460-461.

<sup>39</sup> Besides the Hill Farms there was also the Charmany-Rieder Farm (today's Research Park), which is located diagonally across Mineral Point Road from Hill Farms and which was acquired by the University in the 1940s, and there is also the West Madison Agricultural Research Station, which is located further west on both sides of Mineral Point Road between Junction Road and Pleasant View Road. The latter facility remains part of the University of Wisconsin's College of Agriculture and Life Sciences (CALs) program today.

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By the time the University's Hill Farms reached its final 613-acre size in 1947, the rural environment that it had once been a part, changed profoundly. By the end of World War II, the Hill Farms was effectively surrounded by suburbs that had been growing steadily westward since the early years of the twentieth century. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the Village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park, and Merrill Heights, and to the south were the post-war suburbs of Midvale Heights, Oak Park Heights, and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road and extended down Midvale Boulevard to Segoe Road.

What made this suburban expansion possible was the growth of motorized buses in the city and to a much lesser degree, automobile ownership. The development of suburbs to the west demonstrated the efficacy of gasoline powered buses. As was noted earlier, the city's streetcar lines had been extended as far west as Forest Hills Cemetery in 1897, but this was as far as they would ever go. The new suburbs that were developed afterwards lacked the necessary population density that could make new westward extensions of the lines of this privately owned transportation system profitable. By 1915, it was clear that the city's rapidly growing numbers of gasoline-powered vehicles represented the future of transportation in the city and it was this new reality that would drive future suburban expansion, both in Madison and elsewhere. For instance, College Hills (the first portion of the village of Shorewood Hills) and Nakoma, another early upper-middle class west side suburb, were both designed from the start to be attractive to home owners that intended to commute to and from work in the downtown part of the city using gasoline powered buses or their own automobiles. It was not a coincidence that all the new suburbs that had been built to the west of University Heights and to the southwest of Wingra Park prior to 1915 were laid out adjacent to University Avenue, Regent Street, or Monroe Street. These, after all, were the three principal arterial streets that funneled both horse-drawn conveyances and the city's ever increasing numbers of gasoline-powered buses, automobiles, and trucks from the downtown to the west side of the city and beyond at this time. Any developer who hoped to make his west side suburb a success had to be able to offer potential home builders ready access to these streets or comparable ones.

It was this proximity to an existing transportation route that also accounted for the creation of the first new subdivision located in the area between Nakoma and Shorewood Hills. This was the University Park Addition platted in June of 1916 by the Dane Co. and others, and which was bounded by University Ave. to the north, N. Blackhawk Ave. to the west, Stevens St. to the south, and the west edge of what is today's Quarry Park to the east. Much more important to the future of this area was its second new subdivision, the West Wingra Addition, which was platted in December of 1916 by Otto E. Toepfer, Jr. This new subdivision was the first part of the future suburb of Westmorland to be platted and it represented

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Toepfer's first subdivision of a 60-acre parcel of former farm land bordering on and located west of Mineral Point Road that he had purchased in 1899.<sup>40</sup>

Very little additional platting activity would take place on the city's west side until after World War I, and demand for new housing did not revive until 1925, when the small Findlay Park Addition was platted as a replat of portions of the 1850s era Quarrytown and Lakeland plats. Even so, the City of Madison was already planning for the future at this time. In that same year the City decided to purchase a hilltop parcel of land in 1925 that was located two blocks south of Regent Street between Glenway Street (then called Parker Drive) and Larkin Street as the site of a new high-service water reservoir. This 6,000,000 gallon concrete reservoir was designed to serve customers on the west side of the city. Constructed in 1926, it was covered by soil, graded and seeded and remains in operation today known as Reservoir Park.<sup>41</sup> In March of that same year, Otto Toepfer Jr. platted a First Addition to his original West Wingra Addition, which consisted of a small 23-lot 6-acre expansion to the north of the original plat. Later in the same year, Toepfer sold much of the remaining unplatted acreage he owned to A. O. Paunack. Paunack, a Madison banker and land developer, had previously been a partner in the Highland Park Co., which had developed the Highland Park subdivision located just west of today's West High School in 1906. Paunack then took the land he had acquired from Toepfer and platted it as the Westmorland Subdivision in November of 1926. Westmorland would ultimately become the first large scale new suburb to be built in the area and by 1928 its owners had platted two more additions to the original plat. All of this platting activity and ancillary development work took place during the heady days of the stock market boom of the late 1920s, but success in the real estate development business is as much a matter of timing as it is of location.

The pace of house building on the former farmland owned by Toepfer was slow. While newspaper ads placed in 1927 and 1928 attempted to attract more homebuilders to the area, the Stock Market Crash in October 1929, and the Depression that followed virtually stopped construction. By the end of 1929, fewer than 20 homes had been built on 276 lots that had been created.<sup>42</sup>

Nevertheless, Westmorland was the first suburb to be developed in the area west of what were then the city of Madison's western boundaries.

The Depression effectively put a stop to new platting activity on the west side of the city and only one small new plat was recorded between 1929 and 1938. Even so, other things were happening on the west side that would have an impact on the future of the area. These things included the considerable

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<sup>40</sup> *Westmorland: A Great Place To Live*. Madison: Westmorland Neighborhood Assoc., 2011, pp. 17-19.

<sup>41</sup> Smith, Leon A. *Historical Sketch and Present Facilities of the Madison Waterworks*. Madison: City of Madison Water Department, 1955, pp. 30-31 (illustrated).

<sup>42</sup> *Westmorland: A Great Place To Live*. Op. Cit., p. 19.

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growth that the University of Wisconsin experienced during the 1930s and also the growth of various federal and state governmental agencies located in Madison during this period such as the new U.S. Forest Products Laboratory, which was built on the west edge of the UW campus in 1932. The housing needs of the staffs of these large institutions created a demand for housing on the west side of the city that filled all the available houses in the already platted portions of the near west side. This continuing demand could ultimately only be met by the creation of new residential plats that would come into being once the Depression ended.

Once the effects of the Depression started to recede, new platting activity on the west side blossomed. The first new plat was for the Sunset Village Addition, which was platted in May of 1938 by McKennas, Inc., this being John C. McKenna's newest development company. Sunset Village was bounded by Westmorland Boulevard to the east, Hillcrest Drive to the north, S. Owen Drive to the west, and Mineral Point Road to the south. Its layout featured a central block with a park space in its center; this block was surrounded by a roadway and by an outer ring of lots. This new plat lay on the opposite side of Mineral Point Road from Westmorland, was heavily advertised and almost immediately successful. One year later, a newspaper ad for the plat had the following to say about the plat's first year.

Sunset Village, Madison's newest community, is one-year old. Thirty-five homes have been completed or are under construction, and forty to fifty more homes are being planned for building in the very near future on the one hundred and twenty-five lots that have been sold in Sunset Village by McKennas, Inc. ... Water mains have been installed. Roads have been constructed. Gas mains are now in service. Spacious areas have been set aside for park purposes. Sunset Village is located on Madison's west side at Sunset Point. It is located in the same high rolling area that has long been Madison's favorite picnic spot. Of the many homes that have been built in Sunset Village, 90% of the mortgages are insured by the Federal Housing Administration. McKennas, Inc. have followed the suggestions that FHA has given in the planning and designing of the plat. Qualified engineers have been consulted to assure accuracy in surveying. A noteworthy feature of the development of Sunset Village is the park area. One and one third acres have been reserved for recreational purposes in the center of Sunset Village. The park affords playground space for children and adults as well. ... Sunset Village is a fully restricted residential area. The plans of all homes are inspected and approved by a committee for the purpose of keeping construction on a high plane.<sup>43</sup>

The presence of FHA guidelines and a self-regulating design committee are notable because almost all of the houses that were built in the original plat were examples of the Colonial Revival style, although

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<sup>43</sup> *Wisconsin State Journal*. July 2, 1939, pp. 6-7 (illustrated).

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there were also a few Tudor Revival style examples as well. That this is so reflects the inherent design conservatism of the FHA, which wanted to be sure that any new residential construction that was backed by the government would hold its value. It also reflects the willingness of developers like McKenna to follow these guidelines.

McKenna was quick to follow up on the success of his first plat by platting an addition to it in June of 1939. The smaller L-plan First Addition to Sunset Village, located just across Hillcrest Drive from the original plat, contained 39 lots, and was bounded on the west by S. Owen Drive and on the east and partly on the north by Hoyt Park. This was followed a few months later by the platting of the Pilgrim Village Addition. This new plat was located just to the east of Sunset Village and it was bounded on the west by Westmorland Boulevard, on the north by Hillcrest Drive, on the east by Larkin Street, and on the south by lots that fronted on Mineral Point Road but which were not part of this plat. Pilgrim Village was developed by W. E. Gifford, Jr., a Milwaukee developer and contractor who, like McKenna, would play a large part in the subsequent development of the area. This plat was also successful after Gifford resolved labor issues that had slowed construction. The following year, in April of 1940, McKenna platted his Second Addition to Sunset Village. This large addition was bounded by S. Owen Drive to the east, Regent Street to the north, S. Midvale Boulevard to the west, and its southern boundary was located a few lots south of Upland Drive.<sup>44</sup> In December of the same year McKenna platted yet another addition to Sunset Village. This one, the Third Addition to Sunset Village, was located just to the south of the Second Addition and was bounded by Karen Court on the east, the Second Addition on the north, S. Midvale Boulevard on the west, and Mineral Point Road on the south.<sup>45</sup>

These new suburbs were instantly successful and this success was also enjoyed by the older suburb of Westmorland, which experienced a building boom of its own during this period. One result of this success was that the new residents first requested and then demanded that the city's bus lines be extended to serve them. This demand was resisted at first but after a petition to the State's Public Service Commission was granted, the new extensions were in place by August of 1940. Further recognition of the growth that the west side was experiencing at this time was provided by the City's decision to extend city water and sewer lines to Westmorland and to Sunset Village.

By the start of 1941, more than 160 new houses had been built in Sunset Village alone and another 27 were in the process of construction. Because the end of the Depression was also accompanied by the spread of war in Europe, the tempo of platting and building activity in the area continued unabated and was probably spurred on at least in part by concerns about the future availability of building materials. The first new plat recorded in 1941 was that of John C. McKenna, who platted his very large Fourth

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<sup>44</sup> Ibid, June 30, 1940, pp. 5-7 (illustrated).

<sup>45</sup> Ibid, January 3, 1941, p. 6.



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Addition to Sunset Village in April. This latest extension was bounded by N. Meadow Lane on the west, Regent Street on the south, North Blackhawk Avenue on the east, and University Avenue on the north, and it would subsequently be renamed Sunset Ridge.<sup>46</sup>

World War II effectively ended platting and building in the city as a whole due to the restrictions that were placed on non-war-related building activity. Consequently, hardly any new buildings were built on the west side until the last year of the war. Once the war ended, the enormous pent-up post-war demand for housing would permanently transform what was a predominately rural area. It must be remembered that much of the near west side was still part of the Town of Madison in 1945, although there were many signs by this time that that was about to change. By 1942, the city of Madison had grown to the point where its western boundaries included North Franklin Avenue, Speedway Road, and that portion of Glenway Street adjacent to Glenway Golf Course. City water and sewer lines now reached deep into the west side as well, the utility lines of the Madison Gas & Electric Company supplied it with electricity, and children in the area attended city schools (Dudgeon Elementary, Randall Elementary, and West Senior High).

It is not surprising, therefore, that the end of the war unleashed a flurry of new platting activity to the west side. By the end of 1946, eight new plats had been established in this area in order to take advantage of the new house building boom that was just gathering steam in that year. These new plats brought the western edge of the city of Madison directly across Midvale Boulevard from the University's Hill Farms. In addition, by this time the Village of Shorewood Hills already occupied all the land on the north side of University Avenue opposite Hill Farms and still more new plats had been developed on the south side of Mineral Point Road across from and to the west of Hill Farms. Consequently, by 1953, the open fields of the University's 613-acre Hill Farms had become a barrier to the further development of the west side from the City's point of view while the continued use of this land as an experimental farm was becoming increasingly problematic from the point of view of the University. As the authors of the standard history of the University of Wisconsin noted:

It had soon become apparent after the war that this large UW experimental farm complex, comprising more than 600 acres and some of it in use by the University since the late nineteenth century, was blocking the westward growth of the city, which was expanding westward on either side of the UW land.<sup>47</sup>

After discussions about this problem with members of the University administration, the University's Board of Regents finally decided in 1953 that the Hill Farms land should be sold for development and

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<sup>46</sup> *Wisconsin State Journal*. April 15, 1941, p. 16; June 29, 1941, p. 11; July 27, 1941, p. 10.

<sup>47</sup> Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1945-1971, Renewal to Revolution*. Madison: University of Wisconsin Press, 1999, Vol. 4, p. 253.

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the proceeds from the sale should then be applied to the purchase of new experimental farm lands located farther away from the city. To expedite this sale the regents first applied to the state legislature for permission to sell the land and then appointed a Regents Special Committee on Agricultural Lands “to cooperate with University officials and officials of the City of Madison regarding plans for disposing of farm lands of the University.”<sup>48</sup> The regents appointed to this committee were: Oscar Rennebohm, a former governor of the State of Wisconsin and the founder and owner of Rennebohm Drugstores, a large Madison drugstore chain; Wilbur Renk, owner of Renks Seeds in Sun Prairie; and John D. Jones, Jr. of Racine. After receiving legislative permission for the sale and for the reinvestment of the proceeds in a new research farm located elsewhere, the regents then requested that the City of Madison Planning Department prepare a preliminary general development plan for the project.

While preparation of the development plan was happening, the Regents Special Committee was also discussing how best to handle the sale of the land. The first step was to have an appraisal made of the value of the land to be sold, with the initial assumption being that the land would be sold as a single block to a developer or a consortium of developers. In addition, the regents appointed Professor Richard U. Ratcliff (1906-1980) to assist them and the University administration in the development and sale of Hill Farms. Professor Ratcliff was a land development expert in the University’s School of Commerce who had practical experience in real estate. He also served in several high positions in the federal government in the 1930s and during the war, before coming to the University in 1944 to start the School of Commerce’s bureau of business research and services. In addition, he had also served for several years on the Madison Plan Commission and was thus ideally suited to the job of managing the creation of the Hill Farms subdivision.<sup>49</sup> At the same time, Regent Rennebohm, the chair of the committee, also requested that the Madison Board of Realtors advise them on how best to dispose of the land. The resulting advice from the Board of Realtors was that the University could expect to receive about \$1000 per acre for the land if it was sold in a block as raw land and it would thus realize about \$600,000.00. However, the Board also believed that if the University developed the land itself, it could raise much more than that, given the development potential of the land.

Soon thereafter, in January of 1954, the City of Madison sent the regents the general development plan that had been drafted by the City’s planning engineer, Walter K. Johnson. Johnson’s plan contained large areas that were allocated to a 40-acre regional park, an 80-acre neighborhood center, and a 53-acre shopping center that was located in the northeast corner of the property where University Avenue and Midvale Boulevard intersect. Large blocks of apartments were placed on both the south and west sides of the shopping center and these were intended to act as a buffer between the shopping center and the many hundreds of lots occupied by single-family residences that occupied most of the land in the

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<sup>48</sup> UW Board of Regents Minutes, June 18, 1953, pp. 34 -35. UW Archives.

<sup>49</sup> “Know Your Madisonian: Richard U. Ratcliff.” *Wisconsin State Journal*, September 29, 1957.

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development. Johnson's plan also relied heavily on an internal traffic pattern that placed most of the development's single-family houses on long, narrow cul-de-sacs, and his plan minimized through traffic in the development in order to create a safer environment for the development's residents and their children.<sup>50</sup>

The reaction of the Madison community, the State, and City to Johnson's general development plan came soon thereafter and response was positive. Both the State and the City had their eyes on portions of the development, however. First, the State Building Commission told the University to set aside 30-acres located in the northern part of the development as the potential site of new state office buildings and associated employee parking. Next, the City of Madison agreed to purchase 85-acres of the development for school and park purposes and to pay a total of \$206,250 for this land.<sup>51</sup> The response of the University was also largely positive as well.

Professor Richard Ratcliff, who has done much of the university's planning for the development and sale of the land, said the state tract "Can be worked in." It probably will be near University Avenue beyond the shopping center. The plan, he said, is to lay out and sell 100 acres of residential lots as a starter. They will sell for \$30 to \$40 per front foot, depending upon location, and will run about three lots to the acre. Gravel streets will be laid out, and water and sewer mains and laterals put in. The [state building] commission, in effect, approved the entire 600-acre plan in broad outline and authorized the university to use money it will receive from the city for the school site to help pay other costs. Ratcliff said that it will cost \$75,000 to develop the first 100 acres, including surveying, abstracting, and street grading. ... The university will decide later whether to sell all the remaining land as lots to builders and individuals or to offer some as tract to developers, Ratcliff said.

This notwithstanding, the Regents Special Committee was still weighing the advice it had received from the Madison Board of Realty at this time and it was actively endeavoring to strike a balance between what was best for the University in terms of financial gain and what was best for the city as a whole. While the committee agreed with the general concepts of the Johnson plan, it had reservations about the amount of land given to the neighborhood center, to the number of single family lots that were included, and to the street plan.<sup>52</sup> As a result, on March 2, 1955, the Board of Regents contracted with Carl L. Gardner & Assoc. of Chicago, planning consultants, to produce a master plan for the Hill Farms development. Carl L. Gardner was a graduate of Harvard University and by this time he was a

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<sup>50</sup> "Plan for Residential, Shopping Area Here." *Madison Capital Times*. January 20, 1954, (illustrated).

<sup>51</sup> "Plan for Sale of Hill Farms Site Approved." *Wisconsin State Journal*, July 14, 1954, pp. 1-2. The price of this land was discounted by the University and was less than market value.

<sup>52</sup> Besides the City's Johnson plan, the Committee had also received preliminary development plans from the State Planning Commission and also from the Federal Housing Authority (FHA) that it was also evaluating.

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nationally known land planner and had been the director of the Chicago Plan Commission for nine years, from 1945-53. In addition, Gardner had also been the chief land planning consultant for the Federal Housing Administration for five years and director of the FHA's planning division for one year prior to this.<sup>53</sup> Later in the same month, Professor Ratcliff also released the results of a survey conducted by Gordon Ross Stephens, a Ph.D. candidate in city planning at the University, the intent of which was to assess the economic potential of the proposed shopping center site shown in the Johnson plan.

The survey shows that 15,000 cars pass the intersection of Midvale Boulevard and University Avenue, site of the shopping center, each week day. And, with parking planned for 1,600 cars in the initial stages of the center, the site provides the most ample parking facilities on the west side of the city. The survey shows that the center is in the fastest growing side of the fastest growing city in the state and that incomes in this part of the city are above average for Madison. It predicts that within two years there will be 5,500 families living within a 5-minute drive of the center. Average income for each family will be \$7,500 and the aggregate income will be \$41,250,000. If the driving time is extended to 10 minutes, the survey indicates the number of families will grow to 14,000 and the aggregate income to \$105,000,000 ... "The tremendous trade potential of this site will make possible a regional, rather than a neighborhood type of shopping center," Prof. Ratcliff said.<sup>54</sup>

In May of 1955, the master plan for Hill Farms created by Carl L. Gardner & Assoc. was unveiled and incorporated some substantial changes from the Johnson plan, as described in the Description Section of this nomination (Section 7, p. 3). After some give and take with the city, Gardner's plan was finally adopted and became the basis for the development that was to follow.<sup>55</sup>

Once approval of Gardner's plan had been secured, the University took immediate steps to ready the first part of the development for platting and sale. By this time, the Regents had been convinced by Professor Ratcliff and the members of the Regents Special Committee that it was to the University's advantage to develop Hill Farms itself, and that the land should be sold in an incremental fashion in order to avoid flooding the market (and thereby diluting the potential profits to be made) and to make it more practicable for the University to pay for the development of the subdivision's infrastructure. To this end, the decision was made to begin the platting of the subdivision with an approximately 100-acre portion that was to be located in the southeast part of the overall subdivision that was known as the

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<sup>53</sup> U.W. News Release, March 2, 1955. UW Archives.

<sup>54</sup> Newhouse, John. "'Tremendous ' Potential Seen in West Side Site.'" *Wisconsin State Journal*, March 27, 1955, pp. 1-2.

<sup>55</sup> "Hill Farms Plat Gets Tentative OK." *Madison Capital Times*, June 21, 1955. See also: "City Group, U.W. Will seek 'Agreeable' Hill Farms Plat." *Wisconsin State Journal*, May 10, 1955, pp. 1-2.

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East Hill portion of the whole plat.<sup>56</sup> This 100-lot plat, known as the Original (East Hill) Plat of Hill Farms, also contained the proposed 22.11-acre school grounds that had already been purchased by the City. It was roughly bounded by S. Segoe Road on the east, Waukesha Street on the north, Mineral Point Road on the south, and by what would be the future east side of Cheyenne Trail on the west.<sup>57</sup> The regents then entered into an agreement with the Madison real estate firm of John C. Haley & Sons to serve as the contract brokers for the sale of the individual lots in Hill Farms, this firm being the lowest bidder for the contract.<sup>58</sup> This was followed in October of 1955 by the Regents' entering into a contract with the Madison-based engineering firm of Mead & Hunt that covered the engineering and surveying services associated with the platting of the first plat of Hill Farms.<sup>59</sup> Also in October, the Original Plat of Hill Farms was officially recorded on October 7, and the selling of the lots in the plats could therefore begin. On October 18, the Madison School Board also chose a Contemporary style design produced by the Madison architectural firm of Weiler & Strang for its new 18-room Hill Farms elementary school, with the expectation that the new school would open in the fall of 1957.<sup>60</sup>

The new plat had much to offer the prospective homeowner. Up until this time, almost all the building activity that had occurred on the west side was suburban in nature and consisted of single-family dwellings. While a little unplanned commercial development had occurred around the Speedway Road/Glenway Street/Mineral Point Road intersection and also along University Avenue, such activity was small in scale and it was actually banned in restricted suburbs like Sunset Village and Pilgrim Village.<sup>61</sup> As a result, there was a retail void that the proposed shopping center in Hill Farms was perfectly positioned to fill. In addition, the prospective East Hill Neighborhood had the University of Wisconsin as its developer and families could therefore anticipate with a high degree of certainty that the development would proceed as scheduled and to completion. New families buying into the plat also knew that a new elementary school and later, a junior high school would be built within the neighborhood by the start of the 1957 school year. And finally, there was the security that was provided by the restrictive covenants that went with every deed in the plat, these covenants being administered by a three-person Architectural Control Committee set up by the regents in November of 1955. A description of the most important of these covenants can be found in the Description Section of this nomination (Section 7, pp. 5-6), but their purpose was set down in a news release from the University.

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<sup>56</sup> While the names of the various plats that would eventually encompass the subdivision varied, conceptually, the subdivision had the Hilltop portion located in its center and this portion was surrounded by the East Hill, South Hill, West Hill, and North Hill portions.

<sup>57</sup> "Here's Good View of Hill Farms Development." *Wisconsin State Journal*, October 27, 1955, Sec. 1, p. 12 (illustrated).

<sup>58</sup> UW Board of Regents Executive Committee Minutes, August 12, 1955, pp. 3-4. UW Archives

<sup>59</sup> UW Board of Regents Minutes, October 1, 1955, p. 5. UW Archives.

<sup>60</sup> "Pick Design For School At East Hill." *Madison Capital Times*, October 18, 1955.

<sup>61</sup> The word "restricted" in this instance refers solely to what kind and size of building could be built on the lots in these suburbs.

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The committee's purposes, as set forth in the covenants under which the lots in the new housing development of Madison's west side are being sold, are:

1. To assure the most appropriate development and improvement of University Hill Farms;
2. To protect the owner of a lot against improper uses by any other owner;
3. To preserve so far as practicable the initial beauty of the subdivision;
4. To guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material;
5. To encourage and secure the erection of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision, and which are properly located upon the lot in accordance with its topography and finished grade elevation;
6. To provide for high quality improvements which will protect the investments made by purchasers of the lots.

No structure can be put on any land in University Hill Farms until the architecture control committee approves its exterior design, building materials, and its location on the lot.<sup>62</sup>

The plat was therefore perfectly positioned to appeal to young middle class and professional families with children.

The first of the 124 lots in the East Hill Plat went on sale in November of 1955, and by December 3<sup>rd</sup> the first two building permits had been issued.<sup>63</sup> Many of the lots in the first plat were sold to individual owners but the large majority were sold to builders, and builders who bought three or more lots received a discounted rate. This same pattern would be true of lot sales in subsequent plats. Although the source of some controversy for a while, ultimately at least 70% of all the lots in the district were first purchased by builders. These builders sometimes had specific clients in mind for their house but more often they built houses as speculative ventures, selling them soon after construction.

By July of 1956, street grading in the East Hill plat had begun, 63 of the 124 lots had been sold, and the first two houses in the district had been built at 23 Walworth Court and 5026 La Crosse Lane.<sup>64</sup> At the same time, construction had commenced on the new Charles R. Van Hise Elementary School, with construction slated to be completed by the fall of 1957. By the end of 1956, most of the lots in the East

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<sup>62</sup> U.W. News Release, November 11, 1955. UW Archives.

<sup>63</sup> "Issue Hill Farm Building Permits." *Madison Capital Times*, December 3, 1955.

<sup>64</sup> "First Homeowners Move Into New Hill Farms." *Wisconsin State Journal*, July 8, 1956, sec. 1, p. 14.

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Hill plat had been sold (they would all be sold by June of 1957) and on March 14, 1957, the University platted the First Addition to University Hill Farms. This new plat consisted of lots located around the intersection of Regent Street and S. Segoe Road and extended west down Waukesha Street.<sup>65</sup> Less than a month later, on April 9, the University approved the platting of the Hilltop Addition to University Hill Farms, this being a heavily wooded, hilly part of the subdivision that includes parts of Bayfield Terrace and Lafayette Drive. A month after that, on May 17, the regents approved the platting of the West Hill Addition to University Hill Farms. This newest plat included 85 lots grouped around the west ends of Marathon Drive, Eau Claire Avenue, and Juneau Road; the price of its lots ranged from \$2850 to \$5300.<sup>66</sup> Nor was this the last addition to be platted in that year. On July 19, the regents authorized the platting of the Regent Addition to University Hill Farms, which bordered Regent Street to the north and Bayfield Terrace to the south with the West Hill addition on the west and Lafayette Drive on the east.

The biggest news in Hill Farms in 1957 though, aside from the completion of Van Hise School and the construction of Covenant Presbyterian Church, was the fact that Hill Farms was chosen as the site of that year's Parade of Homes, an annual city event that was essentially a builders' showcase. This event took place on Richland Lane in the East Hill Plat and the blocks on both sides of this street actually had to be replatted in order to accommodate the larger lots needed for the parade houses. The Parade was held in May and June and turned out to be a huge success.<sup>67</sup> More than 10,000 people came to see the 18 houses in the parade on the first day it opened and half of the houses were sold even before the Parade started. These houses were "mainly split-level and ranch style" with three bedrooms and more than one bathroom. Many of them also had two-car garages, and they were in the \$22,000 to \$27,000 price range, which put them in the upper range of the selling market.<sup>68</sup> The other big news in 1957, as it turned out, was the formation of the Hill Farms Neighborhood Association, which is now one of Madison's oldest and most active neighborhood associations and which is still going strong today.

The beginning of 1958 saw the platting of the South Hill Addition to University Hill Farms on January 9<sup>th</sup>. This large addition was bounded by Mineral Point Road on the south, the east half of Racine Road on the east, Pepin Place and Marinette Trail on the north and northwest, and the still unplatted Gugel Addition on the west. In the space of a year the enrollment at the newly opened Van Hise School had grown from 526 students initially to 650 and resulted in the first of four expansions that the school

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<sup>65</sup> The east-west-running Regent Street divides the north-south-running Segoe Road, Midvale Boulevard, and Whitney Way into north and south portions.

<sup>66</sup> UW Wire News Release. May 11, 1957. UW Archives.

<sup>67</sup> "1957 Parade of Homes Special Section." *Wisconsin State Journal*, May 26, 1957 (26 pages).

<sup>68</sup> The houses in the parade were located on Richland Lane and S. Segoe Rd. Richland Lane: 105, 109, 110, 113, 114, 117, 118, 121, 122, 125, 126, 129, 130, 201, 202, 205, 206, and 209. S. Segoe Rd: 210, 214, 218, and 222.

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would undergo in its first four years of operation. Nineteen fifty eight was also the second year in a row that the annual Parade of Homes event was held in University Hill Farms, this time on a site that included 20 houses on Juneau Road and a single one around the corner on S. Eau Claire Avenue.<sup>69</sup> These houses were larger than the previous year's and included several whose design had "the practicality of the ranch house and the charm of the Colonial home." In addition, this parade also had a single two-story-tall house as well, the first of its kind in University Hill Farms.<sup>70</sup>

The Parkway Addition to University Hill Farms was platted by the regents on April 21, 1959, this being a large plat that was bordered by Regent Street to the north, the east side of South Rock Road to the west, South Hill Drive to the south, and the east side of South Whitney Way to the east. This was followed a few months later by the platting of the North Hill Addition to University Hill Farms on July 22, a two-part plat whose southern portion was bounded by Buffalo Trail to the north, the east side of North Whitney Way to the west, the south side of Door Drive to the south, and North Eau Claire Avenue to the east.<sup>71</sup> Hill Farms was also once again chosen as the site of the Parade of Homes, which this year was held on Marinette Trail and Pepin Place.<sup>72</sup> The star of the show was a Frank Lloyd Wright designed, pre-fabricated house for Madison builder Marshal Erdman. Some 5000 people came to the Parade the first day, most of them curious to see Wright's house, which, at a cost of \$30,000 (without the lot) was one of the most expensive in the show.<sup>73</sup> The Parade was not the only important event that happened in Hill Farms in 1959, however. By this time the subdivision was beginning to lose its rough edges. Streets were being paved by the City, landscaping was starting to take hold, and the very fast growth that the subdivision had experienced was encouraging larger developers to build there. Up to now, all of the sales in Hill Farms had been for single-family houses, but by the end of 1959, the first of what would eventually be eleven 16-unit, two-story-tall buildings located on an 11-acre parcel bounded by Regent Street and N. Segoe Road that were called the Karen Arms Garden Apartments was in the process of construction. These two and three bedroom apartments were originally intended for families and this apartment complex was intended to be part of a buffer between the subdivision's single-family houses and the proposed shopping center that was to be located in the northeast corner of the subdivision. In addition, the newly formed University Hill Farms Neighborhood Association was also beginning a push for a self-funded neighborhood swimming pool and bath house that would achieve success in the following year.

<sup>69</sup> "Parade of Homes Opens Today." *Wisconsin State Journal*, June 8, 1958, Section 6., p. 1. A several page section on the Parade.

<sup>70</sup> All but one of the houses in the parade were located on Juneau Road: 5106, 5110, 5111, 5114, 5117, 5118, 5121, 5122, 5125, 5126, 5129, 5130, 5133, 5137, 5141, 5142, 5146, 5150, 5154, and 5159, and also 14 S. Eau Claire Avenue.

<sup>71</sup> The north part of this plat was a single block bounded by Old Middleton Road, N. Eau Claire Avenue, Sheboygan Avenue, and N. Whitney Way, and this block has lost integrity and it is not included in the district.

<sup>72</sup> The Parade houses on Marinette Trail were: 110, 111, 115, 118, 122, 126, 201, and 202. The houses on Pepin Place were: 5142, 5201, 5202, 5205, 5206, 5209, 5213, 5214, 5217, 5221, and 5222.

<sup>73</sup> "Wright-Designed Home Is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959.



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Nineteen sixty saw the Hill Farms once again hosting the annual Parade of Homes, but this year the Parade was split between Hill Farms and the newly created Arbor Hills subdivision, located just south of the new South Beltline Highway recently constructed around the southern half of the city and also designed by Carl L. Gardner & Assoc. The Hill Farms portion of the parade was held on Door Drive, which was part of the North Hill Addition.<sup>74</sup> By 1960, much of the single-family residential area of the University Hill Farms had been platted, all but 10 of these had been sold, and 510 houses had been constructed. This aspect of the development plan was therefore an unqualified success and appealed to the targeted population:

A general survey of the families living in the Hill Farms reveals that they are, for the most part, professional people—this list includes a large number of doctors, engineers, attorneys, University faculty members and employees, businessmen, state and city employees, and a few members of the armed forces. Most of these people are in the middle to above middle income groups.

The cost of the individual homes in the area run from average to fairly high—the minimum being slightly below \$20,000 and the top somewhere in the neighborhood of \$60,000. But for the most part, the homes fall into the \$25,000 to \$30,000 range.<sup>75</sup>

With most of the residential portion of the subdivision completed, attention now turned to other areas of the subdivision. In the summer of 1960, the swimming pool and bathhouse of the newly formed Hill Farm Swim Club were completed on the northwest corner of North Eau Claire Avenue and Regent Street, a location directly west of the park land the city bought in 1955. Also under construction was the first of what was projected to be six high-rise 140-unit apartment towers just to the north of the park. These buildings were to be built in the north part of the subdivision that had been allocated to more garden apartments in the Gardner master plan. But the plan to build a large state office complex directly across the street to the north suggested that many of the projected 5000 workers who would be employed there would rent apartments near their place of work; it was therefore decided that high-rise apartments would better suit their needs. Work continued on additional units of the Karen Arms Garden Apartments in this year and work also began in the fall on the Wisconsin Life Insurance Co. Building (non-extant), located on the northeast corner of North Segoe Road and University Avenue, this being the original site of Harmon Hill's farmhouse and farm buildings. Other office buildings were about to be constructed at this time on the land in Hill Farms that surrounded the future shopping center site.

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<sup>74</sup> The Parade houses on Door Drive were: 5109, 5113, 5114, 5117, 5118, 5122, 5125, 5126, 5129, 5130, 5133, and 5137.

<sup>75</sup> "The Residential Development." *Wisconsin Alumnus*, January, 1961, p. 17. There were also many members of the insurance industry in this group as well.

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The following year saw the beginning of construction on two of the large components of the subdivision, both excluded from the nominated district. In 1961, work was started on the Hill Farms State Office Building Complex. The purpose of this proposed complex was to consolidate the various state agencies whose offices were currently scattered across the city. As noted above, the proposed plan was not realized. Work also started this year on the much delayed Hilldale Shopping Center, located on a 23-acre site that comprised the southwest corner formed by the intersection of University Avenue and N. Midvale Boulevard. The University's involvement in this process reflected Regent Rennebohm's belief that the University itself should develop the Hill Farms shopping center rather than an outside developer. This was a complex undertaking because the University itself could not legally operate a commercial business:

The inception of Hilldale can be attributed to the formation of Kelab, Inc., a non-profit organization whose sole function is to direct gifts and profits from its assets to the University of Wisconsin for scholarships, research, and education. ... It was Kelab that purchased the original tract of 34 acres [from the University] and will lease that land to Hilldale, Inc., a shopping center development company.

A fully taxable corporation entitled Hilldale, Inc., whose directors are all friends of the University of Wisconsin, has been formed to develop the Hilldale Shopping Center. Hilldale, Inc. will rent the land from Kelab, Inc. and pay all the real estate taxes and special assessments on the land as well as make all improvements and generally develop a regional type of shopping center.

All the stock in Hilldale, Inc. is owned by the University of Wisconsin Foundation, the University's fund-raising alumni arm. Consequently, in addition to the rent paid to Kelab which will go to the University, all profits earned will be paid in the form of dividends to the University of Wisconsin Foundation and will thus be made available for research, scholarships, and education.<sup>76</sup>

This plan resulted in a suit being filed against the University that was ultimately decided in the University's favor by the Wisconsin Supreme Court on December 2, 1960. Immediately thereafter, the development plans that had been made while this suit was being decided were put into action. The shopping center had already been designed by the Milwaukee architectural firm of Grassold-Johnson & Assoc., which had also designed the Mayfair and Southgate Shopping Centers in Milwaukee. Their plans called for a 250,000 square-foot building, expandable to 350,000 square feet, that would house

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<sup>76</sup> "The Commercial Development." *Wisconsin Alumnus*, January, 1961, p. 19.

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34 businesses and would have parking for 2100 cars. Construction on both of Grasshold-Johnson's Hill Farms projects began in 1961 and the Hilldale Shopping Center was completed in 1962.<sup>77</sup> Although not part of the University Hill Farms Historic District, the Hilldale Shopping Center continues to be a vital part of the retail life of the west side of Madison to this day.<sup>78</sup>

On March 9, 1962, Regent Rennebohm made a report to the other regents on the Hill Farms project.

Chair Rennebohm reported on the project to the University of Wisconsin Regents in March 1962. He reiterated the two main objectives of the sale of the farm authorized in 1953. The first was to establish a new experiment station in Arlington with more modern buildings and land more suitable to the University's research needs. The second objective was to develop "an attractive residential, retail business, and office community" on 600 acres.

Rennebohm felt that both these objectives had been accomplished. By 1962, twelve subdivisions in the University Hill Farms area had been approved and were expected to add \$24,000,000 in assessed property values to the city of Madison. All but five of the 760 lots were sold with 650 homes built or under construction. The population of the neighborhood at the time of Rennebohm's report was 3100 with an expected final population of 5500.<sup>79</sup>

Rennebohm's summation of the accomplishments of the Regents Special Committee of Agricultural Lands was an accurate one, but it did not tell the whole story. Several areas within the subdivision's boundaries still remained unplatted and undeveloped at that date and changes that lay outside the regent's power to control would make subsequent alterations to the Gardner master plan necessary. In the meantime, several large projects that were already underway in the district were completed. In 1964, the last units of the 11-building Karen Arms Garden Apartments Complex were completed. These buildings had been fully occupied as soon as they were completed and they had proved to be surprisingly popular not just with young families but also with the elderly. Some of Madison's elderly population was also being housed in another building in the district that started a trend in Hill Farms that would begin to have a major effect on it by the end of the decade. This building was the Attic Angels Nursing Home, a venerable Madison institution that had moved from its old downtown building into a much larger new building located at 602 North Segoe Road, a half block south of Karen

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<sup>77</sup> The opening of the Hilldale Shopping Center was accompanied by two special sections printed in the *Wisconsin State Journal*. The first was published on October 21, 1962, and the second on October 24 and 25, 1962.

<sup>78</sup> Hilldale had a vitally important part to play in the history and success of the Hill Farms subdivision and the district, but it has now been enlarged and greatly altered and because of this loss of integrity it is not eligible for NRHP-listing and it is not included within the boundaries of the University Hill Farms Historic District.

<sup>79</sup> Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, pp. 25-26. The fire station is located across Midvale Blvd. from the district and was built independently by the City.

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Arms, that was designed by John J. Flad & Assoc. and completed early in 1963.

Sometime after the first state office building was completed, the state legislature decided that future state offices would be concentrated in the downtown area near the capitol. As a result, the state subsequently sold the west half of its 30-acre property to the Red Cross, which developed its new state headquarters building on the site some years later. The state's decision had a ripple effect on the plans to build five more high-rise apartment towers across the street from the proposed state complex. As a result, these plans were also shelved and although one more Sheboygan Avenue high-rise apartment, the Hilldale Towers Apartments was built in 1965, nothing more was done with the land on this side of Sheboygan Avenue until the end of the decade. In 1969, two Madison developers, Nathan Brand and Frederick E. Mohs, Jr., purchased land on the northeast corner of Sheboygan Avenue and N. Eau Claire Avenue that bordered the recently developed Oscar Rennebohm City Park to the south and petitioned the city for a rezoning that would permit the land that had been zoned for high-rise apartments to be used instead for garden apartment buildings.<sup>80</sup> These men had realized that there was a growing market in Madison for well-designed and well-maintained low-rise apartments that could house the ever increasing numbers of elderly home owners in the city that wanted to downsize their living space but wanted to keep the important amenities they were accustomed to. The Hill Farms location, with its nearby shopping area and adjacent public park, was ideally suited to meet the requirements of these potential renters, and as a result, the developers built three large Colonial Revival Style apartment buildings on this property that surrounded a large swimming pool and that overlooked the park to the south. This complex was called The Carolina Apartments and its large one and two-bedroom apartments and underground, enclosed parking were an immediate success. As a result, the same developers constructed another three-building complex, the Normandy Apartments, at the other end of the same block on the corner of Sheboygan Avenue and N. Segoe Road and next door to the Attic Angels Nursing Home in 1970.

On January 6, 1975, the Regents authorized the platting of the former Gugel Farm portion of the Hill Farms, located in the southwest corner of the subdivision and bounded by S. Whitney Way to the west, South Hill Drive to the north, the already platted South Hill Addition to the east, and Mineral Point Road to the south. This led to a new flurry of home-building activity and like the South Hill addition before it, it differed from other plats in the subdivision in that the construction of two-family duplexes buildings was allowed on Manitowoc Parkway, which parallels the adjacent Mineral Point Road, these being the only duplex buildings in Hill Farms. Also, in 1976 the Attic Angels erected an apartment tower of their own that was attached to their already existing nursing home facility on North Segoe Road.

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<sup>80</sup> It is worth noting that this area had originally been designated for garden apartments on the Gardner master plan.

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Finally, in 1983, the regents released the last portion of the subdivision for platting that was still in use by the University as an experimental farm. This was the Seed Farm Plat, bounded by Sheboygan Avenue to the north, North Whitney Way to the west, Buffalo Trail to the south, and North Eau Claire Avenue to the east. This land was purchased by Brand & Mohs in 1985, who then built on the success of their two earlier Hill Farms projects by constructing the five-building Georgian Revival style Monticello Apartments Complex on the site, completed in 1989.<sup>81</sup> With this act, the Hill Farms subdivision was finally complete. With the exception of the commercial area around the Hilldale Shopping Center and the shopping center itself, both of which have since been greatly altered, the University Hill Farms subdivision (and the district) still looks almost exactly as it did when it was completed in 1989. By 1964, 87% of all the buildings in the district had been completed and it is the architecture of the late 1950s and early 1960s that gives the district its distinctive appearance.

**Conclusion**

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level of significance in the area of Community Planning and Development because its highly intact resources constitute a planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this almost one-mile-square, 613-acre subdivision, intended from the first to be a “community within a community.” As was noted in an article in the *Wisconsin Alumnus* issue devoted to Hill Farms:

The Hill Farms is conceived as a complete community within itself. The development of the community has been keyed to establishing three distinct aspects of modern life—the residential, the commercial, and the recreational.<sup>82</sup>

To this end the University commissioned a master plan from Carl L. Gardner & Assoc., a nationally known Chicago-based city planning consultancy, and their plan specified specific areas within the subdivision for everything needed to sustain a community. This proposed University Hill Farms subdivision was, and is, the largest subdivision that had ever been platted within the city of Madison’s boundaries, but it is especially significant within its Madison context for the scope of the undertaking. No suburban addition to the city before it had ever attempted to do more than provide lots for housing and space for a school and perhaps a church. To build an entire planned community as an addition to an existing city was something new in Madison’s history and represented a confluence of

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<sup>81</sup> These three projects, coupled with the earlier Karen Arms Apartments and the Attic Angels Tower condominium project, all had the effect of turning the north part of the Hill Farms subdivision into a naturally occurring retirement community (NORC).

<sup>82</sup> “The Master Plan” *Wisconsin Alumnus*, January, 1961.

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circumstances that would not be repeated again on this scale until the development of Middleton Hills.

In the final analysis, the University Hill Farms represented a complete success for the University. The sale of the farm brought the University more than \$3,000,000 in revenue, this being more than five times what it would have sold for as a single undeveloped tract. This money was used to purchase a new 2300-acre experimental farm and necessary buildings outside Arlington, Wisconsin. Proceeds also funded additional agriculture-related buildings on the University's main campus. Rental income from the Hilldale Shopping Center provided the University with an income stream for research and educational purposes that is still benefitting the University today. From the City's point of view, Madison gained a vibrant new community housing almost 5000 people, new park land, a large regional shopping center, and an increase to the city's tax base that was worth more than \$24,000,000 in the 1960s. The University Hill Farms therefore represents a major milestone in the development of Madison's west side and almost all of this subdivision is contained within the boundaries of the University Hill Farms Historic District. The University Hill Farms had a unique developmental history that resulted in what is still one of the west side's most vibrant and cohesive neighborhoods today.

### **Architecture**

The University Hill Farms Historic District is locally significant under NRHP Criterion C in the area of Architecture because its resources constitute an entire planned community that was brought into being in the mid-1950s by the University of Wisconsin, which owned the land and sponsored its development. The district's resources include a park, an adjacent swimming pool and bathhouse, a large elementary school-middle school, churches, small office buildings, an 11-building garden apartments complex, high rise apartment buildings, duplexes, and single-family residences.<sup>83</sup> The master plan for this 600-acre development was created by the Chicago planning firm of Carl L. Gardner & Associates in 1956, and their topographically sensitive curvilinear street plan, with specific areas reserved for separate functions, was implemented in stages over the next 33 years. Eighty-seven percent of all the buildings in the district were built between 1956 and 1964, designed in one of the several Modern Movement styles that were popular at the time. Fortunately, these buildings are intact, are in excellent condition and still being used for their original purposes. As a result, the district retains the appearance that it had in 1964 to a remarkable degree, and constitutes a veritable catalog of the architectural styles that were available in Madison during this eight-year period.

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<sup>83</sup> The Hilldale Shopping Center that was completed in 1962 in the northeast corner of the University Hill Farms subdivision is extant but has recently been enlarged and greatly altered; therefore, it no longer retains sufficient integrity to be included within the district's boundaries. Likewise, the plan for the state office complex was not carried out and a portion of the parcel sold off for a private office building; therefore, this area is excluded from the nomination boundaries.

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All of the district's buildings were (and the houses still are) subject to approval by an architectural control committee whose task was and is to ensure that their design and their placement on their respective lots meets the requirements of the restrictive covenants that are part of the deed of every property in the district. This approval has more to do with the size and volume of the buildings and their location than with their actual design. The buildings in the district represent many types of Modern Movement, Colonial Revival and Georgian Revival styles. Not surprisingly, nearly all of the larger buildings in the district have designs that were prepared by professional architects, as would have been required by state law, and these architects represent some of the most important architectural firms who were practicing in Madison and in Milwaukee during this period. In addition, single-family houses designed by these architects can also be found sprinkled throughout the district as well, the most notable example being the Prof. Walter & Ellen Rudin House that was designed by Frank Lloyd Wright. Such examples are the exception, however, because University Hill Farms was envisioned as being the home of younger professional and middle class families. House designs that these families could afford were almost always provided by the Madison area's building contractors rather than its architects.

The house designs that these builders provided in the first ten years of the district's development were usually examples of Modern Movement designs and especially the Ranch style and its two principal subtypes; the Split-Level, and the Bi-Level or Raised Ranch. Some 613 of the districts' houses are examples of these styles, another 85 are examples of the various still undefined Contemporary styles and another four are examples of the Wrightian style. Most of these styles are not discussed in the Wisconsin Historical Society's Cultural Resource Management Plan (CRMP) and even today do not have commonly accepted definitions. The authors of the CRMP, which was written in 1986, acknowledged this problem in their discussion of buildings constructed from 1950 to the present, which they called "Contemporary Style" buildings, and which the National Register of Historic Places calls "Modern Movement" buildings.

Contemporary architecture cannot be defined or described in the manner of other preceding stylistic movements. "Contemporary" can be used to designate any twentieth century building of distinction and potential interest, whose identity or features cannot be ascribed to styles and forms discussed in this report. Although architectural historians have invented names for some contemporary schools of architecture (i.e., Brutalism, The New Formalism, Neo-Expressionism, Late Modernism, Post-Modernism, etc.), buildings of these genres are not of sufficient age, and generally do not have widely-recognized and understood scholarly value, to be evaluated for significance according to National Register criterion. Other widely accepted terms for mid-twentieth century residential architecture such as "ranch house," "tract home," and "split-level," refer to buildings generally not surveyed in the Wisconsin program. As with contemporary schools of architecture, a terminology will likely be adopted as scholarship

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develops and as these buildings reach 50 years of age.<sup>84</sup>

That these post-war buildings are not yet placed within accepted architectural stylistic categories, and in some cases are less than 50-years-old, does not mean that they are ineligible for listing in the National Register of Historic Places. The “House and Yard” chapter of the context developed by the authors of the *National Register Bulletin: Historic Residential Suburbs* specifically discusses “The Contemporary House,” and by extension, it acknowledges that such buildings can be eligible for NRHP-listing, depending on their age and the degree of architectural distinction that they possess. This context begins its discussion of post-World War II residences with “The Suburban Ranch House,” of which there are 613 examples in the University Hill Farms Historic District.

The suburban Ranch house of the 1950s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation’s growing fascination with the lifestyle of the West Coast and the changing functional needs of families. ... Picture windows, broad chimneys, horizontal bands of windows, basement recreational rooms, and exterior terraces or patios became distinguishing features of the forward looking yet lower cost suburban home. ... In the 1950s, as families grew larger and children became teenagers, households moved up to larger Ranch houses, offering more space and privacy. With the introduction of television and inexpensive, high-fidelity phonographs, increasing noise levels created a demand for greater separation of activities and soundproof zones. The split-level house provided increased privacy through the location of bedrooms on an upper level a half story above the main living area and an all-purpose recreation room on a lower level. The Ranch house in various configurations., including the split-level, continued as the dominant suburban house well into the 1960s.<sup>85</sup>

Typically, suburban Ranch houses were builder’s houses and their designs were usually based to a large degree on purchased plans. Architect-designed, custom-built Ranch style houses were the exception. Contemporary style houses built during this same period, on the other hand, were mostly custom-built and they typically required the services of an architect in order to make them a reality. The important role of the architect in the creation of the Contemporary style has also been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of “The Contemporary House.”

The influence of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe, and other modernists inspired many architects to look to new solutions for

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<sup>84</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

<sup>85</sup> Ames, David L. and Linda Flint McClelland. Op. Cit., pp. 66-67.



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livable homes using modern materials of glass, steel, and concrete, and principals of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of the indoor and outdoor living area and open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls, patios and terraces, carports, and transparent walls of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.<sup>86</sup>

All of these characteristics can be found to some degree in the Contemporary style houses that architects designed in University Hill Farms. The designs of these buildings vary considerably. Some are elaborations on Ranch style and Split-Level style themes, others display a strong Wrightian sensibility, while still others represent an architect's personal interpretation of the Contemporary style. The same is also true of the district's other Contemporary style buildings. Of the buildings in the district that were built in or before 1964, all but one of the commercial buildings, are examples of Contemporary style designs and, as noted earlier, are predominantly the work of professional architects who brought a variety of viewpoints to the buildings they were designing.

What follows is a listing of the identified architects in the district and their works and this is followed by a listing of the most important of the building contractors who built in the district and their identified works. Among these architects and builders are the works of local architects such as William V. Kaeser, Herb Fritz, Jr., and John J. Flad & Assoc., whose works have been catalogued to some extent, but most are the works of persons whose careers have not yet been fully documented or evaluated.

**Planner**

Carl L. Gardner and Associates

The master plan for University Hill Farms was prepared by the firm of Carl L. Gardner and Associates. Carl L. Gardner, the principal of this firm, was a graduate of Harvard University and a member of the American Institute of Planners. During the years just before the start of World War II he served as the Federal Housing Administration's chief land planning consultant and then as the director of the FHA's planning division. Subsequently, from 1945-1953, Gardner acted as the director of the Chicago Plan Commission, but in 1953 he decided to establish his own planning consulting firm in Chicago, Carl L. Gardner and Associates; his firm quickly established itself as a regional leader in this still relatively new field.

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<sup>86</sup> Ames, David L. and Linda Flint McClelland. Op. Cit., p. 67.

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Gardener's timing was excellent because the post-war suburban housing boom created a real need for experienced planners who could help established communities guide the rapid growth they were experiencing. A complete list of this firm's projects has yet to be compiled, but existing lists contain more than 150 projects completed by the firm between 1953 and 1983. The lion's share of these projects are in Illinois and included everything from community-wide master plans, to zoning regulations, and population analysis. The firm also worked in surrounding states, including Wisconsin, where it completed projects for the cities of Madison and Lake Geneva as well as for the villages of Brown Deer, near Milwaukee, and Greendale, also near Milwaukee.

In 1955, the same year Gardner's firm worked with Professor Richard Ratcliff of the University of Wisconsin to develop the University Hill Farms master plan, Gardner was also serving a two-year term as the president of the Chicago Building Congress. Gardner's firm would later work with Professor Ratcliff once again in 1966 in the preparation of an Economic Analysis and Planning Recommendations for the Gisholt Tract in Monona, Wisconsin, located adjacent to the city of Madison.

**Madison Architects**

Ames, Torkelson, & Nugent

Harold Richard Ames was born in Belvedere, Illinois in 1927. He graduated from Shurtleff College in Alton, Illinois in 1946 and from the Illinois Institute of Technology in Chicago in 1950 with a degree in Architecture. Ames then became an associate in the Madison office of Kaeser & McLeod and continued with this firm until 1956, when he opened his own firm. In 1959, Ames associated with Robert P. Torkelson and Frederic T. Nugent in the firm of Ames, Torkelson & Nugent.<sup>87</sup>

Robert P. Torkelson was born in Merrill, Wisconsin in 1922. He graduated first from the University of Wisconsin with a degree in mathematics in 1951 and then from University of Illinois with a masters degree in architecture in 1954. Torkelson worked first as an architect and engineer with Stanley Engineering Co. of Muscatine, Iowa, and then with Mead & Hunt in Madison, Wisconsin from 1956 to 1959. In 1959, Torkelson entered into partnership with Harold R. Ames and Frederic T. Nugent in the firm of Ames, Torkelson, & Nugent.<sup>88</sup> By 1985, Torkelson had formed his own firm, Torkelson & Associates, in Madison.

*District buildings by Ames, Torkelson, & Nugent*

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<sup>87</sup> Koysl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 13.

<sup>88</sup> Koysl, George S. (ed.). *Op. Cit.*, p. 709.

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|  |                        |                    |
|--|------------------------|--------------------|
| Robert P. & Lucille H. Torkelson House | 4902 Bayfield Terrace  | 1966               |
| Hill Farms Swim Club                   | 2 N. Eau Claire Avenue | 1960 <sup>89</sup> |

Herbert N. DeLevie

Herbert N. DeLevie (1934-1989) was born in Rheine, Germany, in 1934. DeLevie and his family subsequently moved to Holland to escape religious persecution and they spent the World War II years there in hiding. After the war, the family returned to Germany and then returned to Holland once again before finally immigrating to the United States in 1949, and to Madison in 1950. DeLevie graduated from West High School in 1951 and enrolled at the University of Wisconsin. An encounter with Frank Lloyd Wright resulted in DeLevie being accepted as an apprentice at Taliesin, where he studied for two years before joining the army and serving in Korea. After this war, DeLevie moved to Los Angeles and practiced architecture there, among other things, until returning to Madison in 1964, where he set up an architectural practice of his own. In 1976, DeLevie formed DeLevie and Assocs. and he ran this firm until his death in Madison in 1989.<sup>90</sup> DeLevie's studies at Taliesin ensured that his buildings would look like no one else's and his body of work contains some of Madison's finest Contemporary style buildings, most of which are single-family residences.

*District building by Herbert N. DeLevie:*

|                                    |                           |                    |
|------------------------------------|---------------------------|--------------------|
| Herbert DeLevie Duplex Condominium | 5317-9 Manistowic Parkway | 1985 <sup>91</sup> |
|------------------------------------|---------------------------|--------------------|

John J. Flad & Associates

John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with Madison architect James O. Gordon, followed by a short period as a draftsman with another local architect, Robert Wright. From 1909-1914, Flad worked as a draftsman in the offices of several Chicago architects and contractors including: George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Co. Returning to Madison in 1914, Flad worked as an architect in the architectural office of Alvan E. Small until 1917, when he left to work in the office of the State Architect for a year and 10 months. In 1922, Flad again returned to work with Small as his associate, this relationship lasting until 1925, when Flad took on Frank S. Moulton as a partner in the firm of Flad & Moulton.

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<sup>89</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This building is significantly altered.

<sup>90</sup> <[www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp](http://www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp)>

<sup>91</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name, but in 1941, he became associated with his son and fellow architect, Thomas H. Flad, in a new firm located in Madison. Gradually, this firm evolved into John J. Flad & Assoc., which, in the 1960s and 1970s, would grow to become one of Madison and Wisconsin's largest and most successful architectural firms and remains so today. Flad died in 1967, but his descendants still continue to operate the firm he founded today.<sup>92</sup>

*District Buildings by John J. Flad & Assoc.*

|                                   |                       |                         |
|-----------------------------------|-----------------------|-------------------------|
| Attic Angels Nursing Home & Tower | 602 N. Segoe Road     | 1960/1976 <sup>93</sup> |
| Park Towers Apartments            | 4801 Sheboygan Avenue | 1961 <sup>94</sup>      |

Herb Fritz, Jr.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the few successful Madison-area architects deeply influenced by their direct or indirect associations with Frank Lloyd Wright. Fritz was born in Sioux City, Iowa in 1915 to Herbert Fritz, Sr. and Mary Larson Fritz. Herbert Fritz, Sr. was a respected architectural draftsman who by 1915 had worked in many of the most respected architectural offices in the Midwest. In 1913, Fritz was working in the offices of Frank Lloyd Wright at Taliesin, and it was there that he met his future wife, Mary Larson, who was the daughter of Wright's stonemason, Alfred Larson. The pre-existing connection of the Fritz-Larson union with Frank Lloyd Wright would eventually lead to the younger Fritz becoming, in 1938, a member of the Taliesin Fellowship after spending a year of study at the School of the Art Institute in Chicago, a year at the University of Wisconsin, and two years (1936-1937) working in the Madison office of architect William V. Kaeser. From 1938-1941, Fritz studied at Taliesin, and in 1941, he purchased an adjoining farm that he named "Hilltop Farm." This new property would become Fritz' first architectural commission after lighting burned the farmhouse down in 1942 and it remained his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, however, Fritz became a registered architect with help from Wright. Subsequently, Fritz became "recognized as an important local architect who completed several hundred residential and commercial projects in the Madison area, throughout Wisconsin, and elsewhere in the country. His independent career began with the design and execution of his own home at Hilltop after the fire, and slowly expanded, first

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<sup>92</sup> *The Capital Times*. August 23, 1967 (obituary of John J. Flad).

<sup>93</sup> *John J. Flad & Associates: Architects, Engineers, Planners*. Madison, 1970, n.p. Published by the firm as a catalog of its past and then current projects. Note: a high rise apartment tower designed by the Flad firm was attached to the original building in 1976.

<sup>94</sup> *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 7.

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within a small group of artists and intellectuals in the Madison area, later with Marshall Erdman and other developers on larger residential projects and substantial commercial undertakings."<sup>95</sup> Fritz died at Hilltop Farm in 1998.<sup>96</sup>

*District building by Herb Fritz, Jr.:*

Prof. C. J. & Edna Chapman House                      4825 Regent Street                      1963<sup>97</sup>

Stuart W. Gallaher

Stuart William Gallaher was born in Appleton, Wisconsin in 1931 and he graduated from the University of Illinois in 1955. After serving in the U.S. Army Corps of Engineers, Gallaher and his wife, Emmy B. Gallaher, moved to Madison, where in 1961 he designed a home in the district for himself and his family at 5150 Door Drive. In 1965, Gallaher formed Stuart William Gallaher, Architect, Inc. and began a successful practice that was best known locally for his designs for the Olbrich Garden Center Complex in Olbrich Park and for the Garner Park Shelter, which is located just to the west of University Hill Farms.<sup>98</sup>

*District Building by Stuart W. Gallaher*

Stuart W. & Emmy Gallaher House                      5150 Door Drive                      1961<sup>99</sup>

Gausewitz & Cashin

Robert Charles Cashin (1926-2003) was born in Stevens Point, Wisconsin, on October 30, 1926, and he graduated from the University of Notre Dame with a B. S. degree in architectural engineering in 1949. He then moved to Madison, Wisconsin, and worked as a draftsman for John J. Flad until 1952, when he formed a partnership with Carl H. Gausewitz (Gausewitz and Cashin).<sup>100</sup> This firm lasted until 1960, when Cashin started his own firm, Cashin & Assoc.<sup>101</sup> By 1968, this firm had become

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<sup>95</sup> Dowling, Jill. "A Taliesin Apprenticeship: The Architectural Career of Herbert Fritz, Jr." *Historic Madison: A Journal of the Four Lakes Region*: Vol. XIV: 1997, p. 8.

<sup>96</sup> "Noted Architect, Wright Protégé Herb Fritz Dies." *Madison Capital Times*. Nov. 23, 1998. Obituary of Herb Fritz, Jr.

<sup>97</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>98</sup> Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D11.

<sup>99</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>100</sup> *Wisconsin State Journal*: November 9, 1952, p. 16.

<sup>101</sup> *Ibid*, October 27, 1960, Sec. 3, p. 4.

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Cashin & Goodwin and in 1974, Cashin moved to Phoenix, Arizona to practice architecture for the Sentry Insurance Co. of Stevens Point, Wisconsin, and he finished his career in Phoenix with the Scottsdale Insurance Co. and retired there in 1996.<sup>102</sup>

Carl H. Gausewitz was born in Minneapolis, Minnesota in 1919. Gausewitz graduated from the University of Illinois in 1947, then became a draftsman, first with Smith, Hinchman & Grylls in Detroit, then with Bellman, Gillett & Richards in Toledo, and finally with Law, Law, Potter & Nystrom in Madison. In 1950, Gausewitz started his own firm in Madison, Carl H. Gausewitz, Architect & Engineer, and in 1952 he joined with Robert Cashin in the firm of Cashin & Gausewitz. In 1960, Gausewitz once again formed his own firm, Gausewitz and Associates, and this firm was still active as late as 1981.<sup>103</sup>

Most of the buildings that Cashin designed while in partnership with Gausewitz were located in Madison and elsewhere in the southern half of the state and they were typical of a successful architectural practice and consisted of a mix of mostly Contemporary Style commercial and public buildings. The firm also designed single-family residences as well, including the district home of Madison building contractor Bernard B. Shomberg.

*District building by Gausewitz & Cashin:*

|                                      |                  |                     |
|--------------------------------------|------------------|---------------------|
| Bernard B. & Marjorie Shomberg House | 5159 Juneau Road | 1958 <sup>104</sup> |
|--------------------------------------|------------------|---------------------|

*District buildings by Cashin & Assoc.*

|                              |                    |                     |
|------------------------------|--------------------|---------------------|
| Executive Building           | 4513 Vernon Blvd.  | 1964 <sup>105</sup> |
| Associated Physicians Clinic | 4410 Regent Street | 1963 <sup>106</sup> |

Graven, Kenney, & Iverson

Paul H. Graven was born in Madison, Wisconsin in 1921. He graduated from the University of Illinois in 1948 and became an instructor in architectural design at Oklahoma State College for 2½ years, then was a designer in the Madison offices of Law, Law, Potter & Nystrom for 5 years. He then became an

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<sup>102</sup> *The Arizona Republic* (Phoenix). August 5, 2003 (obituary of Robert C. Cashin).

<sup>103</sup> Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D12.

<sup>104</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>105</sup> *Ibid.*

<sup>106</sup> *Ibid.*

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associate in the same firm and worked there for another five years before becoming a partner with Donald E. Iverson and Norman Kenney in the Madison firm of Graven, Kenney & Iverson in 1960.<sup>107</sup>

Donald E. Iverson was born in Mount Horeb, Wisconsin in 1920. He graduated from the University of Illinois in 1948 and became a structural designer in the Madison offices of Law, Law, Potter & Nystrom for 7 years. He then became an associate in the same firm and worked there for another five years before becoming a partner with Paul H. Graven and Norman Kenney in the new Madison firm of Graven, Kenney & Iverson in 1960.<sup>108</sup>

*District buildings by Graven, Kenney, & Iverson*

|  |                          |                     |
|--|--------------------------|---------------------|
| Grayson Building                           | 4414 Regent Street       | 1961 <sup>109</sup> |
| Anchor Savings & Loan Branch Bank Building | 302 N. Midvale Boulevard | 1966 <sup>110</sup> |
| Paul H. & Pat Graven House                 | 5018 Bayfield Terrace    | 1959 <sup>111</sup> |

Carl Fredrick Huboi

Carl F. Huboi was an architect with Siberz, Purcell & Cuthbert in Madison when he designed his own home in University Hill Farms and the Wilkening House.

*District buildings by Carl F. Huboi*

|  |                      |                     |
|--|----------------------|---------------------|
| Carl F. & Jeanne Huboi House             | 4701 Waukesha Street | 1958 <sup>112</sup> |
| Prof. Eugene A. & Helena Wilkening House | 3 Waupaca Court      | 1961 <sup>113</sup> |

William V. Kaeser

William V. Kaeser (1906-1994) was born into a family of Swiss descent who farmed in Greenville, Illinois. Graduating from Greenville High School in 1924, he spent the summers between 1927 and 1931, working as a draftsman in the architectural office of Frank Riley in Madison while attending the University of Illinois, from which he graduated in 1931. In the fall of 1931, Kaeser went to MIT, from

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<sup>107</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 261.

<sup>108</sup> *Ibid*, p. 341.

<sup>109</sup> *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 6.

<sup>110</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>111</sup> *Ibid*.

<sup>112</sup> *Ibid*. This house is believed to be individually eligible for NRHP-listing.

<sup>113</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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which he graduated with a master's degree in architecture in 1932. Kaeser then went to work again for Riley from 1932 - 1933. He then joined a group of architects and planners at the Cranbrook Academy of Art in 1933, and produced a regional plan for Madison, WI. In 1935, Kaeser set up his own practice in Madison. While establishing his practice, Kaeser also worked part time as a city planner for the City of Madison from 1935 until 1938, but from 1938 onward and until shortly before his death, Kaeser was in active practice as an architect, working almost entirely within the modernist idiom. In 1951, Kaeser affiliated with Arthur McLeod, a structural engineer, in the firm of Kaeser & McLeod, later Kaeser, McLeod, & Weston.

During his long career here Kaeser produced buildings of many types, but he was best known for his residential work, which comprises some of Madison's finest modern residential architecture. Kaeser's earliest residential work was inspired by the International Style but most of his later residential projects, were influenced by the work of Frank Lloyd Wright. Kaeser, however, was more successful in finding his own style within this powerful idiom than were most of those who followed the same path. Kaeser also produced designs for many other types of buildings as well, however, including a notable group of Contemporary Style churches, one of the best of which is his Covenant Presbyterian Church, which is located in the district. The Kaeser-designed Fellowship Hall of this church was built in 1957, its Kaeser-designed Education wing was added on to it in 1961, and its Kaeser-designed Sanctuary followed in 1967.

*District building by William V. Kaeser and Kaeser & McLeod*

Covenant Presbyterian Church                      326 S. Segoe Road.                      1957/1961/1967<sup>114</sup>

Emil Walter Korenic

Emil W. Korenic was born in Chicago in 1926 and graduated from the University of Illinois in 1951.<sup>115</sup> In the same year Korenic joined the firm of John J. Flad & Assoc. in Madison and he was an architect with this firm when he designed his own home in University Hill Farms.

*District building by Emil W. Korenic*

Emil W. & Donna Korenic House                      4710 Waukesha Street                      1958<sup>116</sup>

<sup>114</sup> Ibid.

<sup>115</sup> Koyl, George S. (ed.) Op. Cit., p. 391.

<sup>116</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.



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Jack W. Klund

A full biography of Jack Klund still needs to be developed but he is believed to have spent most of his professional career in Madison. Klund attended the University of Wisconsin for three years, then served in the Navy during World War II. After the war he attended the University of Illinois for three more years, graduating from the latter in 1948 with a degree in architecture. After graduation he worked in the Madison offices of John J. Flad and Assoc. until 1953, when he joined the firm of Gausewitz and Cashin.<sup>117</sup> By 1956, though, Klund had started his own firm, Jack Klund & Assoc., and he is believed to have been the principal in this firm for several more decades, during which he produced a wide range of commercial, public, and residential buildings in Madison and elsewhere. He joined the AIA in 1963 and he is still a member of the AIA today (2014) and is living in Green Valley, Arizona.

Jack Klund is not known to have designed any buildings in the district but he was the first architect to advise the University Hill Farms Association architectural review committee and most design issues in the district were refereed and approved by him from 1957 until at least 1964. Because his name or stamp appears on so many district plat plans and documents, many later homeowners in the district have the understandable but erroneous belief that he designed their buildings.

Krueger, Kraft & Associates

The principals in the firm of Krueger, Kraft & Assoc. were Lloyd O. Krueger, architect, and Robert C. Kraft, Mechanical Engineer. Lloyd Oscar Krueger (1921-unknown) was born in Grinnell, Iowa on June 11, 1921 and he was educated at the University of Wisconsin and the University of Michigan, from the latter of which he graduated in 1949 after first having served in the U.S. Army Air Force in World War II. Before forming his own firm in Madison in 1961 with Robert Kraft, Krueger was an architect in the architectural firm of Siberz-Purcell-Cuthbert in Madison and was responsible for the design of several buildings on the Edgewood College campus in Madison, including a dorm building and chapel (1957), classroom building (1959), and gymnasium (1961).<sup>118</sup> Krueger was still in practice in Madison in 1985 as a principal in a successor firm, Krueger Shutter & Assoc. with Richard C. Shutter, and the firm was producing designs for both private and public buildings.<sup>119</sup>

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<sup>117</sup> *Wisconsin State Journal*: July 31, 1953, Sec. 2, p. 2.

<sup>118</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Company, 1962, p. 395.

<sup>119</sup> Wisconsin Society of Architects. *Construction Industry Handbook. Wisconsin Architect*, February, 1981, p. D15.

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*District building by Krueger, Kraft & Assoc.*

|   |                       |                     |
|---|-----------------------|---------------------|
| Dr. Kenneth M. & Beverly Sachtjen House | 5001 Bayfield Terrace | 1963 <sup>120</sup> |
|---|-----------------------|---------------------|

*District building by Lloyd O. Krueger.*

|                                |                   |                     |
|--------------------------------|-------------------|---------------------|
| Harry J. & Dorothy Mason House | 7 Waushara Circle | 1960 <sup>121</sup> |
|--------------------------------|-------------------|---------------------|

Florian Remitz

Florian Remitz designed the Regent Building in the district while practicing on his own. By 1981, however, he was an associate in the firm of John J. Flad & Associates.

*District building by Florian Remitz*

|                 |                    |                     |
|-----------------|--------------------|---------------------|
| Regent Building | 4506 Regent Street | 1963 <sup>122</sup> |
|-----------------|--------------------|---------------------|

Robert A. Rosenthal

Robert Allen Rosenthal was born in Chicago. Rosenthal enrolled in the University of Illinois and graduated from that institution with a Bachelor's degree in Architecture in 1955. In 1960, Rosenthal moved to Madison and designed a five-building apartment complex that is located at the end of Catalpa Court in the Burr Oaks Plat.<sup>123</sup> From 1962 to 1965 he was a partner in the firm of Fritz, Rosentahl and Associates, which, in 1964, designed a 35-unit apartment building located in the 1800 block between Beld and South Park Streets.<sup>124</sup> In 1965, Rosenthal opened his own office, Robert Rosenthal Associates, which in that same year designed a 56-home suburban development known as Meadowood East that was comprised of 25 different house models, all of which were designed by his firm.<sup>125</sup> In 1967, Rosenthal moved to La Jolla, California and he opened a new office there that specialized in designing healthcare buildings. Later, he became regional vice-president of American Medical Buildings (AMB) and in 1988 he led the buy-out of AMB's West Coast division, which resulted in the formation of Pacific Medical Buildings, of which Rosenthal is still the executive

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<sup>120</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>121</sup> Ibid.

<sup>122</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>123</sup> *Wisconsin State Journal*: June 12, 1960, Sec 2, p. 7 (illustrated).

<sup>124</sup> Ibid, April 15, 1964.

<sup>125</sup> Ibid, January 22, 1966, p. 43 (illustrated).





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Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison in 1944 and formed a partnership with Joseph Weiler and the firm of Weiler & Strang soon became one of the busiest firms in the city.<sup>133</sup> This firm later became Weiler, Strang, McMullin and Associates when Roger E. McMullin (1916-) joined the firm. Weiler and Strang (now Strang Assoc.) has since produced many of Madison's best post-war buildings, including notable schools, churches, office buildings, and other building types.

Besides the custom-designed buildings designed by Weiler & Strang, the firm also worked in the early 1950s with Madison builder Marshall Erdman, then the principal in the Erdman-Preiss Lumber Co., to produce a line of pre-fabricated houses known as the "U-Form-It" houses, which came in several different plans.

All of the buildings that Weiler & Strang designed in the district are non-single-family residences.

*District buildings by Weiler & Strang*

|   |  |
|---|--|
| Charles R. Van Hise Elementary and Junior High School<br>1957/1959 <sup>134</sup> | 4801 Waukesha Street   |
| Karen Arms Apartments (11 Garden Apartment Buildings)                             | 202-426 N. Segoe Road/<br>4702-4806 Regent Street 1959-1964 <sup>135</sup> |
| Wisconsin Life Insurance Company Building   | 709 N. Segoe Road 1961 <sup>136</sup>                                      |
| Hilldale State Bank Building  | 401 N. Segoe Road 1962 <sup>137</sup>                                      |
| Dairyland Insurance Company Building  | 635 N. Segoe Road 1960 <sup>138</sup>                                      |
| Church of Jesus Christ of the Latter Day Saints                                   | 4505 Regent Street 1963/1978 <sup>139</sup>                                |

<sup>133</sup> *Wisconsin State Journal*: July 14, 1945, p. 6.

<sup>134</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This school is believed to be individually eligible for NRHP-listing.

<sup>135</sup> "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, p. 15. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>136</sup> This building (AHI# 101926) was demolished in 2007.

<sup>137</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>138</sup> This building has now been demolished.

<sup>139</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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**Non-Madison Architects**

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who was arguably America's greatest architect and Wisconsin's most famous son, designed a single building in the district: the Prof. Walter & Ellen Rudin House at 110 Marinette Trail, built in 1959. No attempt will be made to retell the story of Wright's life and work here, since both are too well known and too large in scope to be repeated in this format. The design of the Rudin House was actually one of several pre-fabricated building designs that Wright produced for Madison building contractor Marshall Erdman between 1956 and 1959. The Rudin house's plan is known as the Erdman Prefab #2 and the house itself was completed by Erdman in time for inclusion in the 1959 Parade of Homes.<sup>140</sup> This event took place in University Hill Farms and the Rudin House, not surprisingly, was the hit of the show.<sup>141</sup>

*District building by Frank Lloyd Wright*

|                                  |                     |      |
|----------------------------------|---------------------|------|
| Prof. Walter & Ellen Rudin House | 110 Marinette Trail | 1959 |
|----------------------------------|---------------------|------|

Blake, Wirth, & Associates

Richard Patrick Blake was born in Milwaukee in 1930 and he graduated from the University of Illinois in 1953 with a degree in Architecture and Engineering. In 1960, Blake formed his own firm in Milwaukee, Richard Blake & Assoc. and in 1966 he became a partner in the successor firm of Blake, Wirth & Associates with Robert G. Wirth.<sup>142</sup>

Robert George Wirth was born in Milwaukee in 1934 and graduated from the University of Illinois in 1957 with a degree in Architecture. He served in the U.S Army Corps of Engineers from 1958-1965 and then joined with Richard P. Blake, first as an associate and then as a partner in Blake, Wirth & Assoc.<sup>143</sup>

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<sup>140</sup> Storrer, William Allin. *The Frank Lloyd Wright Companion*. Chicago: University of Chicago Press, 1993, pp. 444-445. 402. See also: Sprague, Paul E. "The Marshall Erdman Prefabricated Buildings," in *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, ed. by Paul Sprague, Madison: Elvehjem Museum of Art, 1990, pp. 155-158. This house is believed to be individually eligible for NRHP-listing.

<sup>141</sup> "Wright-Designed Home is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959, Sec. 6, p. 4.

<sup>142</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 77.

<sup>143</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 1005.

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*District building by Blake, Wirth & Assoc.*

Hickory Glen Apartments                      4833 Sheboygan Avenue                      1969<sup>144</sup>

Donald Allen Davis

Donald Allen Davis was born in Milwaukee in 1922 and received a B.S. degree in architecture from the University of Michigan in 1950. He first worked for Eschweiler & Eschweiler in Milwaukee from 1946-1953 and then with Rasche, Schroder & Spransy in Milwaukee from 1953-1960 before forming his own firm, Donald Allen Davis, in 1960.<sup>145</sup>

*District building by Donald Allen Davis*

Hilldale Towers Apartments                      4817 Sheboygan Avenue                      1965/1983<sup>146</sup>

Edward Y. Osborne

Edward Y. Osborne was born in Fairbanks, Alaska, the son of Mr. and Mrs. C. E. Osborne of Harding Lake, Alaska. He first practiced in Fairbanks with the firm of Gray, Rogers and Osborne before moving to Milwaukee with his wife and four children in 1965 to take up a position with Py, Vavra, Inc., Architects & Engineers. By 1981, Osborne had started his own firm in Milwaukee, Edward Y. Osborne, Architect, and in 1985 he began designing the Monticello Apartments in the University Hill Farms Historic District, by which time his firm was known as Osborne, Associates.

*District buildings by Edward Y. Osborne*

Monticello Apartments (5 Buildings) 202 & 402 North Eau Claire Avenue/5001-29 Sheboygan Avenue  
1985-1989<sup>147</sup>

**Builders**

The building-specific information that follows was derived from City of Madison Building Permits, City Assessors Records, and Madison City Directories unless otherwise noted.

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<sup>144</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>145</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 206.

<sup>146</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>147</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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ABC Builders (B. K. Jordan, Richard P. Lee)<sup>148</sup>

|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| James R. & Nell Cooper House        | 4706 Lafayette Drive  | 1960 |
| Hyman B. & Florence Parks House     | 4749 Lafayette Drive  | 1962 |
| Robert C. & Elizabeth Parker House  | 4921 Marathon Drive   | 1960 |
| Richard E. & Betty Hagan House      | 5013 Marathon Drive   | 1960 |
| Howard & Delores Rasmussen House    | 5210 South Hill Drive | 1969 |
| Prof. Shao Ti & Charlotte Hsu House | 4714 Waukesha Street  | 1959 |

Keith F. Anderson

|  |                         |      |
|--|-------------------------|------|
| John & Ethel McMillen House            | 4809 Bayfield Terrace   | 1959 |
| Mrs. Helen Hansbrough House            | 4817 Bayfield Terrace   | 1961 |
| Prof. Wilson & Grace Thiede House      | 4825 Bayfield Terrace   | 1960 |
| Robert J. & Patricia Fausett House     | 4909 Bayfield Terrace   | 1961 |
| Dale A. & Nora Nordeen House           | 5009 Bayfield Terrace   | 1958 |
| Prof. Patrick & Mary Ann Boyle House   | 5021 Bayfield Terrace   | 1962 |
| Clyde & Lois Selix House               | 5026 Bayfield Terrace   | 1963 |
| Prof. A. Burr & Mary Fontaine House    | 5302 Burnett Drive      | 1960 |
| John E. & Jane Wise, Jr. House         | 50 S. Eau Claire Avenue | 1959 |
| C. Dennis & Barbara Besadny House      | 53 S. Eau Claire Avenue | 1959 |
| Mrs. Leonore M. Leake House            | 54 S. Eau Claire Avenue | 1958 |
| Charles W. & Mildred Decker House      | 4717 Fond du Lac Trail  | 1960 |
| Thomas & Artha Jean Towell House       | 4722 Fond du Lac Trail  | 1959 |
| Charles E. & Mary Mueller House        | 4806 Fond du Lac Trail  | 1960 |
| Dr. Allen D. & Charlotte Hoff House    | 4902 Fond du Lac Trail  | 1960 |
| Prof. Max W. & Phyllis Carbon House    | 4906 Fond du Lac Trail  | 1959 |
| John P. & Eunice Hendrickson House     | 4914 Fond du Lac Trail  | 1959 |
| Russell P. & Doris Bailey House        | 4917 Fond du Lac Trail  | 1961 |
| Dr. Leigh M. & Marilyn Roberts House   | 4921 Fond du Lac Trail  | 1965 |
| Theodore E. & Carolyn Stephenson House | 210 Green Lake Pass     | 1964 |
| Max G. & Dorothy Guhl House            | 5114 Juneau Road        | 1958 |
| Walter F. & Mary Schar, Jr. House      | 5162 Juneau Road        | 1960 |
| Jack B. & Mary Padgham House           | 21 Kewaunee Court       | 1957 |
| Keith F. & Gene Anderson House         | 5002 La Crosse Lane     | 1957 |
| Michael R. & Therese Vaughn House      | 4714 Lafayette Drive    | 1973 |

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<sup>148</sup> This firm was still extant in 1981.



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|   |                       |      |
|---|-----------------------|------|
| Richard C. & Della Weatherwax House           | 4718 Lafayette Drive  | 1959 |
| Mrs. Mary B. Comdin House                     | 4725 Lafayette Drive  | 1958 |
| Clarence O. & Ruth Widder House               | 4825 Marathon Drive   | 1957 |
| Prof. John E. & Beth Ross House               | 5022 Marathon Drive   | 1958 |
| William C. & Lois Bjerk House                 | 5101 Marathon Drive   | 1958 |
| Maurice D. & Dorothy Malone house             | 5105 Marathon Drive   | 1958 |
| Ed A. & Jane L. Pawenski House                | 213 Marinette Trail   | 1960 |
| Dr. Edward I. & Harriett Boldon House         | 5222 Pepin Place      | 1959 |
| Jack W. & Betty Densmore House                | 321 Racine Road       | 1960 |
| Robert N. & Lois Dick House                   | 106 Richland Lane     | 1957 |
| J. Don & Maxine Hanesworth House              | 210 Richland Lane     | 1957 |
| Prof. Jed & Susan Finman House                | 101 S. Rock Road      | 1963 |
| Prof. Quillian & Dr. Marian Murphy, Jr. House | 4821 South Hill Drive | 1957 |
| Bernard J. & Helen Young House                | 4901 South Hill Drive | 1957 |
| Covenant Presbyterian Church Parsonage        | 5009 South Hill Drive | 1962 |
| Phillip J. & Trudy Starr House                | 5205 South Hill Drive | 1960 |
| Prof. Glen C. & Joan E. Pulver House          | 3 Walworth Court      | 1958 |
| Dr. George G. & Patsy Rowe House              | 5 Walworth Court      | 1958 |
| Dr. William C. & Harriet Mussey House         | 4814 Waukesha Street  | 1961 |
| Cass F. & Viola Hurc House                    | 5 Waupaca Court       | 1959 |

Bauer & Needham Construction Co.

|                                       |                        |                     |
|---------------------------------------|------------------------|---------------------|
| Norman & Margaret Levin House         | 4914 Bayfield Terrace  | 1962                |
| Dr. Charles A. & Betsy Doehlert House | 4910 Fond du Lac Trail | 1959                |
| Joe W. & Carol Clarke House           | 15 Kewaunee Court      | 1958                |
| Harry J. & Dorothy Mason House        | 7 Waushara Circle      | 1960 <sup>149</sup> |

Harold Bewick

Harold Bewick (1919-unknown) came to Madison in 1928 from near Mason City, Iowa. He graduated from East High School, attended the University of Wisconsin for a semester, married his wife Marie, quit school and got a job at Gisholt Machine Co. in Madison. After serving in the Navy in World War II, Bewick bought two lots in Monona, Wisconsin and built two houses, one for himself and his wife and one to sell, which happened immediately. He continued to build houses in the greater Madison area until his retirement at the age of 58, after which he sold real estate. Bewick estimated that in his

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<sup>149</sup> Lloyd O. Krueger, architect.

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career he built nearly 300 houses and more than 2000 apartments.<sup>150</sup>

|                                      |                      |      |
|--------------------------------------|----------------------|------|
| Donald G. & Betty Harrer House       | 5111 Juneau Road     | 1958 |
| Leslie R. & Myra Meinberg House      | 7 Kewaunee Court     | 1958 |
| Dr. Frederick & Virginia Pitts House | 9 Kewaunee Court     | 1958 |
| Sheldon W. & Gerda Sweet house       | 5046 La Crosse Lane  | 1959 |
| Harold H. & Lorraine Baker House     | 5050 La Crosse Lane  | 1959 |
| Prof. Paul J. & Dorothy Grogan House | 115 Marinette Trail  | 1959 |
| Daniel A. & Bea Jacobson House       | 105 Richland Lane    | 1957 |
| Norman T. & Gladys M. Baillies House | 4901 Waukesha Street | 1958 |

Stanley O. Bokelmann & Associates

Besides being a builder of custom houses, Stanley O. Bokelmann was also the regional distributor and dealer for Modular Homes, Inc. of Kirkwood, Missouri, a manufacturer of semi-prefabricated houses. These houses featured Contemporary Style designs and were largely pre-fabricated at the Missouri factory using post and beam construction methods. Working within the general parameters of the designs the company offered, Bokelmann and his staff could offer clients a house that was still modified to meet their specific requirements, resulting in what was often practically a custom-built house using largely pre-fabricated elements.<sup>151</sup>

|  |                        |                     |
|--|------------------------|---------------------|
| Lawrence J. & Lil Kosikowski House       | 5113 Door Drive        | 1960                |
| Arthur B. & Doris Morey House            | 4909 Fond du Lac Trail | 1959                |
| Prof. Thomas & Lorna Hoffman House       | 5101 Juneau Road       | 1959                |
| William C. & Leah Rowland House          | 5142 Juneau Road       | 1958                |
| Prof. Leonard & Nettie Berkowitz House   | 3 Kewaunee Court       | 1958                |
| Dr. Leslie & Elizabeth Kirkpatrick House | 5037 La Crosse Lane    | 1959                |
| Dr. Larry & Mary Lou Hogan House         | 5041 La Crosse Lane    | 1959                |
| Trygve E. & Marian Thoresen House        | 201 Marinette Trail    | 1959                |
| Stanley O. & Dorothy Bokelmann House     | 313 Racine Road        | 1960                |
| Burdette L. & Doris Fisher House         | 5118 Regent Street     | 1960                |
| William D. & Wanda Godshall House        | 114 Richland Lane      | 1957 <sup>152</sup> |
| Elmer & Mary Holland House               | 5001 South Hill Drive  | 1957                |
| Alex J. & M. A. Cochrane House           | 5118 South Hill Drive  | 1960                |
| Weston M. & Em Lennox House              | 5202 South Hill Drive  | 1959                |

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<sup>150</sup> Richgels, Jeff. "First Parade Was Simple Affair." *The Capital Times*, June 6, 1997, Sec. C, p. 4C.

<sup>151</sup> "Prefab Home Offers Many 'Custom' Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

<sup>152</sup> "Prefab Home Offers Many 'Custom' Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

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|                                    |                   |      |
|------------------------------------|-------------------|------|
| Prof. Eugene & Ruth Friedman House | 17 Walworth Court | 1957 |
|------------------------------------|-------------------|------|

Joe Daniels Construction Co. (aka Daniels Construction Co.)

Joseph Daniels, Sr. established the Joe Daniels Construction Co. in 1953 and this firm is still managed by his son today. From modest beginnings, this firm has grown to become one of Madison's larger construction firms and it has also achieved an enviable reputation for high quality work in the process. In the early stages of its development the firm was best known for its residential work and several of these projects are located within the district and are listed below. Today, however, the firm is best known for much larger commercial and institutional projects such as the recently completed renovation of the Wisconsin State Capitol building in Madison.

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Francis A. & Twila Blake House       | 5 S. Eau Claire Avenue  | 1959 |
| Dale C. & Leah Aebischer House       | 34 S. Eau Claire Avenue | 1959 |
| Harold & Edith Hopkins House         | 5117 Juneau Road        | 1958 |
| Guy & Thelma Freas House             | 4805 Marathon Drive     | 1957 |
| Alan G. & Elaine Wolf House          | 4806 Marathon Drive     | 1957 |
| Asdolah & Touba Jarvid House         | 4925 Marathon Drive     | 1958 |
| Edward H. & Jean Nielsen House       | 5202 Pepin Place        | 1959 |
| William C. & Bernice Kahl House      | 113 Richland Lane       | 1957 |
| C. Lee & Arlene Miller House         | 213 Richland Lane       | 1957 |
| Alfred H. & Esther Wendte House      | 214 Richland Lane       | 1957 |
| Donald & Delores Solyst House        | 125 S. Segoe Road       | 1958 |
| Victor & Hazel Tolbert House         | 137 S. Segoe Road       | 1958 |
| David Bruce & Carol Haskin House     | 202 S. Segoe Road       | 1958 |
| Robert & Mae Dion House              | 206 S. Segoe Road       | 1958 |
| Lois Goldman & Dayle Miller House    | 4818 South Hill Road    | 1958 |
| Bernard S. & Mary Ellen Wilson House | 4822 South Hill Road    | 1959 |
| Robert G. & Iris Doerner House       | 4825 South Hill Road    | 1957 |
| Charles P. & Roberta Siebold House   | 4826 South Hill Road    | 1957 |
| Stanley J. & Jane B. Ferris House    | 5 S. Whitney Way        | 1959 |
| John J. & Marjorie Schara House      | 17 S. Whitney Way       | 1959 |

Dirienzo Brothers (Clair M. , Thomas, and Vincent T. Dirienzo, Jr.)<sup>153</sup>

|                                    |                           |      |
|------------------------------------|---------------------------|------|
| Clair M. & Charles Dirienzo Duplex | 5121-23 Manitowoc Parkway | 1961 |
|------------------------------------|---------------------------|------|

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<sup>153</sup> The Dirienzo family also did terrazzo fabrication and operated a monument works located on Regent Street that is still in operation today.

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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| Bertrand & Jean Kalhagen House    | 4837 Marathon Drive   | 1958 |
| Kenneth G. & Anita Helfrect House | 5117 Marathon Drive   | 1959 |
| H. William & Betty Jenkins House  | 5126 Marathon Drive   | 1961 |
| Paul & Diane Sergenian House      | 5214 South Hill Drive | 1959 |

Dohm Construction Co.

Gerald F. Dohm (1926-2011) was born in Madison on October 20, 1926. He enlisted in the Army Air Corp in 1944. At the end of the war he went to work as a carpenter foreman but he was soon recalled to serve in the Korean War. After his discharge he resumed his career as a carpenter and started his own firm, Dohm Construction Co., which became one of the city's premiere home building and remodeling firms. He also became a developer as well and developed the Cloverdale and Park Lawn Place subdivisions and also the Parkwood Hills and Park Towne developments. Dohm was also active as a board member of the National Association of Home Builders and of other professional organizations. Dohm died in Madison on September 13, 2011.

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Dr. Mark F. & Adele Backs House      | 5 Cheyenne Circle       | 1960 |
| James R. & Dorothy Underkofler House | 6 Cheyenne Circle       | 1960 |
| Vernon H. & Cathern Schultz House    | 14 Cheyenne Circle      | 1960 |
| Dr. John C. & Ann McAleavey House    | 306 Cheyenne Trail      | 1960 |
| Byron W. & Betty Schmeling House     | 309 Cheyenne Trail      | 1963 |
| Dr. Mark F. & Adele Backs House      | 310 Cheyenne Trail      | 1963 |
| Glenn S. & Daisy Pound House         | 313 Cheyenne Trail      | 1964 |
| Robert J. & Dolores Shand house      | 317 Cheyenne Trail      | 1963 |
| Prof. James E. & Doris Kennedy House | 318 Cheyenne Trail      | 1964 |
| First Baptist Church Rectory         | 321 Cheyenne Trail      | 1964 |
| Julian P. & Mirian Bradbury House    | 322 Cheyenne Trail      | 1964 |
| Prof. Dwayne & Wilma Rohweder House  | 325 Cheyenne Trail      | 1964 |
| William A. & Joan Atkins House       | 326 Cheyenne Trail      | 1965 |
| Prof. Ronald & Maria Engerman House  | 330 Cheyenne Trail      | 1965 |
| Thomas W. & Donna Erbach House       | 333 Cheyenne Trail      | 1965 |
| Clarence M. & Mary White, Jr. House  | 5137 Door Drive         | 1960 |
| Charles F. & Lillian Norton House    | 5149 Door Drive         | 1961 |
| Mrs. Dorothy Torrance House          | 14 S. Eau Claire Avenue | 1958 |
| Lyman R. & Betty J. Frazier House    | 4709 Fond du Lac Trail  | 1962 |
| Dr. Laurence T. & Audrey Giles House | 4714 Fond du Lac Trail  | 1961 |
| Robert L. & Muriel Curry House       | 4805 Fond du Lac Trail  | 1961 |
| Robert & Doris Mortenson House       | 209 Green Lake Pass     | 1962 |

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|   |                         |                     |
|---|-------------------------|---------------------|
| Dr. Peter L. & Phyllis Eichman House    | 5033 La Crosse Lane     | 1962                |
| Wallen F. & Lenore Vaughn House         | 4722 Lafayette Drive    | 1962                |
| Joseph & Eileene Kuno House             | 4726 Lafayette Drive    | 1960                |
| Carl & Jane Loper House                 | 4730 Lafayette Drive    | 1958                |
| Henry L. & Luella Brown, Sr. House      | 4741 Lafayette Drive    | 1959                |
| Rufus F. & Angela Wells Duplex          | 5015-17 Manitowoc Pkwy. | 1965                |
| John Hammacher Duplex                   | 5019-21 Manitowoc Pkwy. | 1965                |
| Rufus Wells Duplex                      | 5023-25 Manitowoc Pkwy. | 1965                |
| Dr. Dennis O. & Freida Carey Duplex     | 5106-08 Manitowoc Pkwy. | 1963                |
| George J. & Germaine Speckman House     | 5027 Marathon Drive     | 1958                |
| Prof. Richard J. & Jeannine Smith House | 305 Marinette Trail     | 1977                |
| Kenneth & Shirley Tuhus House           | 5141 Pepin Place        | 1958                |
| Joseph E. & June Nusbaum House          | 5214 Pepin Place        | 1959                |
| Regent Building                         | 4506 Regent Street      | 1963                |
| Prof. C. J. & Edna Chapman House        | 4825 Regent Street      | 1963 <sup>154</sup> |
| Richard J. & Lucy Genn House            | 205 Richland Lane       | 1957                |
| John A. & Barbara Russell House         | 5010 South Hill Drive   | 1962                |
| E. Kendall & Natalie Witte House        | 5014 South Hill Drive   | 1962                |
| Prof. James W. & Lois Hensel House      | 5018 South Hill Drive   | 1961                |
| Frank P. & Ann G. Schiro House          | 5221 South Hill Drive   | 1977                |
| Mrs. Aurelia Puletti House              | 4806 Waukesha Street    | 1964                |

Marshall Erdman & Associates

Calling Marshall Erdman (1922-1995) a "builder" is somewhat akin to calling Frank Lloyd Wright a "designer." Both terms are accurate but they don't begin to tell the whole story. As Tom Brock put it in his history of the village of Shorewood Hills:

Marshall Erdman was a builder whose company, Marshall Erdman & Associates, has built 500 houses, 2500 doctor's office buildings, dozens of schools, and numerous other projects in the Midwest and elsewhere. At the time of his death in 1995, Erdman's company had 800 workers and was grossing \$175 million a year.<sup>155</sup>

By 1995, Erdman had become one of Madison's richest men, by far its biggest builder, and a significant patron of the arts, but he began his career as a house builder. Erdman's first house was also meant to be his own. This was a small Ranch style house which was built at 509 N. Meadow Lane in

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<sup>154</sup> This house was designed by Herb Fritz, Jr.

<sup>155</sup> Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Madison, 1999. p. 135.

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1947 and which was designed by his wife, Joyce Erdman. This house was purchased by Elsie Fansler even before it was finished. Erdman then bought lots in the nearby village of Shorewood Hills with the profits and began to build more houses. In 1951, Erdman joined with Henry Peiss, a carpenter and former partner at Nelson-Peiss Products Manufacturing Company, which had made ammunition boxes for the army during World War II. Their new firm was called Erdman-Peiss Lumber Company, which was located one block west of the University Hill Farms on University Avenue. Erdman-Peiss Lumber sold lumber to others but it mainly existed in order to provide Erdman with lumber for house-building at wholesale prices. In 1953, the two partners introduced the U-Form-It houses, which was a series of pre-fabricated houses that Erdman believed could be built -at least in part- by the homeowners themselves. At first there were two models, both being one-story, three bedroom houses designed by the Madison architectural firm of Weiler & Strang. By 1954, however, there were ten Contemporary style and Ranch style models and these houses sold well. The Erdman and Peiss partnership ended in 1956, but Erdman and Associates would continue to build prefabricated house until 1964, and a number of these were built in the University Hill Farms Historic District.<sup>156</sup>

Today, Erdman is best known for his association with Frank Lloyd Wright and for acting as the general contractor for the construction of Wright's First Unitarian Church in Shorewood Hills. Less well known but of almost equal interest to architectural history is Erdman's lifelong interest in prefabrication, of which the U-Form-It houses were the first examples and of which the two designs that Frank Lloyd Wright created for him are the best known. In addition, Erdman also created Doctor's Park in the southeast corner of the village of Shorewood Hills some nine blocks east of the University Hill Farms area, which was the first group of the pre-fabricated doctor's offices whose design and construction would turn his company from a modest local building firm into a national company with offices in six states.

|   |                       |      |
|---|-----------------------|------|
| Harold & Elizabeth Linden House             | 5 Ashland Court       | 1960 |
| Arvid & Avis Anderson House                 | 4813 Bayfield Terrace | 1959 |
| Prof. Paul J. & Marian Kaesberg House       | 5002 Bayfield Terrace | 1958 |
| Prof. John & Frances Culbertson House       | 5305 Burnett Drive    | 1960 |
| Prof. Jack W. & Barbara Miller House        | 5146 Juneau Road      | 1958 |
| Prof. Gene R. & Louise De Foliart House     | 6 S. Kenosha Dr.      | 1959 |
| Dr. Henrik A. & Ann Hartmann House          | 10 S. Kenosha Dr.     | 1960 |
| Prof. Gilbert J. & Virginia Mannering House | 225 S. Kenosha Dr.    | 1960 |
| Dr. Seymour & Francis Crepea house          | 5 Kewaunee Court      | 1957 |
| Prof. Sturges & Marilyn Bailey House        | 5049 La Crosse Lane   | 1959 |
| Prof. Gene V. & Martha Fuguitt House        | 5062 La Crosse Lane   | 1959 |

<sup>156</sup>Moe, Doug and Alice D'Alessio. *Uncommon Sense: The Life of Marshall Erdman*. Black Earth, WI: Trails Custom Publishing, 2003, pp. 75-80, 214-217.

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|                                       |                       |                     |
|---------------------------------------|-----------------------|---------------------|
| Roy G. & Doris Mita House             | 4705 Lafayette Drive  | 1959                |
| Prof. David & Rhoda Berman House      | 4738 Lafayette Drive  | 1958                |
| Prof. Walter & Ellen Rudin House      | 110 Marinette Trail   | 1959 <sup>157</sup> |
| David P. & Lillian Aide House         | 5110 Pepin Place      | 1960                |
| Fred F. & Mary Ann Bloodgood House    | 5113 Pepin Place      | 1959                |
| Prof. Marcos & Blanche Singer House   | 5021 Regent Street    | 1959                |
| Henry J. & Elvira Pearson House       | 5126 South Hill Drive | 1959                |
| James & Ellen Bultman House           | 19 Walworth Court     | 1957                |
| Charles R. Van Hise Elementary School | 4801 Waukesha Street  | 1957 <sup>158</sup> |

J. H. Findorff & Son, Inc.

John H. Findorff was a Madison carpenter who, in 1890, started a construction company here making woodwork and cabinetry for the UW campus's new armory building (aka The Old Red Gym). By 1904, the company had a planning mill and lumberyard and the firm became known as J. H. Findorff, Contractor. By 1920, Findorff was Madison's largest contractor, a distinction the company still holds today. Most of this firm's Hill Farms projects were architect-designed.

|                                     |                          |         |
|-------------------------------------|--------------------------|---------|
| Grayson Building                    | 4414 Regent Street       | 1961    |
| Park Towers Apartments              | 4801 Sheboygan Avenue    | 1962    |
| Hilldale Shopping Center            | 702 N. Midvale Boulevard | 1962    |
| Hilldale Towers Apartments          | 4817 Sheboygan Avenue    | 1964    |
| Curtis L. & Ferne Brown Duplex      | 5210-12 Manitowoc Pkwy.  | 1969    |
| Anchor Savings & Loan Branch Office | 302 N. Midvale Boulevard | 1967/79 |

Fisher & Fischer (Bryant W. Fisher)

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Jud & Marilyn Walstad House          | 3 Ashland Court         | 1957 |
| Walter A. & Jean Meanwell House      | 5309 Burnett Drive      | 1960 |
| Robert W. & Katherine Pohle House    | 5310 Burnett Drive      | 1961 |
| Prof. E. James & Marian Archer House | 5317 Burnett Drive      | 1961 |
| Prof. William H. & Ruth Dodge House  | 5130 Door Drive         | 1960 |
| Prof. Edward & Mary Kamarck House    | 5145 Door Drive         | 1966 |
| Leland R. & Doris Fuelle House       | 17 S. Eau Claire Avenue | 1961 |
| Richard & Phyllis Pire House         | 45 S. Eau Claire Avenue | 1958 |
| Richard & Barbara Woroch House       | 4809 Fond du Lac Trail  | 1960 |

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<sup>157</sup> This house was designed by Frank Lloyd Wright.

<sup>158</sup> This school was designed by Weiler & Strang.

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University Hill Farms Historic District  
Madison, Dane County, Wisconsin

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|                                       |                          |      |
|---------------------------------------|--------------------------|------|
| Norman R. & Kitty Benz House          | 4813 Fond du Lac Trail   | 1959 |
| Paul & Marilyn Lindau House           | 4913 Fond du Lac Trail   | 1962 |
| Prof. Norman & Darlene Olson House    | 114 Green Lake Pass      | 1963 |
| Thomas W. & Florence Geiger House     | 202 Green Lake Pass      | 1961 |
| Freeman & Marcia Holmer House         | 206 Green Lake Pass      | 1966 |
| Robert & Marjorie Friess House        | 5129 Juneau Road         | 1958 |
| H. Stewart & Linda Manchester House   | 5134 Juneau Road         | 1958 |
| Donald & Pauline Fugere House         | 5138 Juneau Road         | 1959 |
| Jacob J. & Shirley Botwinick House    | 105 S. Kenosha Drive     | 1963 |
| Norman S. & Patricia R. Jones House   | 217 S. Kenosha Drive     | 1961 |
| Dr. Albert & Betty Arenowitz House    | 5058 La Crosse Lane      | 1958 |
| Duplex                                | 5122-24 Manitowoc Pkwy.  | 1961 |
| James G. & Sylvia Mader House         | 4809 Marathon Drive      | 1956 |
| Jacob J. & Shirley Botwinick House    | 4838 Marathon Drive      | 1957 |
| Jack A. & Anna Clarke House           | 4910 Marathon Drive      | 1957 |
| H. Edward & Priscilla Wolfram House   | 4913 Marathon Drive      | 1957 |
| Robert V. & Lucille Phillips House    | 5046 Marathon Drive      | 1958 |
| Prof. Alvin & Violet Hovland House    | 5050 Marathon Drive      | 1959 |
| C. Leslie Reddick House               | 5051 Marathon Drive      | 1958 |
| LeRoy L. & Virginia Dalton House      | 5058 Marathon Drive      | 1958 |
| James D. & Katherine Meuer House      | 5059 Marathon Drive      | 1958 |
| John & Helen Linhardt House           | 5109 Marathon Drive      | 1959 |
| Robert G. & Aurelia Bergmann House    | 5122 Marathon Drive      | 1961 |
| Kenland Building                      | 216 N. Midvale Boulevard | 1959 |
| Victor W. & Bobbie Comstock House     | 7 Oconto Court           | 1958 |
| Dr. Earl S. & Anita Shrago House      | 5118 Pepin Place         | 1960 |
| Bryant W. & Louise Fisher House       | 5213 Pepin Place         | 1960 |
| Robert F. & Betty B. Shimen House     | 5217 Pepin Place         | 1959 |
| Clyde W. & Bernetta O'Leary House     | 309 Racine Road          | 1964 |
| Hill Farms Professional Building      | 4510 Regent Street       | 1960 |
| Kenneth G. & Shirley Kittleson House  | 5105 Regent Street       | 1964 |
| Robert W. & Alice Schmitz House       | 221 St. Croix Lane       | 1959 |
| Verle W. & Virginia Christensen House | 142 S. Segoe Road        | 1957 |
| Joseph & Esther Marie Zapata House    | 213 S. Segoe Road        | 1960 |
| Eva M. & Kathryn S. Sommers House     | 217 S. Segoe Road        | 1960 |
| Lyle M. & Carol Christenson House     | 5113 South Hill Drive    | 1959 |
| Harry J. & Frances Robey House        | 5114 South Hill Drive    | 1960 |
| Pete & Norma Paulieau House           | 5122 South Hill Drive    | 1960 |



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|   |                       |      |
|---|-----------------------|------|
| Richard W. & Frances Hall House             | 5302 South Hill Drive | 1964 |
| Curtis C. & Marjorie Peters House           | 21 Walworth Court     | 1958 |
| Dr. Edward H. & Mary S. Kohlner House       | 4610 Waukesha Street  | 1963 |
| House                                       | 4722 Waukesha Street  | 1962 |
| House                                       | 4730 Waukesha Street  | 1960 |
| William J. & Diane J. Barnidge House        | 201 N. Whitney Way    | 1966 |
| Robert C. & Virginia Kraft House            | 205 N. Whitney Way    | 1965 |
| House                                       | 209 N. Whitney Way    | 1967 |
| Prof. Everett M. & Sylvia O. Kassalow House | 207 S. Whitney Way    | 1964 |
| Dr. George H. & Irene Handy House           | 211 S. Whitney Way    | 1965 |
| Prof. Leo M. & Carol Walsh House            | 221 S. Whitney Way    | 1965 |

Charles E. Fry

|                                   |                         |      |
|-----------------------------------|-------------------------|------|
| Harlan & Patricia Reif House      | 38 S. Eau Claire Avenue | 1958 |
| Elmer & Olive Stein House         | 5133 Juneau Road        | 1958 |
| Rodney & Darlene Strosshein House | 118 Marinette Trail     | 1959 |
| William B. & Ruth Gara House      | 129 Richland Lane       | 1957 |

Gilbert Builders (William M. Gilbert)

|                                       |                      |      |
|---------------------------------------|----------------------|------|
| Dr. William M. & Barbara Larson House | 106 S. Kenosha Drive | 1964 |
| William M. & Phyllis Buzogany House   | 4721 Regent Street   | 1962 |
| Lawrence H. & Donna Minkes House      | 5030 Regent Street   | 1961 |
| Leonard T. & Cecilia Mackesey House   | 5102 Regent Street   | 1960 |

Hanson Construction Company (Burt Hanson)

|  |                         |                     |
|--|-------------------------|---------------------|
| Harold R. & Florence I. Wetzel House   | 9 Barron Court          | 1964                |
| William T. & Gretchen Rieser House     | 4901 Bayfield Terrace   | 1962                |
| Burton G. & Myrtle Billings House      | 5129 Door Drive         | 1960                |
| Albert & Charlotte Hambrecht House     | 5142 Door Drive         | 1961                |
| Stuart W. & Emmy Gallaher House        | 5150 Door Drive         | 1961 <sup>159</sup> |
| Prof. William & Jane Hillsenhoff House | 33 S. Eau Claire Avenue | 1961                |
| Burton O. & Jean Neesvig House         | 4901 Fond du Lac Trail  | 1959                |
| William & La Verne Rosenbaum House     | 4929 Fond du Lac Trail  | 1962                |

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<sup>159</sup> Stuart W. Gallaher designed this house.

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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| Harry T. & JoAnn Ryan House       | 109 Green Lake Pass   | 1962 |
| Lawrence C. & Sue Gontarek House  | 202 S. Kenosha Drive  | 1962 |
| William J. & Anne Foy House       | 205 S. Kenosha Drive  | 1961 |
| John H. & Helene Farrell House    | 214 S. Kenosha Drive  | 1961 |
| Dr. John C. & Anne McAleavy House | 4833 Marathon Drive   | 1959 |
| Prof. Jed & Susan Finman House    | 1 S. Rock Road        | 1963 |
| Mrs. Eleanor Butler House         | 317 S. Segoe Road     | 1964 |
| Alan G. & Elaine Wolf House       | 4817 South Hill Drive | 1962 |
| Duane G. & Jeanette Gehring House | 5102 South Hill Drive | 1959 |
| Robert D. & Loretta Owens House   | 5117 South Hill Drive | 1960 |
| Marjorie Webb House               | 5 N. Whitney Way      | 1961 |
| Edwin C. & Phyllis Conrad House   | 126 S. Whitney Way    | 1960 |

Kenneth D. Heitman

|  |                        |      |
|--|------------------------|------|
| Chris P. & Eileen Lemberg House        | 4713 Fond du Lac Trail | 1959 |
| Prof. William & Virginia Beranck House | 4922 Fond du Lac Trail | 1959 |
| Kenneth R. & Marilyn Johnson House     | 4925 Fond du Lac Trail | 1960 |
| Prof. Richard M. & Ruth Heins House    | 4926 Fond du Lac Trail | 1959 |
| W. Atleen & Sarah Jane Wilson House    | 4930 Fond du Lac Trail | 1960 |
| Russell E. & Ruth Thomas House         | 5045 La Crosse Lane    | 1959 |
| Walter & Lois Griskavich House         | 4754 Lafayette Drive   | 1961 |

Hilbert Builders (H. Hilbert Knox)

|                                      |                     |      |
|--------------------------------------|---------------------|------|
| Robert F. & Mary Volkman House       | 5042 La Crosse Lane | 1958 |
| Donald & Alice Strayer House         | 4905 Marathon Drive | 1957 |
| Charles R. & Iris DeLucca House      | 4918 Marathon Drive | 1957 |
| Kenneth L. & Arlene Jerdee House     | 4922 Marathon Drive | 1957 |
| Robert & Gloria Thisdell House       | 5001 Marathon Drive | 1958 |
| Wallace & Elizabeth Chickering House | 5034 Marathon Drive | 1958 |

Impala Homes, Inc. Builders, Designers, Developers

|                                |                         |      |
|--------------------------------|-------------------------|------|
| Jac B. & Edith G. Garner House | 5138 Buffalo Trail      | 1985 |
| Henry G. Klinger Duplex        | 5309-11 Manitowoc Pkwy. | 1976 |
| Duplex                         | 5313-15 Manitowoc Pkwy. | 1976 |

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|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Terry L. & Alice J. Hampton House     | 5217 Shawano Terrace  | 1976 |
| William D. & Ann Weber House          | 5301 Shawano Terrace  | 1976 |
| David L. & Norma J. Winch House       | 5302 Shawano Terrace  | 1976 |
| Prof. Elmer & Patricia Feltskog House | 5305 Shawano Terrace  | 1976 |
| Thomas F. & Marijo Bunbury House      | 5301 South Hill Drive | 1976 |
| Damian S. & Judith Neuberger House    | 5305 South Hill Drive | 1976 |

Jacobsen Construction Company (William Jacobsen)

|  |                         |      |
|--|-------------------------|------|
| Robert C. & Clara Wiersma House        | 4905 Bayfield Terrace   | 1964 |
| Lester F. McChesney House              | 5214 Burnett Drive      | 1962 |
| Jack & Sally Trautman House            | 5125 Door Drive         | 1960 |
| Prof. Frank H. & Ardyce Reighard House | 214 Green Lake Pass     | 1963 |
| Duplex                                 | 5118-20 Manitowoc Pkwy. | 1960 |
| Gilbert H. & Tillie Geiger House       | 5066 Marathon Drive     | 1959 |
| John R. & Shirley Hosterman House      | 5067 Marathon Drive     | 1958 |
| Dale F. & Barbara Klosterman House     | 5102 Marathon Drive     | 1960 |
| James E. & Lucy Berry House            | 5114 Pepin Place        | 1959 |
| Prof. Val H. & Frankie Brungardt House | 218 Richland Lane       | 1962 |
| Gilbert E. & Mary Schmolesky House     | 2. S. Segoe Road        | 1962 |
| Prof. Dexter S. & Elise Goldman House  | 4609 Waukesha Street    | 1959 |
| John & Shirley Duncan House            | 213 N. Whitney Way      | 1965 |
| Edward G. & Ann Cnare House            | 206 S. Whitney Way      | 1961 |

Byron Jevne

|                                    |                     |      |
|------------------------------------|---------------------|------|
| Clarence J. & Evelyn Reuter House  | 6 Barron Court      | 1963 |
| Lyle E. & Viola Baerwald House     | 5105 Buffalo Trail  | 1962 |
| Fred & June Werren House           | 110 Green Lake Pass | 1964 |
| Dale & Norma Bruhn House           | 5106 Juneau Road    | 1958 |
| Harry M. & Rose H. Spray House     | 2 S. Kenosha Drive  | 1961 |
| Mrs. Helen Thompson House          | 4821 Marathon Drive | 1961 |
| Charles W. & Ruth Bladl House      | 4909 Marathon Drive | 1958 |
| Norbert E. & Phyllis Koopman House | 4926 Marathon Drive | 1957 |
| Kendall & Natalie Witte House      | 4941 Marathon Drive | 1957 |
| Hugh E. & Joyce Russell House      | 4942 Marathon Drive | 1957 |
| Felix & Dorothy Kremer House       | 4945 Marathon Drive | 1957 |
| Charles M. & Althea Harman House   | 5006 Marathon Drive | 1958 |

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|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Prof. George & Dorothy Sledge House   | 5010 Marathon Drive   | 1959 |
| Chester L. & Olive Phillips House     | 5106 Pepin Place      | 1960 |
| Prof. Gusthof & Bessie Peterson House | 5201 Pepin Place      | 1959 |
| Ritchey T. & Pat Porter House         | 5014 Regent Street    | 1962 |
| Raymond Dale & Alice Cattnach House   | 5205 Regent Street    | 1961 |
| Willard D. & Catherine Robbins House  | 5209 Regent Street    | 1961 |
| Prof. Cyril A. & Mitzi Kust House     | 5213 Regent Street    | 1962 |
| Carroll F. & Dorothy Lohr House       | 5217 Regent Street    | 1961 |
| John R. & Valerie Sadd House          | 5301 Regent Street    | 1962 |
| Harvey & Georgia Sperry House         | 5305 Regent Street    | 1962 |
| James F. & Madelyn Green House        | 5309 Regent Street    | 1962 |
| Prof. Edward & Frances Hauser House   | 209 Richland Lane     | 1957 |
| Leonard Paul & Sandy Porter House     | 6 S. Segoe Road       | 1958 |
| Raymond & Evelyn Davidson House       | 10 S. Segoe Road      | 1958 |
| Kenneth & Sue Clark House             | 14 S. Segoe Road      | 1958 |
| C. Carroll & Ruth Wivell House        | 18 S. Segoe Road      | 1958 |
| Richard E. & Carol Johnston House     | 102 S. Segoe Road     | 1957 |
| Russell & Valerie Hanson House        | 105 S. Segoe Road     | 1958 |
| Walter K. & Helen Tang House          | 109 S. Segoe Road     | 1959 |
| Richard A. & Elaine Burke House       | 113 S. Segoe Road     | 1958 |
| Hugh R. & Arlie Stewart House         | 117 S. Segoe Road     | 1958 |
| Clarence F. & Elizabeth Imhoff House  | 121 S. Segoe Road     | 1958 |
| Thomas & Marilyn Knoche House         | 122 S. Segoe Road     | 1957 |
| Albert V. & Maude Gilbert House       | 133 S. Segoe Road     | 1957 |
| Harold C. & Margaret Jordahl House    | 134 S. Segoe Road     | 1958 |
| Russell E. & Patricia Bates House     | 229 S. Segoe Road     | 1957 |
| Thomas G. & Helen Cunningham House    | 237 S. Segoe Road     | 1957 |
| Alfred A. & Betty Trumpy House        | 241 S. Segoe Road     | 1959 |
| Ron F. & Ann Fox House                | 245 S. Segoe Road     | 1960 |
| Reginald R. & Lucille J. Copas House  | 305 S. Segoe Road     | 1957 |
| Russell E. & Patricia Bates House     | 5117 Shawano Terrace  | 1963 |
| Gordon R. & Betty Christensen House   | 5121 Shawano Terrace  | 1963 |
| Doyle B. & Betty A. Wilkie House      | 5210 Shawano Terrace  | 1964 |
| Louis & Dorothy Gosting House         | 4830 South Hill Drive | 1957 |
| John W. & Edythe Grans House          | 5106 South Hill Drive | 1960 |
| Milo & Mary Johnson House             | 5110 South Hill Drive | 1959 |
| Warren C. & Ruth Chamberlain House    | 5121 South Hill Drive | 1960 |
| Delbert A. & Rosella Paulman House    | 5125 South Hill Drive | 1962 |

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|                                    |                       |      |
|------------------------------------|-----------------------|------|
| Mrs. Mildred F. Cruger House       | 5201 South Hill Drive | 1962 |
| George & Ruth Calden House         | 4606 Waukesha Street  | 1958 |
| Ben Bilsie House                   | 8 S. Whitney Way      | 1962 |
| L. James & Karen Fitzpatrick House | 105 S. Whitney Way    | 1961 |
| Joseph R. & Vivian Gartner House   | 118 S. Whitney Way    | 1960 |

Leonard R. Jevne

|                                      |                       |      |
|--------------------------------------|-----------------------|------|
| John P. & Florence Bolger House      | 5201 Burnett Drive    | 1962 |
| Eugene & Janet Erickson House        | 302 Cheyenne Trail    | 1963 |
| David & Ginny Britten House          | 5035 Marathon Drive   | 1958 |
| Linley E. & Peggy Ivers House        | 5054 Marathon Drive   | 1958 |
| Prof. Franz & Elfriede Vitovec House | 5013 Regent Street    | 1959 |
| Harvey G. & Arlene Lilleman House    | 5025 Regent Street    | 1960 |
| Don W. & Doris Samuel House          | 5117 Regent Street    | 1960 |
| Richard L. & Lorraine Ranney House   | 253 S. Segoe Road     | 1957 |
| Margaret Kelleher House              | 5110 Shawano Terrace  | 1959 |
| Harry E. & Joyce Bright House        | 5114 Shawano Terrace  | 1959 |
| Murray G. & Elaine Barton House      | 5118 Shawano Terrace  | 1959 |
| Ralph M. & Carolyn Cooper House      | 5326 South Hill Drive | 1963 |
| William G. & Jane Norton House       | 2 S. Whitney Way      | 1963 |
| Joseph L. & Victoria Lashua House    | 9 S. Whitney Way      | 1960 |
| Palmer G. & Lorraine Tibbets House   | 13 S. Whitney Way     | 1960 |
| Dr. Robert G. & Jane Sybers House    | 117 S. Whitney Way    | 1959 |
| House                                | 125 S. Whitney Way    | 1960 |
| Burchard C. & Jean Barfknecht House  | 129 S. Whitney Way    | 1962 |
| Ellis S. & Mae G. Toff House         | 230 S. Whitney Way    | 1963 |

Clifford P. Kolberg

Kolberg was still president of Kolberg Builders in 1981.

|  |                    |      |
|--|--------------------|------|
| James A. & Bernadette Fenton House     | 5 Barron Court     | 1963 |
| Alvin F. & Freda Nebel House           | 5206 Burnett Drive | 1960 |
| Dr. Gregory L. & Nancy Gallo House     | 5209 Burnett Drive | 1962 |
| Prof. John A. & Vera Noehl House       | 5213 Burnett Drive | 1961 |
| Prof. Frank B. & JoAnn Baker House     | 5301 Burnett Drive | 1961 |
| Prof. Richard & Elizabeth Durbin House | 5318 Burnett Drive | 1961 |

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|   |                         |      |
|---|-------------------------|------|
| Prof. Thomas A. & Betty Ringness House  | 5121 Door Drive         | 1961 |
| Dr. Roland & Patricia Winterfield House | 42 S. Eau Claire Avenue | 1958 |
| Leonard A. & Carol Montie House         | 46 S. Eau Claire Avenue | 1958 |
| Elizabeth Davies House                  | 49 S. Eau Claire Avenue | 1958 |
| Dr. Leigh M. & Marilyn Roberts House    | 5137 Juneau Road        | 1958 |
| William C. & Norma Linenfelter House    | 1 S. Kenosha Drive      | 1964 |
| Clifford P. & Verabelle Kolberg House   | 102 S. Kenosha Drive    | 1963 |
| Robert R. & Beverly Swanson House       | 110 S. Kenosha Drive    | 1961 |
| House                                   | 201 S. Kenosha Drive    | 1962 |
| John & Lee Wenning Jr., House           | 213 S. Kenosha Drive    | 1962 |
| Walter J. & Sally Walsh House           | 221 S. Kenosha Drive    | 1961 |
| Prof. Louis & Elizabeth Sequeira House  | 222 S. Kenosha Drive    | 1963 |
| Paul & Janet Emmerich House             | 230 S. Kenosha Drive    | 1962 |
| Richard R. & Mavis Hoegly House         | 5006 La Crosse Lane     | 1957 |
| Prof. Carl H. & Lettie Fellner House    | 5029 La Crosse Lane     | 1959 |
| Vincent P. & Hollie A. Genna house      | 5054 La Crosse Lane     | 1959 |
| William J. & Beatrice Zutter house      | 5062 Marathon Drive     | 1957 |
| Dr. Melvin E. & Ann Kaufman House       | 202 Marinette Trail     | 1959 |
| Frank A. & Doris Dignan House           | 209 Marinette Trail     | 1960 |
| Prof. William A. & Joy Moy House        | 5122 Pepin Place        | 1959 |
| Victor O. & Elaine Gaulke House         | 5125 Pepin Place        | 1959 |
| Sterling A. & Helen Stahlman House      | 5126 Pepin Place        | 1959 |
| Dr. Paul A. & La Verne Breniske House   | 5129 Pepin Place        | 1959 |
| George J. & Dorothy Foegen House        | 5130 Pepin Place        | 1959 |
| Prof. Howard L. & Lois Harrison House   | 5133 Pepin Place        | 1958 |
| Alfred W. & Evelyn Alf House            | 5134 Pepin Place        | 1960 |
| George W. & Betty Bielfeld House        | 4909 Regent Street      | 1961 |
| John F. & Jean Reynolds House           | 109 Richland Lane       | 1957 |
| Raymond A. & Carol A. Felt House        | 5106 Shawano Terrace    | 1959 |
| William H. & Pauline Dicks House        | 5122 Shawano Terrace    | 1960 |
| Raymond P. & Jere La Bonne House        | 5202 Shawano Terrace    | 1960 |
| Charles W. & Louise Manthey House       | 5206 Shawano Terrace    | 1959 |
| Donald E. & Marian Peterson House       | 4805 South Hill Drive   | 1956 |
| University Presbyterian Church Rectory  | 4813 South Hill Drive   | 1956 |
| Edward A. & Arline Handrow House        | 4902 South Hill Drive   | 1957 |
| Clifford E. & Marjorie Johnson House    | 4905 South Hill Drive   | 1956 |
| Richard E. & Ruth Bartlett House        | 4906 South Hill Drive   | 1957 |
| Warren R. & Mary Von Ehren House        | 5218 South Hill Drive   | 1960 |

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|                                      |                        |      |
|--------------------------------------|------------------------|------|
| Wayne G. & Marilyn Ward House        | 5409 Trempealeau Trail | 1963 |
| Prof. Archie H. & Velma Easton House | 101 S. Whitney Way     | 1961 |
| Joseph & JoAnn Lemmer House          | 114 S. Whitney Way     | 1962 |
| George J. & Betty Novenski House     | 122 S. Whitney Way     | 1962 |
| Ralph F. & Lois Reuter House         | 201 S. Whitney Way     | 1961 |
| Karl W. & Margery Meyer House        | 210 S. Whitney Way     | 1962 |
| Glenn D. & Betty Owens House         | 217 S. Whitney Way     | 1960 |
| Ralph D. & Virginia Culbertson House | 218 S. Whitney Way     | 1962 |
| John E. & Mildred Johnson House      | 225 S. Whitney Way     | 1960 |

Richard C. Leiser

|                                      |                      |      |
|--------------------------------------|----------------------|------|
| James R. & Bernice Skogstad House    | 5306 Burnett Drive   | 1961 |
| Donald & Doris Graf House            | 5118 Door Drive      | 1960 |
| Leo B. & Dorothy McCann House        | 205 Green Lake Pass  | 1963 |
| Lt. Col. Loy E. & Jena Watkins House | 5141 Juneau Road     | 1958 |
| Russell L. & Ellen Gulick House      | 122 Marinette Trail  | 1959 |
| John M. & Shirley Wright House       | 202 Richland Lane    | 1957 |
| Harry K. & Eunice Spindler House     | 4605 Waukesha Street | 1960 |

Donald H. Lund

|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Dr. Martin B. & Phyllis Fliegel House | 4918 Bayfield Terrace | 1962 |
| Melvin R. & Irene Kolb House          | 6 Calumet Circle      | 1961 |
| Prof. Gordon & Joan Chesters House    | 9 Calumet Circle      | 1961 |
| Mrs. Eleanor Kennedy House            | 10 Calumet Circle     | 1961 |
| Alex & Mary Heffel House              | 5122 Juneau Road      | 1958 |
| Rudolph & Camille Mathias House       | 5150 Juneau Road      | 1958 |
| Donald H. & Mary Lou Lund House       | 5166 Juneau Road      | 1959 |
| Hugh Alan & Margaret Dega House       | 5063 Marathon Drive   | 1958 |
| Prof. Paul N. & Marian Drolsom House  | 310 Marinette Trail   | 1978 |
| Donald H. & Mary Lou Lund House       | 326 Marinette Trail   | 1976 |
| Wilbur K. & Jean Zaudtke House        | 329 Marinette Trail   | 1976 |
| Clarence T. & Lucille Metz House      | 5206 Pepin Place      | 1959 |
| Russell W. & Del Bilzing House        | 5018 Regent Street    | 1961 |
| Earl J. & Norma Halvorson House       | 5022 Regent Street    | 1960 |
| Kenneth J. & Marilyn Seibel House     | 5026 Regent Street    | 1960 |
| Kenneth G. & Shirley Kittleson House  | 5106 Regent Street    | 1961 |

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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| James L. & Helen Kindschi House   | 5110 Regent Street    | 1960 |
| Morris & Josephine Segal House    | 5114 Regent Street    | 1960 |
| Kenneth L. & Nancy Marshall House | 5121 Regent Street    | 1960 |
| Henry H. & Helen Weiss House      | 5222 South Hill Drive | 1961 |
| Donald H. & Mary Lund House       | 4902 Waukesha Street  | 1965 |
| Warren E. & Margret Ruesch House  | 202 S. Whitney Way    | 1960 |

Harvey J. Lund

|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| Forrest F. & Kathleen Harms House   | 109 S. Kenosha Drive  | 1961 |
| David & Joyce Nolte House           | 4901 Marathon Drive   | 1958 |
| Robert L. & Dorothy Beyler House    | 5102 Pepin Place      | 1959 |
| Paul E. & Charlene Welsch House     | 302 Racine Road       | 1960 |
| Clifford & Lucille Shaffee House    | 5017 Regent Street    | 1960 |
| Joseph G. & Antoinette Stassi House | 5033 Regent Street    | 1961 |
| Gilbert C. & Ann Kleckner House     | 5109 Regent Street    | 1959 |
| Harold A. & Teresa Small House      | 5205 Shawano Terrace  | 1959 |
| Harold J. & Donna Sager House       | 5209 Shawano Terrace  | 1959 |
| John E. & Karen D'Orazio House      | 5206 South Hill Drive | 1961 |
| House                               | 4718 Waukesha Street  | 1958 |
| Charles T. & Arlene Nye House       | 214 S. Whitney Way    | 1960 |
| Harvey H. & Flavia Heilprin House   | 222 S. Whitney Way    | 1960 |

Edward J. Moely

|                                   |                        |      |
|-----------------------------------|------------------------|------|
| Robert J. & Mae Klein House       | 4822 Fond du Lac Trail | 1959 |
| George & Frances Forester House   | 5030 La Crosse Lane    | 1958 |
| Estel D. & Valeria Felch House    | 4937 Marathon Drive    | 1958 |
| Donald R. & Nancy Wallace House   | 5110 Marathon Drive    | 1959 |
| Frederick W. & Ann Seybold House  | 325 Racine Road        | 1959 |
| Jesse Read & Barbara Wilson House | 4909 Waukesha Street   | 1958 |

Norwood Custom Homes, Inc.

|                         |                         |      |
|-------------------------|-------------------------|------|
| Duplex                  | 5218-20 Manitowoc Pkwy. | 1977 |
| Harry G. Klinger Duplex | 5302-04 Manitowoc Pkwy. | 1977 |
| Duplex                  | 5306-08 Manitowoc Pkwy. | 1977 |
| Duplex                  | 5310-12 Manitowoc Pkwy. | 1977 |



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|                                       |                         |      |
|---------------------------------------|-------------------------|------|
| Thomas J. & Pam J. Ellefson Duplex    | 5314-16 Manitowoc Pkwy. | 1977 |
| Joseph & Virginia Morreale House      | 318 Marinette Trail     | 1978 |
| John R. & Loretta J. Walters House    | 5213 Shawano Terrace    | 1976 |
| Dr. Dennis C. & Diane Romary House    | 5218 Shawano Terrace    | 1976 |
| Robert A. & Fran Moritz House         | 5309 Shawano Terrace    | 1976 |
| Prof. Arnold A. & Susan Johnson House | 5314 Shawano Terrace    | 1977 |
| William G. & Lorraine Paltz House     | 5317 Shawano Terrace    | 1977 |
| Dr. John & Jan Mantovani House        | 5318 Shawano Terrace    | 1977 |
| Thomas J. & Susan Senatori House      | 5313 South Hill Drive   | 1977 |

Henry P. Peiss, Jr.

|                                     |                         |      |
|-------------------------------------|-------------------------|------|
| Henry & Mary Peiss House            | 4710 Fond du Lac Trail  | 1959 |
| Eugene & Jean Beytien House         | 5121 Juneau Road        | 1958 |
| R. Edward & Inez Olson Duplex       | 5204-06 Manitowoc Pkwy. | 1959 |
| Duplex                              | 5209-11 Manitowoc Pkwy. | 1961 |
| Cmndr. John & Marjorie O'Neil House | 4906 Marathon Drive     | 1958 |
| Donald B. & Ellen Nelson House      | 121 Richland Lane       | 1957 |
| Allan G. & Mary C. Richards House   | 217 Richland Lane       | 1959 |
| Harold W. & Virginia Graham House   | 9 Walworth Court        | 1958 |

Sampson Builders (Donald C. Sampson)

|                                      |                       |      |
|--------------------------------------|-----------------------|------|
| Dr. Kenneth & Beverly Sachtjen House | 5001 Bayfield Terrace | 1962 |
| Prof. Claude & Dorothy Hayes House   | 5010 Bayfield Terrace | 1961 |
| Dale O. & Anna Bender House          | 5025 Bayfield Terrace | 1962 |
| Frank & Shirley Ross Jr., House      | 5126 Buffalo Trail    | 1985 |
| Carter M.. Wiltgen House             | 5133 Door Drive       | 1960 |
| Dr. Dorolea R. Harmon House          | 5110 Juneau Road      | 1958 |
| Robert K. & Jeannae Beckman House    | 4814 Marathon Drive   | 1958 |
| James E. & Shirley Henning House     | 4914 Marathon Drive   | 1957 |
| Donald C. & Janaan Sampson House     | 5121 Marathon Drive   | 1960 |
| Kenneth R. & Jean L. Welton House    | 101 Marinette Trail   | 1959 |
| Ralph D. & Sylvia Mitchell House     | 105 Marinette Trail   | 1959 |
| Mrs. Gladys S. Kalal House           | 111 Marinette Trail   | 1959 |
| Prof. Howard & Jane Zimmerman House  | 1 Oconto Court        | 1961 |
| Prof. John & Barbara Tolch House     | 4717 Regent Street    | 1962 |
| Randolph & Patricia W. Cautley House | 4805 Regent Street    | 1963 |

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|  |                      |                     |
|--|----------------------|---------------------|
| Frank C. & Alice Fueger House              | 209 S. Segoe Road    | 1958                |
| Jerome I. & Naon Berlin House              | 15 Walworth Court    | 1958                |
| Stewart C. & Margaret Hugo House           | 25 Walworth Court    | 1957                |
| Prof. Marvin T. & Ellouise Beatty House    | 4702 Waukesha Street | 1959 <sup>160</sup> |
| Prof. Eugene A. & Helena Wilkening House   | 3 Waupaca Court      | 1961 <sup>161</sup> |
| Dr. Lincoln F. & Dr. Carolyn Ramirez House | 1 Waushara Circle    | 1985                |
| Bruce B. & Jane R. Schultz House           | 3 Waushara Circle    | 1961                |

Bernard Shomberg, Builders (Bernard B. Shomberg)

|                                      |                         |                     |
|--------------------------------------|-------------------------|---------------------|
| Rev. Vernon & Patircia Johnson House | 5114 Door Drive         | 1960                |
| Roy E. & Rose McCormick House        | 21 S. Eau Claire Avenue | 1960                |
| Gerald A. & Vicki Stewart House      | 4821 Fond du Lac Trail  | 1960                |
| Anthony J. & Marge Stracka House     | 5149 Juneau Road        | 1959                |
| Bernard B. & Marjorie Shomberg House | 5159 Juneau Road        | 1958 <sup>162</sup> |
| Duplex                               | 5205-07 Manitowoc Pkwy. | 1960                |
| V. Chuck & Joanne Medcraft House     | 214 Marinette Trail     | 1959                |
| George J. & Iris Weiland House       | 3 Oconto Court          | 1958                |
| Shomberg Builders Spec House         | 5209 Pepin Place        | 1959                |
| Robert S. & Mimi Thorne House        | 129 S. Segoe Road       | 1959                |
| Forrest F. & Dolores Moore House     | 4913 Waukesha Street    | 1959                |

Don Simon, Inc.

|                                    |                    |      |
|------------------------------------|--------------------|------|
| House                              | 5014 Buffalo Trail | 1985 |
| Mark & Virginia Kaeser House       | 5102 Buffalo Trail | 1986 |
| Prof. Deepax & Anu Divan House     | 5114 Buffalo Trail | 1986 |
| Paul J. Bois House                 | 5118 Buffalo Trail | 1985 |
| John J. & Bonnie Jordan Jr., House | 5122 Buffalo Trail | 1986 |
| House                              | 301 N. Whitney Way | 1994 |

Smithback Construction Company (James E. Smithback)

|                                  |                    |      |
|----------------------------------|--------------------|------|
| Richard K. & Gloria Roeber House | 5210 Burnett Drive | 1960 |
| George W. & Anne Burns House     | 5109 Door Drive    | 1960 |

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<sup>160</sup> Edward Solner was the architect.

<sup>161</sup> Carl Huboi was the architect.

<sup>162</sup> This house was designed by Gausewitz & Cashin.

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|                                      |                      |      |
|--------------------------------------|----------------------|------|
| Dr. Norman & Lois Greenfield House   | 5038 La Crosse Lane  | 1958 |
| James E. & Donna Smithback House     | 5137 Pepin Place     | 1959 |
| Russell A. & Dolores Bauman House    | 5138 Pepin Place     | 1959 |
| Robert H. & Tish DeZonia House       | 5029 Regent Street   | 1960 |
| Herbert R. & Bernice Lemke House     | 5101 Regent Street   | 1960 |
| Stanley C. & Cozette K. Fruits House | 5113 Regent Street   | 1959 |
| Maj. Jack M. & Athearn House         | 205 S. Segoe Road    | 1959 |
| Ralph & Otylia Kazik House           | 309 S. Segoe Road    | 1957 |
| Eugene A. & Jean Sisson House        | 313 S. Segoe Road    | 1957 |
| Edward W. & Lorraine Schmidt House   | 5102 Shawano Terrace | 1961 |
| Robert H. & Marilyn Kelso House      | 4810 Waukesha Street | 1959 |
| James E. & Donna Smithback House     | 4905 Waukesha Street | 1958 |

Stenjem Building Company (Eldon M. Stenjem)

|  |                        |      |
|--|------------------------|------|
| Robert P. & Lucille Torkelson House        | 4902 Bayfield Terrace  | 1965 |
| Robert L. & Phyllis Mumert House           | 2 S. Eau Claire Avenue | 1960 |
| Eldon M. & Becky Stenjem House             | 5034 La Crosse Lane    | 1956 |
| Richard C. & Margo Herman House            | 4810 Marathon Drive    | 1957 |
| Amory O. & Doris Moore House               | 4818 Marathon Drive    | 1957 |
| David E. & Marian Racine House             | 4822 Marathon Drive    | 1957 |
| Arthur H. & Avis Freeman House             | 4826 Marathon Drive    | 1956 |
| Harold J. & Minnie Bauman House            | 5026 Marathon Drive    | 1958 |
| Glen E. & Ruth Dahler House                | 125 Richland Lane      | 1957 |
| Prof. William F. & Hetty Whittingham House | 249 S. Segoe Road      | 1960 |
| Glen U. & Angeline Innis House             | 254 S. Segoe Road      | 1956 |
| Dr. Bernard & Florence Jaeger House        | 306 S. Segoe Road      | 1956 |
| Mrs. Mabel Norris House                    | 314 S. Segoe Road      | 1957 |
| Dr. Arden & M. Ethel Erdmann House         | 4809 South Hill Drive  | 1956 |
| Executive Building                         | 4513 Vernon Boulevard  | 1964 |
| Frank L. & Virginia Holliday House         | 23 Walworth Court      | 1956 |
| Emil W. & Donna Korenic House              | 4710 Waukesha Street   | 1959 |

Stevens Corporation (Milwaukee)

The Stevens Construction Co. was founded in Milwaukee in 1952 as an engineering firm but it soon became a full-scale construction company. In 1980, the firm opened a branch office in Madison and

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today the Stevens Construction Corporation is headquartered in Madison and does large construction projects all over the Upper Midwest.<sup>163</sup>

|                           |                              |      |
|---------------------------|------------------------------|------|
| The Carolina Apartments   | 401-409 N. Eau Claire Avenue | 1969 |
| The Carolina Apartments   | 4701-4725 Sheboygan Avenue   | 1969 |
| The Carolina Apartments   | 4849-4859 Sheboygan Avenue   | 1969 |
| The Monticello Apartments | 202 N. Eau Claire Avenue     | 1985 |
| The Monticello Apartments | 5001-5029 Sheboygan Avenue   | 1985 |

Stroban Construction Company

|   |                         |      |
|---|-------------------------|------|
| Gerald F. & Jeanne Maruska House            | 329 Cheyenne Trail      | 1964 |
| Norman G. & Evelyn Hohn Duplex              | 5029-31 Manitowoc Pkwy. | 1964 |
| Stanley R. & June Spencer House             | 5030 Manitowoc Pkwy.    | 1960 |
| Dr. Robert & Katherine Bielman House        | 4932 Marathon Drive     | 1958 |
| Arthur F. & Jerry Schroeder House           | 4938 Marathon Drive     | 1958 |
| Winston J. & Jean Durant House              | 301 Racine Road         | 1959 |
| Prof. Julian L. & Monique Van Lancker House | 326 Racine Road         | 1962 |
| Donald R. & Gloria Peterson House           | 130 Richland Lane       | 1957 |
| Russ L. & Elaine Klimec House               | 5101 Shawano Terrace    | 1960 |
| John J. & Patricia Kmurka House             | 5201 Shawano Terrace    | 1959 |

Warren Tetzlaff

|   |                          |         |
|---|--------------------------|---------|
| Prof. Douglas & Lillian Marshall House              | 4718 Fond du Lac Trail   | 1960    |
| Dr. Donovan & Katherine Moore House                 | 4818 Fond du Lac Trail   | 1962    |
| Ralph W. & Esther Scott House                       | 17 Kewaunee Court        | 1957    |
| Prof Truman F. & Sylvia Graff House                 | 5022 La Crosse Lane      | 1957    |
| Roger F. & Rosemary Rupnow House                    | 4737 Lafayette Drive     | 1959    |
| Prof. William P. & Elizabeth Stillwell House        | 5018 Marathon Drive      | 1958    |
| John M. & Dorothy Liebman House                     | 5038 Marathon Drive      | 1958    |
| Warren & Kay Tetzlaff House                         | 5039 Marathon Drive      | 1961    |
| William R. & Katherine Jordan House                 | 5043 Marathon Drive      | 1959    |
| Midvale Regent Building                             | 202 N. Midvale Boulevard | 1966    |
| Karen Arms Apartments (11 Buildings) <sup>164</sup> | 4702-4806 Regent Street  | 1959-61 |
| Karen Arms Apartments                               | 202-426 N. Segoe Road    | 1959-61 |

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<sup>163</sup> <http://www.stevensconstruction.com>

<sup>164</sup> These buildings were designed by Weiler & Strang.

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|                                    |                   |      |
|------------------------------------|-------------------|------|
| Joseph L. & Edith Dwyer House      | 126 S. Segoe Road | 1957 |
| Francis T. & Dorothy Beecher House | 130 S. Segoe Road | 1958 |
| Clarence A. & Jean Diel House      | 141 S. Segoe Road | 1960 |

William E. Togstad

|                                       |                        |      |
|---------------------------------------|------------------------|------|
| Donald L. & Lois Paul House           | 5110 Door Drive        | 1963 |
| Lillian Miller House                  | 5117 Door Drive        | 1960 |
| Dr. Charles & Ruth Schoenwetter House | 5141 Door Drive        | 1961 |
| Dr. Bernard & Martine Messert House   | 4706 Fond du Lac Trail | 1962 |
| Donald L. & Lois Paul House           | 5154 Juneau Road       | 1958 |
| William P. & Margaret Farmer House    | 5114 Marathon Drive    | 1960 |
| James C. & Camille Heerey House       | 5118 Marathon Drive    | 1960 |
| Mark & Barbara Kopelberg House        | 306 Marinette Trail    | 1977 |
| Joseph H. & Violette Moore House      | 5142 Pepin Place       | 1959 |
| Helen Iwert House                     | 4809 Regent Street     | 1961 |
| Aaron & Shirley Epstein House         | 4817 Regent Street     | 1961 |
| Clifford & Shirley Mahrt House        | 9 S. Rock Road         | 1963 |
| Mrs. Audrey Handler House             | 105 S. Rock Road       | 1964 |
| William E. & Irma R. Togstad House    | 5213 South Hill Drive  | 1977 |

Vanderhoef Building Corporation (Earl J. Vanderhoef, Jr.)

|  |                        |      |
|--|------------------------|------|
| Gottfried & Ingrid Staub House         | 5126 Juneau Road       | 1958 |
| James W. & Ann C. Gorman House         | 5 S. Kenosha Drive     | 1963 |
| Rollin O. & Marjorie Dunsdon House     | 5221 Pepin Place       | 1959 |
| Mrs. Mabel J. Cullinan House           | 4813 Regent Street     | 1960 |
| John L. & Isabelle Berg House          | 4905 Regent Street     | 1959 |
| Earl J. & Felice Vanderhoef, Jr. House | 5405 Trempealeau Trail | 1961 |

Way Construction Company (Arthur C. Way)

|                                   |                        |      |
|-----------------------------------|------------------------|------|
| Dr. Robert & Nancy O'Connor House | 4826 Bayfield Terrace  | 1960 |
| James E. & Joan Bie House         | 5126 Door Drive        | 1960 |
| Gay M. & Lynne Ronne House        | 6 S. Eau Claire Avenue | 1959 |
| Robert S. & Joy Hinds House       | 106 Green Lake Pass    | 1961 |
| Prof. James R. & Nancy Love House | 201 Green Lake Pass    | 1961 |
| Dr. Fred & Ruth Ansfield House    | 5118 Juneau Road       | 1958 |

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|   |                      |      |
|---|----------------------|------|
| William P. & Marion Sutherland House    | 210 S. Kenosha Drive | 1961 |
| Ira T. & Marge Langlois, Sr. House      | 218 S. Kenosha Drive | 1961 |
| Kenneth J. & Pamela Harvey House        | 226 S. Kenosha Drive | 1961 |
| Clifford W. & Patricia Bowers House     | 4717 Lafayette Drive | 1959 |
| Mrs. Marian B. Farrell House            | 126 Marinette Trail  | 1959 |
| Richard A. & Alice Erney House          | 226 Marinette Trail  | 1959 |
| Prof. John Wright & Eugene Harvey House | 5122 Regent Street   | 1960 |
| William B. & Ruth Gara House            | 129 Richland Lane    | 1957 |
| Kurt W. Arlene Bauer House              | 5105 Shawano Terrace | 1959 |
| Robert C. & Marilyn Franklin House      | 109 N. Whitney Way   | 1962 |
| Nathan F. & Dora Brand House            | 110 S. Whitney Way   | 1960 |

**Conclusion**

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level for its architectural significance as a complete planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this 600-acre subdivision, and was intended from the first to be a “community within a community.” The physical transformation of this land began in 1956 and by 1964, 87% of the district’s buildings had been completed. These buildings include a park shelter and an adjacent swimming pool, a large elementary school-middle school, churches, small office buildings, a complex of garden apartment buildings, high rise apartment buildings, duplexes, and single-family residences. The great majority of these buildings were built using Modern Movement style post-World War II designs. Individually, many of these buildings are of architectural significance within their local context and include works by prominent Madison and non-Madison architects, the most notable being Frank Lloyd Wright. Collectively, these buildings are significant as a collection of buildings representing the architectural designs available in Madison between 1956 and 1964. The buildings in the district are well maintained and have high integrity.

As was noted earlier, almost 87% of the buildings in the University Hill Farms Historic District were built in or prior to 1964 and are therefore 50-years-old or older. Of the buildings in the district that were built later, only five were built after 1989, which is the end of the period of significance, and are therefore considered to be non-contributing by virtue of their age. The remaining buildings represent a mix of single-family houses, duplexes, and apartment buildings that were built to the same standards as the buildings that preceded them, and they represent the continuation and culmination of the district’s historic plan. They therefore satisfy the requirements set forth in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*, which states that:

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In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.<sup>165</sup>

This is also echoed in the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*, which states that:

As a general rule, a majority of resources must be at least 50 years of age, before the district as a whole can be considered to meet the 50-year guideline. The nomination of a suburban neighborhood whose design was begun and substantially completed more than 50 years ago, although some resources within the district were built within the last 50 years, does not require a justification of exceptional significance.<sup>166</sup>

**Preservation Activity**

The University Hill Farms Historic District is fortunate in that it has been able to continually attract owners who take pride in their historic houses and who have, in some cases, restored them. The preservation of the district has also been greatly aided by the continuing enforcement of the restrictive covenants that govern residential construction in the district. This enforcement has been the purview of the Architectural Review Committee (formerly the Architecture Control Committee), whose members were originally members of the staff and faculty of the University of Wisconsin, and this committee, which is still in existence today, is now staffed by members of the University Hill Farms Neighborhood Association. In addition, the City of Madison's Historic Preservation Commission has been active in educating owners of historic resources in Madison as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

**Archeological Potential**

The extent of any archeological resources in the district remains unassessed at this time. A single pre-historic site that is associated with the Mound Building Culture and the Late Woodland period was reported by Charles E. Brown in 1907.

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<sup>165</sup> Sherfy, Marcella and W. Ray Luce. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*. U.S Department of the Interior, National Park Service, National Register of Historic Places, 1979 (revised 1990;1996).

<sup>166</sup> Ames, David L. and Linda Flint McClelland. Op. Cit, p. 111.

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DA-0133: Stone Quarry This site is located at the site of several old stone quarries. It is south of Regent street, north of Waukesha Street, west of Midvale Boulevard, and east of Whitney Way. It is on the hill above Van Hise School. This site consisted of one bear effigy, one bird effigy, one linear mound and one compound mound. All surface indications have been destroyed.<sup>167</sup>

Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.

Peterson, Robert, 1979, Wisconsin Effigy Mound Project I: 78-79. On file, WHS-Office of the State Archeologist.

No other information regarding possible prehistoric remains in this area was found in the course of this research. Furthermore, it is likely that many remains of pre-European cultures that may once have been located within the district would have been greatly disturbed by the farming and building activities associated with the subsequent development of the area. It is possible, however, that archaeological remains associated with the Euro-American farms that were once located within the district boundaries are still extant. Excellent maps and historic photos that would help locate these remains are available but these remains are also likely to have been disturbed by the post-World War II building activity in the district.

### **Acknowledgments**

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

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<sup>167</sup> Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.

Peterson, Robert. Wisconsin Effigy Mound Project I: 78-79, 1979. On file, Wisconsin Historical Society – Office of the State Archeologist.



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**Verbal Boundary Description**

The district boundary begins at a point that corresponds to the northeast corner formed by the intersection of Mineral Point Road and South Whitney Way. The boundary line then continues in a northerly direction along the east curbline of South Whitney Way to a point on said curbline that corresponds to the southeast corner formed by the intersection of South Whitney Way and South Hill Drive. The line then continues northeast across South Hill Drive to the northeast corner of said intersection, then turns 90° and continues northwest across South Whitney Way to the northwest corner of said intersection, then continues northwest along the north curbline of South Hill Drive to a point that corresponds to the southwest corner of the lot associated with 230 S. Kenosha Drive. The line then turns 90° and continues north along the rear lot lines of 230, 226, 222, 218, and 214 South Kenosha Drive and along the west lot line of the lot associated with 5409 Trempealeau Trail to a point on the south curbline of Trempealeau Trail that corresponds to the northwest corner of the lot associated with said 5409 Trempealeau Trail. The line then turns 90° and runs east along the south curbline of Trempealeau Trail for about 30-feet, then turns 90° and continues north across Trempealeau Trail to a point on the north curbline of said street that corresponds to the southeast corner of the lot associated with 109 South Rock Road. The line then runs north along the east curbline of South Rock Road to a point that corresponds to the northwest corner of the lot associated with 1 South Rock Road. The line then turns 90° and continues east along the south curbline of Regent Street until reaching a point that corresponds to the northeast corner of the lot associated with 2 South Whitney Way.

The boundary line then continues east across South Whitney Way to the northwest corner of the lot associated with 5129 Regent Street. The line then turns 90° and continues north across Regent Street to the southwest corner of the lot associated with 5130 Regent Street, then continues north along the east curbline of what has now become North Whitney Way (Regent Street divides Whitney Way into north and south segments) until reaching the northwest corner of the parcel that is associated with 5029 Sheboygan Avenue (The Monticello Apartments). The line then turns 90° and continues in an easterly direction along the south curbline of Sheboygan Avenue until reaching a point on said curbline that forms the intersection of Sheboygan Avenue and North Segoe Road. .

The line then turns 90° and continues in a southerly direction along the west curbline of North Segoe Road to a point that lies opposite the northwest corner of the parcel associated with 401 North Segoe Road. The line then turns 90° and crosses North Segoe Road to a point on the east curbline of North Segoe Road that corresponds to the northwest corner of 401 North Segoe Road. The line then continues in a northeasterly direction 123.41-feet along the northwest side of the parcel associated with 401 North Segoe Road to the north corner of the lot, then turns 65° and continues southeast for 248-feet and then east for 357.52-feet, both along the northerly edge of the parcel associated with 401 North Segoe Road, to a point on the west curbline of Price Place that corresponds to the northeast

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corner of said parcel. The line then turns 90° and continues South along said west curbline to the southeast corner of said parcel and then turns 90° and runs east across Price Place to a point on the east curbline that corresponds to the northwest corner of the lot associated with 315 Price Place. The line then continues east along the north lot lines of the lots associated with 315 Price Place and 310 North Midvale Boulevard until reaching a point on the west curbline of North Midvale Boulevard that corresponds to the northeast corner of the lot associated with 320 North Midvale Boulevard. The line then turns 90° and continues south along said west curbline and across Regent Street until reaching the southwest corner formed by the intersection of North Midvale Boulevard and Regent Street.

The line then turns 90° and continues west along the north lot lines of the lots associated with 2 North Midvale Boulevard and 10, 14, and 18 Merlham Drive and 6, 5, and 4 Christopher Court until reaching a point that corresponds to the northwest corner of the lot associated with 4 Christopher Court. The line then turns 90° and continues south along the rear (east) lot lines of the lots associated with 4505 Regent Street, 17-209 South Segoe Road (odd numbers only), and the east lot lines of the lots associated with 1, 3, and 5 Oconto Court until reaching a point that corresponds to the southeast corner of the lot associated with 5 Oconto Court. The line then turns 90° and continues west along the south lot lines of the lots associated with 5 and 7 Oconto Court, 221 and 222 St. Croix Lane, and 225-245 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southwest corner of the lot associated with 245 South Segoe Road. The line then turn 90° and continues south along the rear (east) lot lines of the lots associated with 249-317 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southeast corner of the lot associated with 317 South Segoe Road. The line then turns 75° and continues in a southwesterly direction along the southerly lot line of 317 South Segoe Road until reaching a point on the east curbline of South Segoe Road that corresponds to the southwest corner of the lot associated with 317 South Segoe Road. The line then continues in a southwesterly direction across South Segoe Road until reaching a point on the west curbline of said street. The line then turns 90° and continues in a southerly direction along said west curbline until reaching a point that corresponds to the northwest corner of the intersection of South Segoe Road and Mineral Point Road. The line then turns 85° and continues west along the north curbline of Mineral Point Road until reaching the POB.

**Boundary Justification**

The boundaries of the district enclose most of the land that was included within the original boundaries of the twelve successive Hill Farms plats that were developed by the University with the following exceptions. The area bounded by University Avenue to the north, North Segoe Road to the west, 401 North Segoe Road, 320 and 315 Price Place, and 310 North Midvale Boulevard to the south, and North Midvale Boulevard to the east, which once housed now demolished office buildings and the still extant but greatly altered and enlarged Hilldale Shopping Center, has been left out of the district

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

**National Register of Historic Places**  
**Continuation Sheet**

Section 10 Page 3

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

---

because of loss of integrity. The same is also true of the block that is bounded by Old Middleton Road to the north, North Whitney Way to the west, Sheboygan Avenue to the south, and North Eau Claire Avenue to the east, which has also lost integrity and which was developed without University supervision. In addition the parcel intended for the Hill Farms State Office Complex north of Sheboygan Avenue has also been left out of the district because the original plan for multiple office buildings was not carried out and a large portion was sold by the state and was afterward developed by the Red Cross as the site of their Wisconsin headquarters.

**UTM References Continued**

|   |      |         |          |
|---|------|---------|----------|
| 5 | 16   | 298540  | 4770260  |
|   | Zone | Easting | Northing |

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section photos Page 1

---

Items a-d are the same for photos 1 – 38.

Photo 1

- a) University Hill Farms Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, April 2014
- d) Wisconsin Historical Society
- e) 23 Walworth Ct., View looking NNE
- f) Photo 1 of 38

Photo 10

- e) 4910 Bayfield Terrace, View looking NW
- f) Photo 10 of 38

Photo 2

- e) 5026 La Crosse Lane, View looking WSW
- f) Photo 2 of 38

Photo 11

- e) 5159 Juneau Road, View looking ENE
- f) Photo 11 of 38

Photo 3

- e) 3 Ashland Court, View looking SE
- f) Photo 3 of 38

Photo 12

- e) 317 Racine Road, View looking E
- f) Photo 12 of 38

Photo 4

- e) 114 Richland Lane, View looking NW
- f) Photo 4 of 38

Photo 13

- e) 4809 Bayfield Terrace, View looking SE
- f) Photo 13 of 38

Photo 5

- e) 129 S. Segoe Road, View looking E
- f) Photo 5 of 38

Photo 14

- e) 4813 Bayfield Terrace, View looking SSE
- f) Photo 14 of 38

Photo 6

- e) 4910 South Hill Dr., View looking N
- f) Photo 6 of 38

Photo 15

- e) 5018 Bayfield Terrace, View looking NNE
- f) Photo 15 of 38

Photo 7

- e) 4701 Waukesha St., View looking SW
- f) Photo 7 of 38

Photo 16

- e) 4710 Fond du Lac Trail, View looking NE
- f) Photo 16 of 38

Photo 8

- e) 4801 Waukesha St. View looking S
- f) Photo 8 of 38

Photo 17

- e) 5062 La Crosse Lane, View looking WSW
- f) Photo 17 of 38

Photo 9

- e) 4801 Waukesha St., View looking ESE
- f) Photo 9 of 38

Photo 18

- e) 101 Marinette Trail, View looking S
- f) Photo 18 of 38

Photo 19

- e) 110 Marinette Trail, View looking W
- f) Photo 19 of 38

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section photos Page 2

---

Photo 20

- a) University Hill Farms Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, April 27, 2014
- d) Wisconsin Historical Society
- e) 5206 Pepin Place, View looking N
- f) Photo 20 of 38

Photo 21

- e) 5209 Pepin Place, View looking S
- f) Photo 21 of 38

Photo 22

- e) 221 St. Croix Lane, View looking E
- f) Photo 22 of 38

Photo 23

- e) 4702 Waukesha Street, View looking N
- f) Photo 23 of 38

Photo 24

- e) 5137 Door Drive, View looking S
- f) Photo 24 of 38

Photo 25

- e) 5213 Pepin Place, View looking S
- f) Photo 25 of 38

Photo 26

- e) 5118 Regent Street, View looking N
- f) Photo 26 of 38

Photo 27

- e) 4802 Bayfield Terrace, View looking W
- f) Photo 27 of 38

Photo 28

- e) 4809 Fond du Lac Trail, View looking S
- f) Photo 28 of 38

Photo 29

- e) 4930 Fond du Lac Trail, View looking WNW
- f) Photo 29 of 38

Photo 30

- e) 4801 Sheboygan Road, View looking SE
- f) Photo 30 of 38

Photo 31

- e) 3 Waushara Circle, View looking NE
- f) Photo 31 of 38

Photo 32

- e) 5001 Bayfield Terrace, View looking W
- f) Photo 32 of 38

Photo 33

- e) 4414 Regent Street, View looking NE
- f) Photo 33 of 38

Photo 34

- e) 4825 Regent Street, View looking SSE
- f) Photo 34 of 38

Photo 35

- e) 202-206 N. Segoe Road. View looking NW
- f) Photo 35 of 38

Photo 36

- e) 4902 Bayfield Terrace, View looking NNW
- f) Photo 36 of 38

Photo 37

- e) 302 N. Midvale Blvd., View looking NW
- f) Photo 37 of 38

Photo 38

- e) 326 S. Segoe Road, View looking NNW
- f) Photo 38 of 38

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

**National Register of Historic Places**  
**Continuation Sheet**

Section figures Page 1

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

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\_\_\_Insert Figures

**List of Figures**

Figure 1: District Boundary Map

Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



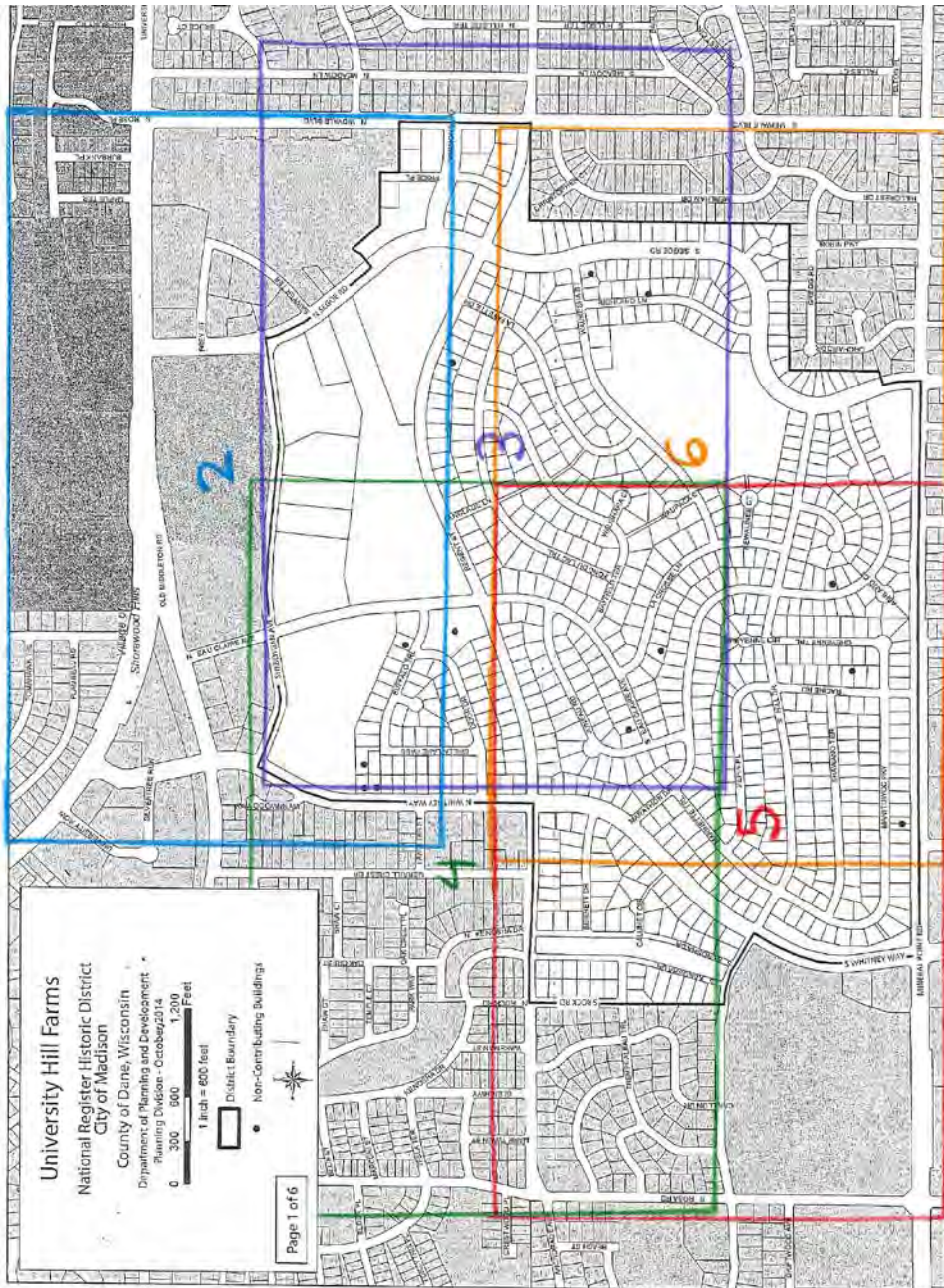
**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section figures Page 2

Figure 1: District Boundary Map



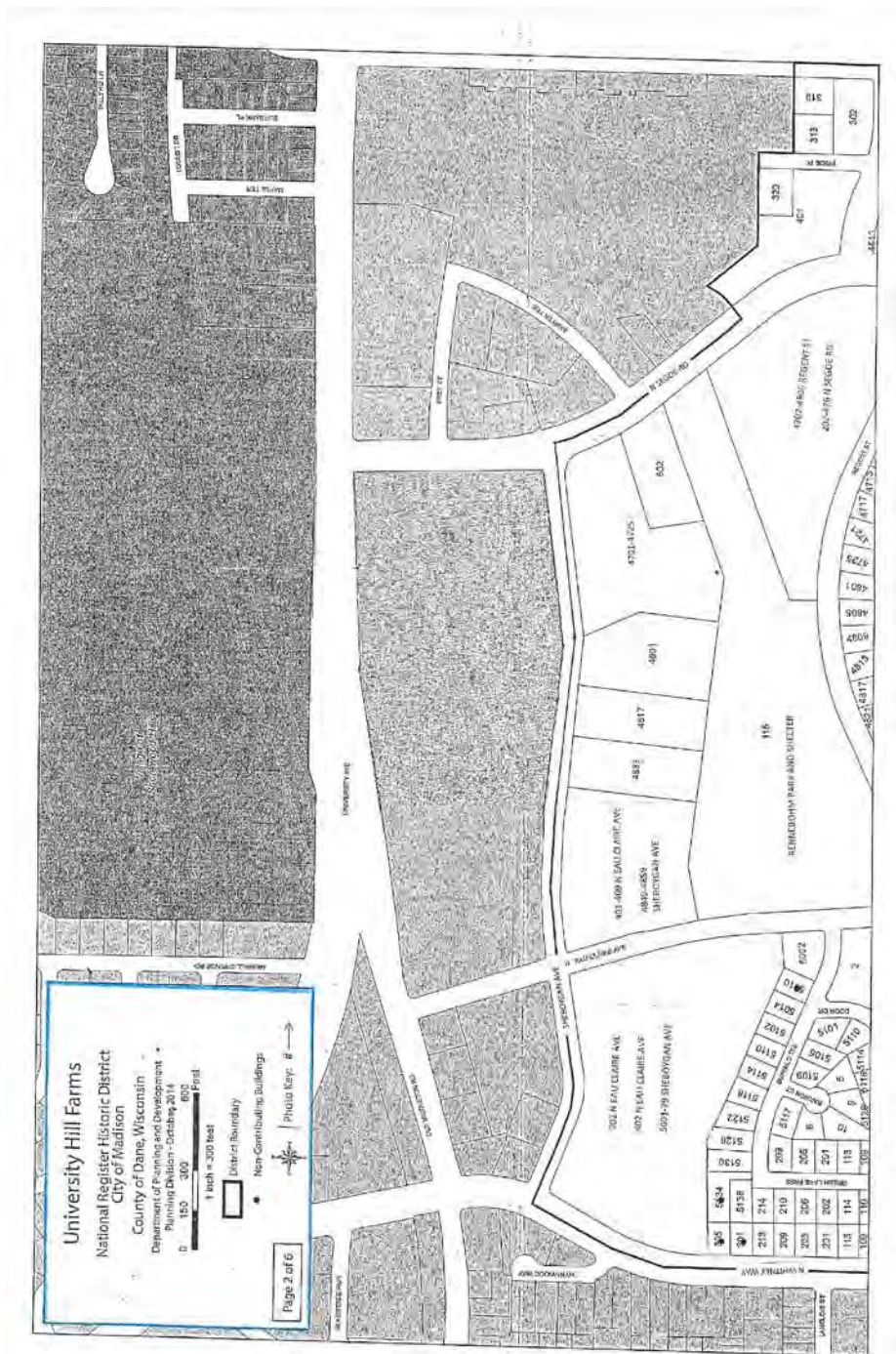
**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
Continuation Sheet

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section figures Page 3

Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section figures Page 4

Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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

**National Register of Historic Places**  
Continuation Sheet

Section figures Page 5

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section figures Page 6

Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section figures Page 7

Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



End Figure

# University Hill Farms



National Register Historic District  
City of Madison

County of Dane, Wisconsin

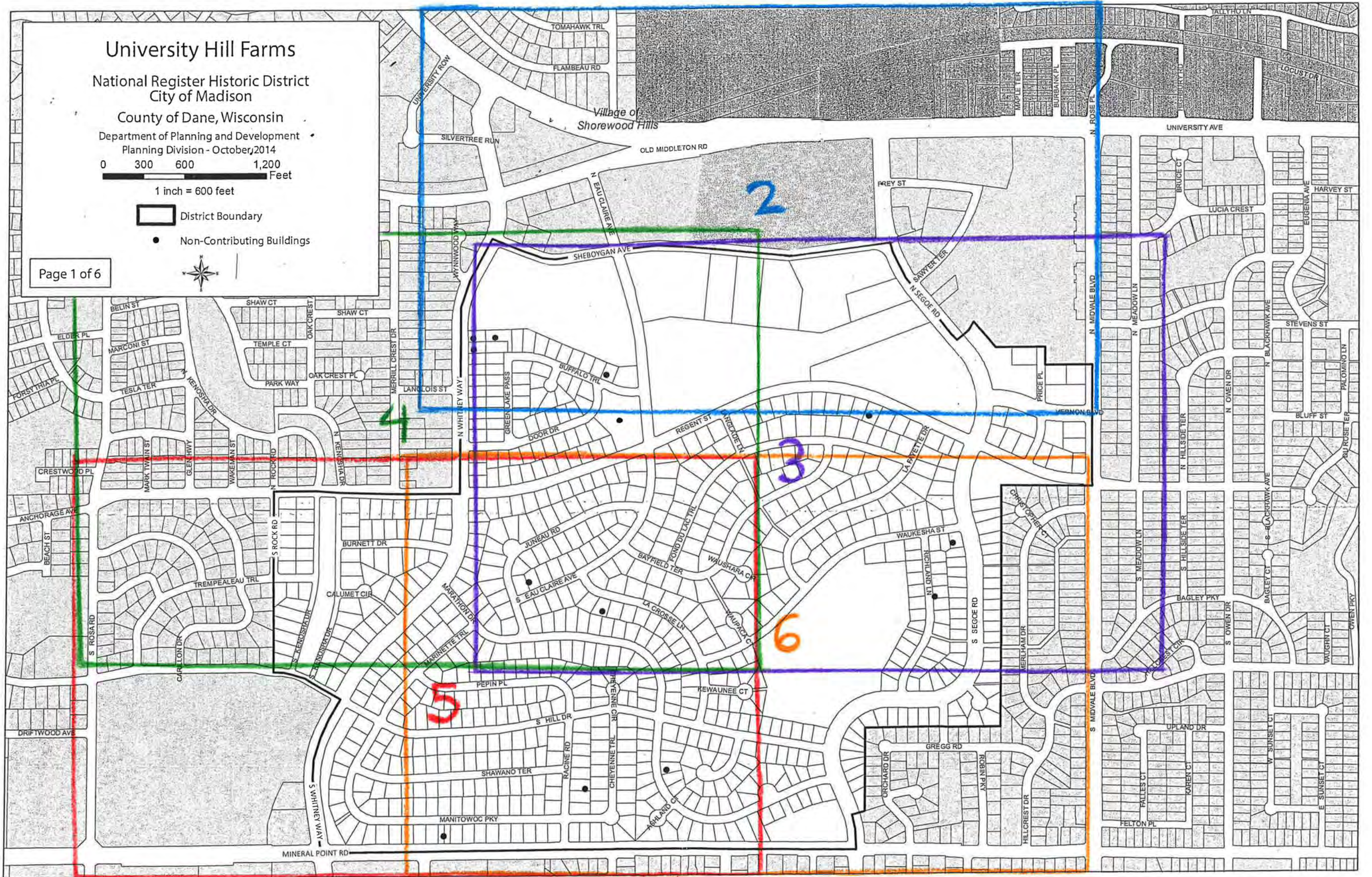
Department of Planning and Development  
Planning Division - October, 2014

0 300 600 1,200 Feet

1 inch = 600 feet

-  District Boundary
-  Non-Contributing Buildings

Page 1 of 6



Village of Shorewood Hills

2

3

6

4

5

# University Hill Farms

National Register Historic District  
City of Madison

County of Dane, Wisconsin

Department of Planning and Development  
Planning Division - October 2014

0 150 300 600 Feet

1 inch = 300 feet

 District Boundary


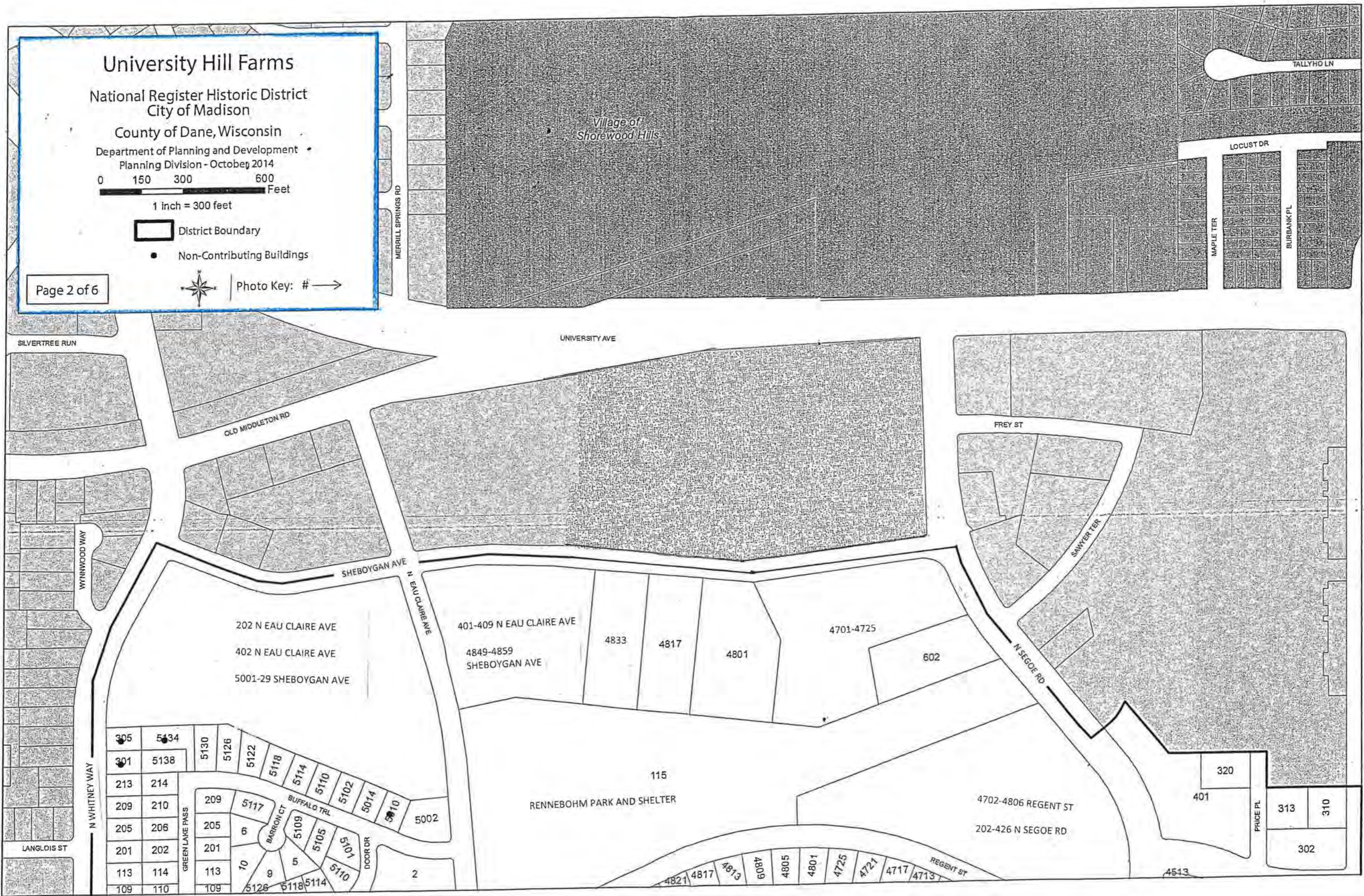
 Non-Contributing Buildings



Photo Key: # →

Page 2 of 6





# University Hill Farms

National Register Historic District  
City of Madison

County of Dane, Wisconsin

Department of Planning and Development  
Planning Division - October, 2014

0 150 300 600 Feet

1 inch = 300 feet



-  District Boundary
-  Non-Contributing Buildings



Photo Key: # →

Page 3 of 6



# University Hill Farms

National Register Historic District  
City of Madison

County of Dane, Wisconsin

Department of Planning and Development  
Planning Division - October, 2014

0 150 300 600 Feet

1 inch = 300 feet

□ District Boundary

● Non-Contributing Buildings

Page 4 of 6



Photo Key: # →





# University Hill Farms

National Register Historic District  
City of Madison

County of Dane, Wisconsin

Department of Planning and Development  
Planning Division

0 150 300 600 Feet

1 inch = 300 feet



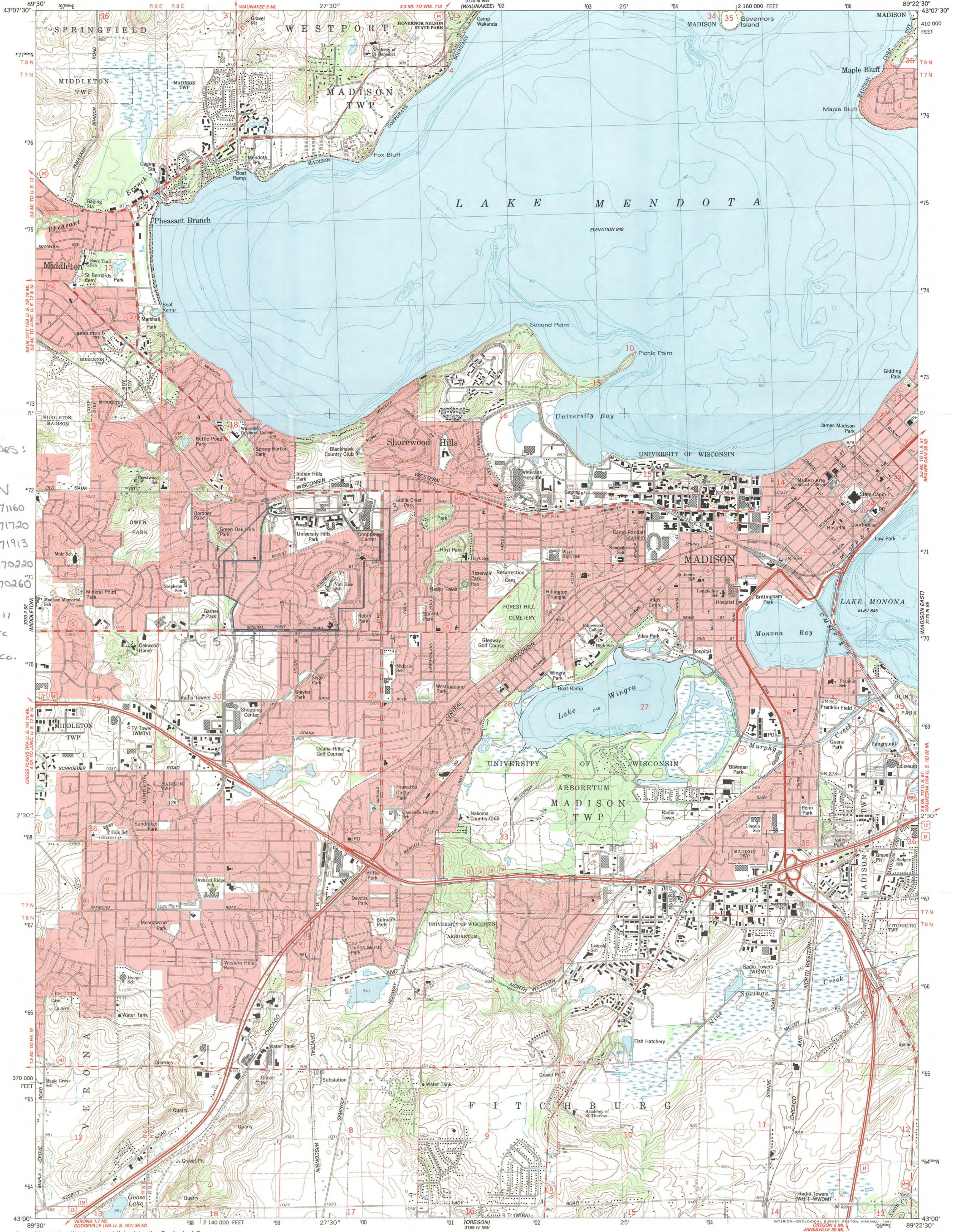
-  District Boundary
-  Non-Contributing Buildings



Photo Key: # →

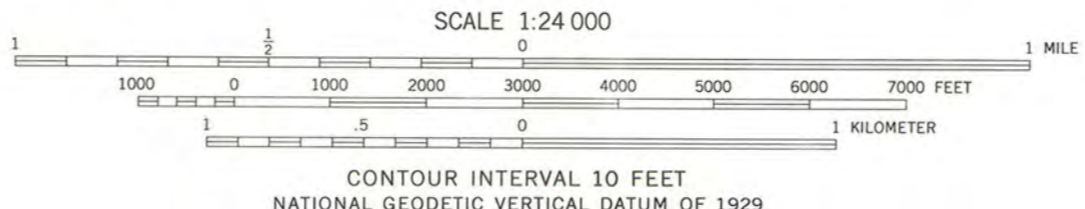
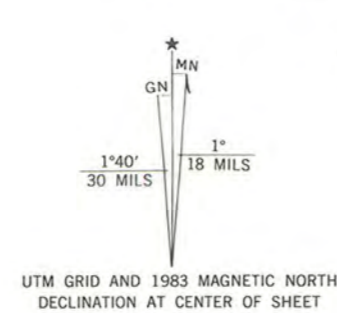




UTM Coordinates:  
 Z E N  
 1. 16 298550 4771160  
 2. 16 299150 4771720  
 3. 16 300441 4771913  
 4. 16 300470 4770220  
 5. 16 298540 4770260

University Hill  
 Farme Historic  
 District  
 Madison, Dane Co.  
 WI

Mapped, edited, and published by the Geological Survey  
 Control by USGS and NOS/NOAA  
 Topography by photogrammetric methods from aerial photographs  
 taken 1957. Field checked 1959. Revised from aerial photographs  
 taken 1978 and 1980. Field checked 1983. Map edited 1983  
 Polyconic projection. 1927 North American Datum  
 10,000-foot grid based on Wisconsin coordinate system, south zone  
 1000-meter Universal Transverse Mercator grid, zone 16  
 To place on the predicted North American Datum 1983,  
 move the projection lines 4 meters north and  
 10 meters east as shown by dashed corner ticks  
 There may be private inholdings within the boundaries of  
 the National or State reservations shown on this map  
 Hydrography compiled from information furnished by  
 Wisconsin Department of Natural Resources  
 Red tint indicates areas in which only landmark buildings are shown  
 Fine red dashed lines indicate selected fence and field lines where  
 generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

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



MADISON WEST, WIS.  
 SW/4 MADISON 15' QUADRANGLE  
 43089-A4-TF-024

1983  
 DMA 3170 III SW-SERIES Y861

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
 AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706  
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





23













4910









4910







317



4809





















221



4702



51 37













4809











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UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: University Hill Farms Historic District

MULTIPLE  
NAME:

STATE & COUNTY: WISCONSIN, Dane

DATE RECEIVED: 8/11/15                      DATE OF PENDING LIST:  
DATE OF 16TH DAY:                              DATE OF 45TH DAY: 9/26/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000402

DETAILED EVALUATION:

ACCEPT       RETURN       REJECT      \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

The University Hill Farms Historic District is listed in the National Register under criteria A and C for significance in Architecture and Community Planning and Development. The period of significance is 1956 to 1989. The suburb was built on land that had served as a University of Wisconsin experimental farm since 1897. From 1953 to 1964, 87% of the buildings located in the historic district had been built. The district is notable for the various manifestations of ranch and contemporary residential architecture.

RECOM./CRITERIA A & C  
REVIEWER Bethna Woyall DISCIPLINE Historian  
TELEPHONE 262-354-2252 DATE 8-11-15

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



WISCONSIN  
HISTORICAL  
SOCIETY

RECEIVED 2280

MAY 22 2015

Nat. Register of Historic Places  
National Park Service

TO: Keeper  
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination

The following materials are submitted on this 19th day of May 2015,  
for the nomination of the University Hill Farms Historic District to the National  
Register of Historic Places:

1 Original National Register of Historic Places Nomination Form

1 CD with NRHP Nomination Form Word Document

         Multiple Property Nomination form

38 Photograph(s)

1 CD with electronic images

1 USGS map(s)

6 Sketch map(s)/figure(s)/exhibit(s)

         Piece(s) of correspondence

         Other \_\_\_\_\_

COMMENTS:

         Please insure that this nomination is reviewed

         This property has been certified under 36 CFR 67

10 The enclosed owner objection(s) do          do not X  
constitute a majority of property owners.

         Other: \_\_\_\_\_

Collecting, Preserving and Sharing Stories Since 1846

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[wisconsinhistory.org](http://wisconsinhistory.org)

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

RECEIVED

DEC 08 2014

DIV HIST PRES

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: UNIVERSITY HILL FARMS  
Address of Property in District: 6 S. SEGOE RD  
City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Sandra Y. Porter Date: 11/24/14

Print or Type Name: SANDRA Y. PORTER

Mailing Address: 6 S. SEGOE RD.

City: MADISON State: WI Zip: 53705

**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 4th day of

December, 2014

Alicia Evenrude  
Notary Public Signature

My commission Expires: 2/26/2017



RECEIVED

OCT 22 2014

DIV HIST PRES

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: University Hill Farms Historic District

Address of Property in District: 5002 Marathon Dr

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Kathryn J. Anderson x Richard J. Anderson Date: 10/27/14  
Kathryn J. Anderson x Richard J. Anderson  
Richard J. Anderson & Kathryn J. Anderson JRT

Print or Type Name: Richard J. Anderson & Kathryn J. Anderson

Mailing Address: 5002 Marathon Dr

City: Madison State: W. Zip: 53705

**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 21st day of October, 2014.

Wayne A. Dittmann  
Notary Public Signature

My commission Expires: 4/1/17



RECEIVED

NOV 18 2014

DIV HIST PRES

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: UNIVERSITY HILL FARMS DISTRICT

Address of Property in District: 4902 SOUTH HILL DR.

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: Nov 17, 2014

Print or Type Name: JOHN BERNARD

Mailing Address: 4902 SOUTH HILL DR

City: MADISON State: WI Zip: 53705

**NOTARY**

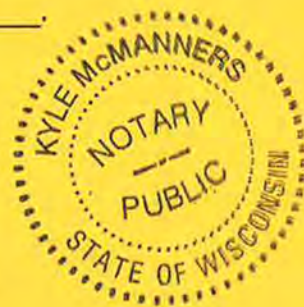
State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 17th day of

November, 20 14

[Signature]  
Notary Public Signature

My commission Expires: 2/1/2015





**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES  
OWNER IN A HISTORIC DISTRICT**

RECEIVED  
NOV 05 2014  
DIV HIST PRES

Historic District Name: University Hill Farms

Address of Property in District: 5122 Shawano Terrace

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Mary A. Bosben, Trustee Date: Oct. 31, 2014

Print or Type Name: Mary A. Bosben

Mailing Address: 5122 Shawano Terrace

City: Madison State: WI Zip: 53705

**NOTARY**  
State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 31 day of  
October, 2014.

Denise M. Mazzara  
Notary Public Signature

My commission Expires: 3/1/2015

**NOTARY PUBLIC  
DENISE M. MAZZARA  
STATE OF WISCONSIN**

RECEIVED

NOV 05 2014

DIV HIST PRES

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: University Hill Farms Historic District

Address of Property in District: 310 N Midvale

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 11/4/14

Print or Type Name: Robert J Lehmann

Mailing Address: 310 N Midvale Blvd

City: Madison State: WI Zip: 53705

**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 4<sup>th</sup> day of November, 2014.

[Signature]  
Notary Public Signature

My commission Expires: Permanent



**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES  
OWNER IN A HISTORIC DISTRICT**

RECEIVED  
NOV 10 2014  
DIV HIST PRES

Historic District Name: University Hill Farms

Address of Property in District: 5106 Juneau Rd

City: Madison 53705.4244 County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that we are the sole (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered. NHN  
/m n

Signed: Philip Martin Nystrand Nancy Helen Nystrand Date: 11/6/14

Print or Type Name: Philip Martin Nystrand; Nancy Helen Nystrand

Mailing Address: 5106 Juneau Rd

City: Madison State: WI Zip: 53705

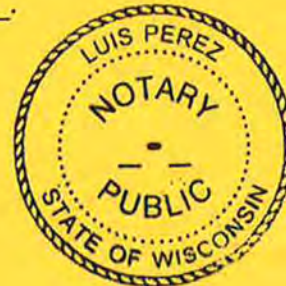
**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 7<sup>th</sup> day of November

[Signature]  
Notary Public Signature

My commission Expires: 04/16/17



**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

RECEIVED

NOV 05 2014

DIV HIST PRES

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: University Hill Farms

Address of Property in District: 217 S. Whitney Way

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jessica Rodin Date: 10-29-14

Print or Type Name: Jessica Rodin

Mailing Address: 217 S. Whitney Way

City: Madison State: WI Zip: 53705

**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 29 day of October, 2014.

[Signature]  
Notary Public Signature

My commission Expires: Aug 2018

RECEIVED

OCT 31 2014

DIV HIST PRES

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: University Hill Farms

Address of Property in District: 5301 Shawano Terrace

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Bart Sponseller Date: 10/22/14

Print or Type Name: Bart Sponseller

Mailing Address: 5301 Shawano Terrace

City: Madison State: WI Zip: 53705

**NOTARY**

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 22nd day of October, 2014.

Barbara Swenson  
Notary Public Signature

My commission Expires: 11/30/2014



**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

RECEIVED

NOV 14 2014

**OWNER IN A HISTORIC DISTRICT**

DIV HIST PRES

Historic District Name: University Hill Farms Historic District

Address of Property in District: 313 Price Place

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

X Signed: John B Threlfall Date: 11-13-14

Print or Type Name: JOHN B. THRELFALL

Mailing Address: 5518 BARTON RD

City: MADISON State: WI Zip: 53711

**NOTARY**

State of Wisconsin, County of DANE

The above statement was subscribed and sworn before me this 13 day of NOVEMBER, 20 14

Chris Ebsen  
Notary Public Signature

My commission Expires: 01/09/2018



RECEIVED

NOV 21 2014

DIV HIST PRES

**OBJECTION TO LISTING IN  
THE  
NATIONAL REGISTER OF HISTORIC PLACES**

**OWNER IN A HISTORIC DISTRICT**

Historic District Name: UNIVERSITY Hill Farms

Address of Property in District: 5150 JUNEAU Rd

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 11-19-14  
11-20-14

Print or Type Name: DENNIS Tiberi

Mailing Address: 5150 JUNEAU Rd

City: MADISON State: WI Zip: 53705

**NOTARY**

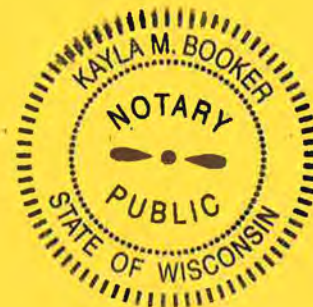
State of Wisconsin, County of DANE

The above statement was subscribed and sworn before me this 20 day of

NOVEMBER, 20 14

[Signature]  
Notary Public Signature

My commission Expires: DEC. 11, 2014



**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** University Hill Farms Historic District  
**other names/site number**

**2. Location**

|                            |   |                    |                            |
|----------------------------|---|--------------------|----------------------------|
| <b>street &amp; number</b> | Roughly bounded by North and South Midvale Boulevard,<br>Sheboygan Avenue, North and South Whitney Way, North Rock<br>Road and Mineral Point Road | N/A                | <b>not for publication</b> |
| <b>city or town</b>        | Madison   | N/A                | <b>vicinity</b>            |
| <b>state</b> Wisconsin     | <b>code</b> WI  | <b>county</b> Dane | <b>code</b> 025            |
|                            |   |                    | <b>zip code</b> 53705      |

**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

State Historic Preservation Officer-WI

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



University Hill Farms Historic District

Dane

Wisconsin

Name of Property

County and State

### 4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

### 5. Classification

**Ownership of Property**  
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- structure
- site
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

|              |                 |
|--------------|-----------------|
| contributing | noncontributing |
| 820          | 13 buildings    |
|              | sites           |
|              | structures      |
|              | objects         |
| 820          | 13 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

Returned

### 6. Function or Use

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/multiple dwelling

COMMERCE/TRADE/business

### 7. Description

**Architectural Classification**

(Enter categories from instructions)

MODERN MOVEMENT

Colonial Revival

**Materials**

(Enter categories from instructions)

foundation CONCRETE

walls Weatherboard

BRICK

roof ASPHALT

other Wood

### Narrative Description

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

University Hill Farms Historic District  
Name of Property

Dane  
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Wisconsin

**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.

**Areas of Significance**  
(Enter categories from instructions)

Architecture \_\_\_\_\_  
 Community Planning & Development \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Period of Significance**

1956-1989 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Significant Dates**

N/A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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.

**Significant Person**  
(Complete if Criterion B is marked)

N/A \_\_\_\_\_  
 \_\_\_\_\_

**Cultural Affiliation**

N/A \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Architect/Builder**

Erdman, Marshall \_\_\_\_\_  
 Gardner, Carl L. \_\_\_\_\_  
 Weiler & Strang \_\_\_\_\_  
 Wright, Frank Lloyd \_\_\_\_\_

Returned

**Narrative Statement of Significance**

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

University Hill Farms Historic District  
Name of Property

Dane  
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:

- State Historic Preservation Office
  - Other State Agency
  - Federal Agency
  - Local government
  - University
  - Other
- Name of repository:  
University Hill Farms Neighborhood Assoc.

## 10. Geographical Data

Acreage of Property Approximately 450 acres

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

|   |           |               |                |      |               |                |                |
|---|-----------|---------------|----------------|------|---------------|----------------|----------------|
| 1 | <u>16</u> | <u>298550</u> | <u>4771160</u> | 16   | <u>300441</u> | <u>4771913</u> |                |
|   | Zone      | Easting       | Northing       | Zone | Easting       | Northing       |                |
| 2 | <u>16</u> | <u>299150</u> | <u>4771720</u> | 4    | <u>16</u>     | <u>300470</u>  | <u>4770220</u> |
|   | Zone      | Easting       | Northing       |      | Zone          | Easting        | Northing       |

X 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/ Consultant for the City of Madison | date      | July 15, 2014 |
| organization    |   | telephone | 608-795-2650  |
| street & number | 6391 Hillsandwood Road                                  | zip code  | 53560         |
| city or town    | Mazomanie   | state     | WI            |

University Hill Farms Historic District

Dane

Wisconsin

Name of Property

County and State

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

**Additional Items** (Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

|                            |                            |    |  |                  |
|----------------------------|----------------------------|----|--|------------------|
| <b>name/title</b>          | Various, See Separate List |    |  | <b>date</b>      |
| <b>organization</b>        |                            |    |  | <b>telephone</b> |
| <b>street &amp; number</b> |                            |    |  | <b>zip code</b>  |
| <b>city or town</b>        | <b>state</b>               | WI |  |                  |

**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.

Returned

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section 7 Page 1

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**Description**

The University Hill Farms Historic District is a complete, highly intact planned community located on the near west side of the city of Madison. It occupies most of a 620-acre parcel that belonged to the University of Wisconsin since the 1890s and which had been used as an experimental farm by the University's College of Agriculture.<sup>1</sup> By 1953, this farm was being surrounded by the fast-growing city and was blocking the city's westward expansion. In addition, the increasingly urban setting of the farm meant that it was becoming both less viable as an experimental farm and more valuable as developable land. As a result, the University decided to develop the farm as a self-contained planned community. The proceeds from the sale of the lots in this newly formed subdivision would then be used to purchase and equip a new and much larger experimental farm that would be located far enough from the city to be useful to the University for many decades to come. To this end, the University hired the Chicago-based city planning consulting firm of Carl L. Gardner & Assoc. in 1955 to create a master plan for the new subdivision, which resulted in a topographically sensitive curvilinear street plan that had within it reserved spaces for churches, a school, a park, private office buildings, state office buildings, high rise apartment buildings, garden apartment buildings, and a regional shopping center. Development of the new subdivision began in early 1956 and by 1964, 87% of the district's buildings had been built, with the vast majority of them being examples of Modern Movement style designs. The resulting planned community was a complete success from both a financial and a civic point of view and it was, and continues to be, especially popular as a home for Madison's professional and middle class families.

The University's Hill Farms property is bounded on the north by the east-west-running Sheboygan Avenue and on the south by the east-west-running Mineral Point Road, these being the two major east-west routes that served the west side of the city both before and after World War II. The east side of the Hill Farms property is bounded by the north-south-running Midvale Boulevard. This four-lane street was being constructed by the City in the early 1950s with the ultimate goal of creating a north-south thoroughfare whose north end would intersect with University Avenue and whose south end would intersect with the new beltline highway being developed at this time around the south side of the city. The west side of the Hill Farms property is now mostly bounded by what was originally called Gilbert Road but which is now called N. and S. Whitney Way. This curving street intersects with University Avenue at its north end and Mineral Point Road at its south end and was just beginning to be laid out when the Hill Farms development began.<sup>2</sup> As a result, the University's Hill Farms was effectively surrounded by what were to become four of the most heavily trafficked streets

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<sup>1</sup>Madison is the capital of the state of Wisconsin and its population in 2010 was 233,209.

<sup>2</sup>Like Midvale Boulevard, Whitney Way was also built with the intention of intersecting University Avenue at its north end and with the south beltline at its south end, which is how it was ultimately developed.

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section 7 Page 2

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on the west side of Madison, a situation that was inherently favorable for the University's proposed development plans.

The timing of the University's decision was excellent because in the early 1950s Madison was the fastest growing city in Wisconsin and the need for more housing was acute. For instance, between 1940 and 1950 the population of Madison had grown by 42% from 67,447 to 96,056.<sup>3</sup> In response to the demand this population growth created, new privately sponsored suburbs were being developed that effectively surrounded the Hill Farms on all sides. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park and Merrill Heights, and to the south, the newly developed suburbs of Midvale Heights, Oak Park Heights (1950), and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road.<sup>4</sup> It is worth noting, however, that none of these new suburbs contained any commercial or retail properties with the single exception of Shorewood Hills, which had a commercial strip along University Avenue east of the Hill Farms that included the small, local, seven-store Shorewood Shopping Center, constructed in 1951 as one of the first shopping centers of any size in the city.<sup>5</sup>

Once the University decided to develop its Hill Farms property in 1953, it entered into a close relationship with the City of Madison and its planning department in order to make a smooth transition. This was aided by the fact that even as early as 1949, the north half of the Hill Farms property had been annexed to the city of Madison and now, in 1953, the remainder was annexed as well, which meant among other things that property owners in the proposed new subdivision would have ready access to city sewer, water, and gas lines. This annexation was followed by the creation of a preliminary plan for the new Hill Farms subdivision in 1954, prepared at the request of the University's Board of Regents by the City Plan Commission. This plan was drawn by the City of Madison's planning engineer, Walter K. Johnson, and contained a number of features that were later incorporated into the final plan produced by Carl L. Gardner & Assoc.<sup>6</sup>

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<sup>3</sup> The city's population would grow by another 30,000 by 1960.

<sup>4</sup> These two new subdivisions extended north along the west side of S. Midvale Boulevard and west along the north side of Mineral Point Road to what would become Segoe Road.

<sup>5</sup> Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: 1999, pp. 248-249. Although now expanded and greatly altered, this shopping center is still extant today.

<sup>6</sup> Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, p. 17. This article contains a photo of the Johnson plan and an analysis of it.

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

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Both planners were aided by the fact that in 1953 the only existing buildings in the Hill Farms consisted of four groups of farm buildings, some of which had been acquired by the University with the land and some of which the University had built. The planners were also aided by the fact that the land itself was uncomplicated from a development point of view. The topography of the Hill Farms is gently rolling and it rises gradually to the south and to the west from its lowest point, which is located at the intersection of University Avenue and Midvale Boulevard in the northwest corner of the property. Since most of this land had been farmed since the 1850s, and since it was still being farmed by the University in 1953, it was all open farmland except for a wooded area located at a high spot on the property approximately where Lafayette Drive and Bayfield Terrace are today, and a low spot along Waukesha Street. As a result, the designers of the Hill Farms subdivision had a clean slate to work with before development began.

Walter Johnson's master plan for Hill Farms relied heavily on planning precedents that had been established before World War II in such places as Radburn, New Jersey. His plan included curvilinear (although not necessarily topographically sensitive) streets, an extensive use of cul-de-sacs, lots laid out in super blocks, a gradation of street sizes whose design and location were based on whether the street would carry local or regional traffic, and specific areas designated as park lands, school sites, church sites, or retail areas, all of which were features found in Radburn and other planned pre-war communities. Many aspects of this plan would subsequently be incorporated into Gardner's accepted 1955 master plan, but the overall appearance of Gardner's plan was very different.

Gardner's master plan maintained aspects of the city's plan. Parcels were set aside for churches, parks, and a school. Other large sections were dedicated to a shopping center, offices, and state office buildings. A park and garden apartments formed a transition between the single-family residential portions and the more highly developed shopping and office building areas. The Gardner plan largely abandoned the cul-de-sac and, instead, used long blocks and curvilinear streets to respond to the rolling topography of the site. Mid-block cut-throughs near the school and park provided shorter routes for school children and pedestrians.<sup>7</sup>

In addition to these alterations, Gardner's master plan had the advantage of including more building lots than the city's plan, and addressed new elements that had been added to the subdivision in the interim. Because this project was state-owned and needed approval by the State Building Commission to proceed, and because the University was committed to creating a real community that would be an asset to the city as a whole, state and city input into the plan resulted in an agreement with the University whereby the state would acquire a 30-acre parcel in the north part of the subdivision as the proposed site of multiple, large new state office buildings. In addition, the city of Madison was allocated a 23-acre site in the middle of the subdivision for a school and 60-acres for two parks, all of

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<sup>7</sup> Penkiunas, Daina. Op. Cit., pp. 19-20.

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

Section 7 Page 4

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which were sold to the city at reduced prices before the first plat of the subdivision was put on the market.

One of the most important features of the University's development plan for the new subdivision was its decision to sell the lots in stages, rather than all at once. This meant that the construction of the necessary infrastructure consisting of roads, sidewalks, and sewer, water, and gas lines, could be implemented gradually and could be paid for in stages. It also meant that instead of flooding the local market for houses, the University could manage the demand for its lots in such a way as to reap the maximum benefit from their sales. In addition, the University also sought to retain control over what was built in the new subdivision by attaching restrictive covenants to the deeds of the lots it sold. To enforce these covenants it set up an Architectural Control Committee that was charged with the responsibility of approving all building plans within the subdivision. These covenants stated that home sites were restricted to single family occupancy, houses could be no more than two-stories in height, they had to have a minimum square footage, and they also had to have attached garages. The covenants further specified that no outbuildings of any kind were permitted on subdivision lots.

Vehicular traffic within the subdivision makes its way to the major thoroughfares surrounding it by traversing several main internal roads. Regent Street runs east-west through the district from Midvale Boulevard to Whitney Way. Hill Farm's other main internal roads were all developed as part of the subdivision: Segoe Road runs south through Hill Farms from University Avenue to Mineral Point Road and beyond; Eau Claire Avenue runs south into Hill Farms from Old Middleton Road; South Hill Drive runs west from Segoe Road to Whitney Way and beyond; and Racine Road/Pepin Place runs north from Mineral Point Road into Hill Farms. The streets within the Hill Farms subdivision itself were named after various Wisconsin counties, this being a nod to the University's state-wide mission, the exceptions being Segoe Road, which was named after Ladislav Segoe, a prominent Cincinnati, Ohio urban planner who had developed a comprehensive plan for the City of Madison in 1939, and Cheyenne Trail and Cheyenne Circle, private land that was brought into the development.

Once the new master plan was approved, the development process began. The University hired the Madison-based engineering firm of Mead & Hunt to design the subdivision's infrastructure and supervise its construction. Next, the University borrowed funds from the State Building Commission to finance the construction of these same roads and utilities with the understanding that these funds would be paid back from the proceeds from the sales of the lots.<sup>8</sup> The first portion of Hill Farms was platted in October of 1955 and it set the pattern for all the eleven plats that would follow. This original plat partially encircled the land on Waukesha Street that the city had purchased as a school site and it featured curvilinear streets, concrete curb and gutter, broad terraces, and concrete sidewalks,

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<sup>8</sup> After the sales of the first plat were completed, the University never again needed to borrow money for infrastructure development.



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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

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underneath all of which were the necessary storm sewers and water and gas lines.<sup>9</sup> In addition, paved concrete walkways or cut-throughs that cut across the elongated blocks that characterize the subdivision were also built to facilitate the movement of pedestrians and school children through the district. These pathways are still very much in use today.<sup>10</sup> All of this was implemented by the University, with the City being in charge of putting in street trees on the terraces and street lighting. The landscaping of the individual lots was left to the homeowners themselves. Early photos show that most of these yards consisted at first of mown lawn with newly planted shade and ornamental trees and shrubs. The same photos also show that in the early years most of the rear yards in the subdivision were unfenced.

At the same time that Hill Farm's first plat was being developed, its lots sold and houses built, the first open space in the subdivision was also being created, this being the 23-acre grounds of the new and still highly intact Charles R. Van Hise Elementary and Middle School. These grounds were essentially given over to mown lawn on which playing fields for various sports have been developed, but there are also several concrete parking lots located near the school as well. In 1960, neighborhood pressure and activism resulted in several lots located across N. Eau Claire Avenue from the future Rennebohm Park being given to the Hill Farms Swim Club. The construction of the pool and the bathhouse of this club was financed by the club members themselves and this semi-private recreational resource is still very much in operation today. In 1961, more open space was developed in the district between Regent Street and Sheboygan Avenue when construction of the 20-acre Oscar Rennebohm Park began. This land had been purchased by the City in 1955; its grounds stretch all the way from N. Segoe Road to N. Eau Claire Avenue, and like the school grounds, this park is a large green space with mown grass. Tennis courts were built afterwards in the northwest corner of the park as was a large, twelve-sided Contemporary style shelter house replete with restrooms. A recently completed paved path runs from N. Segoe Road westward through the park and around the shelter house before exiting onto both N. Eau Claire Avenue and Regent Street.

The restrictive covenants attached to the deeds of the lots sold for single family residential properties in the district specified, among other things, that a one or one-and-one-half story house located on a lot that was less than 80-feet-wide must have a minimum square footage of 1040 square feet and one on a lot wider than 80-feet, 1176 square feet, while a two-story house had a minimum of 780 square feet and 882-square feet, respectively. As a result, houses in the subdivision tended to be of moderate size and the average cost was from \$25,000 to \$35,000, including both the cost of the lot and the house

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<sup>9</sup> Electric service and attendant power lines were supplied by the Madison Gas & Electric Company. These electric lines and also telephone lines use above ground poles and the lines are strung along the rear of the lots in the district.

<sup>10</sup> In the first plat, one walkway led from Van Hise School east and downhill to and across Richland Lane and then on to S. Segoe Road. This pathway was subsequently continued on the other side of Segoe Road and it traveled still further east to Merlham Street in the adjacent Eighth Addition to Sunset Village plat.

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

**National Register of Historic Places**  
**Continuation Sheet**

University Hill Farms Historic District  
Madison, Dane County, Wisconsin

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itself, from 1956 to 1962, although some cost a good deal more. The designs of these houses followed the trends of the day and the vast majority of the 650 houses that were built in Hill Farms up until 1962 were in the Ranch style. Included among their numbers are such subtypes as the Split-Level and Bi-Level styles.<sup>11</sup> There are 613 Ranch Style houses of all types in the district, which number includes 116 examples of the Split-Level subtype and 76 examples of the Bi-Level subtype. Consequently, almost every variant of the Ranch Style house that was built in Madison during this period can be found in the district including some that are much larger and more elaborate than the norm, and a few that are architect designed. The most commonly encountered house built in the district during this period, however, is a one-story Ranch style house having a more or less rectangular plan, either a gable or a hip roof, a garage at one end, and a more or less centered main entrance that is flanked on one side by a living room window and on the other side by bedroom windows. These houses were mostly sided in wood clapboards, although steel or aluminum examples are also encountered, and their front-facing façade is usually at least partially sided in either brick or stone. The district contains 89 Contemporary and Wrightian style houses; a number of which were architect-designed, including one designed by Frank Lloyd Wright himself. These styles, and the houses in the district that are associated with them, are discussed in more detail after the building inventory that follows, while the architects and builders and their works are discussed in the Significance Section of this nomination.

In addition to the single family residences in Hill Farms, there are also 37 one and two-story duplex apartment buildings, almost all of which were built along Manitowoc Parkway between 1959-64, and 1976-77. These are of the Ranch, Contemporary, and Colonial Revival styles of architecture.<sup>12</sup> Larger scale apartment buildings are also in the district in locations in the northern part of Hill Farms that were specifically set aside for them in the Gardner master plan. The earliest of these was a complex of eleven, two-story-tall, sixteen-unit, two- and three-bedroom garden apartment buildings located on a large parcel at the corner of Regent Street and N. Segoe Road. These Contemporary style buildings were built between 1959 and 1964 and face onto large areas of mown lawn dotted with mature shade trees, with some of the units facing onto the adjacent Rennebohm Park. There are two high rise Contemporary style apartment blocks located on Sheboygan Avenue that were built between 1962 and 1965 in an area that was originally intended to house six of these blocks, all identical in design. Instead, two high rise and six low rise buildings were constructed. The first high rise, the 140-unit Park Tower Apartments, was designed by John J. Flad & Assoc., while the second high rise, the Hilldale Towers Apartments, was designed by another firm and built next door a few years later. The rest of the land located on the south side of Sheboygan Avenue that had originally been allocated for more high rise apartment buildings was subsequently rezoned to allow for the construction of large three-story-tall Colonial Revival and Georgian Revival style apartment block complexes (the three-

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<sup>11</sup> There are 741 single family houses in the district today out of a total number of 836 buildings.

<sup>12</sup> This area had been specifically set aside for the construction of duplex apartments and those that were built in 1976-77 reflect the platting and sale of the land in the Gugel Farm Plat, which occurred in 1975.

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building Normandy Apartments and the three-building Carolina Apartments), which were built in 1969-70. These later apartment blocks have always been heavily rented by retired couples and the elderly, for whom a low rise building with underground parking and a location near to shopping is preferred. These buildings look out over Rennebohm Park to the south and/or into very large well-landscaped inner courts replete with swimming pools. The quick success of these earlier apartment complexes also meant that when the former University of Wisconsin's Seed Farm portion of the larger Hill Farms became available for development in the late 1980s, another five-building Georgian Revival style complex (the Monticello Apartments) was built on this land, located on Sheboygan Avenue in the next block to the west of the first two. All of these apartment complexes are well landscaped and exceptionally well maintained and feature mown lawns, large deciduous shade trees, ornamental shrubs and trees, and flower beds.

Also included on the Gardner master plan is a 64-acre parcel of land devoted to a 34-acre regional shopping center and to a 30-acre area devoted to private office buildings. This area comprises the northeast corner of Hill Farms and it is bounded by Regent Street to the south, N. Segoe Road to the west, University Avenue to the north, and N. Midvale Boulevard to the east. The designs of all but two of the buildings that were subsequently built in this area are various examples of the Contemporary style and almost all of them were architect-designed. This area was planned so that small and medium size private office buildings could be located between the north side of Regent Street and Heather Crest located at the south end of Hilldale Shopping Center, and also along the east side of N. Segoe Road from Regent Street north to University Avenue. Each of these buildings is freestanding, not more than three-stories-tall, and each is surrounded by some mown lawn and ornamental plantings as well as hard-surfaced parking lots. Eventually there were at least twenty-three privately constructed commercial buildings and a post office building (extant but altered) located within this area along with the original 250,000 square foot Hilldale Shopping Center, which was completed in 1962. The portion of this area that is located south of Heather Crest Drive is still largely intact today, it contains several buildings of architectural significance, and has been included within the boundaries of the University Hill Farms Historic District as a result. The area to the north of it, however, has now been greatly altered and no longer retains integrity. Hilldale Shopping Center is still the retail heart of this area but it has since been enlarged and remodeled and no longer retains its historic appearance. In addition, most of the original commercial buildings that were located north of Kelab Drive/Heather Crest in this area have now been demolished and recently replaced either with new, larger commercial buildings or with new, larger apartment buildings and condominium towers.

In addition to the Hill Farms area's privately owned office buildings, the Gardner master plan also included a 30-acre parcel bounded by University Avenue to the north, N. Segoe Road to the east, Sheboygan Avenue to the south, and N. Eau Claire Avenue to the west that was set aside as the location for what were originally intended to be two large high-rise state office buildings. The first of

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these nine-story-tall Contemporary style buildings was completed in 1963. However, subsequent changes in state policy meant that only one of the proposed high rise towers was built; the surplus land was eventually sold by the state and a private office building constructed. Because of the deviation from the original master plan for this area, this entire parcel is not considered to contribute to understanding of the plan and is drawn out of the boundary.

The Gardner master plan also provided separate parcels for four churches in Hill Farms. These parcels were distributed around the periphery of the subdivision and while three churches were ultimately built, one has since been demolished. Of the two that remain, both are examples of the Contemporary style. The Covenant Presbyterian Church in particular, which occupies a corner location at the S. Segoe Road entrance to the district, is an excellent example of the locally significant religious architecture produced by William V. Kaeser who was one of Madison's finest mid-twentieth century architects.

Over time, the street trees planted by the city and the trees planted by the residents themselves have increased substantially in size and the landscaping around individual houses has matured. No large scale landscaping projects designed by landscape architects have yet been identified in the district, although individual yards and properties that have been designed by them are known to exist. As in most neighborhoods, most of the landscaping that has occurred has been at the initiative of the property owners themselves and reflects the taste of these individuals. Mown lawns in front and rear yards are ubiquitous and because restrictions embodied in the deed covenants of the properties dictate how close a house can be located to the front street line or to side lot lines, uniform setbacks create a consistent appearance throughout the district.

By 1964, 87% of all the buildings within the district had been completed. Today the district retains the appearance it had in 1964 to a remarkable degree. As was intended, most of the land in the district is given over to single family residences. The houses have continued to attract owners who appreciate the convenience and modernity that they provide. These owners have, by and large, respected the original appearance of the houses. In addition, very few of the district's original houses have been replaced by new ones. The neighborhood's Architecture Control Committee still reviews all requests for additions to existing houses and typically declines any request for subdivisions of existing properties. The most common major changes that have occurred to houses in the district have been either the addition of an enclosed or screened porch to the rear of a house, or else an expansion from a one-car to a two-car garage when sufficient lot width was available. Otherwise, the biggest threats to the integrity of the neighborhood's single-family housing stock has been window alterations and re-siding with vinyl, the latter trend being especially unfortunate since many of the district's houses were originally sided in what was once affordable, very long-lasting redwood. Indeed, the stability that the district enjoys can be seen by the fact that only 13 of the district's buildings have been classified as

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non-contributing, and only 8 of these have been so classified because of the alterations they have undergone (the other 5 are of too recent a date to fall within the period of significance). With the added benefits that accrue from National Register listing, there is every reason to hope that the University Hill Farms Historic District will continue to retain its historic appearance for many years to come.

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**Inventory**

The following inventory lists every building 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 (N/C) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- CO = Colonial Revival
- CON = Contemporary
- DU = Dutch Colonial Revival
- GN = Georgian Revival
- NE = Neoclassical Revival
- RA = Ranch
- SG = Side Gable
- TU = Tudor Revival
- WR = Wrightian

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| C or N/C | Address |                | Original Owners                        | Yr. Built | Style |
|----------|---------|----------------|--|-----------|-------|
| C        | 3       | Ashland Court  | Jud & Marilyn Vastad House             | 1957      | RA    |
| C        | 5       | Ashland Court  | Harold & Elizabeth Linden House        | 1960      | RA    |
| C        | 7       | Ashland Court  | William C. & Nancy Larson House        | 1957      | CON   |
| C        | 9       | Ashland Court  | Walter B. & Alice Sentry House         | 1957      | RA    |
| C        | 5       | Barron Court   | James A. & Bernadette Fenton House     | 1963      | CON   |
| C        | 6       | Barron Court   | Clarence J. & Evelyn Reuter House      | 1963      | RA    |
| C        | 9       | Barron Court   | Harold R. & Florence I. Wetzel House   | 1964      | CO    |
| C        | 10      | Barron Court   | Prof. Thomas & Elizabeth Averill House | 1964      | RA    |
| C        | 4802    | Bayfield Terr. | Collin H. & Margaret Schroeder House   | 1961      | CO    |
| C        | 4809    | Bayfield Terr. | John & Ethel McMillen House            | 1959      | RA    |
| C        | 4813    | Bayfield Terr. | Arvid & Avis Anderson House            | 1959      | RA    |
| C        | 4814    | Bayfield Terr. | Clement M. & Betty Silvestro House     | 1959      | CO    |
| C        | 4817    | Bayfield Terr. | Mrs. Helen Hansbrough House            | 1961      | RA    |
| C        | 4818    | Bayfield Terr. | Urban J. & Angeline Niesen House       | 1962      | RA    |
| C        | 4821    | Bayfield Terr. | Vernon & Pauline Hill House            | 1960      | RA    |
| C        | 4822    | Bayfield Terr. | Jack G. & Virginia C. Jefferds House   | 1959      | CO    |
| C        | 4825    | Bayfield Terr. | Prof. Wilson & Grace Thiede House      | 1960      | RA    |
| C        | 4826    | Bayfield Terr. | Dr. Robert & Nancy O'Connor House      | 1960      | CO    |
| C        | 4901    | Bayfield Terr. | William T. & Gretchen Rieser House     | 1962      | RA    |
| C        | 4902    | Bayfield Terr. | Robert P. & Lucille Torkelson House    | 1965      | CON   |
| C        | 4905    | Bayfield Terr. | Robert C. & Clara Wiersma House        | 1964      | CO    |
| C        | 4906    | Bayfield Terr. | William P. & Ada Mitchell House        | 1959      | CO    |
| C        | 4909    | Bayfield Terr. | Robert J. & Patricia Fausett House     | 1961      | RA    |

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|     |      |                |                                       |      |     |
|-----|------|----------------|---------------------------------------|------|-----|
| C   | 4910 | Bayfield Terr. | Martin A. & June Matoushek House      | 1958 | RA  |
| C   | 4914 | Bayfield Terr. | Norman & Margaret Levin House         | 1962 | CON |
| C   | 4918 | Bayfield Terr. | Dr. Martin B. & Phyllis Fliegel House | 1962 | CO  |
| C   | 5001 | Bayfield Terr. | Dr. Kenneth & Beverly Sachtjen House  | 1962 | CON |
| C   | 5002 | Bayfield Terr. | Prof. Paul J. & Marian Kaesberg House | 1958 | RA  |
| C   | 5005 | Bayfield Terr. | Jerome H. & Joan Kuypers House        | 1959 | RA  |
| C   | 5009 | Bayfield Terr. | Dale A. & Nora Nordeen House          | 1958 | CO  |
| C   | 5010 | Bayfield Terr. | Prof. Claude & Dorothy Hayes House    | 1961 | RA  |
| C   | 5013 | Bayfield Terr. | Robert B. & Jean Rennebohm House      | 1958 | RA  |
| C   | 5017 | Bayfield Terr. | John B. & Jane K. Secord House        | 1958 | CO  |
| C   | 5018 | Bayfield Terr. | Paul H. & Pat Graven House            | 1959 | CON |
| C   | 5021 | Bayfield Terr. | Prof. Patrick & Mary Ann Boyle House  | 1962 | CO  |
| C   | 5025 | Bayfield Terr. | Dale O. & Anna Bender House           | 1962 | CO  |
| C   | 5026 | Bayfield Terr. | Dale & Lois Selix House               | 1963 | RA  |
|     |      |                |                                       |      |     |
| N/C | 5010 | Buffalo Trail  | Steven K. Levine House                | 2000 | CON |
| C   | 5014 | Buffalo Trail  | House                                 | 1987 | CO  |
| C   | 5101 | Buffalo Trail  | Harvey G. & Madeline Lilleman House   | 1963 | RA  |
| C   | 5102 | Buffalo Trail  | Mark & Virginia Kniser House          | 1986 | RA  |
| C   | 5105 | Buffalo Trail  | Lyle E. & Viola Baerwald House        | 1962 | RA  |
| C   | 5109 | Buffalo Trail  | Murray C. & Mary A. Calhoun House     | 1965 | CO  |
| C   | 5110 | Buffalo Trail  | Robert P. & Darlene Gakovich House    | 1988 | CON |
| C   | 5114 | Buffalo Trail  | Prof. Deepax & Anu Divan House        | 1986 | CON |
| C   | 5117 | Buffalo Trail  | Prof. Robert G. & Dessa Cassens House | 1964 | CO  |
| C   | 5118 | Buffalo Trail  | Paul J. Bois House                    | 1985 | CON |
| C   | 5122 | Buffalo Trail  | John J. & Bonnie Jordan, Jr. House    | 1986 | RA  |
| C   | 5126 | Buffalo Trail  | Frank & Shirley Ross, Jr. House       | 1985 | CO  |
| C   | 5130 | Buffalo Trail  | Jim & Lynn Soehnlén House             | 1986 | CON |
| N/C | 5134 | Buffalo Trail  | Keith W. & Rita Johnson House         | 1991 | RA  |
| C   | 5138 | Buffalo Trail  | Jac B. & Edith G. Garner House        | 1985 | CO  |
|     |      |                |                                       |      |     |
| C   | 5201 | Burnett Dr.    | John P. & Florence Bolger House       | 1962 | RA  |
| C   | 5202 | Burnett Dr.    | Donald W. & Albetina Renlund House    | 1961 | RA  |
| C   | 5206 | Burnett Dr.    | Alvin F. & Freda Nebel House          | 1960 | RA  |
| C   | 5209 | Burnett Dr.    | Dr. Gregory L. & Nancy Gallo House    | 1962 | RA  |
| C   | 5210 | Burnett Dr.    | Richard K. & Gloria Roeber House      | 1960 | RA  |
| C   | 5213 | Burnett Dr.    | Prof. John A. & Vera Noehl House      | 1961 | RA  |
| C   | 5214 | Burnett Dr.    | Lester F. McChesney House             | 1962 | RA  |
| C   | 5301 | Burnett Dr.    | Prof. Frank B. & JoAnn Baker House    | 1961 | RA  |
| C   | 5302 | Burnett Dr.    | Prof. A. Burr & Mary Fontaine House   | 1960 | RA  |
| C   | 5305 | Burnett Dr.    | Prof. John & Frances Culbertson House | 1960 | RA  |
| C   | 5306 | Burnett Dr.    | James R. & Bernice Skogstad House     | 1961 | RA  |
| C   | 5309 | Burnett Dr.    | Walter A. & Jean Meanwell House       | 1960 | RA  |

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|---|------|-----------------|--|------|----|
| C | 5310 | Burnett Dr.     | Robert W. & Katherine Pohle House      | 1961 | RA |
| C | 5317 | Burnett Dr.     | Prof. E. James & Marian Archer House   | 1961 | RA |
| C | 5318 | Burnett Dr.     | Prof. Richard & Elizabeth Durbin House | 1961 | RA |
|   |      |                 |  |      |    |
| C | 6    | Calumet Circle  | Merlin R. & Irene Kolb House           | 1961 | RA |
| C | 9    | Calumet Circle  | Prof. Gordon & Joan Chesters House     | 1961 | RA |
| C | 10   | Calumet Circle  | Mrs. Eleanor Kennedy House             | 1961 | RA |
|   |      |                 |  |      |    |
| C | 5    | Cheyenne Circle | Dr. Mark F. & Adele Backs House        | 1960 | RA |
| C | 6    | Cheyenne Circle | James R. & Dorothy Underkofler House   | 1960 | CO |
| C | 9    | Cheyenne Circle | Maj. Harvey G. & Doris Maahs House     | 1960 | RA |
| C | 10   | Cheyenne Circle | Dr. John F. & Lucy Erck House          | 1960 | RA |
| C | 14   | Cheyenne Circle | Vernon H. & Cathern Schultz House      | 1960 | RA |
|   |      |                 |  |      |    |
| C | 302  | Cheyenne Trail  | Eugene & Janet Erickson House          | 1963 | CO |
| C | 305  | Cheyenne Trail  | Charles & Elsa Oliver House            | 1962 | CO |
| C | 306  | Cheyenne Trail  | Dr. John & Ann McAleavy House          | 1962 | CO |
| C | 309  | Cheyenne Trail  | Byron W. & Betty Schmeling House       | 1963 | CO |
| C | 310  | Cheyenne Trail  | Dr. Mark F. & Adele Backs House        | 1963 | RA |
| C | 313  | Cheyenne Trail  | Glenn S. & Daisy Pound House           | 1964 | RA |
| C | 314  | Cheyenne Trail  | Herbert F. & Marjorie M. Klinge House  | 1964 | CO |
| C | 317  | Cheyenne Trail  | Robert J. & Dolores Shand House        | 1963 | CO |
| C | 318  | Cheyenne Trail  | Prof. James E. & Doris Kennedy House   | 1964 | RA |
| C | 321  | Cheyenne Trail  | First Baptist Church Rectory           | 1964 | CO |
| C | 322  | Cheyenne Trail  | Julian P. & Mirian Bradbury House      | 1964 | RA |
| C | 325  | Cheyenne Trail  | Prof. Dwayne & Wilma Rohweder House    | 1964 | CO |
| C | 326  | Cheyenne Trail  | William A. & Joan Atkins House         | 1965 | RA |
| C | 329  | Cheyenne Trail  | Gerald F. & Jeanne Maruska House       | 1964 | RA |
| C | 330  | Cheyenne Trail  | Prof. Ronald & Maria Engerman House    | 1965 | CO |
| C | 333  | Cheyenne Trail  | Thomas W. & Donna Erbach House         | 1965 | CO |
|   |      |                 |  |      |    |
| C | 5109 | Door Drive      | George W. & Anne Burns House           | 1960 | RA |
| C | 5110 | Door Drive      | Donald L. & Lois Paul House            | 1963 | CO |
| C | 5113 | Door Drive      | Lawrence J. & Lil Kosikowski House     | 1960 | RA |
| C | 5114 | Door Drive      | Rev. Vernon & Patricia Johnson House   | 1960 | RA |
| C | 5117 | Door Drive      | Lillian Miller House                   | 1960 | RA |
| C | 5118 | Door Drive      | Donald & Doris Graf House              | 1960 | RA |
| C | 5121 | Door Drive      | Prof. William & Louise Kinne House     | 1960 | RA |
| C | 5122 | Door Drive      | Prof. Thomas & Betty Ringness House    | 1961 | RA |
| C | 5125 | Door Drive      | Jack & Sally Trautman House            | 1960 | RA |
| C | 5126 | Door Drive      | James E. & Joan Bie House              | 1960 | RA |
| C | 5129 | Door Drive      | Burton G. & Myrtle Billings House      | 1960 | RA |
| C | 5130 | Door Drive      | Prof. William H. & Ruth Dodge House    | 1960 | RA |



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|-----|---------|--------------------|---|------|-----|
| C   | 5133    | Door Drive         | Carter M. Wiltgen House                 | 1960 | RA  |
| C   | 5137    | Door Drive         | Clarence M. & Mary White, Jr. House     | 1960 | RA  |
| C   | 5141    | Door Drive         | Dr. Charles & Ruth Schoenwetter House   | 1961 | RA  |
| C   | 5142    | Door Drive         | Albert & Charlotte Hambrecht House      | 1961 | RA  |
| C   | 5145    | Door Drive         | Prof. Edward & Mary Kamarck House       | 1966 | CO  |
| C   | 5149    | Door Drive         | Charles F. & Lillian Norton House       | 1961 | CO  |
| C   | 5150    | Door Drive         | Stuart W. & Emmy Gallaher House         | 1961 | CON |
|     |         |                    |   |      |     |
| N/C | 2       | N. Eau Claire Ave. | Hill Farms Swim Club Swimming Pool      | 1960 | CON |
| C   | 202     | N. Eau Claire Ave. | The Monticello Apartments (Bldg. D)     | 1985 | GN  |
| C   | 401-409 | N. Eau Claire Ave. | The Carolina Apartments (Bldg. C)       | 1969 | GN  |
| C   | 402     | N. Eau Claire Ave. | The Monticello Apartments (Bldg. E)     | 1985 | GN  |
|     |         |                    |   |      |     |
| C   | 1       | S. Eau Claire Ave. | Ernie W. & Beatrice Jordan House        | 1960 | RA  |
| C   | 2       | S. Eau Claire Ave. | Roland J. & Phyllis Mumert House        | 1960 | RA  |
| C   | 5       | S. Eau Claire Ave. | Francis A. & Twila Blake House          | 1959 | CO  |
| C   | 6       | S. Eau Claire Ave. | Gay M. & Donne Ronne House              | 1959 | CO  |
| C   | 9       | S. Eau Claire Ave. | Alfred & Marie Dai Frank House          | 1961 | CON |
| C   | 14      | S. Eau Claire Ave. | Mrs. Dorothy Forance House              | 1958 | RA  |
| C   | 15      | S. Eau Claire Ave. | Lester C. & JoAnn Six House             | 1959 | CO  |
| C   | 17      | S. Eau Claire Ave. | Leland R. & Doris Fuelle House          | 1961 | CON |
| C   | 21      | S. Eau Claire Ave. | Roy E. & Rose McCormick House           | 1960 | RA  |
| C   | 22      | S. Eau Claire Ave. | Lester & Evelyn Kolman House            | 1958 | RA  |
| C   | 26      | S. Eau Claire Ave. | Urban J. & Angeline Niesen House        | 1959 | RA  |
| C   | 30      | S. Eau Claire Ave. | Pern O. & Mary Finch House              | 1958 | RA  |
| C   | 33      | S. Eau Claire Ave. | Prof. William & Jane Hillsenhoff House  | 1961 | RA  |
| C   | 34      | S. Eau Claire Ave. | Dale C. & Leah Aebischer House          | 1959 | RA  |
| C   | 37      | S. Eau Claire Ave. | Paul E. & Eleanor Morris House          | 1960 | RA  |
| C   | 38      | S. Eau Claire Ave. | Harlan & Patricia Reif House            | 1958 | RA  |
| C   | 42      | S. Eau Claire Ave. | Dr. Roland & Patricia Winterfield House | 1958 | RA  |
| C   | 45      | S. Eau Claire Ave. | Richard & Phyllis Pire House            | 1958 | RA  |
| C   | 46      | S. Eau Claire Ave. | Leonard A. & Carol Montie House         | 1958 | RA  |
| C   | 49      | S. Eau Claire Ave. | Elizabeth Davies House                  | 1958 | RA  |
| C   | 50      | S. Eau Claire Ave. | John E. & Jane Wise, Jr. House          | 1959 | RA  |
| C   | 53      | S. Eau Claire Ave. | C. Dennis & Barbara Besadny House       | 1959 | RA  |
| N/C | 54      | S. Eau Claire Ave. | Mrs. Leonore M. Leake House             | 1958 | CO  |
|     |         |                    |   |      |     |
| C   | 4706    | Fond du Lac Trail  | Dr. Bernard & Martine Messert House     | 1962 | RA  |
| C   | 4709    | Fond du Lac Trail  | Lyman R. & Betty J. Frazier House       | 1962 | CO  |
| C   | 4710    | Fond du Lac Trail  | Henry & Mary Peiss House                | 1959 | RA  |
| C   | 4713    | Fond du Lac Trail  | Chris P. & Eileen Lemberg House         | 1959 | CO  |
| C   | 4714    | Fond du Lac Trail  | Dr. Laurence T. & Audrey Giles House    | 1961 | RA  |
| C   | 4717    | Fond du Lac Trail  | Charles W. & Mildred Decker House       | 1960 | CO  |

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|---|------|-------------------|--|------|-----|
| C | 4718 | Fond du Lac Trail | Prof. Douglas & Lillian Marshall House | 1960 | RA  |
| C | 4722 | Fond du Lac Trail | Thomas & Artha Jean Towell House       | 1959 | RA  |
| C | 4802 | Fond du Lac Trail | Ray T. & Shirley Haase House           | 1964 | CO  |
| C | 4805 | Fond du Lac Trail | Robert L. & Muriel Curry House         | 1961 | DU  |
| C | 4806 | Fond du Lac Trail | Charles E. & Mary Mueller House        | 1960 | RA  |
| C | 4809 | Fond du Lac Trail | Richard & Barbara Woroch House         | 1960 | WR  |
| C | 4810 | Fond du Lac Trail | Dr. C. Weir & Jane Horswill House      | 1963 | CO  |
| C | 4813 | Fond du Lac Trail | Norman R. & Kitty Benz House           | 1959 | RA  |
| C | 4814 | Fond du Lac Trail | Vere L. & Grace Fiedler House          | 1959 | RA  |
| C | 4817 | Fond du Lac Trail | Robert E. & Lou Westerveldt House      | 1961 | CO  |
| C | 4818 | Fond du Lac Trail | Dr. Donovan & Katherine Moore House    | 1962 | CO  |
| C | 4821 | Fond du Lac Trail | Gerald A. & Vicki Stewart House        | 1960 | RA  |
| C | 4822 | Fond du Lac Trail | Robert J. & Mae Klein House            | 1959 | RA  |
| C | 4901 | Fond du Lac Trail | Ernest O. & Jean Neesvig House         | 1959 | RA  |
| C | 4902 | Fond du Lac Trail | Dr. Glen D. & Charlotte Hoff House     | 1960 | CO  |
| C | 4906 | Fond du Lac Trail | Prof. Max W. & Phyllis Carbon House    | 1959 | RA  |
| C | 4909 | Fond du Lac Trail | Arthur B. & Doris Morey House          | 1959 | RA  |
| C | 4910 | Fond du Lac Trail | Dr. Charles A. & Betsy Doehlert House  | 1959 | CO  |
| C | 4913 | Fond du Lac Trail | Paul & Marilyn Lindau House            | 1962 | CO  |
| C | 4914 | Fond du Lac Trail | John P. & Eunice Hendrickson House     | 1959 | CO  |
| C | 4917 | Fond du Lac Trail | Russell P. & Doris Bailey House        | 1961 | RA  |
| C | 4918 | Fond du Lac Trail | John Leonard House                     | 1959 | RA  |
| C | 4921 | Fond du Lac Trail | Dr. Leigh M. & Marilyn Roberts House   | 1965 | CO  |
| C | 4922 | Fond du Lac Trail | Prof. William & Virginia Beranck House | 1959 | RA  |
| C | 4925 | Fond du Lac Trail | Kenneth R. & Marilyn Johnson House     | 1960 | CO  |
| C | 4926 | Fond du Lac Trail | Prof. Richard M. & Ruth Heins House    | 1959 | RA  |
| C | 4929 | Fond du Lac Trail | William & LaVerne Rosenbaum House      | 1962 | RA  |
| C | 4930 | Fond du Lac Trail | W. Atleen & Sarah Jane Wilson House    | 1960 | RA  |
|   |      |                   |  |      |     |
| C | 101  | Green Lake Pass   | Adelbert C. & Viola Bast House         | 1961 | RA  |
| C | 106  | Green Lake Pass   | Robert S. & Joy Hinds House            | 1961 | CO  |
| C | 109  | Green Lake Pass   | Harry T. & JoAnn Ryan House            | 1962 | CO  |
| C | 110  | Green Lake Pass   | Fred & June Werren House               | 1965 | RA  |
| C | 113  | Green Lake Pass   | Peter S. & Marie Kozak House           | 1965 | RA  |
| C | 114  | Green Lake Pass   | Prof. Norman & Darlene Olson House     | 1963 | RA  |
| C | 201  | Green Lake Pass   | Prof. James R. & Nancy Love House      | 1962 | RA  |
| C | 202  | Green Lake Pass   | Thomas W. & Florence Geiger House      | 1961 | RA  |
| C | 205  | Green Lake Pass   | Leo B. & Dorothy McCann House          | 1963 | RA  |
| C | 206  | Green Lake Pass   | Freeman & Marcia Holmer House          | 1967 | RA  |
| C | 209  | Green Lake Pass   | Robert & Doris Mortenson House         | 1962 | CON |
| C | 210  | Green Lake Pass   | Theodore & Carolyn Stephenson House    | 1965 | RA  |
| C | 214  | Green Lake Pass   | Prof. Frank & Ardyce Reighard House    | 1963 | CO  |
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|---|------|------------------|---|---------------|-----|
| C | 5101 | Juneau Road      | Prof. Thomas & Lorna Hoffman House      | 1959          | RA  |
| C | 5106 | Juneau Road      | Dale & Norma Bruhn House                | 1958/<br>1999 | RA  |
| C | 5110 | Juneau Road      | Dr. Dorolea R. Harmon House             | 1958          | RA  |
| C | 5111 | Juneau Road      | Donald G. & Betty Harrer House          | 1958          | RA  |
| C | 5114 | Juneau Road      | Max G. & Dorothy Guhl House             | 1958          | RA  |
| C | 5117 | Juneau Road      | Harold & Edith Hopkins House            | 1958          | RA  |
| C | 5118 | Juneau Road      | Dr. Fred & Ruth Ansfield House          | 1958          | RA  |
| C | 5121 | Juneau Road      | Eugene & Jean Beytien House             | 1958          | RA  |
| C | 5122 | Juneau Road      | Alex & Mary Heffel House                | 1958          | RA  |
| C | 5125 | Juneau Road      | Robert & Marjorie Meuer House           | 1958          | CON |
| C | 5126 | Juneau Road      | Gottfried & Ingrid Staub House          | 1958          | CON |
| C | 5129 | Juneau Road      | Robert & Marjorie Friess House          | 1958          | RA  |
| C | 5130 | Juneau Road      | Walter & Patricia A. Larsh House        | 1958          | RA  |
| C | 5133 | Juneau Road      | Elmer & Olive Stein House               | 1958          | RA  |
| C | 5134 | Juneau Road      | H. Stewart & Linda Manchester House     | 1958          | RA  |
| C | 5137 | Juneau Road      | Dr. Leigh W. & Marilyn Roberts House    | 1958          | RA  |
| C | 5138 | Juneau Road      | Donald & Pauline Fugere House           | 1959          | RA  |
| C | 5141 | Juneau Road      | Lt. Col. Loy E. & Rena Watkins House    | 1958          | RA  |
| C | 5142 | Juneau Road      | William C. & Lean Rowland House         | 1958          | CON |
| C | 5146 | Juneau Road      | Prof. Jack W. & Barbara Miller House    | 1958          | RA  |
| C | 5149 | Juneau Road      | Anthony J. & Marge Stracka House        | 1959          | RA  |
| C | 5150 | Juneau Road      | Rudolf & Camille Mathias House          | 1958          | RA  |
| C | 5154 | Juneau Road      | Donald L. & Lois Paul House             | 1958          | RA  |
| C | 5158 | Juneau Road      | William L. & Virginia James House       | 1959          | RA  |
| C | 5159 | Juneau Road      | Bernard B. & Marjorie Shomberg House    | 1958          | CON |
| C | 5162 | Juneau Road      | Walter F. & Mary Schar, Jr. House       | 1960          | RA  |
| C | 5165 | Juneau Road      | Jesse L. & Betty Plumer House           | 1959          | RA  |
| C | 5166 | Juneau Road      | Donald H. & Mary Lou Lund House         | 1959          | RA  |
|   |      |                  |   |               |     |
| C | 1    | S. Kenosha Drive | William C. & Norma Linenfelser House    | 1964          | RA  |
| C | 2    | S. Kenosha Drive | Harry M. & Rose H. Spray House          | 1961          | RA  |
| C | 5    | S. Kenosha Drive | James W. & Ann C. Gorman House          | 1963          | RA  |
| C | 6    | S. Kenosha Drive | Prof. Gene R. & Louise De Foliart House | 1959          | RA  |
| C | 10   | S. Kenosha Drive | Dr. Henrik A. & Ann Hartmann House      | 1960          | RA  |
| C | 102  | S. Kenosha Drive | Clifford P. & Verabelle Kolberg House   | 1963          | RA  |
| C | 105  | S. Kenosha Drive | Jacob J. & Shirley Botwinick House      | 1963          | CO  |
| C | 106  | S. Kenosha Drive | Dr. William M. & Barbara Larsen House   | 1964          | RA  |
| C | 109  | S. Kenosha Drive | Forrest F. & Kathleen Harms House       | 1961          | RA  |
| C | 110  | S. Kenosha Drive | Robert R. & Beverly Swanson House       | 1961          | RA  |
| C | 201  | S. Kenosha Drive | House                                   | 1962          | CO  |
| C | 202  | S. Kenosha Drive | Lawrence C. & Sue Gontarek House        | 1962          | RA  |
| C | 205  | S. Kenosha Drive | William J. & Anne Foy House             | 1961          | CO  |

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|---|------|------------------|---|------|-----|
| C | 210  | S. Kenosha Drive | William P. & Marion Sutherland House        | 1961 | CO  |
| C | 213  | S. Kenosha Drive | John & Lee Wenning, Jr. House               | 1962 | RA  |
| C | 214  | S. Kenosha Drive | John H. & Helene Farrell House              | 1961 | RA  |
| C | 217  | S. Kenosha Drive | Norman S. & Patricia R. Jones House         | 1961 | RA  |
| C | 218  | S. Kenosha Drive | Ira T. & Marge Langlois, Sr. House          | 1961 | RA  |
| C | 221  | S. Kenosha Drive | Walter J. & Sally Walsh House               | 1961 | RA  |
| C | 222  | S. Kenosha Drive | Prof. Louis & Elizabeth Sequeira House      | 1963 | RA  |
| C | 225  | S. Kenosha Drive | Prof. Gilbert J. & Virginia Mannering House | 1960 | RA  |
| C | 226  | S. Kenosha Drive | Kenneth J. & Pamela Harvey House            | 1961 | RA  |
| C | 230  | S. Kenosha Drive | Paul & Janet Emmerich House                 | 1962 | RA  |
|   |      |                  |   |      |     |
| C | 3    | Kewaunee Court   | Prof. Leonard & Nettie Berkowitz House      | 1958 | CON |
| C | 5    | Kewaunee Court   | Dr. Seymour & Francis Crepea House          | 1957 | RA  |
| C | 7    | Kewaunee Court   | Leslie R. & Myra Meinberg House             | 1958 | RA  |
| C | 9    | Kewaunee Court   | Dr. Frederick R. & Virginia Pitts House     | 1958 | RA  |
| C | 11   | Kewaunee Court   | Prof. Robert & Elsbeth Petzold House        | 1956 | CON |
| C | 15   | Kewaunee Court   | Joe W. & Carol Clarke House                 | 1958 | CON |
| C | 17   | Kewaunee Court   | Ralph W. & Estelle Scott House              | 1957 | CO  |
| C | 21   | Kewaunee Court   | Jack B. & Mary Padgham House                | 1957 | RA  |
|   |      |                  |   |      |     |
| C | 5002 | La Crosse Lane   | Keith F. & Gene Anderson House              | 1957 | RA  |
| C | 5006 | La Crosse Lane   | Richard R. & Mavis Hoegly House             | 1957 | RA  |
| C | 5010 | La Crosse Lane   | Robert G. & Elva Vergeront House            | 1958 | RA  |
| C | 5013 | La Crosse Lane   | Harvey M. & Sandra Adelman House            | 1959 | RA  |
| C | 5014 | La Crosse Lane   | Ben & Elli Berkow House                     | 1958 | RA  |
| C | 5018 | La Crosse Lane   | Ely & Jayne Sires House                     | 1958 | RA  |
| C | 5021 | La Crosse Lane   | Danile H. & Bettylee Neviasser House        | 1960 | RA  |
| C | 5022 | La Crosse Lane   | Prof. Truman F. & Sylvia Graff House        | 1957 | RA  |
| C | 5025 | La Crosse Lane   | Edward & Barbara Bouma House                | 1959 | RA  |
| C | 5026 | La Crosse Lane   | Richard R. & Jean McKenzie House            | 1956 | RA  |
| C | 5029 | La Crosse Lane   | Prof. Carl H. & Lettie Fellner House        | 1959 | RA  |
| C | 5030 | La Crosse Lane   | George & Frances Forster House              | 1958 | RA  |
| C | 5033 | La Crosse Lane   | Dr. Peter L. & Phyllis Eichman House        | 1962 | RA  |
| C | 5034 | La Crosse Lane   | Eldon M. & Becky Stenjem House              | 1956 | RA  |
| C | 5037 | La Crosse Lane   | Dr. Leslie & Elizabeth Kilpatrick House     | 1959 | CON |
| C | 5038 | La Crosse Lane   | Dr. Normand & Lois Greenfield House         | 1958 | RA  |
| C | 5041 | La Crosse Lane   | Dr. Larry & Mary Lou Hogan House            | 1959 | RA  |
| C | 5042 | La Crosse Lane   | Robert F. & Mary Volkman House              | 1958 | RA  |
| C | 5045 | La Crosse Lane   | Russell E. & Ruth Thomas House              | 1959 | CO  |
| C | 5046 | La Crosse Lane   | Sheldon W. & Gerda Sweet House              | 1959 | CON |
| C | 5049 | La Crosse Lane   | Prof. Sturges & Marilyn Bailey House        | 1959 | RA  |
| C | 5050 | La Crosse Lane   | Harold H. & Lorraine Baker House            | 1959 | RA  |

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|-----|---------|-----------------|---------------------------------------|------|-----|
| N/C | 5054    | La Crosse Lane  | Vincent P. & Hollie A. Genna House    | 1959 | RA  |
| C   | 5058    | La Crosse Lane  | Dr. Albert & Betty Arenowitz House    | 1958 | RA  |
| C   | 5062    | La Crosse Lane  | Prof. Glenn V. & Martha Fuguitt House | 1959 | CON |
|     |         |                 |                                       |      |     |
| C   | 4701    | Lafayette Drive | Harry A. & Gloria Smelzer, Jr. House  | 1961 | RA  |
| C   | 4702    | Lafayette Drive | Donald J. & Marian Reimer House       | 1962 | RA  |
| C   | 4705    | Lafayette Drive | Roy G. & Doris Mita House             | 1959 | RA  |
| C   | 4706    | Lafayette Drive | James R. & Nell Cooper House          | 1960 | RA  |
| C   | 4709    | Lafayette Drive | John B. & Emira Capitani House        | 1961 | RA  |
| C   | 4713    | Lafayette Drive | Ernest D. & Mildred Darlington House  | 1959 | RA  |
| C   | 4714    | Lafayette Drive | Michael R. & Therese Vaughn House     | 1973 | CO  |
| C   | 4717    | Lafayette Drive | Clifford W. & Patricia Bowers House   | 1959 | CO  |
| C   | 4718    | Lafayette Drive | Richard C. & Della Weatherwax House   | 1959 | RA  |
| C   | 4721    | Lafayette Drive | Walter F. & Ira Marlow House          | 1959 | RA  |
| C   | 4722    | Lafayette Drive | Walter F. & Lenore Vaughn House       | 1962 | CO  |
| C   | 4725    | Lafayette Drive | Mrs. Mary B. Comdin House             | 1958 | RA  |
| C   | 4726    | Lafayette Drive | Joseph & Eugene Kuno House            | 1960 | RA  |
| C   | 4729    | Lafayette Drive | Dr. Howard & Gladys Aeh House         | 1964 | RA  |
| C   | 4730    | Lafayette Drive | Carl & Jane Loper House               | 1958 | CO  |
| C   | 4733    | Lafayette Drive | Lawrence & Connie Allard House        | 1959 | RA  |
| C   | 4734    | Lafayette Drive | Leonard J. & Marcella Pick House      | 1959 | RA  |
| C   | 4737    | Lafayette Drive | Roger F. & Rosemary Rupnow House      | 1959 | CO  |
| C   | 4738    | Lafayette Drive | Prof. David & Rhoda Berman House      | 1958 | RA  |
| C   | 4741    | Lafayette Drive | Henry L. & Luella Brown, Sr. House    | 1959 | RA  |
| C   | 4742    | Lafayette Drive | William A. & Lena Wall House          | 1960 | RA  |
| C   | 4746    | Lafayette Drive | Prof. Edward & Eleanor Blakely House  | 1958 | WR  |
| C   | 4749    | Lafayette Drive | Hyman B. & Florence Parks House       | 1962 | RA  |
| C   | 4750    | Lafayette Drive | Prof. Manucher J. & Lida Javid House  | 1958 | CON |
| C   | 4754    | Lafayette Drive | Walter & Lois Griskavich House        | 1961 | RA  |
|     |         |                 |                                       |      |     |
| C   | 5015-17 | Manitowoc Pkwy. | Rufus F. & Angela Wells Duplex        | 1965 | RA  |
| C   | 5019-21 | Manitowoc Pkwy. | John Hammacher Duplex                 | 1965 | RA  |
| C   | 5023-25 | Manitowoc Pkwy. | Rufus Wells Duplex                    | 1965 | RA  |
| C   | 5029-31 | Manitowoc Pkwy. | Norman G. & Evelyn Hohn Duplex        | 1964 | CO  |
| C   | 5030    | Manitowoc Pkwy. | Stanley R. & June Spencer House       | 1960 | RA  |
| C   | 5102    | Manitowoc Pkwy. | Duplex                                | 1960 | RA  |
| C   | 5105-07 | Manitowoc Pkwy. | Daniel F. & Nancy Schensky Duplex     | 1960 | RA  |
| C   | 5106-08 | Manitowoc Pkwy. | Dr. Dennis O. & Freida Carey Duplex   | 1963 | RA  |
| C   | 5109-11 | Manitowoc Pkwy. | Mrs. Sidney F. Adams Duplex           | 1960 | RA  |
| C   | 5110-12 | Manitowoc Pkwy. | Otto B. & Jane E. Syvrud Duplex       | 1960 | RA  |
| C   | 5113-15 | Manitowoc Pkwy. | Duplex                                | 1962 | RA  |
| C   | 5114-16 | Manitowoc Pkwy. | Duplex                                | 1962 | RA  |
| C   | 5117-19 | Manitowoc Pkwy. | Duplex                                | 1962 | RA  |

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|-----|---------|-----------------|--|---------------|-------|
| C   | 5118-20 | Manitowoc Pkwy. | Duplex                                 | 1960          | RA    |
| C   | 5121-23 | Manitowoc Pkwy. | Dirienzo Duplex                        | 1961          | RA    |
| C   | 5122-24 | Manitowoc Pkwy. | Duplex                                 | 1961          | CON   |
| C   | 5200-02 | Manitowoc Pkwy. | Pauline Kammer/Richard Sabin Duplex    | 1959          | CO    |
| C   | 5201-03 | Manitowoc Pkwy. | Duplex                                 | 1962          | RA    |
| C   | 5204-06 | Manitowoc Pkwy. | R. Edward & Inez Olson Duplex          | 1959          | RA    |
| C   | 5205-07 | Manitowoc Pkwy. | Duplex                                 | 1960          | CON   |
| C   | 5209-11 | Manitowoc Pkwy. | Duplex                                 | 1961          | RA    |
| C   | 5210-12 | Manitowoc Pkwy. | Curtis L. & Ferne Brown Duplex         | 1969          | RA    |
| N/C | 5213-15 | Manitowoc Pkwy. | Yehuda & Ruth Elmakias Duplex          | 1994          | CO    |
| C   | 5214-16 | Manitowoc Pkwy. | Mrs. Coramae S. Niebauer Duplex        | 1977          | TU    |
| C   | 5217-19 | Manitowoc Pkwy. | Gordon Babcock Duplex                  | 1977          | RA    |
| C   | 5218-20 | Manitowoc Pkwy. | Duplex                                 | 1977          | CO    |
| C   | 5301-03 | Manitowoc Pkwy. | William Field Duplex                   | 1976          | CO    |
| C   | 5302-04 | Manitowoc Pkwy. | Harry G. Klinger Duplex                | 1977          | CO    |
| C   | 5305-07 | Manitowoc Pkwy. | William Field Duplex                   | 1977          | CO    |
| C   | 5306-08 | Manitowoc Pkwy. | Duplex                                 | 1977          | CO    |
| C   | 5309-11 | Manitowoc Pkwy. | Harry G. Klinger Duplex                | 1976          | CO    |
| C   | 5310-12 | Manitowoc Pkwy. | Duplex                                 | 1977          | TU/CO |
| C   | 5313-15 | Manitowoc Pkwy. | Duplex                                 | 1976          | NE    |
| C   | 5314-16 | Manitowoc Pkwy. | Thomas J. & Pam J. Ellefson Duplex     | 1977          | CO    |
| C   | 5317-19 | Manitowoc Pkwy. | Herb DeLevie Duplex                    | 1984          | CON   |
| C   | 5318-20 | Manitowoc Pkwy. | Duplex                                 | 1977          | TU/CO |
| C   | 5321    | Manitowoc Pkwy. | House                                  | 1910/<br>1979 | SG    |
| C   | 5325-27 | Manitowoc Pkwy. | James Duncan Duplex                    | 1976          | RA    |
|     |         |                 |  |               |       |
| C   | 4805    | Marathon Drive  | Guy & Thelma Freas House               | 1957          | RA    |
| C   | 4806    | Marathon Drive  | Alan G. & Elaine Wolf House            | 1957          | RA    |
| C   | 4809    | Marathon Drive  | James G. & Sylvia Mader House          | 1956          | RA    |
| C   | 4810    | Marathon Drive  | Richard C. & Margo Hermann House       | 1957          | RA    |
| C   | 4813    | Marathon Drive  | William D. & Mary Sullivan House       | 1957          | RA    |
| C   | 4814    | Marathon Drive  | Robert K. & Jeannae Beckman House      | 1958          | RA    |
| C   | 4818    | Marathon Drive  | Amory O. & Doris Moore House           | 1957          | CO    |
| C   | 4821    | Marathon Drive  | Mrs. Helen Thompson House              | 1961          | RA    |
| C   | 4822    | Marathon Drive  | David E. & Marian Racine House         | 1957          | RA    |
| C   | 4825    | Marathon Drive  | Clarence O. & Ruth Widder House        | 1957          | RA    |
| C   | 4826    | Marathon Drive  | Arthur H. & Avis Freeman House         | 1956          | RA    |
| C   | 4829    | Marathon Drive  | Donald G. & Normalee Olson House       | 1960          | RA    |
| C   | 4830    | Marathon Drive  | Richard W. & Gwen Sharratt House       | 1957          | RA    |
| C   | 4833    | Marathon Drive  | Dr. John C. & Anne McAleavy House      | 1959          | RA    |
| C   | 4834    | Marathon Drive  | Dr. William R. & Kathy Reinfried House | 1957          | RA    |
| C   | 4837    | Marathon Drive  | Bertrand & Jean Kalhagen House         | 1958          | RA    |

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| C   | 4838 | Marathon Drive | Jacob J. & Shirley Botwinick House           | 1957 | CON |
| C   | 4901 | Marathon Drive | David & Joyce Nolte House                    | 1958 | RA  |
| C   | 4905 | Marathon Drive | Donald & Alice Strayer House                 | 1957 | RA  |
| C   | 4906 | Marathon Drive | Cmdr. John & Marjorie O'Neil House           | 1958 | RA  |
| C   | 4909 | Marathon Drive | Charles W. & Ruth Bladl House                | 1958 | RA  |
| C   | 4910 | Marathon Drive | Jack A. & Anna Clarke House                  | 1957 | RA  |
| C   | 4913 | Marathon Drive | H. Edward & Priscilla Wolfram House          | 1957 | RA  |
| C   | 4914 | Marathon Drive | James E. & Shirley Henning House             | 1957 | RA  |
| C   | 4917 | Marathon Drive | Blair H. & Marilyn Matthews House            | 1960 | RA  |
| C   | 4918 | Marathon Drive | Charles R. & Iris DeLuca House               | 1957 | RA  |
| C   | 4921 | Marathon Drive | Robert C. & Elizabeth Parker House           | 1960 | RA  |
| C   | 4922 | Marathon Drive | Kenneth L. & Arlene Jerdee House             | 1957 | RA  |
| C   | 4925 | Marathon Drive | Asdolah & Touba Jarvid House                 | 1958 | RA  |
| C   | 4926 | Marathon Drive | Robert E. & Phyllis Koopman House            | 1957 | RA  |
| C   | 4929 | Marathon Drive | Patricia J. & Peggy Luby House               | 1959 | RA  |
| N/C | 4932 | Marathon Drive | Dr. Robert & Catherine Bielman House         | 1958 | RA  |
| C   | 4933 | Marathon Drive | Dr. Edwin F. & Harriet Boldon, Jr. House     | 1956 | RA  |
| C   | 4937 | Marathon Drive | Estel D. & Valeria Felch House               | 1958 | RA  |
| C   | 4938 | Marathon Drive | Arthur F. & Jenn Schroeder House             | 1958 | RA  |
| C   | 4941 | Marathon Drive | Kendall & Natalie Witte House                | 1957 | RA  |
| C   | 4942 | Marathon Drive | Hugh E. & Joyce Russell House                | 1957 | RA  |
| C   | 4945 | Marathon Drive | Felix & Dorothy Kremer House                 | 1957 | RA  |
| C   | 5001 | Marathon Drive | Robert & Gloria Thisdell House               | 1958 | RA  |
| C   | 5002 | Marathon Drive | Ralph S. & Ellen Garling House               | 1957 | RA  |
| C   | 5006 | Marathon Drive | Charles M. & Althea Harman House             | 1958 | RA  |
| C   | 5007 | Marathon Drive | Prof. Earl K. & Iris Wade House              | 1959 | RA  |
| C   | 5010 | Marathon Drive | Prof. George & Dorothy Sledge House          | 1959 | RA  |
| C   | 5013 | Marathon Drive | Richard E. & Betty Hagan House               | 1960 | RA  |
| C   | 5014 | Marathon Drive | Prof. George C. & Mary Klingbeil House       | 1958 | RA  |
| C   | 5017 | Marathon Drive | Prof. Edward L. & Mary Kamarck House         | 1958 | RA  |
| C   | 5018 | Marathon Drive | Prof. William P. & Elizabeth Stillwell House | 1958 | CO  |
| C   | 5022 | Marathon Drive | Prof. John E. & Beth Ross House              | 1958 | RA  |
| C   | 5026 | Marathon Drive | Harold J. & Minnie Bauman House              | 1958 | RA  |
| C   | 5027 | Marathon Drive | George J. & Germaine Speckman House          | 1958 | CO  |
| C   | 5030 | Marathon Drive | Edward J. & LaVerne Malcheski House          | 1958 | RA  |
| C   | 5034 | Marathon Drive | Wallace & Elizabeth Chickering House         | 1958 | RA  |
| C   | 5035 | Marathon Drive | David & Ginny Britten House                  | 1958 | RA  |
| C   | 5038 | Marathon Drive | John M. & Dorothy Liebman House              | 1958 | CO  |
| C   | 5039 | Marathon Drive | Warren & Kay Tetzlaff House                  | 1961 | CO  |
| C   | 5042 | Marathon Drive | Kirk E. & Mary Erlinger House                | 1958 | RA  |
| C   | 5043 | Marathon Drive | William R. & Katherine Jordan House          | 1959 | CON |
| C   | 5046 | Marathon Drive | Robert V. & Lucille Phillips House           | 1958 | RA  |

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|---|------|-----------------|---|------|-----|
| C | 5047 | Marathon Drive  | Lyle W. & Virginia Marty House          | 1959 | RA  |
| C | 5050 | Marathon Drive  | Prof. Alvin & Violet Hovland House      | 1959 | RA  |
| C | 5051 | Marathon Drive  | C. Leslie Reddick House                 | 1958 | RA  |
| C | 5054 | Marathon Drive  | Linley E. & Peggy Ivers House           | 1958 | RA  |
| C | 5055 | Marathon Drive  | Prof. Loris H. & Myra Schultz House     | 1958 | CON |
| C | 5058 | Marathon Drive  | LeRoy L. & Virginia Dalton House        | 1958 | RA  |
| C | 5059 | Marathon Drive  | James D. & Katherine Meuer House        | 1958 | RA  |
| C | 5062 | Marathon Drive  | William J. & Beatrice Zutter House      | 1957 | RA  |
| C | 5063 | Marathon Drive  | Hugh Alan & Margaret Dega House         | 1958 | RA  |
| C | 5066 | Marathon Drive  | Gilbert H. & Tillie Geiger House        | 1959 | RA  |
| C | 5067 | Marathon Drive  | John R. & Shirley Hosterman House       | 1958 | RA  |
| C | 5101 | Marathon Drive  | William C. & Lois Bjerk House           | 1958 | RA  |
| C | 5102 | Marathon Drive  | Dale F. & Barbara Klosterman House      | 1960 | RA  |
| C | 5105 | Marathon Drive  | Malvina D. & Dorothy Leon House         | 1958 | RA  |
| C | 5109 | Marathon Drive  | John & Helen Linhardt House             | 1959 | RA  |
| C | 5110 | Marathon Drive  | Donald K. & Nancy Wallace House         | 1959 | RA  |
| C | 5114 | Marathon Drive  | William P. & Margaret Farmer House      | 1960 | RA  |
| C | 5117 | Marathon Drive  | Kenneth G. & Anita Helfrecht House      | 1959 | RA  |
| C | 5118 | Marathon Drive  | James C. & Carolyn Heerey House         | 1960 | RA  |
| C | 5121 | Marathon Drive  | Donald C. & Janann Sampson House        | 1960 | RA  |
| C | 5122 | Marathon Drive  | Robert G. & Aurelia Bergmann House      | 1961 | RA  |
| C | 5126 | Marathon Drive  | H. William & Betty Jenkins House        | 1961 | RA  |
|   |      |                 |   |      |     |
| C | 101  | Marinette Trail | Kenneth R. & Jean L. Welton House       | 1959 | RA  |
| C | 105  | Marinette Trail | Ralph D. & Sylvia Mitchell House        | 1959 | RA  |
| C | 110  | Marinette Trail | Prof. Walter & Ellen Rudin House        | 1959 | WR  |
| C | 111  | Marinette Trail | Mrs. Gladys S. Kalal House              | 1959 | RA  |
| C | 115  | Marinette Trail | Prof. Paul J. & Dorothy Grogan House    | 1959 | RA  |
| C | 118  | Marinette Trail | Rodney & Darlene Strosshein House       | 1959 | RA  |
| C | 122  | Marinette Trail | Russell L. & Ellen Gulick House         | 1959 | RA  |
| C | 126  | Marinette Trail | Mrs. Marian B. Farrel House             | 1959 | RA  |
| C | 201  | Marinette Trail | Trygve E. & Marian Thoresen House       | 1959 | RA  |
| C | 202  | Marinette Trail | Dr. Melvin E. & Ann Kaufman House       | 1959 | RA  |
| C | 205  | Marinette Trail | Stanley C. & Marlin Nelson House        | 1959 | RA  |
| C | 206  | Marinette Trail | Richard A. & Alice Erney House          | 1959 | CO  |
| C | 209  | Marinette Trail | Frank A. & Doris Dignan House           | 1960 | RA  |
| C | 210  | Marinette Trail | Al W. & Kari-Ellen Cole House           | 1959 | RA  |
| C | 213  | Marinette Trail | Ed A. & Jane L. Pawenski House          | 1960 | RA  |
| C | 214  | Marinette Trail | V. Chuck & Joanne Medcraft House        | 1959 | RA  |
| C | 305  | Marinette Trail | Prof. Richard J. & Jeannine Smith House | 1977 | CON |
| C | 306  | Marinette Trail | Mark & Barbara Kopelberg House          | 1977 | CO  |
| C | 310  | Marinette Trail | Prof. Paul N. & Marian Drolsom House    | 1978 | RA  |
| C | 314  | Marinette Trail | Thomas & Phyllis Fass House             | 1976 | RA  |



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|---|------|------------------|---------------------------------------|---------------|-----|
| C | 318  | Marinette Trail  | Joseph & Virginia Morreale House      | 1978          | RA  |
| C | 322  | Marinette Trail  | Stephen E. & Ann Geier House          | 1978          | RA  |
| C | 326  | Marinette Trail  | Donald H. & Mary-Lou Lund House       | 1976          | RA  |
| C | 329  | Marinette Trail  | Wilbur K. & Jean Zaudtke House        | 1976          | CO  |
| C | 330  | Marinette Trail  | Joe Watts House                       | 1976          | RA  |
|   |      |                  |                                       |               |     |
| C | 202  | N. Midvale Blvd. | Midvale Regent Building               | 1966          | GN  |
| C | 216  | N. Midvale Blvd. | Kenland Building                      | 1959/<br>1972 | CON |
| C | 222  | N. Midvale Blvd. | Jefferson Building                    | 1962          | NE  |
| C | 302  | N. Midvale Blvd. | Anchor Savings & Loan Branch          | 1967/<br>1979 | CON |
| C | 310  | N. Midvale Blvd. | Hilldale Professional Building        | 1969/<br>1979 | CON |
|   |      |                  |                                       |               |     |
| C | 1    | Oconto Court     | Prof. Howard & Jane Zimmerman House   | 1961          | CON |
| C | 3    | Oconto Court     | George J. & Iris Weiland House        | 1958          | RA  |
| C | 5    | Oconto Court     | Homer Griff & Mary Nordling House     | 1958          | RA  |
| C | 7    | Oconto Court     | Victor W. & Bessie Comstock House     | 1958          | RA  |
|   |      |                  |                                       |               |     |
| C | 5102 | Pepin Place      | Robert L. & Dorothy Beyler House      | 1959          | RA  |
| C | 5106 | Pepin Place      | Chester L. & Olive Phillips House     | 1960          | RA  |
| C | 5110 | Pepin Place      | David P. & Lillian Aide House         | 1960          | CON |
| C | 5113 | Pepin Place      | Fred F. & Mary Ann Bloodgood House    | 1959          | RA  |
| C | 5114 | Pepin Place      | James E. & Lucy Berry House           | 1959          | RA  |
| C | 5118 | Pepin Place      | Dr. Earl S. & Anita Shrago House      | 1960          | CON |
| C | 5122 | Pepin Place      | Prof. William A. & Joy Moy House      | 1959          | RA  |
| C | 5125 | Pepin Place      | Victor O. & Elaine Gaulke House       | 1959          | RA  |
| C | 5126 | Pepin Place      | Sterling A. & Helen Stahlman House    | 1959          | RA  |
| C | 5129 | Pepin Place      | Dr. Paul A. & La Verne Breniske House | 1959          | RA  |
| C | 5130 | Pepin Place      | George J. & Dorothy Foegen House      | 1959          | RA  |
| C | 5133 | Pepin Place      | Prof. Howard L. & Lois Harrison House | 1958          | RA  |
| C | 5134 | Pepin Place      | Alfred W. & Evelyn Alf House          | 1960          | RA  |
| C | 5137 | Pepin Place      | James E. & Donna Smithback House      | 1959          | RA  |
| C | 5138 | Pepin Place      | Russell A. & Dolores Baumann House    | 1959          | RA  |
| C | 5141 | Pepin Place      | Kenneth & Shirley Tuhus House         | 1958          | RA  |
| C | 5142 | Pepin Place      | Joseph H. & Violette Moore House      | 1959          | RA  |
| C | 5201 | Pepin Place      | Prof. Gusthof & Bessie Peterson House | 1959          | RA  |
| C | 5202 | Pepin Place      | Edward H. & Jean Nielsen House        | 1959          | RA  |
| C | 5205 | Pepin Place      | Louis & Dorothy June Lombardo House   | 1959          | RA  |
| C | 5206 | Pepin Place      | Clarence T. & Lucille Metz House      | 1959          | RA  |
| C | 5209 | Pepin Place      | Shomberg Builders Spec. House         | 1959          | CON |
| C | 5213 | Pepin Place      | Bryant W. & Louise Fisher House       | 1960          | RA  |

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|-----|------------------|---------------|---|---------------|-----|
| C   | 5214             | Pepin Place   | Joseph E. & June Nusbaum House                  | 1959          | RA  |
| C   | 5217             | Pepin Place   | Robert F. & Betty B. Shimen House               | 1959          | RA  |
| C   | 5221             | Pepin Place   | Rollin O. & Marjorie Dunsdon House              | 1959          | RA  |
| C   | 5222             | Pepin Place   | Dr. Edward I. & Harriett Boldon House           | 1959          | CO  |
|     |                  |               |   |               |     |
| C   | 313              | Price Place   | Lafayette Building                              | 1965          | NE  |
|     |                  |               |   |               |     |
| C   | 301              | Racine Road   | Winston J. & Jean Durant House                  | 1959          | RA  |
| C   | 302              | Racine Road   | Paul E. & Charlene Welsch House                 | 1960          | RA  |
| C   | 305              | Racine Road   | Howard K. & Delores Rasmussen House             | 1959          | RA  |
| C   | 306              | Racine Road   | Alex J. & Mary A. Cochrane House                | 1961          | RA  |
| C   | 309              | Racine Road   | Clyde W. & Bernetta O'Leary House               | 1964          | RA  |
| C   | 313              | Racine Road   | Stanley O. & Dorothy Bokelmann House            | 1960          | RA  |
| C   | 317              | Racine Road   | Robert H. & Mary Botts House                    | 1958          | RA  |
| N/C | 321              | Racine Road   | Jack & Betty Densmore House                     | 1960          | RA  |
| C   | 325              | Racine Road   | Fredrick W. & Ann Seybold House                 | 1959          | RA  |
| C   | 326              | Racine Road   | Prof. Julian & Monique Van Lancker House        | 1962          | RA  |
| C   | 335-37           | Racine Road   | Duplex  | 1961          | RA  |
| C   | 336-38           | Racine Road   | Edward J. & Louise Paska Duplex                 | 1961          | RA  |
|     |                  |               |   |               |     |
| C   | 4410             | Regent Street | Associated Physicians Clinic                    | 1963/<br>1994 | CON |
| C   | 4414             | Regent Street | Grayson Building                                | 1962          | CON |
| C   | 4505             | Regent Street | Church of Jesus Christ of the Latter Day Saints | 1963/<br>1978 | CON |
| C   | 4506             | Regent Street | Regent Building                                 | 1963          | CON |
| C   | 4510             | Regent Street | Hill Farms Professional Building                | 1960/<br>1981 | CON |
| C   | 4605             | Regent Street | Matt F. & Helen Bollenbeck House                | 1964          | RA  |
| C   | Ca.4700-<br>4806 | Regent Street | Karen Arms Garden Apartments<br>(7 Buildings)   | 1959-<br>1964 | CON |
| C   | 4705             | Regent Street | Stefan & Sylvia Iordachescu House               | 1962          | RA  |
| C   | 4709             | Regent Street | Donald C. & Carol Worel House                   | 1961          | RA  |
| N/C | 4713             | Regent Street | Jerome C. & Evelyn Diebold House                | 1961/<br>1993 | RA  |
| C   | 4717             | Regent Street | Prof. John & Barbara Tolch House                | 1962          | RA  |
| C   | 4721             | Regent Street | William M. & Phyllis Buzogany House             | 1962          | RA  |
| C   | 4725             | Regent Street | Allan W. & Sparrow Sentry House                 | 1983          | CON |
| C   | 4801             | Regent Street | Louis D. & Mary Jane Fiore House                | 1963          | RA  |
| C   | 4805             | Regent Street | Randolph & Patricia W. Cautley House            | 1963          | RA  |
| C   | 4809             | Regent Street | Helen Iwert House                               | 1961          | RA  |
| C   | 4813             | Regent Street | Mrs. Mabel J. Cullinan House                    | 1960          | RA  |
| C   | 4817             | Regent Street | Aaron & Shirley Epstein House                   | 1961          | RA  |

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| C | 4821 | Regent Street | Douglas G. & Mary Peterson House      | 1963 | RA  |
| C | 4825 | Regent Street | Prof. C. J. & Edna Chapman House      | 1963 | CON |
| C | 4901 | Regent Street | Arthur P. & Catherine Garst House     | 1960 | RA  |
| C | 4905 | Regent Street | John L. & Isabelle Berg House         | 1959 | RA  |
| C | 4909 | Regent Street | George W. & Betty Bielefeld House     | 1961 | RA  |
| C | 4913 | Regent Street | Fred G. & Muriel Engelke House        | 1959 | RA  |
| C | 5013 | Regent Street | Prof. Franz & Elfriede Vitovec House  | 1959 | RA  |
| C | 5014 | Regent Street | Ritchey T. & Pat Porter House         | 1962 | RA  |
| C | 5017 | Regent Street | Clifford & Lucille Chaffee House      | 1960 | RA  |
| C | 5018 | Regent Street | Russell W. & Del Bilzing House        | 1961 | RA  |
| C | 5021 | Regent Street | Prof. Marcos & Blanche Singer House   | 1959 | CON |
| C | 5022 | Regent Street | Earl J. & Norma Halvorson House       | 1960 | RA  |
| C | 5025 | Regent Street | Harvey G. & Arlene Lilleman House     | 1960 | RA  |
| C | 5026 | Regent Street | Kenneth J. & Marilyn Seibel House     | 1960 | RA  |
| C | 5029 | Regent Street | Robert H. & Tish DeZonia House        | 1960 | RA  |
| C | 5030 | Regent Street | Lawrence H. & Donna Minkes House      | 1961 | RA  |
| C | 5033 | Regent Street | Joseph G. & Antoinette Stassi House   | 1961 | RA  |
| C | 5101 | Regent Street | Herbert R. & Bernice Lemke House      | 1960 | RA  |
| C | 5102 | Regent Street | Leonard T. & Evelyn Mackesey House    | 1960 | RA  |
| C | 5105 | Regent Street | Kenneth G. & Shirley Kittelson House  | 1964 | RA  |
| C | 5106 | Regent Street | Kenneth G. & Shirley Kittelson House  | 1961 | RA  |
| C | 5109 | Regent Street | Gilbert C. & Ann Kleckner House       | 1959 | RA  |
| C | 5110 | Regent Street | James L. & Helen Kindschi House       | 1960 | RA  |
| C | 5113 | Regent Street | Stanley C. & Cozette K. Fruits House  | 1959 | RA  |
| C | 5114 | Regent Street | Morris & Josephine Segal House        | 1960 | RA  |
| C | 5117 | Regent Street | Don W. & Doris Samuel House           | 1960 | RA  |
| C | 5118 | Regent Street | Burdette L. & Doris Fisher House      | 1960 | CON |
| C | 5121 | Regent Street | Kenneth L. & Nancy Marshall House     | 1960 | RA  |
| C | 5122 | Regent Street | Prof. John Wright & Jean Harvey House | 1960 | CO  |
| C | 5129 | Regent Street | Harold E. & Barbara Bakken House      | 1960 | RA  |
| C | 5130 | Regent Street | Sheldon C. & Barbara J. Wilcox House  | 1965 | CO  |
| C | 5205 | Regent Street | Raymond Dale & Alice Cattanach House  | 1961 | RA  |
| C | 5209 | Regent Street | Willard D. & Catherine Robbins House  | 1961 | RA  |
| C | 5213 | Regent Street | Prof. Cyril A. & Mitzi Kust House     | 1962 | RA  |
| C | 5217 | Regent Street | Carroll F. & Dorothy Lohr House       | 1961 | RA  |
| C | 5301 | Regent Street | John R. & Valerie Sadd House          | 1962 | RA  |
| C | 5305 | Regent Street | Harvey & Georgia Sperry House         | 1962 | RA  |
| C | 5309 | Regent Street | James E. & Madelyn Green House        | 1962 | RA  |
|   |      |               |                                       |      |     |
| C | 105  | Richland Lane | Daniel L. & Bea Jacobson House        | 1957 | RA  |
| C | 106  | Richland Lane | Robert N. & Lois Dick House           | 1957 | WR  |
| C | 109  | Richland Lane | John F. & Jean Reynolds House         | 1957 | RA  |
| C | 110  | Richland Lane | Milton E. & Jeanette Erickson House   | 1957 | RA  |

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|-----|---------|----------------|---|------------------------|-----|
| C   | 113     | Richland Lane  | William C. & Bernice Kahl House               | 1957                   | RA  |
| C   | 114     | Richland Lane  | William D. & Wanda Godshall House             | 1957                   | RA  |
| N/C | 117     | Richland Lane  | John & Edith Grans House                      | 1957                   | RA  |
| C   | 118     | Richland Lane  | David L. & Julie Severson House               | 1957                   | RA  |
| C   | 121     | Richland Lane  | Donald B. & Ellen Nelson House                | 1957                   | RA  |
| C   | 122     | Richland Lane  | Russell & Marcella Kammer House               | 1957                   | RA  |
| C   | 125     | Richland Lane  | Glen E. & Ruth Dahler House                   | 1957                   | RA  |
| C   | 126     | Richland Lane  | Robert B. & Lorraine Atwood House             | 1957                   | RA  |
| C   | 129     | Richland Lane  | William B. & Ruth Gara House                  | 1957                   | RA  |
| C   | 130     | Richland Lane  | Donald R. & Gloria Peterson House             | 1957                   | RA  |
| C   | 201     | Richland Lane  | Dever A. & Cathie Spencer House               | 1957                   | RA  |
| C   | 202     | Richland Lane  | John M. & Shirley Wright House                | 1957                   | RA  |
| C   | 205     | Richland Lane  | Richard J. & Lucy Genn House                  | 1957                   | RA  |
| C   | 206     | Richland Lane  | Prof. Wayne & Virginia Thurman House          | 1957                   | RA  |
| C   | 209     | Richland Lane  | Prof. Edward & Frances Hauser House           | 1957                   | RA  |
| C   | 210     | Richland Lane  | J. Don & Maxine Hanesworth House              | 1957                   | RA  |
| C   | 213     | Richland Lane  | C. Lee & Gene Miller House                    | 1957                   | RA  |
| C   | 214     | Richland Lane  | Alfred H. & Esther Wendte House               | 1957                   | RA  |
| C   | 217     | Richland Lane  | Allan G. & Marjorie Richards House            | 1959                   | RA  |
| C   | 218     | Richland Lane  | Prof. Val H. & Frankie Brungardt House        | 1962                   | RA  |
|     |         |                |   |                        |     |
| C   | 1       | S. Rock Road   | Prof. Jed & Susan Finman House                | 1963                   | RA  |
| C   | 5       | S. Rock Road   | Prof. Jerome & Iris Schwartzbaum House        | 1962                   | CON |
| C   | 9       | S. Rock Road   | Clifford & Shirley Mahrt House                | 1963                   | CO  |
| C   | 101     | S. Rock Road   | Prof. Dale M. Norris, Jr. House               | 1961                   | RA  |
| C   | 105     | S. Rock Road   | Audrey Handler House                          | 1964                   | RA  |
| C   | 109     | S. Rock Road   | Thomas R. & Mary Stephens House               | 1961                   | RA  |
|     |         |                |   |                        |     |
| C   | 221     | St. Croix Lane | Robert W. & Alice Schmitz House               | 1959                   | RA  |
| C   | 222     | St. Croix Lane | Joseph & Mildred Rigoni House                 | 1958                   | RA  |
|     |         |                |   |                        |     |
| C   | 202-426 | N. Segoe Road  | Karen Arms Garden Apartments<br>(6 Buildings) | 1959-64                | CON |
| C   | 401     | N. Segoe Road  | Hilldale State Bank                           | 1963/<br>1970/<br>1987 | CON |
| C   | 518     | N. Segoe Road  | Rennebohm Park Shelter                        | Ca.1962                | CON |
| C   | 602     | N. Segoe Road  | Attic Angels Nursing Home & Tower<br>Annex    | 1960/<br>1976          | CON |
|     |         |                |   |                        |     |
| C   | 2       | S. Segoe Road  | Gilbert E. & Mary Schmolesky House            | 1962                   | RA  |
| C   | 6       | S. Segoe Road  | Leonard Paul & Sandy Porter House             | 1958                   | RA  |
| C   | 10      | S. Segoe Road  | Raymond & Evelyn Davidson House               | 1958                   | RA  |

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|-----|-----|---------------|---------------------------------------|------|----|
| C   | 14  | S. Segoe Road | Kenneth & Sue Clark House             | 1958 | RA |
| C   | 17  | S. Segoe Road | Joe & Claire Bernardo House           | 1959 | RA |
| C   | 18  | S. Segoe Road | C. Carroll & Ruth Wivell House        | 1958 | RA |
| C   | 21  | S. Segoe Road | Harold C. & Marilyn Jordahl House     | 1958 | RA |
| C   | 22  | S. Segoe Road | William C. & Verne Skaar House        | 1959 | RA |
| C   | 101 | S. Segoe Road | Emmet J. & Bonnie Ward House          | 1958 | RA |
| N/C | 102 | S. Segoe Road | Richard E. & Carol Johnston House     | 1957 | RA |
| C   | 105 | S. Segoe Road | Russell & Valerie Hanson House        | 1958 | RA |
| C   | 109 | S. Segoe Road | Walter K. & Helen Tang House          | 1959 | RA |
| C   | 110 | S. Segoe Road | Oscar C. & Caroline Keller House      | 1957 | RA |
| C   | 113 | S. Segoe Road | Richard A. & Elaine Burke House       | 1958 | RA |
| C   | 114 | S. Segoe Road | Al & Mary Varosh House                | 1960 | RA |
| C   | 117 | S. Segoe Road | Hugh R. & Arlie Stewart House         | 1958 | RA |
| C   | 118 | S. Segoe Road | Henry E. & Ida Spiker House           | 1957 | RA |
| C   | 121 | S. Segoe Road | Clarence F. & Elizabeth Imhoff House  | 1958 | RA |
| C   | 122 | S. Segoe Road | Thomas & Marilyn Knoche House         | 1957 | RA |
| C   | 125 | S. Segoe Road | Donald & Dolores Solyst House         | 1958 | RA |
| C   | 126 | S. Segoe Road | Joseph L. & Edith Dwyer House         | 1957 | CO |
| C   | 129 | S. Segoe Road | Robert S. & Mimi Thorne House         | 1957 | RA |
| C   | 130 | S. Segoe Road | Francis T. & Dorothy Beecher House    | 1958 | CO |
| C   | 133 | S. Segoe Road | Albert V. & Maude Gilbert House       | 1957 | RA |
| C   | 134 | S. Segoe Road | Harold C. & Margaret Jordahl House    | 1958 | RA |
| C   | 137 | S. Segoe Road | Victor & Hazel Tolbert House          | 1958 | RA |
| C   | 138 | S. Segoe Road | Arthur A. & Lila Jensen House         | 1957 | RA |
| C   | 141 | S. Segoe Road | Clarence A. & Jean Diel House         | 1960 | CO |
| C   | 142 | S. Segoe Road | Verle W. & Virginia Christensen House | 1957 | RA |
| C   | 201 | S. Segoe Road | Louis & Estelle Sweet House           | 1958 | RA |
| C   | 202 | S. Segoe Road | David Bruce & Carol Haskin House      | 1958 | RA |
| C   | 205 | S. Segoe Road | Maj. Jack M. & Ruby Athearn House     | 1959 | RA |
| C   | 206 | S. Segoe Road | Robert & Mae Dion House               | 1958 | RA |
| C   | 209 | S. Segoe Road | Frank C. & Alice Fueger House         | 1958 | RA |
| C   | 210 | S. Segoe Road | Lewis & Virginia Cerqua House         | 1957 | RA |
| C   | 213 | S. Segoe Road | Joseph & Esther Marie Zapata House    | 1960 | RA |
| C   | 214 | S. Segoe Road | Robert & Lucille Schwendemann House   | 1957 | RA |
| C   | 217 | S. Segoe Road | Eva M. & Kathryn S. Sommers House     | 1960 | RA |
| C   | 218 | S. Segoe Road | Lawrence C. & Evelyn Disterhoft House | 1957 | RA |
| C   | 222 | S. Segoe Road | Allan G. & Shirley Gruenisen House    | 1957 | RA |
| C   | 225 | S. Segoe Road | John J. & Angeline Magnasco House     | 1958 | RA |
| C   | 229 | S. Segoe Road | Russell E. & Patricia Bates House     | 1957 | RA |
| C   | 233 | S. Segoe Road | Douglas N. & Shirley Ajer House       | 1956 | RA |
| C   | 237 | S. Segoe Road | Thomas G. & Helen Cunningham House    | 1957 | RA |
| C   | 241 | S. Segoe Road | Alfred A. & Betty Trumpy House        | 1959 | RA |
| C   | 245 | S. Segoe Road | Ron F. & Ann Fox House                | 1960 | RA |

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| C | 249  | S. Segoe Road   | Prof. William F. & Hetty Whittingham House | 1960                   | RA  |
| C | 253  | S. Segoe Road   | Richard L. & Lorraine Ranney House         | 1957                   | RA  |
| C | 254  | S. Segoe Road   | Glen U. & Angeline Innis House             | 1956                   | RA  |
| C | 257  | S. Segoe Road   | Dr. Robert O. & Blanche Meng House         | 1959                   | RA  |
| C | 301  | S. Segoe Road   | Albert R. & Sylvia Gordon House            | 1958                   | RA  |
| C | 305  | S. Segoe Road   | Reginald R. & Lucille J. Copas House       | 1957                   | RA  |
| C | 306  | S. Segoe Road   | Dr. Bernard & Florence Jaeger House        | 1956                   | RA  |
| C | 309  | S. Segoe Road   | Ralph & Otylia Kazik House                 | 1957                   | RA  |
| C | 313  | S. Segoe Road   | Eugene A. & Jean Sisson House              | 1957                   | RA  |
| C | 314  | S. Segoe Road   | Mrs. Mabel Norris House                    | 1957                   | RA  |
| C | 317  | S. Segoe Road   | Mrs. Eleanor Butler House                  | 1964                   | RA  |
| C | 326  | S. Segoe Road   | Covenant Presbyterian Church               | 1957/<br>1961/<br>1967 | CON |
|   |      |                 |  |                        |     |
| C | 5101 | Shawano Terrace | Russ L. & Elaine Klimec House              | 1960                   | RA  |
| C | 5102 | Shawano Terrace | Edward W. & Lorraine Schmidt House         | 1961                   | RA  |
| C | 5105 | Shawano Terrace | Kurt W. & Arlene Bauer House               | 1959                   | RA  |
| C | 5106 | Shawano Terrace | Donald F. & Beborly Young House            | 1959                   | RA  |
| C | 5109 | Shawano Terrace | Raymond A. & Carol A. Felt House           | 1963                   | RA  |
| C | 5110 | Shawano Terrace | Margaret Kelleher House                    | 1959                   | RA  |
| C | 5113 | Shawano Terrace | Medford J. & Dorothy Marty House           | 1960                   | RA  |
| C | 5114 | Shawano Terrace | Harry E. & Joyce Bright House              | 1959                   | RA  |
| C | 5117 | Shawano Terrace | Russell E. & Patricia Bates House          | 1963                   | RA  |
| C | 5118 | Shawano Terrace | Murray G. & Elaine Barton House            | 1959                   | RA  |
| C | 5121 | Shawano Terrace | Gordon R. & Betty Christensen House        | 1963                   | RA  |
| C | 5122 | Shawano Terrace | William H. & Pauline Dicks House           | 1960                   | RA  |
| C | 5201 | Shawano Terrace | John J. & Patricia Komurka House           | 1959                   | RA  |
| C | 5202 | Shawano Terrace | Raymond P. & Jere LaBonne House            | 1960                   | RA  |
| C | 5205 | Shawano Terrace | Harold A. & Teresa Small House             | 1959                   | RA  |
| C | 5206 | Shawano Terrace | Charles W. & Louise Manthey House          | 1959                   | RA  |
| C | 5209 | Shawano Terrace | Harold J. & Donna Sager House              | 1959                   | RA  |
| C | 5210 | Shawano Terrace | Doyle B. & Betty A. Wilkie House           | 1964                   | RA  |
| C | 5213 | Shawano Terrace | John R. & Loretta J. Walters House         | 1976                   | RA  |
| C | 5214 | Shawano Terrace | Stephen P. & Paula Toltzien House          | 1978                   | CO  |
| C | 5217 | Shawano Terrace | Terry L. & Alice J. Hampton House          | 1976                   | CO  |
| C | 5218 | Shawano Terrace | Dr. Dennis C. & Diane Romary House         | 1976                   | CO  |
| C | 5301 | Shawano Terrace | William D. & Ann Weber House               | 1976                   | CO  |
| C | 5302 | Shawano Terrace | David L. & Norma J. Winch House            | 1976                   | CO  |
| C | 5305 | Shawano Terrace | Prof. Elmer & Patricia Feltskog House      | 1976                   | CO  |
| C | 5306 | Shawano Terrace | George H. & Frances A. Bordson House       | 1976                   | RA  |
| C | 5309 | Shawano Terrace | Robert A. & Fran Moritz House              | 1976                   | CO  |

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| C | 5310    | Shawano Terrace  | Sion C. & Kristine Rogers, Jr. House             | 1983    | CO  |
| C | 5313    | Shawano Terrace  | Charles M. & Shirley Dirienzo House              | 1976    | CO  |
| C | 5314    | Shawano Terrace  | Prof. Arnold A. & Susan Johnson House            | 1977    | CO  |
| C | 5317    | Shawano Terrace  | William G. & Lorraine Paltz House                | 1977    | RA  |
| C | 5318    | Shawano Terrace  | Dr. John & Jan Mantovani House                   | 1977    | CO  |
|   |         |                  |  |         |     |
| C | 4701-25 | Sheboygan Ave.   | Normandy Apartments (3 Buildings)                | 1970    | CO  |
| C | 4801    | Sheboygan Ave.   | Park Towers Apartments                           | 1962    | CON |
|   |         |                  |  |         |     |
| C | 4817    | Sheboygan Ave.   | Hilldale Towers Apartments                       | 1965/83 | CON |
| C | 4833    | Sheboygan Ave.   | Hickory Glen Apartments                          | 1970    | CON |
| C | 4849-59 | Sheboygan Ave.   | The Carolina Apartments (2 Buildings)            | 1969    | GN  |
| C | 5001-29 | Sheboygan Ave.   | The Monticello Apartments (5 Buildings)          | 1985-89 | GN  |
|   |         |                  |  |         |     |
| C | 4801    | South Hill Drive | Robert G. & Marge Johnson House                  | 1956    | RA  |
| C | 4805    | South Hill Drive | Donald E. & Marian Peterson House                | 1956    | RA  |
|   |         |                  |  |         |     |
| C | 4806    | South Hill Drive | Dr. A. Dewey & Francis Nestingen House           | 1957    | RA  |
| C | 4809    | South Hill Drive | Dr. Arden & M. Ethel Erdmann House               | 1956    | RA  |
| C | 4810    | South Hill Drive | University Presbyterian Church Rectory           | 1957    | RA  |
| C | 4813    | South Hill Drive | Gerald F. & Jeanne Maruska House                 | 1956    | RA  |
| C | 4814    | South Hill Drive | Prof. Irvin G. & Harriet Wyllie House            | 1957    | RA  |
| C | 4817    | South Hill Drive | Alan G. & Elaine Wolf House                      | 1962    | RA  |
| C | 4818    | South Hill Drive | Lois Goldman & Dayle Miller House                | 1958    | RA  |
| C | 4821    | South Hill Drive | Prof. Quillian R. & Dr. Marian Murphy, Jr. House | 1957    | RA  |
| C | 4822    | South Hill Drive | Bernard S. & Mary Ellen Wilson House             | 1959    | RA  |
| C | 4825    | South Hill Drive | Robert G. & Iris Doerner House                   | 1957    | RA  |
| C | 4826    | South Hill Drive | Charles P. & Roberta Siebold House               | 1957    | RA  |
| C | 4830    | South Hill Drive | Louis & Dorothy Gosting House                    | 1957    | RA  |
| C | 4901    | South Hill Drive | Bernard J. & Helen Young House                   | 1957    | RA  |
| C | 4902    | South Hill Drive | Edward A. & Arline Handrow House                 | 1957    | RA  |
| C | 4905    | South Hill Drive | Clifford E. & Marjorie Johnson House             | 1956    | RA  |
| C | 4906    | South Hill Drive | Richard E. & Ruth Bartlett House                 | 1957    | RA  |
| C | 4909    | South Hill Drive | Harold B. & Eileen Schultz House                 | 1960    | RA  |
| C | 4910    | South Hill Drive | Robert A. & Dorothy Drives House                 | 1958    | RA  |
| C | 4913    | South Hill Drive | Donald D. & Shirley Willink House                | 1958    | RA  |
| C | 4917    | South Hill Drive | Eugene B. & Olive R. Lewis House                 | 1958    | RA  |
| C | 4921    | South Hill Drive | Earl C. & Dorothea Andrews House                 | 1957    | RA  |
| C | 5001    | South Hill Drive | Elmer & Mary Holland House                       | 1957    | RA  |
| C | 5009    | South Hill Drive | Covenant Presbyterian Church Parsonage           | 1962    | RA  |
| C | 5010    | South Hill Drive | John A. & Barbara Russell House                  | 1962    | CO  |

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|---|------|-------------------|---|---------------|-------|
| C | 5014 | South Hill Drive  | E. Kendall & Natalie Witte House        | 1962          | CON   |
| C | 5018 | South Hill Drive  | Prof. James W. & Lois Hensel House      | 1961          | RA    |
| C | 5102 | South Hill Drive  | Duane G. & Jeanette Gehring House       | 1959          | RA    |
| C | 5106 | South Hill Drive  | John W. & Edythe Grans House            | 1960          | RA    |
| C | 5109 | South Hill Drive  | Prof. Marshall F. & Janet Finner House  | 1960          | RA    |
| C | 5110 | South Hill Drive  | Milo & Mary Johnson House               | 1959          | RA    |
| C | 5113 | South Hill Drive  | Lyle M. & Carol Christenson House       | 1959          | RA    |
| C | 5114 | South Hill Drive  | Harry J. & Frances Robey House          | 1960          | RA    |
| C | 5117 | South Hill Drive  | Robert D. & Loretta Owens House         | 1960          | RA    |
| C | 5118 | South Hill Drive  | Alex J. & Mary A. Cochrane House        | 1960          | RA    |
| C | 5121 | South Hill Drive  | Warren C. & Ruth Chamberlain House      | 1962          | RA    |
| C | 5122 | South Hill Drive  | Pete & Norma Paulieau House             | 1960          | RA    |
| C | 5125 | South Hill Drive  | Delbert A. & Rosella Paulman House      | 1962          | RA    |
| C | 5126 | South Hill Drive  | Henry J. & Elvira Pearson House         | 1959          | RA    |
| C | 5201 | South Hill Drive  | Mrs. Mildred F. Cruger House            | 1962          | RA    |
| C | 5202 | South Hill Drive  | Weston A. & Em Lennox House             | 1959          | RA    |
| C | 5205 | South Hill Drive  | Phillip J. & Grady Starr House          | 1960          | RA    |
| C | 5206 | South Hill Drive  | John E. & Karen D'Orazio House          | 1961          | RA    |
| C | 5209 | South Hill Drive  | Arthur F. & Rose Schultz House          | 1959          | RA    |
| C | 5210 | South Hill Drive  | Howard & Delores Rasmussen House        | 1969          | RA    |
| C | 5213 | South Hill Drive  | William E. & Irma R. Togstad house      | 1977          | CO    |
| C | 5214 | South Hill Drive  | Paul & Diane Sergenian House            | 1959          | RA    |
| C | 5218 | South Hill Drive  | Warren R. & Mary Von Ehren House        | 1960          | RA    |
| C | 5221 | South Hill Drive  | Frank P. & Anne G. Schiro House         | 1977          | RA    |
| C | 5222 | South Hill Drive  | Henry H. & Ellen Weiss House            | 1961          | RA    |
| C | 5301 | South Hill Drive  | Thomas F. & Marijo Bunbury House        | 1976          | CO    |
| C | 5302 | South Hill Drive  | Richard W. & Frances Hall House         | 1964          | RA    |
| C | 5305 | South Hill Drive  | Damian S. & Judith Neuberger House      | 1976          | CO    |
| C | 5309 | South Hill Drive  | Rev. Robert & Linda Hargrave, Jr. House | 1976          | CO/TU |
| C | 5313 | South Hill Drive  | Thomas J. & Susan Senatori House        | 1977          | CO    |
| C | 5317 | South Hill Drive  | John M. Sweeney House                   | 1976          | RA    |
| C | 5326 | South Hill Drive  | Ralph M. & Carolyn Cooper House         | 1963          | RA    |
|   |      |                   |   |               |       |
| C | 5405 | Trempealeau Trail | Earl J. & Felice Vanderhoef House       | 1961          | RA    |
| C | 5409 | Trempealeau Trail | Wayne G. & Marilyn Ward House           | 1963          | CON   |
|   |      |                   |   |               |       |
|   |      |                   |   |               |       |
| C | 4501 | Vernon Boulevard  | M&I Bank Of Madison Branch Bank         | 1974/<br>1984 | CON   |
| C | 4513 | Vernon Boulevard  | Executive Building                      | 1963          | CON   |
|   |      |                   |   |               |       |
| C | 3    | Walworth Court    | Prof. Glen C. & Joan Pulver House       | 1958          | RA    |



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|---|------|-----------------|--|---------------|-----|
| C | 5    | Walworth Court  | Dr. George G. & Patsy Rowe House               | 1958          | RA  |
| C | 9    | Walworth Court  | Harold W. & Virginia Graham House              | 1958          | RA  |
| C | 13   | Walworth Court  | Donald A. & Josephine Roth, Jr. House          | 1958          | RA  |
| C | 15   | Walworth Court  | Jerome I. & Naon Berlin House                  | 1958          | RA  |
| C | 17   | Walworth Court  | Prof. Eugene & Ruth Freedman House             | 1957          | RA  |
| C | 19   | Walworth Court  | James & Ellen Bultman House                    | 1957          | RA  |
| C | 21   | Walworth Court  | Curtis C. & Marjorie Peters House              | 1958          | RA  |
| C | 23   | Walworth Court  | Frank L. & Virginia Holliday House             | 1956          | RA  |
| C | 25   | Walworth Court  | Stewart C. & Margaret Hugo House               | 1957          | RA  |
|   |      |                 |  |               |     |
| C | 4605 | Waukesha Street | Harry K. & Eunice Spindler House               | 1960          | RA  |
| C | 4606 | Waukesha Street | George & Ruth Calden House                     | 1958          | RA  |
| C | 4609 | Waukesha Street | Prof. Dexter S. & Elise Goldman House          | 1959          | RA  |
| C | 4610 | Waukesha Street | Edward & Mary S. Kohlner House                 | 1963          | CON |
| C | 4701 | Waukesha Street | Carl & Jeanne Huboi House                      | 1958          | CON |
| C | 4702 | Waukesha Street | Prof. Marvin & Ellouise Beatty House           | 1959          | CON |
| C | 4709 | Waukesha Street | Dr. Elston & Doris Belknap, Jr. House          | 1958          | CO  |
| C | 4710 | Waukesha Street | Emil W. & Donna Korenic House                  | 1959          | CON |
| C | 4714 | Waukesha Street | Prof. Shao Ti & Charlotte Hsu House            | 1959          | RA  |
| C | 4717 | Waukesha Street | Richard M. & Patricia Laird house              | 1958          | CON |
| C | 4718 | Waukesha Street | House  | 1958          | RA  |
| C | 4722 | Waukesha Street | House  | 1962          | RA  |
| C | 4726 | Waukesha Street | Ernest I. & Josephine La Bella House           | 1960          | RA  |
| C | 4730 | Waukesha Street | House  | 1960          | RA  |
| C | 4801 | Waukesha Street | Charles R. Van Hise Elementary & Middle School | 1957/<br>1963 | CON |
| C | 4802 | Waukesha Street | Cecilio & Carmen Alvarez House                 | 1960          | RA  |
| C | 4806 | Waukesha Street | Mrs. Aurelia Puletti House                     | 1964          | RA  |
| C | 4810 | Waukesha Street | Robert H. & Marilyn Kelso House                | 1959          | RA  |
| C | 4814 | Waukesha Street | Dr. William C. & Harriet Mussey House          | 1961          | RA  |
| C | 4901 | Waukesha Street | Norman T. & Gladys M. Baillies House           | 1958          | RA  |
| C | 4902 | Waukesha Street | Donald H. & Mary Lund House                    | 1965          | RA  |
| C | 4905 | Waukesha Street | James E. & Donnas Smithback House              | 1958          | RA  |
| C | 4909 | Waukesha Street | Jesse Reed & Barbara Wilson House              | 1958          | RA  |
| C | 4913 | Waukesha Street | Forrest F. & Delores Moore House               | 1959          | RA  |
|   |      |                 |  |               |     |
| C | 3    | Waupaca Court   | Prof. Eugene & Helena Wilkening House          | 1961          | CON |
| C | 5    | Waupaca Court   | Cass F. & Viola Hurc House                     | 1959          | RA  |
|   |      |                 |  |               |     |
| C | 1    | Waushara Circle | Dr. Lincoln F. & Dr. Carolyn Ramirez House     | 1985          | CON |
| C | 3    | Waushara Circle | Bruce B. & Jane R. Schultz House               | 1961          | RA  |
| C | 5    | Waushara Circle | Verne A. & Marianne Bishop House               | 1960          | RA  |

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|-----|-----|-----------------|---------------------------------------|------|-----|
| C   | 7   | Waushara Circle | Harry J. & Dorothy Mason House        | 1960 | RA  |
| C   | 5   | N. Whitney Way  | Margery Webb House                    | 1961 | RA  |
| C   | 105 | N. Whitney Way  | Prof. Loyal & Wesley A. Durand House  | 1966 | CO  |
| C   | 109 | N. Whitney Way  | Robert C. & Marilyn Franklin House    | 1962 | CO  |
| C   | 113 | N. Whitney Way  | William P. & Joan Walsh House         | 1964 | CO  |
| C   | 201 | N. Whitney Way  | William J. & Diane J. Barnidge House  | 1966 | RA  |
| C   | 205 | N. Whitney Way  | Robert C. & Virginia Kraft House      | 1965 | RA  |
| C   | 209 | N. Whitney Way  | House                                 | 1967 | RA  |
| C   | 213 | N. Whitney Way  | John & Shirley Duncan House           | 1965 | CO  |
| N/C | 301 | N. Whitney Way  | House                                 | 1994 | RA  |
| N/C | 305 | N. Whitney Way  | Saboor Zasari House                   | 1996 | RA  |
| C   | 2   | S. Whitney Way  | William G. & Jane North House         | 1963 | RA  |
| C   | 5   | S. Whitney Way  | Stanley J. & Jane B. Ferris House     | 1959 | RA  |
| C   | 8   | S. Whitney Way  | Ben Balle House                       | 1962 | RA  |
| C   | 9   | S. Whitney Way  | Joseph L. & Victoria Lashua House     | 1960 | RA  |
| C   | 13  | S. Whitney Way  | Palmer G. & Geraine Tibbetts House    | 1960 | RA  |
| C   | 17  | S. Whitney Way  | John J. & Marjorie Schara House       | 1959 | RA  |
| C   | 101 | S. Whitney Way  | Prof. Archie H. & Velma Easton House  | 1961 | RA  |
| C   | 105 | S. Whitney Way  | L. James & Karen Fitzpatrick House    | 1961 | RA  |
| C   | 110 | S. Whitney Way  | Nathan F. & Dora Brand House          | 1960 | RA  |
| C   | 114 | S. Whitney Way  | Joseph & JoAnn Lemmer House           | 1962 | CON |
| C   | 117 | S. Whitney Way  | Dr. Robert G. & Jane Sybers House     | 1959 | RA  |
| C   | 118 | S. Whitney Way  | Joseph R. & Vivian Gartner House      | 1960 | RA  |
| C   | 122 | S. Whitney Way  | George J. & Betty Novenski House      | 1962 | RA  |
| C   | 123 | S. Whitney Way  | Julius S. & Betty Jacobs House        | 1969 | RA  |
| C   | 125 | S. Whitney Way  | House                                 | 1961 | RA  |
| C   | 126 | S. Whitney Way  | Edwin C. & Phyllis Conrad House       | 1960 | RA  |
| C   | 129 | S. Whitney Way  | Burchard C. & Jean Barfknecht House   | 1962 | RA  |
| C   | 201 | S. Whitney Way  | Ralph F. & Lois Reuter House          | 1961 | RA  |
| C   | 202 | S. Whitney Way  | Warren E. & Margaret Ruesch House     | 1960 | RA  |
| C   | 206 | S. Whitney Way  | Edward G. & Ann Cnare House           | 1961 | RA  |
| C   | 207 | S. Whitney Way  | Prof. Everett & Sylvia Kassalow House | 1964 | RA  |
| C   | 210 | S. Whitney Way  | Karl W. & Margery Meyer House         | 1962 | CON |
| C   | 211 | S. Whitney Way  | Dr. George H. & Irene Handy House     | 1965 | RA  |
| C   | 214 | S. Whitney Way  | Charles T. & Arlene Nye House         | 1960 | RA  |
| C   | 217 | S. Whitney Way  | Glenn D. & Betty Owens house          | 1960 | RA  |
| C   | 218 | S. Whitney Way  | Ralph D. & Virginia Culbertson House  | 1962 | RA  |
| C   | 221 | S. Whitney Way  | Prof. Leo M. & Carol Walsh House      | 1965 | RA  |
| C   | 222 | S. Whitney Way  | Harry H. & Flavia Heilprin House      | 1960 | RA  |
| C   | 225 | S. Whitney Way  | John E. & Mildred Johnson House       | 1960 | RA  |
| C   | 230 | S. Whitney Way  | Ellis S. & Mae G. Toff House          | 1963 | RA  |

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Wrightian Style

As the name implies, Wrightian style buildings are ones whose designs, if not actually by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1930.

The finest example of the style in the University Hill Farms Historic District was actually designed by Wright himself. This is the Rudin House, which is one of only two built examples of pre-fabricated single-family residence designs that Wright produced for Marshal Erdman and Associates of Madison. The Rudin house was fabricated at the Erdman factory in Madison (non-extant) and it was built by Erdman for inclusion in the 1959 Madison Parade of Homes, held in University Hill Farms that year.

|                                  |                     |      |
|----------------------------------|---------------------|------|
| Prof. Walter & Ellen Rudin House | 110 Marinette Trail | 1959 |
|----------------------------------|---------------------|------|

There are other fine examples of the style in the district designed by others; these are listed below.

|   |                        |      |
|---|------------------------|------|
| Richard & Barbara Woroch House          | 4809 Fond du Lac Trail | 1961 |
| Prof. Edward J. & Eleanor Blakely House | 4746 Lafayette Drive   | 1958 |
| Robert N. & Lois Dick House             | 106 Richland Lane      | 1957 |

Ranch Style

As the name implies, the inspiration for the Ranch style was derived from the vernacular houses that could once be found on historic ranches located in the nation's southwestern states and especially in California. In the 1930s, California architects such as William Wurster and Cliff May transformed these vernacular designs into a modern idiom that became known as the Western Ranch House; an idiom whose growing popularity owed much to the publishing activities of *Sunset Magazine*. In addition, the Prairie School Style houses of Frank Lloyd Wright, with their low, ground-hugging appearance, hipped roofs, and wide, overhanging eaves, were another important source of inspiration. By the beginning of World War II, house catalogs featuring Ranch style designs had begun to appear, and after the war ended, the Ranch style was quickly embraced by builders all over the country. The style soon evolved into the ubiquitous single-family residential form that can now be found in most of the nation's mid-20<sup>th</sup> century suburbs.

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Ranch style houses are one-story-tall, typically have either rectangular, L-shaped, or U-shaped plans, and most examples have attached garages or a carport facing the street. In addition, examples of this style also share a number of other common characteristics. "Asymmetrical one-story shapes with low-pitched roof predominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden or brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas."<sup>13</sup>

Ranch style houses come in a variety of sizes and they also utilize a variety of cladding materials, including either wood, steel, or aluminum clapboards, and brick or stone, and many examples combine two or even three of these materials. There are 413 Ranch style houses in the district, of which 116 are examples of the Split-Level subtype and 76 are examples of the Raised Ranch or Bi-Level subtype, both of which are discussed later. Of the district's 421 remaining Ranch style houses, the best and most intact representative examples are listed below.

|                                       |                            |      |
|---------------------------------------|----------------------------|------|
| John & Ethel McMillen House           | 4809 Bayfield Terrace      | 1959 |
| Martin A. & June Matoushek House      | 4910 Bayfield Terrace      | 1958 |
| Burton G. & Myrtle Billings House     | 5129 Door Drive            | 1960 |
| Clarence M. & Mary White, Jr. House   | 5137 Door Drive            | 1960 |
| Dr. Charles & Ruth Schoenwetter House | 5141 Door Drive            | 1961 |
| Vere L. & Grace Fiedler House         | 4814 Fond du Lac Trail     | 1959 |
| W. Atleen & Sarah Jane Wilson House   | 4930 Fond du Lac Trail     | 1960 |
| Donald G. & Betty Harrer House        | 5111 Juneau Road           | 1958 |
| Harold & Edith Hopkins House          | 5117 Juneau Road           | 1958 |
| John & Lee Wenning, Jr. House         | 213 S. Kenosha Drive       | 1962 |
| Eldon M. & Becky Stenjem House        | 5034 La Crosse Lane        | 1956 |
| Roy G. & Doris Mita House             | 4705 Lafayette Drive       | 1959 |
| Dr. Howard & Gladys Aeh House         | 4729 Lafayette Drive       | 1964 |
| Henry L. & Luella Brown, Sr. House    | 4741 Lafayette Drive       | 1959 |
| James Duncan Duplex                   | 5325-27 Manitoowoc Parkway | 1976 |
| Al W. & Kari-Ellen Cole House         | 210 Marinette Trail        | 1959 |
| Robert H. & Mary Botts House          | 317 Racine Road            | 1958 |
| William D. & Wanda Godshall House     | 114 Richland Lane          | 1957 |
| Frank C. & Alice Fueger House         | 209 S. Segoe Road          | 1958 |

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<sup>13</sup> McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 479.

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|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| Allan G. & Shirley Gruenisen House  | 222 S. Segoe Road     | 1957 |
| Robert A. & Dorothy Drives House    | 4910 South Hill Drive | 1958 |
| Earl C. & Dorothea Andrews House    | 4921 South Hill Drive | 1957 |
| Delbert A. & Rosella Paulman House  | 5125 South Hill Drive | 1962 |
| Prof. Shao Ti & Charlotte Hsu House | 4714 Waukesha Street  | 1959 |
| Bruce B. & Jane Schultz House       | 3 Waushara Circle     | 1961 |
| Harry J. & Dorothy Mason House      | 7 Waushara Circle     | 1960 |
| Stanley J. & Jane B. Ferris House   | 5 S. Whitney Way      | 1959 |

In addition to the above, there is also a subset of the district's Ranch style houses that exhibit a Colonial Revival style influence in their design. The best of these are listed below.

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Collin H. & Margaret Schroeder House | 4802 Bayfield Drive     | 1961 |
| Mrs. Helen Hansbrough House          | 4877 Bayfield Drive     | 1961 |
| Jack G. & Virginia C. Jefferds House | 4822 Bayfield Drive     | 1959 |
| Robert B. & Jean Rennebohm House     | 5013 Bayfield Drive     | 1958 |
| Frank & Shirley Ross House           | 5126 Buffalo Trail      | 1985 |
| Prof. A. Burr & Mary Fontaine House  | 5302 Burnett Drive      | 1960 |
| Glenn S. & Daisy Pound House         | 313 Cheyenne Trail      | 1964 |
| C. Dennis & Barbara Besadny House    | 53 S. Eau Claire Avenue | 1959 |
| Burton O. & Jean Neesvig House       | 4901 Fond du Lac Trail  | 1959 |
| Max G. & Dorothy Guhl House          | 5114 Juneau Road        | 1958 |

Raised Ranch or Bi-Level Style

A recognized subtype of the Ranch style exists whose designs are characterized by their adaptation to hilly sites. These examples, sometimes called either "Raised Ranches" or "Bi-Level" designs, maintain the same one-story-tall profile of the previous examples but their automobile garage(s) are located in either a partially or fully exposed portion of their basement story. These garage openings are typically located on the main façade and face the street, although they sometimes face to the side as well, depending on the site. Note, however, that these houses should not be confused with the Split-Level examples that will be discussed next. Typically, the Raised Ranch subtype still has all of its principal living spaces located on just one floor; only the garage, utility rooms, and perhaps a recreation room, are located in the basement story.

Of the district's 613 Ranch style examples, 76 of them are examples of the Raised Ranch or Bi-Level subtype. The vast majority of these houses have a gable-roofed main block and a masonry-clad basement story.

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One of the district's most distinctive examples of this subtype was built by Byrant W. Fisher, who was a partner in the contracting firm of Fisher & Fischer, as his own house. Another especially impressive example was built at 101 Marinette Trail by builder Donald Sampson.

|                                   |                     |      |
|-----------------------------------|---------------------|------|
| Bryant W. & Louise Fisher House   | 5213 Pepin Place    | 1960 |
| Kenneth R. & Jean L. Welton House | 101 Marinette Trail | 1959 |

Other fine, intact district examples of this subtype are listed below.

|                                       |                           |      |
|---------------------------------------|---------------------------|------|
| Jud & Marilyn Walstad House           | 3 Ashland Court           | 1957 |
| Prof. Claude S. & Dorothy Hayes House | 2010 Bayfield Terrace     | 1961 |
| Lyle E. & Viola Baerwald House        | 5105 Buffalo Trail        | 1962 |
| Donald & Pauline Fugere House         | 5138 Juneau Road          | 1959 |
| Clifford P. & Verabelle Kolberg House | 102 S. Kenosha Drive      | 1963 |
| Dirienzo Duplex                       | 5121-23 Manitowoc Parkway | 1961 |
| Charles W. & Ruth Bladl House         | 4909 Marathon Drive       | 1958 |
| Linley E. & Peggy Ivers House         | 5054 Marathon Drive       | 1958 |
| LeRoy L. & Virginia Dalton House      | 5058 Marathon Drive       | 1958 |
| Stefan & Sylvia Ioradachescu          | 4705 Regent Street        | 1962 |
| Randolph & Patricia W. Cautley House  | 4805 Regent Street        | 1963 |
| Robert W. & Alice Schmitz House       | 221 St. Croix Lane        | 1959 |
| Cecilio & Carmen Alvarez House        | 4802 Waukesha Street      | 1960 |

In addition, there is also a subset of the Raised Ranch style in the district that is characterized by a hip-roofed main block that has a partially exposed masonry-clad basement story and a fully exposed first story, to one side of which is attached a one-story hip-roofed garage ell. All five of these houses were built between 1964 and 1966. Two were built by the contracting firm of Fisher & Fischer and the other three may have been built by them as well.

|  |                       |      |
|--|-----------------------|------|
| Prof. Thomas & Elizabeth Averill House | 10 Barron Court       | 1964 |
| Kenneth G. & Shirley Kittelson House   | 5105 Regent Street    | 1964 |
| Richard W. & Frances Hall House        | 5302 South Hill Drive | 1964 |
| William J. & Diane Barnridge House     | 201 N. Whitney Way    | 1966 |
| Robert C. & Virginia Kraft House       | 205 N. Whitney Way    | 1965 |

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Split-Level Style

Split-Level style houses are another subtype of the Ranch style that “retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. ... Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. The Split-level form made it possible to locate these on separate levels. The lower level usually housed the garage and commonly, the “noisy” family room with its television, which was becoming a universal possession. The mid-level wing contained the “quiet” living areas and the upper level, the bedrooms.”<sup>14</sup>

Of the district’s 613 Ranch style examples, 116 of them are examples of the Split-Level style subtype. The vast majority of these houses have a front-facing gable-roofed block to which is attached a side gabled ell. The resulting combination is in some ways a modern version of the nineteenth century Gable Ell vernacular form, but hip-roofed and even flat roofed examples can also be found within the district as well.

The district’s most distinctive Split-Level example was designed by architect Carl Huboi as his own house and is believed to be potentially individually eligible for NRHP-listing:

|                           |                     |      |
|---------------------------|---------------------|------|
| Carl & Jeanne Huboi House | 4701 Waukesa Street | 1958 |
|---------------------------|---------------------|------|

A very fine and also very intact group of Split-Level houses in the district were the work of Marshall Erdman and Associates and these represent various models of their pre-fabricated houses.

|   |                       |      |
|---|-----------------------|------|
| Arvid & Avis Anderson House                 | 4813 Bayfield Terrace | 1959 |
| Prof. Paul J. & Marian Kaesberg House       | 5002 Bayfield Terrace | 1958 |
| Prof. John & Frances Culbertson House       | 5305 Burnett Drive    | 1960 |
| Prof. Jack W. & Barbara Miller House        | 5146 Juneau Road      | 1958 |
| Prof. Gene R. & Louise De Foliart House     | 6 S. Kenosha Dr.      | 1959 |
| Dr. Henrik A. & Ann Hartmann House          | 10 S. Kenosha Dr.     | 1960 |
| Prof. Gilbert J. & Virginia Mannering House | 225 S. Kenosha Dr.    | 1960 |
| Prof. Sturges & Marilyn Bailey House        | 5049 La Crosse Lane   | 1959 |
| Prof. David & Rhoda Berman House            | 4738 Lafayette Drive  | 1958 |

Another distinctive district group of Split-Level designs consists of four houses that were all built by Clifford P. Kolberg in 1962-63. These small houses are unusual in that while most Split-Level designs

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<sup>14</sup> McAlester, Virginia and Lee. Op. Cit., p. 481.

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have two distinct roofs that are placed at different heights, these Kolberg-built houses all have a single gable roof with two slopes of unequal length that gives these houses an almost saltbox-like profile when viewed from the front.

|                                    |                        |      |
|------------------------------------|------------------------|------|
| James A. & Bernadette Fenton House | 5 Barron Court         | 1963 |
| Wayne G. & Marilyn Ward House      | 5405 Trempealeau Trail | 1963 |
| Joseph & JoAnn Lemmer House        | 114 S, Whitney Way     | 1962 |
| Karl W. & Margery Meyer House      | 210 S. Whitney Way     | 1962 |

The best of the rest of the district's other Split-Level houses are listed below.

|                                       |                           |                    |
|---------------------------------------|---------------------------|--------------------|
| Harold & Elizabeth Linden House       | 5 Ashland Court           | 1960               |
| Prof. Wilson & Grace Thiede House     | 4825 Bayfield Street      | 1960               |
| Vernon H. & Cathern Schultz House     | 14 Cheyenne Circle        | 1960               |
| Prof. James E. & Doris Kennedy House  | 18 Cheyenne Trail         | 1964               |
| Gerald F. & Jeanne Maruska House      | 329 Cheyenne Trail        | 1964               |
| Rev. Vernon & Patricia Johnson House  | 5114 Door drive           | 1960               |
| Prof. William H. & Ruth Dodge House   | 5130 Door Drive           | 1960               |
| Henry & Mary Peiss House              | 4710 Fond du Lac Trail    | 1959               |
| Prof. Richard M. & Ruth Heins House   | 4926 Fond du Lac Trail    | 1959               |
| William & LaVerne Rosenbaum House     | 4929 Fond du Lac Trail    | 1962               |
| Leo B. & Dorothy McCann House         | 205 Green Lake Pass       | 1963               |
| Theodore & Carolyn Stephenson House   | 210 Green Lake Pass       | 1965               |
| Dr. William M. & Barbara Larsen House | 106 S. Kenosha Drive      | 1964               |
| Robert J. & Elva Vergeront House      | 5010 La Crosse Lane       | 1958               |
| Ely & Jane Sires House                | 5018 La Crosse Lane       | 1958               |
| Prof. Truman F. & Sylvia Graff House  | 5022 La Crosse Lane       | 1957               |
| Richard R. & Jean McKenzie House      | 5026 La Crosse Lane       | 1957               |
| Richard C. & Della Weatherwax House   | 4718 Lafayette Drive      | 1959               |
| Lawrence & Connie Allard House        | 4733 Lafayette Drive      | 1959               |
| Walter & Lois Griskavich House        | 4754 Lafayette Drive      | 1961               |
| Curtis L. & Ferne Brown Duplex        | 5210-12 Manitowoc Parkway | 1969               |
| Richard E. & Betty Hagan House        | 5013 Marathon Drive       | 1960 <sup>15</sup> |
| Robert S. & Mimi Thorne House         | 129 S. Segoe Road         | 1957               |
| Curtis C. & Marjorie Peters House     | 21 Walworth Court         | 1958               |
| Norman T. & Gladys M. Baillies House  | 4901 Waukesha Street      | 1958               |

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<sup>15</sup> This house is an unusual flat-roofed example of the Split-Level style.



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Contemporary Style:

The Contemporary style is a provisional term that is applied to buildings that typically were built after World War II and that are truly modern in inspiration and owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into separate styles is still in its infancy, it is easier to identify Contemporary style buildings of architectural merit than it is to categorize them.

The district contains many fine Contemporary style houses and the best of these are listed below in two separate groups.

The first group comprises a subset of the Contemporary style for which a provisional definition has already been proposed. These are flat-roofed one-story houses, a subtype that "is a derivation of the earlier International style and houses of this subtype are sometimes referred to as American International. They resemble the International style in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone."<sup>16</sup>

Several of the examples of this group in the district appear to owe a debt to the wood-clad International style designs of the Madison architectural firm of Beatty & Strang and also to the Usonian designs of Frank Lloyd Wright. The best of the district's examples are listed below.

|   |                       |                    |
|---|-----------------------|--------------------|
| William C. & Nancy Larson House         | 7 Ashland Court       | 1957               |
| Dr. Kenneth M. & Beverly Sachtjen House | 5001 Bayfield Terrace | 1963 <sup>17</sup> |
| Bernard B. & Marjorie Shomberg House    | 5159 Juneau Terrace   | 1958 <sup>18</sup> |
| Prof. Robert G. & Elsbeth Petzold House | 11 Kewaunee Court     | 1956               |
| Prof. Glenn & Martha Fugitt House       | 5962 La Crosse Lane   | 1959 <sup>19</sup> |
| Dr. Earl & Anita Shrager House          | 5118 Pepin Place      | 1961               |
| Shomberg Builders Spec House            | 5209 Pepin Place      | 1959               |
| Prof. Marcus G. & Blanche Singer House  | 5021 Regent Street    | 1959 <sup>20</sup> |
| Prof. Jerome & Iris Schwartzbaum House  | 5. S. Rock Road       | 1961               |
| Prof. Marvin T. & Ellouise Beatty House | 4702 Waukesha Street  | 1959 <sup>21</sup> |

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<sup>16</sup> McAlester, Virginia and Lee. *Op. Cit.*, p. 482.

<sup>17</sup> This house was designed by Krueger, Kraft, & Assoc.

<sup>18</sup> This house was designed by Gausewitz & Cashin.

<sup>19</sup> This house was built and possibly designed by Marshall Erdman & Assoc.

<sup>20</sup> *Ibid.*

<sup>21</sup> This house was designed by Edward A. Solner, Architect.

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The second group consists of the other Contemporary style single-family residences and other building types that are as of yet unclassified in terms of architectural subtypes. Several of the best of these houses are the known work of prominent Madison architects, but for now, the works of these individual architects is best studied within the context of these architects' personal development. For instance, the early works of William V. Kaeser and Herb Fritz, Jr. both reflect the influence of the flat-roof subtype described above, but their later work is more individualistic and reflects the separate paths that these two fine architects chose to follow. The majority of the district's Contemporary style houses, however, are the work of still unidentified architects and designers. These buildings represent many different design strategies, but all of them meet the same criteria that the buildings discussed previously in other stylistic categories had to meet; they have architectural significance and they have integrity.

Some of the finest and most distinctive examples of the district's Contemporary style residences are ones that several architects designed for themselves and their families.

|  |                       |      |
|--|-----------------------|------|
| Robert P. & Lucille H. Torkelson House | 4902 Bayfield Terrace | 1966 |
| Paul H. & Pat Graven House             | 5018 Bayfield Terrace | 1959 |
| Stuart W. & Emmy Gallaher House        | 5150 Door Drive       | 1961 |
| Emil W. & Donna Korenic House          | 4710 Waukesha Street  | 1959 |

Other especially fine district examples of this second group of houses are listed below.

|  |                           |                    |
|--|---------------------------|--------------------|
| Alfred & Maxa Dai Frank House              | 9 S. Eau Claire Avenue    | 1961               |
| Prof. Leonard & Nettie Berkowiz House      | 3 Kewaunee Court          | 1958               |
| Joe W. & Carol Clark House                 | 15 Kewaunee Court         | 1958               |
| Prof. Manucher J. & Lida Javid House       | 4750 Lafayette Drive      | 1959               |
| Duplex                                     | 5205-07 Manitowoc Parkway | 1960               |
| Allan W. & Sparrow Sentry House            | 4725 Regent Street        | 1983               |
| Prof. C. J. & Edna Chapman House           | 4825 Regent Street        | 1963 <sup>22</sup> |
| Burdette L. & Doris Fisher House           | 5118 Regent Street        | 1960               |
| Prof. Eugene A. & Helena Wilkening House   | 3 Waupaca Court           | 1961 <sup>23</sup> |
| Dr. Lincoln F. & Dr. Carolyn Ramirez House | 1 Waushara Circle         | 1985               |

Of the several Contemporary style high rise apartment blocks in the district, the first and the last are the finest. The earliest one is the Park Towers Apartments, which was designed by John J. Flad & Assoc., while the last one was the Attic Angels Nursing Home Tower, also by Flad.

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<sup>22</sup> This house was designed by Herb Fritz, Jr.

<sup>23</sup> This house was designed by Carl Huboi.

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|                                 |                       |                    |
|---------------------------------|-----------------------|--------------------|
| Park Towers Apartments          | 4801 Sheboygan Avenue | 1962 <sup>24</sup> |
| Attic Angels Nursing Home Tower | 602 N. Segoe Road     | 1976               |

There is also a notable Contemporary style garden apartment complex located in the district. This is the Karen Arms Garden Apartments, an 11-building complex designed by the Madison firm of Weiler & Strang. This complex is located on the corner of Regent Street and N. Segoe Road and some of its buildings also face onto Rennebohm Park.<sup>25</sup>

|                              |                         |         |
|------------------------------|-------------------------|---------|
| Karen Arms Garden Apartments | 4702-4806 Regent Street | 1959-64 |
|                              | 206-426 N. Segoe Road   | 1959-64 |

In addition to the single-family residences and multiple dwelling buildings listed above, the district also includes an excellent Contemporary style school that was designed by Weiler & Strang of Madison and an equally fine Contemporary style church that was designed by Madison architect William V. Kaeser.

|                              |                      |                |
|------------------------------|----------------------|----------------|
| Charles R. Van Hise School   | 4801 Waukesha Street | 1958/1963      |
| Covenant Presbyterian Church | 326 S. Segoe Road    | 1957/1961/1967 |

Added to these are the district's several fine small Contemporary style office buildings, the best of which are listed below.

|                                     |                          |                         |
|-------------------------------------|--------------------------|-------------------------|
| Anchor Savings & Loan Branch Office | 302 N. Midvale Boulevard | 1967/1979 <sup>26</sup> |
| Associated Physicians Clinic        | 4410 Regent Street       | 1963/1994 <sup>27</sup> |
| Grayson Building                    | 4141 Regent Street       | 1962 <sup>28</sup>      |
| M&I Bank of Madison Branch Bank     | 4501 Vernon Boulevard    | 1974/1984               |

Colonial Revival Style

Modern Movement style designs predominate throughout the University Hill Farms Historic District, there being 705 buildings in the district that fall within these styles. Nevertheless, 114 buildings in the

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<sup>24</sup> This was the first of what were projected to be six identical buildings in this location. Only this one was actually built, however.

<sup>25</sup> "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, Sec. 1, p. 15.

<sup>26</sup> This building was designed by Graven, Kenney, & Iverson and it is believed to be individually eligible for NRHP-listing.

<sup>27</sup> This building was designed by Cashin & Associates.

<sup>28</sup> This building was designed by Graven, Kenney, & Iverson.

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district were designed in the Colonial Revival style and constitute its second largest stylistic category. Why this should be so is a matter of speculation. For some owners it is likely that this style's cultural association with the concept of "home" was a deciding factor. For others, having a second story and the extra space it provided may have also been a deciding factor, especially when lot size was an issue. Whatever the reasons, it is clear that the Colonial Revival style never fell entirely out of favor with new home owners during this period, and there is some indication that it actually increased in popularity over time.

There are two principal subtypes of the Colonial Revival style in the district. The first subtype consists of a type that is popularly known as a Cape Cod style house. This one-and-one-half-story tall side-gabled subtype is the most historically accurate of the two subtypes of this style that predominate in the district and its best, most intact examples are listed below.

|  |                        |      |
|--|------------------------|------|
| Dr. Charles A. & Betsy Doehlert House        | 4910 Fond du Lac Trail | 1959 |
| House  | 201 S. Kenosha Drive   | 1962 |
| Prof. William T. & Elizabeth Stillwell House | 5018 Marathon Drive    | 1958 |
| John M. & Dorothy Liebman House              | 5037 Marathon Drive    | 1958 |
| Richard A. & Alice Erney House               | 206 Marinette Trail    | 1959 |
| Joseph L. & Edith Dwyer House                | 126 S. Segoe Road      | 1957 |

The second and much more popular Colonial Revival style subtype consists of a two-story side-gabled main block, to one side of which is attached a one-story gable-roofed one or two-car garage that opens either to the front or to the side, depending upon the size of the lot. The vast majority of these houses have a main façade that faces the street. This face typically has a first story that is clad in masonry while the second story above, and the rest of the house, is clad in clapboard of either wood, steel, aluminum, or vinyl, depending on the age of the house.

The following is a list of good, intact representative examples of the two-story subtype.

|                                       |                        |      |
|---------------------------------------|------------------------|------|
| Clement M. & Betty Silvestro House    | 4814 Bayfield Terrace  | 1959 |
| Prof. Patrick & Mary Ann Boyle House  | 5021 Bayfield Terrace  | 1962 |
| Dr. John C. & Ann McAleavy House      | 306 Cheyenne Trail     | 1962 |
| Ray T. & Shirley Haase House          | 4802 Fond du Lac Trail | 1964 |
| Dr. C. Weir & Jane Horswill House     | 4810 Fond du Lac Trail | 1963 |
| Dr. Charles A. & Betsy Doehlert House | 4910 Fond du Lac Trail | 1959 |
| Kenneth R. & Marilyn Johnson House    | 4925 Fond du Lac Trail | 1960 |
| Robert S. & Joy Hinds House           | 106 Green Lake Pass    | 1961 |
| Prof. Frank & Ardyce Reighard House   | 214 Green Lake Pass    | 1963 |

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|                                      |                      |      |
|--------------------------------------|----------------------|------|
| William P. & Marion Sutherland House | 210 S. Kenosha Drive | 1961 |
| Michael R. & Theresa Vaughn House    | 4714 Lafayette Drive | 1973 |
| Clarence A. & Jean Diel House        | 141 S. Segoe Road    | 1960 |

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**Summary**

The University Hill Farms Historic District was the result of an historic collaboration between the City of Madison and the University of Wisconsin in the 1950s, to create an entire self-contained, planned suburban community on University owned land on the near west side of Madison. The district comprises most of the University-owned 613-acre Hill Farms property that the University's College of Agriculture had been using as an experimental farm since 1897 and which the University decided to develop as a new subdivision in 1953. The proceeds of the sale of the land were used to purchase a new and much larger experimental farm property that was to be located farther away from the rapidly expanding city of Madison. To this end, the University commissioned a master plan that created dedicated areas within the new subdivision for single family and multi-family housing, a school, churches, parks, office buildings, and a large regional shopping center. The timing of this project was perfect because Madison was growing rapidly at this point in time and the need for new housing for middle class and professional families was especially acute. Thus, the first lots offered for sale in 1956 sold rapidly, as did the lots in the subsequent plats. By 1959, most of the land in the new subdivision had been platted and sold. By 1964, 727, or 87%, of the 833 buildings that are currently located within the district had been completed. By 1989, all but five of the district's buildings had been completed and the original master plan had been brought to completion. Not surprisingly, a few aspects of the original plan were changed in the district's early years in order to meet evolving needs, but the completed subdivision nevertheless successfully fulfilled the University's original intent of creating "a community within a community." Fortunately, almost all of the district's original buildings are extant and intact today and the vast majority of them are of designs that reflect Modern Movement styles that were popular at the time, such as the various manifestations of the Ranch and Contemporary styles. As a result, the district today still looks almost exactly the way it did in 1964, by which time nearly all of the original master plan's most important components were in place. The University Hill Farms neighborhood continues to attract the same kind of homeowners that originally made the subdivision a success and it remains an active and vibrant community today.

**Methodology**

Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Contemporary Style subsection of the Architectural Styles study unit of the CRMP.<sup>29</sup> The results of this research are detailed below.

The district was also researched under NRHP Criterion A (history) at the local level of significance, to

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<sup>29</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

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assess the potential for nominating the district utilizing the NR significance area of Community Planning & Development, a theme which is also identified in the Planned Communities subsection of the Planning and Landscape Architecture Theme study unit of the State of Wisconsin's Cultural Resource Management Plan (CRMP).<sup>30</sup> This research centered on evaluating the resources within the district utilizing the context developed by the National Park Service in a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.<sup>31</sup> The results of this research are detailed below.

**Significance**

The University Hill Farms Historic District is eligible for listing in the National Register of Historic Places (NRHP) under Criterion C, in the area of Architecture, at the local level of significance. It is an architecturally significant collection of single family and multi-family residences, churches, private office buildings, and a school, that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Madison.

The University Hill Farms Historic District is eligible for listing in the NRHP under Criterion A, in the area of Community Planning & Development at the local level of significance as a complete planned suburban community whose creation had a lasting effect on the city of Madison.

The University Hill Farms Historic District represents most of the University Hill Farms subdivision that was developed on the west side of the city of Madison beginning in 1953. The first 156-acre portion of the land that comprised this subdivision had been a farm that was purchased by the University of Wisconsin (UW) in 1897, and this farm had been steadily augmented in size over the years until, by 1953, it covered some 620-acres. It had been used continuously as an experimental farm by the UW's College of Agriculture during this period. By 1953, however, the village of Shorewood Hills and the west side suburbs of the rapidly expanding city of Madison had effectively surrounded this farm. The farm was blocking the westward expansion of the city and it was also losing value as a place in which to conduct agricultural experiments, even as it gained value as raw real estate. Consequently, in 1953, the University requested authorization from the state legislature to sell the farm and use the proceeds to buy a new, much larger farm that would be located far enough away from Madison so that its value as a laboratory to the College of Agriculture would endure for many more decades thereafter. After permission from the legislature was granted, the University then set about determining the best way to develop the property, both from the stand point of maximizing the

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<sup>30</sup> Ibid. This study unit has not yet been published.

<sup>31</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.

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financial benefit its sale could provide, and also from the standpoint of what was best for the city of Madison as a whole. This resulted in the decision that the University would develop the land itself, and in the process, create what was essentially a self-contained community where its residents could live, work, go to school, shop, recreate, and worship. Working in conjunction with the City of Madison, a master plan was created for this development in 1955 that allocated specific areas within the subdivision for each of these activities. The core of the development was the almost 800 lots allocated to single family residences which, along with the apartment houses that were also part of the plan, were eventually expected to house as many as 7000 persons. The University also decided to market these lots in stages so as not to flood the local real estate market and to make the process of creating the necessary infrastructure more affordable for the University. The results were a complete success, both for the University and Madison. Lots in the first plat of the subdivision went on sale in early 1956 and sold out quickly, and the same was true of the lots in each of the successive plats. As a result, by 1964, some 650 houses had been built in the district along with 12 apartment houses, two churches, a school, several private office buildings, a swimming pool and bath house, a park, a nursing home, and a regional shopping center. Today, the residential and small office building portion of the district still looks very much the way it did in 1964, at which time it represented a virtual catalog of the architecture that was available in Madison during the years between 1956 and 1964.

The period of significance for this district spans the years from 1956 to 1989, these being the years during which all the district's contributing buildings were constructed. The earliest of these buildings was built in 1956, while the last were built between 1985 and 1989 on land that was the last portion of the subdivision's North Hill Plat to be opened for development. This last portion had been the College of Agriculture's seed farm and it continued to be used for experimental purposes until 1985, long after the rest of the farm had been subdivided and sold. The five buildings in the apartment building complex that were built on this land after the farm closed in 1985 completed the subdivision's original master plan.

### **Community Planning and Development**

In 2002, the National Park Service published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.<sup>32</sup> This bulletin, which was developed in tandem with a national multiple property listing entitled "Historic Residential Suburbs in the United States, 1830-1960, MPS," to develop a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The University Hill Farms Historic District NRHP nomination

<sup>32</sup> Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.



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has utilized this context and the nomination itself has been prepared in accordance with the guidelines that are found in the Documentation and Registration section of this bulletin. The history of the near west side of the city of Madison, which includes all of the land located immediately to the east of the University Hill Farms, has also recently been documented from its beginnings in the 1850s up until 1972 in the *City of Madison Near West Side Neighborhoods Intensive Survey Report*, which was completed in 2013.<sup>33</sup> This survey looked briefly at the physical growth of the survey area in the years prior to 1931 but it concentrated mostly on the years that followed up until 1972, this being the period during which the survey area attained its present appearance. Consequently, this information will not be repeated; instead, the history that follows will take a general look at the physical growth of the city as it pertains to the district as well as the history of the district itself.

The land that now comprises the district was originally a part of the Town of Madison, and the lands in the area surrounding it (and in the district itself) were given over almost entirely to agricultural pursuits until the second decade of the twentieth century and still later within the district itself. The earliest suburban development in this area occurred in the mid-1850s in a portion of the town where three stone quarries that supplied much of the Madison sandstone that was used to build the city's finest early buildings were then located. This modest sized development was located along University Avenue, which runs from Madison's downtown westward past the University of Wisconsin campus and parallel with the tracks of the Milwaukee & Mississippi Railroad, which were laid in 1854. This thoroughfare is still one of the most important thoroughfares on Madison's west side. Two small plats were established in the quarry area in the 1850s, "Lakeland" in 1855, and "Quarrytown" in 1863. This development activity probably represented an attempt to capitalize on the hope that the industrial activity generated by the area's stone quarries would be enhanced by the presence of the new railroad line and the new Sauk Road that ran just to the north of them. If so, this hope proved to be largely unfounded. These pioneer suburban plats remained essentially undeveloped until after the end of World War I. The 1890 Plat Book of Dane County, for instance, shows that even by that date there were only four buildings located in the Quarrytown Plat.<sup>34</sup> Nevertheless, these early development efforts represented the first attempts to develop the lands lying west of the city and they were precursors of what was to come.

The growth of Madison's population during the 1890s resulted in the creation of the city's first suburbs, of which the near west side plats of Wingra Park (1889) and University Heights (1893) were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because of their proximity to streetcar lines that enabled new suburban homeowners to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin campus. Such proximity was critical to the success of these plats because in the pre-automobile era even

<sup>33</sup> Heggland, Timothy F. *City of Madison Near West Side Neighborhoods Intensive Survey*. Madison: City of Madison, 2013.

<sup>34</sup> *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211

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middle class families seldom had a horse and carriage of their own. Thus, families seeking to locate out in any of the new suburbs could usually do so only if the breadwinners of the family had some form of public transportation to take them to their places of work, nearly all of which were then still located downtown. Since streetcars were Madison's only form of public transportation, reasonable proximity to one of the city's streetcar lines was essential. Streetcars also brought the citizens of the city out to its two cemeteries as well, beginning in 1897, when the local electric streetcar company constructed a new line that ran westward along Regent Street to a terminus at the foot of today's Speedway Road and the adjacent Forest Hill and Calvary cemeteries. The impact that this new line was to have on the future of what is now the near west side of the city can hardly be overestimated.

The 1897 cemetery addition, a 1.5 mile extension terminating at Forest Hill Cemetery, suddenly opened up 722 additional acres of prime land for development. The new line was a boon for already platted suburbs of Wingra Park and University Heights and sparked the beginning of extensive construction in both places. The *Madison Democrat* estimated that the streetcar line immediately enhanced the value of nearby property by 10 to 45 percent.<sup>35</sup>

These suburbs did not achieve real success until after 1903 however, when their annexation to the city finally supplied homeowners with such city services as sewers, water, gas, electricity, concrete streets and sidewalks, and a new school (Randall Elementary School). Once these services became available, suburban development on the west side of the city steadily increased.

Despite the gradual westward growth of the city, though, most of the land located around and including University Hill Farms was still rural at the turn of the century and was given over to agricultural pursuits. Persons living in this area were still only occasional visitors to the city itself. Access to this land was provided by the area's two principal historic roads; the Sauk Road (University Avenue), and the Mineral Point Road (today's Speedway Road and Mineral Point Road), both of which had been in existence since at least the 1850s.

The core of the property that would become the University Hill Farms was a 156-acre parcel that was roughly bounded by today's University Avenue to the north, Midvale Boulevard to the east, Regent Street to the south, and N. Eau Claire Avenue to the west. This land was first purchased by Josiah A. Noonan (1813-1882), who had helped survey the original plat of Madison in 1836 and had purchased this farm land west of the future city at the same time, along with other lands in the area. Noonan subsequently became the publisher of the *Wisconsin Enquirer* newspaper, which was the first one in Madison, and he afterwards started newspapers in Milwaukee as well and became the first postmaster

<sup>35</sup> Mollenhoff, David V. *Madison: A History of the Formative Years* —(2<sup>nd</sup> Edition). Madison: University of Wisconsin Press, 2003, p. 194.

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of that city.<sup>36</sup> Noonan's sister, Clarissa, married Harmon J. Hill, in 1845 and the new couple moved from New York state to Milwaukee, where Josiah Noonan gave Hill a job running the post office in downtown Milwaukee. Within months, however, Noonan apparently convinced Hill to move to Madison and take over the running of his farm property west of the city, which Harmon Hill subsequently purchased in 1849. Hill afterwards became the first county supervisor from the Town of Madison and he also served as the town treasurer for 13 years. The success of his farm enabled the Hills to build a very fine stone Italianate style Gabled Ell farmhouse on the farm in 1857. Hill continued to operate this farm until he retired in 1893, whereupon the Hills sold it to Benjamin F. Lewis and moved into Madison. In 1897, Lewis sold the farm to the University of Wisconsin and their purchase was afterwards known as the University's Hill Farm.<sup>37</sup>

The University's purpose in buying this farm was to use it as the core of a new experimental farm that would be larger and better located than the University's first such farm, a 196-acre parcel that was located immediately to the west of the University's campus and which had been purchased for this use in 1866 as part of the founding of the University's College of Agriculture.<sup>38</sup> In the years that followed, the College's original experimental farm proved to be of immense educational and scientific value to the University and the state but by 1897, the steady physical growth of the University was starting to make inroads on the farm's land. The advent of mechanized agriculture and the rise of industrialized dairy farming were both trends that argued for a larger parcel of land located away from the city center but still within easy reach of the main campus. As a result, the University's new Hill Farm purchase became the first of what would eventually be several University-owned experimental farms located on the near west side Madison.<sup>39</sup> In the years that followed its initial purchase, the University made additional purchases of land that augmented the original acreage of the Hill Farm: the 58-acre E. C. Hammersley Farm in 1903; the 20-acre Vilberg farm in 1910; the 70-acre Koch Farm in 1914; the 40-acre C. P. Parsons property in 1941; the 40-acre E. Backus property in 1945; the 99-acre H. B. Gregg Farm in 1945, the 10-acre L. J. Oscar property in 1947; and the 120-acre William A. Gugel, Jr. Farm, also in 1947.

<sup>36</sup> *Dictionary of Wisconsin Biography*. Madison: State Historical Society of Wisconsin, 1960, pp. 267-68.

<sup>37</sup> Custer, Frank. "Pioneer Who Gave U. Hill Farm Its Name Was Elegant Farmer." *Madison Capital Times*, October 5, 1959 (illustrated).

<sup>38</sup> Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1848-1925*. Madison: University of Wisconsin Press, 1949, Vol. 1, pp. 460-461.

<sup>39</sup> Besides the Hill Farms there was also the Charmany-Rieder Farm (today's Research Park), which is located diagonally across Mineral Point Road from Hill Farms and which was acquired by the University in the 1940s, and there is also the West Madison Agricultural Research Station, which is located further west on both sides of Mineral Point Road between Junction Road and Pleasant View Road. The latter facility remains part of the University of Wisconsin's College of Agriculture and Life Sciences (CALS) program today.

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By the time the University's Hill Farms reached its final 613-acre size in 1947, the rural environment that it had once been a part, changed profoundly. By the end of World War II, the Hill Farms was effectively surrounded by suburbs that had been growing steadily westward since the early years of the twentieth century. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the Village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park, and Merrill Heights, and to the south were the post-war suburbs of Midvale Heights, Oak Park Heights, and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road and extended down Midvale Boulevard to Segoe Road.

What made this suburban expansion possible was the growth of motorized buses in the city and to a much lesser degree, automobile ownership. The development of suburbs to the west demonstrated the efficacy of gasoline powered buses. As was noted earlier, the city's streetcar lines had been extended as far west as Forest Hills Cemetery in 1897, but this was as far as they would ever go. The new suburbs that were developed afterwards lacked the necessary population density that could make new westward extensions of the lines of this privately owned transportation system profitable. By 1915, it was clear that the city's rapidly growing numbers of gasoline-powered vehicles represented the future of transportation in the city and it was this new reality that would drive future suburban expansion, both in Madison and elsewhere. For instance, College Hills (the first portion of the village of Shorewood Hills) and Nakoma, another early upper-middle class west side suburb, were both designed from the start to be attractive to home owners that intended to commute to and from work in the downtown part of the city using gasoline powered buses or their own automobiles. It was not a coincidence that all the new suburbs that had been built to the west of University Heights and to the southwest of Wingra Park prior to 1915 were laid out adjacent to University Avenue, Regent Street, or Monroe Street. These, after all, were the three principal arterial streets that funneled both horse-drawn conveyances and the city's ever increasing numbers of gasoline-powered buses, automobiles, and trucks from the downtown to the west side of the city and beyond at this time. Any developer who hoped to make his west side suburb a success had to be able to offer potential home builders ready access to these streets or comparable ones.

It was this proximity to an existing transportation route that also accounted for the creation of the first new subdivision located in the area between Nakoma and Shorewood Hills. This was the University Park Addition platted in June of 1916 by the Dane Co. and others, and which was bounded by University Ave. to the north, N. Blackhawk Ave. to the west, Stevens St. to the south, and the west edge of what is today's Quarry Park to the east. Much more important to the future of this area was its second new subdivision, the West Wingra Addition, which was platted in December of 1916 by Otto E. Toepfer, Jr. This new subdivision was the first part of the future suburb of Westmorland to be platted and it represented

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Toepfer's first subdivision of a 60-acre parcel of former farm land bordering on and located west of Mineral Point Road that he had purchased in 1899.<sup>40</sup>

Very little additional platting activity would take place on the city's west side until after World War I, and demand for new housing did not revive until 1925, when the small Findlay Park Addition was platted as a replat of portions of the 1850s era Quarrytown and Lakeland plats. Even so, the City of Madison was already planning for the future at this time. In that same year the City decided to purchase a hilltop parcel of land in 1925 that was located two blocks south of Regent Street between Glenway Street (then called Parker Drive) and Larkin Street as the site of a new high-service water reservoir. This 6,000,000 gallon concrete reservoir was designed to serve customers on the west side of the city. Constructed in 1926, it was covered by soil, graded and seeded and remains in operation today known as Reservoir Park.<sup>41</sup> In March of that same year, Otto Toepfer Jr. platted a First Addition to his original West Wingra Addition, which consisted of a small 23-lot 6-acre expansion to the north of the original plat. Later in the same year, Toepfer sold much of the remaining unplatted acreage he owned to A. O. Paunack. Paunack, a Madison banker and land developer, had previously been a partner in the Highland Park Co., which had developed the Highland Park subdivision located just west of today's West High School in 1906. Paunack then took the land he had acquired from Toepfer and platted it as the Westmorland Subdivision in November of 1926. Westmorland would ultimately become the first large scale new suburb to be built in the area and by 1928 its owners had platted two more additions to the original plat. All of this platting activity and ancillary development work took place during the heady days of the stock market boom of the late 1920s, but success in the real estate development business is as much a matter of timing as it is of location.

The pace of house building on the former farmland owned by Toepfer was slow. While newspaper ads placed in 1927 and 1928 attempted to attract more homebuilders to the area, the Stock Market Crash in October 1929, and the Depression that followed virtually stopped construction. By the end of 1929, fewer than 20 homes had been built on 276 lots that had been created.<sup>42</sup>

Nevertheless, Westmorland was the first suburb to be developed in the area west of what were then the city of Madison's western boundaries.

The Depression effectively put a stop to new platting activity on the west side of the city and only one small new plat was recorded between 1929 and 1938. Even so, other things were happening on the west side that would have an impact on the future of the area. These things included the considerable

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<sup>40</sup> *Westmorland: A Great Place To Live*. Madison: Westmorland Neighborhood Assoc., 2011, pp. 17-19.

<sup>41</sup> Smith, Leon A. *Historical Sketch and Present Facilities of the Madison Waterworks*. Madison: City of Madison Water Department, 1955, pp. 30-31 (illustrated).

<sup>42</sup> *Westmorland: A Great Place To Live*. Op. Cit., p. 19.

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growth that the University of Wisconsin experienced during the 1930s and also the growth of various federal and state governmental agencies located in Madison during this period such as the new U.S. Forest Products Laboratory, which was built on the west edge of the UW campus in 1932. The housing needs of the staffs of these large institutions created a demand for housing on the west side of the city that filled all the available houses in the already platted portions of the near west side. This continuing demand could ultimately only be met by the creation of new residential plats that would come into being once the Depression ended.

Once the effects of the Depression started to recede, new platting activity on the west side blossomed. The first new plat was for the Sunset Village Addition, which was platted in May of 1938 by McKennas, Inc., this being John C. McKenna's newest development company. Sunset Village was bounded by Westmorland Boulevard to the east, Hillcrest Drive to the north, S. Owen Drive to the west, and Mineral Point Road to the south. Its layout featured a central block with a park space in its center; this block was surrounded by a roadway and by an outer ring of lots. This new plat lay on the opposite side of Mineral Point Road from Westmorland, was heavily advertised and almost immediately successful. One year later, a newspaper ad for the plat had the following to say about the plat's first year.

Sunset Village, Madison's newest community, is one-year old. Thirty-five homes have been completed or are under construction, and forty to fifty more homes are being planned for building in the very near future on the one hundred and twenty-five lots that have been sold in Sunset Village by McKennas, Inc. ... Water mains have been installed. Roads have been constructed. Gas mains are now in service. Spacious areas have been set aside for park purposes. Sunset Village is located on Madison's west side at Sunset Point. It is located in the same high rolling area that has long been Madison's favorite picnic spot. Of the many homes that have been built in Sunset Village, 90% of the mortgages are insured by the Federal Housing Administration. McKennas, Inc. have followed the suggestions that FHA has given in the planning and designing of the plat. Qualified engineers have been consulted to assure accuracy in surveying. A noteworthy feature of the development of Sunset Village is the park area. One and one third acres have been reserved for recreational purposes in the center of Sunset Village. The park affords playground space for children and adults as well. ... Sunset Village is a fully restricted residential area. The plans of all homes are inspected and approved by a committee for the purpose of keeping construction on a high plane.<sup>43</sup>

The presence of FHA guidelines and a self-regulating design committee are notable because almost all of the houses that were built in the original plat were examples of the Colonial Revival style, although

<sup>43</sup> *Wisconsin State Journal*. July 2, 1939, pp. 6-7 (illustrated).

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there were also a few Tudor Revival style examples as well. That this is so reflects the inherent design conservatism of the FHA, which wanted to be sure that any new residential construction that was backed by the government would hold its value. It also reflects the willingness of developers like McKenna to follow these guidelines.

McKenna was quick to follow up on the success of his first plat by platting an addition to it in June of 1939. The smaller L-plan First Addition to Sunset Village, located just across Hillcrest Drive from the original plat, contained 39 lots, and was bounded on the west by S. Owen Drive and on the east and partly on the north by Hoyt Park. This was followed a few months later by the platting of the Pilgrim Village Addition. This new plat was located just to the east of Sunset Village and it was bounded on the west by Westmorland Boulevard, on the north by Hillcrest Drive, on the east by Larkin Street, and on the south by lots that fronted on Mineral Point Road but which were not part of this plat. Pilgrim Village was developed by W. E. Gifford, Jr., a Milwaukee developer and contractor who, like McKenna, would play a large part in the subsequent development of the area. This plat was also successful after Gifford resolved labor issues that had slowed construction. The following year, in April of 1940, McKenna platted his Second Addition to Sunset Village. This large addition was bounded by S. Owen Drive to the east, Regent Street to the north, S. Midvale Boulevard to the west, and its southern boundary was located a few lots south of Upland Drive.<sup>44</sup> In December of the same year McKenna platted yet another addition to Sunset Village. This one, the Third Addition to Sunset Village, was located just to the south of the Second Addition and was bounded by Karen Court on the east, the Second Addition on the north, S. Midvale Boulevard on the west, and Mineral Point Road on the south.<sup>45</sup>

These new suburbs were instantly successful and this success was also enjoyed by the older suburb of Westmorland, which experienced a building boom of its own during this period. One result of this success was that the new residents first requested and then demanded that the city's bus lines be extended to serve them. This demand was resisted at first but after a petition to the State's Public Service Commission was granted, the new extensions were in place by August of 1940. Further recognition of the growth that the west side was experiencing at this time was provided by the City's decision to extend city water and sewer lines to Westmorland and to Sunset Village.

By the start of 1941, more than 160 new houses had been built in Sunset Village alone and another 27 were in the process of construction. Because the end of the Depression was also accompanied by the spread of war in Europe, the tempo of platting and building activity in the area continued unabated and was probably spurred on at least in part by concerns about the future availability of building materials. The first new plat recorded in 1941 was that of John C. McKenna, who platted his very large Fourth

<sup>44</sup> Ibid, June 30, 1940, pp. 5-7 (illustrated).

<sup>45</sup> Ibid, January 3, 1941, p. 6.

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Addition to Sunset Village in April. This latest extension was bounded by N. Meadow Lane on the west, Regent Street on the south, North Blackhawk Avenue on the east, and University Avenue on the north, and it would subsequently be renamed Sunset Ridge.<sup>46</sup>

World War II effectively ended platting and building in the city as a whole due to the restrictions that were placed on non-war-related building activity. Consequently, hardly any new buildings were built on the west side until the last year of the war. Once the war ended, the enormous pent-up post-war demand for housing would permanently transform what was a predominately rural area. It must be remembered that much of the near west side was still part of the Town of Madison in 1945, although there were many signs by this time that that was about to change. By 1942, the city of Madison had grown to the point where its western boundaries included North Franklin Avenue, Speedway Road, and that portion of Glenway Street adjacent to Glenway Golf Course. City water and sewer lines now reached deep into the west side as well, the utility lines of the Madison Gas & Electric Company supplied it with electricity, and children in the area attended city schools (Dudgeon Elementary, Randall Elementary, and West Senior High).

It is not surprising, therefore, that the end of the war unleashed a flurry of new platting activity to the west side. By the end of 1946, eight new plats had been established in this area in order to take advantage of the new house building boom that was just gathering steam in that year. These new plats brought the western edge of the city of Madison directly across Midvale Boulevard from the University's Hill Farms. In addition, by this time the Village of Shorewood Hills already occupied all the land on the north side of University Avenue opposite Hill Farms and still more new plats had been developed on the south side of Mineral Point Road across from and to the west of Hill Farms. Consequently, by 1953, the open fields of the University's 613-acre Hill Farms had become a barrier to the further development of the west side from the City's point of view while the continued use of this land as an experimental farm was becoming increasingly problematic from the point of view of the University. As the authors of the standard history of the University of Wisconsin noted:

It had soon become apparent after the war that this large UW experimental farm complex, comprising more than 600 acres and some of it in use by the University since the late nineteenth century, was blocking the westward growth of the city, which was expanding westward on either side of the UW land.<sup>47</sup>

After discussions about this problem with members of the University administration, the University's Board of Regents finally decided in 1953 that the Hill Farms land should be sold for development and

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<sup>46</sup> *Wisconsin State Journal*. April 15, 1941, p. 16; June 29, 1941, p. 11; July 27, 1941, p. 10.

<sup>47</sup> Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1945-1971, Renewal to Revolution*. Madison: University of Wisconsin Press, 1999, Vol. 4, p. 253.



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the proceeds from the sale should then be applied to the purchase of new experimental farm lands located farther away from the city. To expedite this sale the regents first applied to the state legislature for permission to sell the land and then appointed a Regents Special Committee on Agricultural Lands "to cooperate with University officials and officials of the City of Madison regarding plans for disposing of farm lands of the University."<sup>48</sup> The regents appointed to this committee were: Oscar Rennebohm, a former governor of the State of Wisconsin and the founder and owner of Rennebohm Drugstores, a large Madison drugstore chain; Wilbur Renk, owner of Renks Seeds in Sun Prairie; and John D. Jones, Jr. of Racine. After receiving legislative permission for the sale and for the reinvestment of the proceeds in a new research farm located elsewhere, the regents then requested that the City of Madison Planning Department prepare a preliminary general development plan for the project.

While preparation of the development plan was happening, the Regents Special Committee was also discussing how best to handle the sale of the land. The first step was to have an appraisal made of the value of the land to be sold, with the initial assumption being that the land would be sold as a single block to a developer or a consortium of developers. In addition, the regents appointed Professor Richard U. Ratcliff (1906-1980) to assist them and the University administration in the development and sale of Hill Farms. Professor Ratcliff was a land development expert in the University's School of Commerce who had practical experience in real estate. He also served in several high positions in the federal government in the 1930s and during the war, before coming to the University in 1944 to start the School of Commerce's bureau of business research and services. In addition, he had also served for several years on the Madison Plan Commission and was thus ideally suited to the job of managing the creation of the Hill Farms subdivision.<sup>49</sup> At the same time, Regent Rennebohm, the chair of the committee, also requested that the Madison Board of Realtors advise them on how best to dispose of the land. The resulting advice from the Board of Realtors was that the University could expect to receive about \$1000 per acre for the land if it was sold in a block as raw land and it would thus realize about \$600,000.00. However, the Board also believed that if the University developed the land itself, it could raise much more than that, given the development potential of the land.

Soon thereafter, in January of 1954, the City of Madison sent the regents the general development plan that had been drafted by the City's planning engineer, Walter K. Johnson. Johnson's plan contained large areas that were allocated to a 40-acre regional park, an 80-acre neighborhood center, and a 53-acre shopping center that was located in the northeast corner of the property where University Avenue and Midvale Boulevard intersect. Large blocks of apartments were placed on both the south and west sides of the shopping center and these were intended to act as a buffer between the shopping center and the many hundreds of lots occupied by single-family residences that occupied most of the land in the

<sup>48</sup> UW Board of Regents Minutes, June 18, 1953, pp. 34 -35. UW Archives.

<sup>49</sup> "Know Your Madisonian: Richard U. Ratcliff." *Wisconsin State Journal*, September 29, 1957.

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development. Johnson's plan also relied heavily on an internal traffic pattern that placed most of the development's single-family houses on long, narrow cul-de-sacs, and his plan minimized through traffic in the development in order to create a safer environment for the development's residents and their children.<sup>50</sup>

The reaction of the Madison community, the State, and City to Johnson's general development plan came soon thereafter and response was positive. Both the State and the City had their eyes on portions of the development, however. First, the State Building Commission told the University to set aside 30-acres located in the northern part of the development as the potential site of new state office buildings and associated employee parking. Next, the City of Madison agreed to purchase 85-acres of the development for school and park purposes and to pay a total of \$206,250 for this land.<sup>51</sup> The response of the University was also largely positive as well.

Professor Richard Ratcliff, who has done much of the university's planning for the development and sale of the land, said the state tract "Can be worked in." It probably will be near University Avenue beyond the shopping center. The plan, he said, is to lay out and sell 100 acres of residential lots as a starter. They will sell for \$30 to \$40 per front foot, depending upon location, and will run about three lots to the acre. Gravel streets will be laid out, and water and sewer mains and laterals put in. The [state building] commission, in effect, approved the entire 600-acre plan in broad outline and authorized the university to use money it will receive from the city for the school site to help pay other costs. Ratcliff said that it will cost \$75,000 to develop the first 100 acres, including surveying, abstracting, and street grading. ... The university will decide later whether to sell all the remaining land as lots to builders and individuals or to offer some as tract to developers, Ratcliff said.

This notwithstanding, the Regents Special Committee was still weighing the advice it had received from the Madison Board of Realty at this time and it was actively endeavoring to strike a balance between what was best for the University in terms of financial gain and what was best for the city as a whole. While the committee agreed with the general concepts of the Johnson plan, it had reservations about the amount of land given to the neighborhood center, to the number of single family lots that were included, and to the street plan.<sup>52</sup> As a result, on March 2, 1955, the Board of Regents contracted with Carl L. Gardner & Assoc. of Chicago, planning consultants, to produce a master plan for the Hill Farms development. Carl L. Gardner was a graduate of Harvard University and by this time he was a

<sup>50</sup> "Plan for Residential, Shopping Area Here." *Madison Capital Times*. January 20, 1954, (illustrated).

<sup>51</sup> "Plan for Sale of Hill Farms Site Approved." *Wisconsin State Journal*, July 14, 1954, pp. 1-2. The price of this land was discounted by the University and was less than market value.

<sup>52</sup> Besides the City's Johnson plan, the Committee had also received preliminary development plans from the State Planning Commission and also from the Federal Housing Authority (FHA) that it was also evaluating.

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nationally known land planner and had been the director of the Chicago Plan Commission for nine years, from 1945-53. In addition, Gardner had also been the chief land planning consultant for the Federal Housing Administration for five years and director of the FHA's planning division for one year prior to this.<sup>53</sup> Later in the same month, Professor Ratcliff also released the results of a survey conducted by Gordon Ross Stephens, a Ph.D. candidate in city planning at the University, the intent of which was to assess the economic potential of the proposed shopping center site shown in the Johnson plan.

The survey shows that 15,000 cars pass the intersection of Midvale Boulevard and University Avenue, site of the shopping center, each week day. And, with parking planned for 1,600 cars in the initial stages of the center, the site provides the most ample parking facilities on the west side of the city. The survey shows that the center is in the fastest growing side of the fastest growing city in the state and that incomes in this part of the city are above average for Madison. It predicts that within two years there will be 5,500 families living within a 5-minute drive of the center. Average income for each family will be \$7,500 and the aggregate income will be \$41,250,000. If the driving time is extended to 10 minutes, the survey indicates the number of families will grow to 14,000 and the aggregate income to \$105,000,000 ... "The tremendous trade potential of this site will make possible a regional, rather than a neighborhood type of shopping center," Prof. Ratcliff said.<sup>54</sup>

In May of 1955, the master plan for Hill Farms created by Carl L. Gardner & Assoc. was unveiled and incorporated some substantial changes from the Johnson plan, as described in the Description Section of this nomination (Section 7, p. 3). After some give and take with the city, Gardner's plan was finally adopted and became the basis for the development that was to follow.<sup>55</sup>

Once approval of Gardner's plan had been secured, the University took immediate steps to ready the first part of the development for platting and sale. By this time, the Regents had been convinced by Professor Ratcliff and the members of the Regents Special Committee that it was to the University's advantage to develop Hill Farms itself, and that the land should be sold in an incremental fashion in order to avoid flooding the market (and thereby diluting the potential profits to be made) and to make it more practicable for the University to pay for the development of the subdivision's infrastructure. To this end, the decision was made to begin the platting of the subdivision with an approximately 100-acre portion that was to be located in the southeast part of the overall subdivision that was known as the

<sup>53</sup> U.W. News Release, March 2, 1955. UW Archives.

<sup>54</sup> Newhouse, John. "Tremendous 'Potential Seen in West Side Site.'" *Wisconsin State Journal*, March 27, 1955, pp. 1-2.

<sup>55</sup> "Hill Farms Plat Gets Tentative OK." *Madison Capital Times*, June 21, 1955. See also: "City Group, U.W. Will seek 'Agreeable' Hill Farms Plat." *Wisconsin State Journal*, May 10, 1955, pp. 1-2.

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East Hill portion of the whole plat.<sup>56</sup> This 100-lot plat, known as the Original (East Hill) Plat of Hill Farms, also contained the proposed 22.11-acre school grounds that had already been purchased by the City. It was roughly bounded by S. Segoe Road on the east, Waukesha Street on the north, Mineral Point Road on the south, and by what would be the future east side of Cheyenne Trail on the west.<sup>57</sup> The regents then entered into an agreement with the Madison real estate firm of John C. Haley & Sons to serve as the contract brokers for the sale of the individual lots in Hill Farms, this firm being the lowest bidder for the contract.<sup>58</sup> This was followed in October of 1955 by the Regents' entering into a contract with the Madison-based engineering firm of Mead & Hunt that covered the engineering and surveying services associated with the platting of the first plat of Hill Farms.<sup>59</sup> Also in October, the Original Plat of Hill Farms was officially recorded on October 7, and the selling of the lots in the plats could therefore begin. On October 18, the Madison School Board also chose a Contemporary style design produced by the Madison architectural firm of Weiler & Strang for its new 18-room Hill Farms elementary school, with the expectation that the new school would open in the fall of 1957.<sup>60</sup>

The new plat had much to offer the prospective homeowner. Up until this time, almost all the building activity that had occurred on the west side was suburban in nature and consisted of single-family dwellings. While a little unplanned commercial development had occurred around the Speedway Road/Glenway Street/Mineral Point Road intersection and also along University Avenue, such activity was small in scale and it was actually banned in restricted suburbs like Sunset Village and Pilgrim Village.<sup>61</sup> As a result, there was a retail void that the proposed shopping center in Hill Farms was perfectly positioned to fill. In addition, the prospective East Hill Neighborhood had the University of Wisconsin as its developer and families could therefore anticipate with a high degree of certainty that the development would proceed as scheduled and to completion. New families buying into the plat also knew that a new elementary school and later, a junior high school would be built within the neighborhood by the start of the 1957 school year. And finally, there was the security that was provided by the restrictive covenants that went with every deed in the plat, these covenants being administered by a three-person Architectural Control Committee set up by the regents in November of 1955. A description of the most important of these covenants can be found in the Description Section of this nomination (Section 7, pp. 5-6), but their purpose was set down in a news release from the University.

<sup>56</sup> While the names of the various plats that would eventually encompass the subdivision varied, conceptually, the subdivision had the Hilltop portion located in its center and this portion was surrounded by the East Hill, South Hill, West Hill, and North Hill portions.

<sup>57</sup> "Here's Good View of Hill Farms Development." *Wisconsin State Journal*, October 27, 1955, Sec. 1, p. 12 (illustrated).

<sup>58</sup> UW Board of Regents Executive Committee Minutes, August 12, 1955, pp. 3-4. UW Archives

<sup>59</sup> UW Board of Regents Minutes, October 1, 1955, p. 5. UW Archives.

<sup>60</sup> "Pick Design For School At East Hill." *Madison Capital Times*, October 18, 1955.

<sup>61</sup> The word "restricted" in this instance refers solely to what kind and size of building could be built on the lots in these suburbs.

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The committee's purposes, as set forth in the covenants under which the lots in the new housing development of Madison's west side are being sold, are:

1. To assure the most appropriate development and improvement of University Hill Farms;
2. To protect the owner of a lot against improper uses by any other owner;
3. To preserve so far as practicable the initial beauty of the subdivision;
4. To guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material;
5. To encourage and secure the erection of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision, and which are properly located upon the lot in accordance with its topography and finished grade elevation;
6. To provide for high quality improvements which will protect the investments made by purchasers of the lots.

No structure can be put on any land in University Hill Farms until the architecture control committee approves its exterior design, building materials, and its location on the lot.<sup>62</sup>

The plat was therefore perfectly positioned to appeal to young middle class and professional families with children.

The first of the 124 lots in the East Hill Plat went on sale in November of 1955, and by December 3<sup>rd</sup> the first two building permits had been issued.<sup>63</sup> Many of the lots in the first plat were sold to individual owners but the large majority were sold to builders, and builders who bought three or more lots received a discounted rate. This same pattern would be true of lot sales in subsequent plats. Although the source of some controversy for a while, ultimately at least 70% of all the lots in the district were first purchased by builders. These builders sometimes had specific clients in mind for their house but more often they built houses as speculative ventures, selling them soon after construction.

By July of 1956, street grading in the East Hill plat had begun, 63 of the 124 lots had been sold, and the first two houses in the district had been built at 23 Walworth Court and 5026 La Crosse Lane.<sup>64</sup> At the same time, construction had commenced on the new Charles R. Van Hise Elementary School, with construction slated to be completed by the fall of 1957. By the end of 1956, most of the lots in the East

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<sup>62</sup> U.W. News Release, November 11, 1955. UW Archives.

<sup>63</sup> "Issue Hill Farm Building Permits." *Madison Capital Times*, December 3, 1955.

<sup>64</sup> "First Homeowners Move Into New Hill Farms." *Wisconsin State Journal*, July 8, 1956, sec. 1, p. 14.

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Hill plat had been sold (they would all be sold by June of 1957) and on March 14, 1957, the University platted the First Addition to University Hill Farms. This new plat consisted of lots located around the intersection of Regent Street and S. Segoe Road and extended west down Waukesha Street.<sup>65</sup> Less than a month later, on April 9, the University approved the platting of the Hilltop Addition to University Hill Farms, this being a heavily wooded, hilly part of the subdivision that includes parts of Bayfield Terrace and Lafayette Drive. A month after that, on May 17, the regents approved the platting of the West Hill Addition to University Hill Farms. This newest plat included 85 lots grouped around the west ends of Marathon Drive, Eau Claire Avenue, and Juneau Road; the price of its lots ranged from \$2850 to \$5300.<sup>66</sup> Nor was this the last addition to be platted in that year. On July 19, the regents authorized the platting of the Regent Addition to University Hill Farms, which bordered Regent Street to the north and Bayfield Terrace to the south with the West Hill addition on the west and Lafayette Drive on the east.

The biggest news in Hill Farms in 1957 though, aside from the completion of Van Hise School and the construction of Covenant Presbyterian Church, was the fact that Hill Farms was chosen as the site of that year's Parade of Homes, an annual city event that was essentially a builders' showcase. This event took place on Richland Lane in the East Hill Plat and the blocks on both sides of this street actually had to be replatted in order to accommodate the larger lots needed for the parade houses. The Parade was held in May and June and turned out to be a huge success.<sup>67</sup> More than 10,000 people came to see the 18 houses in the parade on the first day it opened and half of the houses were sold even before the Parade started. These houses were "mainly split-level and ranch style" with three bedrooms and more than one bathroom. Many of them also had two-car garages, and they were in the \$22,000 to \$27,000 price range, which put them in the upper range of the selling market.<sup>68</sup> The other big news in 1957, as it turned out, was the formation of the Hill Farms Neighborhood Association, which is now one of Madison's oldest and most active neighborhood associations and which is still going strong today.

The beginning of 1958 saw the platting of the South Hill Addition to University Hill Farms on January 9<sup>th</sup>. This large addition was bounded by Mineral Point Road on the south, the east half of Racine Road on the east, Pepin Place and Marinette Trail on the north and northwest, and the still unplatted Gugel Addition on the west. In the space of a year the enrollment at the newly opened Van Hise School had grown from 526 students initially to 650 and resulted in the first of four expansions that the school

<sup>65</sup> The east-west-running Regent Street divides the north-south-running Segoe Road, Midvale Boulevard, and Whitney Way into north and south portions.

<sup>66</sup> UW Wire News Release. May 11, 1957. UW Archives.

<sup>67</sup> "1957 Parade of Homes Special Section." *Wisconsin State Journal*, May 26, 1957 (26 pages).

<sup>68</sup> The houses in the parade were located on Richland Lane and S. Segoe Rd. Richland Lane: 105, 109, 110, 113, 114, 117, 118, 121, 122, 125, 126, 129, 130, 201, 202, 205, 206, and 209. S. Segoe Rd: 210, 214, 218, and 222.

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would undergo in its first four years of operation. Nineteen fifty eight was also the second year in a row that the annual Parade of Homes event was held in University Hill Farms, this time on a site that included 20 houses on Juneau Road and a single one around the corner on S. Eau Claire Avenue.<sup>69</sup> These houses were larger than the previous year's and included several whose design had "the practicality of the ranch house and the charm of the Colonial home." In addition, this parade also had a single two-story-tall house as well, the first of its kind in University Hill Farms.<sup>70</sup>

The Parkway Addition to University Hill Farms was platted by the regents on April 21, 1959, this being a large plat that was bordered by Regent Street to the north, the east side of South Rock Road to the west, South Hill Drive to the south, and the east side of South Whitney Way to the east. This was followed a few months later by the platting of the North Hill Addition to University Hill Farms on July 22, a two-part plat whose southern portion was bounded by Buffalo Trail to the north, the east side of North Whitney Way to the west, the south side of Door Drive to the south, and North Eau Claire Avenue to the east.<sup>71</sup> Hill Farms was also once again chosen as the site of the Parade of Homes, which this year was held on Marinette Trail and Pepin Place.<sup>72</sup> The star of the show was a Frank Lloyd Wright designed, pre-fabricated house for Madison builder Marshal Erdman. Some 5000 people came to the Parade the first day, most of them curious to see Wright's house, which, at a cost of \$30,000 (without the lot) was one of the most expensive in the show.<sup>73</sup> The Parade was not the only important event that happened in Hill Farms in 1959, however. By this time the subdivision was beginning to lose its rough edges. Streets were being paved by the City, landscaping was starting to take hold, and the very fast growth that the subdivision had experienced was encouraging larger developers to build there. Up to now, all of the sales in Hill Farms had been for single-family houses, but by the end of 1959, the first of what would eventually be eleven 16-unit, two-story-tall buildings located on an 11-acre parcel bounded by Regent Street and N. Segoe Road that were called the Karen Arms Garden Apartments was in the process of construction. These two and three bedroom apartments were originally intended for families and this apartment complex was intended to be part of a buffer between the subdivision's single-family houses and the proposed shopping center that was to be located in the northeast corner of the subdivision. In addition, the newly formed University Hill Farms Neighborhood Association was also beginning a push for a self-funded neighborhood swimming pool and bath house that would achieve success in the following year.

<sup>69</sup> "Parade of Homes Opens Today." *Wisconsin State Journal*, June 8, 1958, Section 6., p. 1. A several page section on the Parade.

<sup>70</sup> All but one of the houses in the parade were located on Juneau Road: 5106, 5110, 5111, 5114, 5117, 5118, 5121, 5122, 5125, 5126, 5129, 5130, 5133, 5137, 5141, 5142, 5146, 5150, 5154, and 5159, and also 14 S. Eau Claire Avenue.

<sup>71</sup> The north part of this plat was a single block bounded by Old Middleton Road, N. Eau Claire Avenue, Sheboygan Avenue, and N. Whitney Way, and this block has lost integrity and it is not included in the district.

<sup>72</sup> The Parade houses on Marinette Trail were: 110, 111, 115, 118, 122, 126, 201, and 202. The houses on Pepin Place were: 5142, 5201, 5202, 5205, 5206, 5209, 5213, 5214, 5217, 5221, and 5222.

<sup>73</sup> "Wright-Designed Home Is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959.

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Nineteen sixty saw the Hill Farms once again hosting the annual Parade of Homes, but this year the Parade was split between Hill Farms and the newly created Arbor Hills subdivision, located just south of the new South Beltline Highway recently constructed around the southern half of the city and also designed by Carl L. Gardner & Assoc. The Hill Farms portion of the parade was held on Door Drive, which was part of the North Hill Addition.<sup>74</sup> By 1960, much of the single-family residential area of the University Hill Farms had been platted, all but 10 of these had been sold, and 510 houses had been constructed. This aspect of the development plan was therefore an unqualified success and appealed to the targeted population:

A general survey of the families living in the Hill Farms reveals that they are, for the most part, professional people—this list includes a large number of doctors, engineers, attorneys, University faculty members and employees, businessmen, state and city employees, and a few members of the armed forces. Most of these people are in the middle to above middle income groups.

The cost of the individual homes in the area run from an average to fairly high—the minimum being slightly below \$20,000 and the top somewhere in the neighborhood of \$60,000. But for the most part, the homes fall into the \$25,000 to \$30,000 range.<sup>75</sup>

With most of the residential portion of the subdivision completed, attention now turned to other areas of the subdivision. In the summer of 1960, the swimming pool and bathhouse of the newly formed Hill Farm Swim Club were completed on the northwest corner of North Eau Claire Avenue and Regent Street, a location directly west of the park land the city bought in 1955. Also under construction was the first of what was projected to be six high-rise 140-unit apartment towers just to the north of the park. These buildings were to be built in the north part of the subdivision that had been allocated to more garden apartments in the Gardner master plan. But the plan to build a large state office complex directly across the street to the north suggested that many of the projected 5000 workers who would be employed there would rent apartments near their place of work; it was therefore decided that high-rise apartments would better suit their needs. Work continued on additional units of the Karen Arms Garden Apartments in this year and work also began in the fall on the Wisconsin Life Insurance Co. Building (non-extant), located on the northeast corner of North Segoe Road and University Avenue, this being the original site of Harmon Hill's farmhouse and farm buildings. Other office buildings were about to be constructed at this time on the land in Hill Farms that surrounded the future shopping center site.

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<sup>74</sup> The Parade houses on Door Drive were: 5109, 5113, 5114, 5117, 5118, 5122, 5125, 5126, 5129, 5130, 5133, and 5137.

<sup>75</sup> "The Residential Development." *Wisconsin Alumnus*, January, 1961, p. 17. There were also many members of the insurance industry in this group as well.



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The following year saw the beginning of construction on two of the large components of the subdivision, both excluded from the nominated district. In 1961, work was started on the Hill Farms State Office Building Complex. The purpose of this proposed complex was to consolidate the various state agencies whose offices were currently scattered across the city. As noted above, the proposed plan was not realized. Work also started this year on the much delayed Hilldale Shopping Center, located on a 23-acre site that comprised the southwest corner formed by the intersection of University Avenue and N. Midvale Boulevard. The University's involvement in this process reflected Regent Rennebohm's belief that the University itself should develop the Hill Farms shopping center rather than an outside developer. This was a complex undertaking because the University itself could not legally operate a commercial business:

The inception of Hilldale can be attributed to the formation of Kelab, Inc., a non-profit organization whose sole function is to direct gifts and profits from its assets to the University of Wisconsin for scholarships, research, and education. ... It was Kelab that purchased the original tract of 34 acres [from the University] and will lease that land to Hilldale, Inc., a shopping center development company.

A fully taxable corporation entitled Hilldale, Inc., whose directors are all friends of the University of Wisconsin, has been formed to develop the Hilldale Shopping Center. Hilldale, Inc. will rent the land from Kelab, Inc. and pay all the real estate taxes and special assessments on the land as well as make all improvements and generally develop a regional type of shopping center.

All the stock in Hilldale, Inc. is owned by the University of Wisconsin Foundation, the University's fund-raising alumni arm. Consequently, in addition to the rent paid to Kelab which will go to the University, all profits earned will be paid in the form of dividends to the University of Wisconsin Foundation and will thus be made available for research, scholarships, and education.<sup>76</sup>

This plan resulted in a suit being filed against the University that was ultimately decided in the University's favor by the Wisconsin Supreme Court on December 2, 1960. Immediately thereafter, the development plans that had been made while this suit was being decided were put into action. The shopping center had already been designed by the Milwaukee architectural firm of Grassold-Johnson & Assoc., which had also designed the Mayfair and Southgate Shopping Centers in Milwaukee. Their plans called for a 250,000 square-foot building, expandable to 350,000 square feet, that would house

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<sup>76</sup> "The Commercial Development." *Wisconsin Alumnus*, January, 1961, p. 19.

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34 businesses and would have parking for 2100 cars. Construction on both of Grasshold-Johnson's Hill Farms projects began in 1961 and the Hilldale Shopping Center was completed in 1962.<sup>77</sup> Although not part of the University Hill Farms Historic District, the Hilldale Shopping Center continues to be a vital part of the retail life of the west side of Madison to this day.<sup>78</sup>

On March 9, 1962, Regent Rennebohm made a report to the other regents on the Hill Farms project.

Chair Rennebohm reported on the project to the University of Wisconsin Regents in March 1962. He reiterated the two main objectives of the sale of the farm authorized in 1953. The first was to establish a new experiment station in Arlington with more modern buildings and land more suitable to the University's research needs. The second objective was to develop "an attractive residential, retail business and office community" on 600 acres.

Rennebohm felt that both these objectives had been accomplished. By 1962, twelve subdivisions in the University Hill Farms area had been approved and were expected to add \$24,000,000 in assessed property values to the city of Madison. All but five of the 760 lots were sold with 650 homes built or under construction. The population of the neighborhood at the time of Rennebohm's report was 3100 with an expected final population of 5500.<sup>79</sup>

Rennebohm's summation of the accomplishments of the Regents Special Committee of Agricultural Lands was an accurate one, but it did not tell the whole story. Several areas within the subdivision's boundaries still remained unplatted and undeveloped at that date and changes that lay outside the regent's power to control would make subsequent alterations to the Gardner master plan necessary. In the meantime, several large projects that were already underway in the district were completed. In 1964, the last units of the 11-building Karen Arms Garden Apartments Complex were completed. These buildings had been fully occupied as soon as they were completed and they had proved to be surprisingly popular not just with young families but also with the elderly. Some of Madison's elderly population was also being housed in another building in the district that started a trend in Hill Farms that would begin to have a major effect on it by the end of the decade. This building was the Attic Angels Nursing Home, a venerable Madison institution that had moved from its old downtown building into a much larger new building located at 602 North Segoe Road, a half block south of Karen

<sup>77</sup> The opening of the Hilldale Shopping Center was accompanied by two special sections printed in the *Wisconsin State Journal*. The first was published on October 21, 1962, and the second on October 24 and 25, 1962.

<sup>78</sup> Hilldale had a vitally important part to play in the history and success of the Hill Farms subdivision and the district, but it has now been enlarged and greatly altered and because of this loss of integrity it is not eligible for NRHP-listing and it is not included within the boundaries of the University Hill Farms Historic District.

<sup>79</sup> Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, pp. 25-26. The fire station is located across Midvale Blvd. from the district and was built independently by the City.

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Arms, that was designed by John J. Flad & Assoc. and completed early in 1963.

Sometime after the first state office building was completed, the state legislature decided that future state offices would be concentrated in the downtown area near the capitol. As a result, the state subsequently sold the west half of its 30-acre property to the Red Cross, which developed its new state headquarters building on the site some years later. The state's decision had a ripple effect on the plans to build five more high-rise apartment towers across the street from the proposed state complex. As a result, these plans were also shelved and although one more Sheboygan Avenue high-rise apartment, the Hilldale Towers Apartments was built in 1965, nothing more was done with the land on this side of Sheboygan Avenue until the end of the decade. In 1969, two Madison developers, Nathan Brand and Frederick E. Mohs, Jr., purchased land on the northeast corner of Sheboygan Avenue and N. Eau Claire Avenue that bordered the recently developed Oscar Rennebohm City Park to the south and petitioned the city for a rezoning that would permit the land that had been zoned for high-rise apartments to be used instead for garden apartment buildings.<sup>80</sup> These men had realized that there was a growing market in Madison for well-designed and well-maintained low-rise apartments that could house the ever increasing numbers of elderly home owners in the city that wanted to downsize their living space but wanted to keep the important amenities they were accustomed to. The Hill Farms location, with its nearby shopping area and adjacent public park, was ideally suited to meet the requirements of these potential renters, and as a result, the developers built three large Colonial Revival Style apartment buildings on this property that surrounded a large swimming pool and that overlooked the park to the south. This complex was called The Carolina Apartments and its large one and two-bedroom apartments and underground, enclosed parking were an immediate success. As a result, the same developers constructed another three-building complex, the Normandy Apartments, at the other end of the same block on the corner of Sheboygan Avenue and N. Segoe Road and next door to the Attic Angels Nursing Home in 1970.

On January 6, 1975, the Regents authorized the platting of the former Gugel Farm portion of the Hill Farms, located in the southwest corner of the subdivision and bounded by S. Whitney Way to the west, South Hill Drive to the north, the already platted South Hill Addition to the east, and Mineral Point Road to the south. This led to a new flurry of home-building activity and like the South Hill addition before it, it differed from other plats in the subdivision in that the construction of two-family duplexes buildings was allowed on Manitowoc Parkway, which parallels the adjacent Mineral Point Road, these being the only duplex buildings in Hill Farms. Also, in 1976 the Attic Angels erected an apartment tower of their own that was attached to their already existing nursing home facility on North Segoe Road.

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<sup>80</sup> It is worth noting that this area had originally been designated for garden apartments on the Gardner master plan.

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Finally, in 1983, the regents released the last portion of the subdivision for platting that was still in use by the University as an experimental farm. This was the Seed Farm Plat, bounded by Sheboygan Avenue to the north, North Whitney Way to the west, Buffalo Trail to the south, and North Eau Claire Avenue to the east. This land was purchased by Brand & Mohs in 1985, who then built on the success of their two earlier Hill Farms projects by constructing the five-building Georgian Revival style Monticello Apartments Complex on the site, completed in 1989.<sup>81</sup> With this act, the Hill Farms subdivision was finally complete. With the exception of the commercial area around the Hilldale Shopping Center and the shopping center itself, both of which have since been greatly altered, the University Hill Farms subdivision (and the district) still looks almost exactly as it did when it was completed in 1989. By 1964, 87% of all the buildings in the district had been completed and it is the architecture of the late 1950s and early 1960s that gives the district its distinctive appearance.

**Conclusion**

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level of significance in the area of Community Planning and Development because its highly intact resources constitute a planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this almost one-mile-square, 613-acre subdivision, intended from the first to be a “community within a community.” As was noted in an article in the *Wisconsin Alumnus* issue devoted to Hill Farms:

The Hill Farms is conceived as a complete community within itself. The development of the community has been keyed to establishing three distinct aspects of modern life—the residential, the commercial, and the recreational.<sup>82</sup>

To this end the University commissioned a master plan from Carl L. Gardner & Assoc., a nationally known Chicago-based city planning consultancy, and their plan specified specific areas within the subdivision for everything needed to sustain a community. This proposed University Hill Farms subdivision was, and is, the largest subdivision that had ever been platted within the city of Madison’s boundaries, but it is especially significant within its Madison context for the scope of the undertaking. No suburban addition to the city before it had ever attempted to do more than provide lots for housing and space for a school and perhaps a church. To build an entire planned community as an addition to an existing city was something new in Madison’s history and represented a confluence of

<sup>81</sup> These three projects, coupled with the earlier Karen Arms Apartments and the Attic Angels Tower condominium project, all had the effect of turning the north part of the Hill Farms subdivision into a naturally occurring retirement community (NORC).

<sup>82</sup> “The Master Plan” *Wisconsin Alumnus*, January, 1961.

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circumstances that would not be repeated again on this scale until the development of Middleton Hills.

In the final analysis, the University Hill Farms represented a complete success for the University. The sale of the farm brought the University more than \$3,000,000 in revenue, this being more than five times what it would have sold for as a single undeveloped tract. This money was used to purchase a new 2300-acre experimental farm and necessary buildings outside Arlington, Wisconsin. Proceeds also funded additional agriculture-related buildings on the University's main campus. Rental income from the Hilldale Shopping Center provided the University with an income stream for research and educational purposes that is still benefitting the University today. From the City's point of view, Madison gained a vibrant new community housing almost 5000 people, new park land, a large regional shopping center, and an increase to the city's tax base that was worth more than \$24,000,000 in the 1960s. The University Hill Farms therefore represents a major milestone in the development of Madison's west side and almost all of this subdivision is contained within the boundaries of the University Hill Farms Historic District. The University Hill Farms had a unique developmental history that resulted in what is still one of the west side's most vibrant and cohesive neighborhoods today.

### Architecture

The University Hill Farms Historic District is locally significant under NRHP Criterion C in the area of Architecture because its resources constitute an entire planned community that was brought into being in the mid-1950s by the University of Wisconsin, which owned the land and sponsored its development. The district's resources include a park, an adjacent swimming pool and bathhouse, a large elementary school-middle school, churches, small office buildings, an 11-building garden apartments complex, high rise apartment buildings, duplexes, and single-family residences.<sup>83</sup> The master plan for this 600-acre development was created by the Chicago planning firm of Carl L. Gardner & Associates in 1956, and their topographically sensitive curvilinear street plan, with specific areas reserved for separate functions, was implemented in stages over the next 33 years. Eighty-seven percent of all the buildings in the district were built between 1956 and 1964, designed in one of the several Modern Movement styles that were popular at the time. Fortunately, these buildings are intact, are in excellent condition and still being used for their original purposes. As a result, the district retains the appearance that it had in 1964 to a remarkable degree, and constitutes a veritable catalog of the architectural styles that were available in Madison during this eight-year period.

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<sup>83</sup> The Hilldale Shopping Center that was completed in 1962 in the northeast corner of the University Hill Farms subdivision is extant but has recently been enlarged and greatly altered; therefore, it no longer retains sufficient integrity to be included within the district's boundaries. Likewise, the plan for the state office complex was not carried out and a portion of the parcel sold off for a private office building; therefore, this area is excluded from the nomination boundaries.

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All of the district's buildings were (and the houses still are) subject to approval by an architectural control committee whose task was and is to ensure that their design and their placement on their respective lots meets the requirements of the restrictive covenants that are part of the deed of every property in the district. This approval has more to do with the size and volume of the buildings and their location than with their actual design. The buildings in the district represent many types of Modern Movement, Colonial Revival and Georgian Revival styles. Not surprisingly, nearly all of the larger buildings in the district have designs that were prepared by professional architects, as would have been required by state law, and these architects represent some of the most important architectural firms who were practicing in Madison and in Milwaukee during this period. In addition, single-family houses designed by these architects can also be found sprinkled throughout the district as well, the most notable example being the Prof. Walter & Ellen Rudin House that was designed by Frank Lloyd Wright. Such examples are the exception, however, because University Hill Farms was envisioned as being the home of younger professional and middle class families. House designs that these families could afford were almost always provided by the Madison area's building contractors rather than its architects.

The house designs that these builders provided in the first ten years of the district's development were usually examples of Modern Movement designs and especially the Ranch style and its two principal subtypes; the Split-Level, and the Bi-Level or Raised Ranch. Some 613 of the districts' houses are examples of these styles, another 85 are examples of the various still undefined Contemporary styles and another four are examples of the Wrightian style. Most of these styles are not discussed in the Wisconsin Historical Society's Cultural Resource Management Plan (CRMP) and even today do not have commonly accepted definitions. The authors of the CRMP, which was written in 1986, acknowledged this problem in their discussion of buildings constructed from 1950 to the present, which they called "Contemporary Style" buildings, and which the National Register of Historic Places calls "Modern Movement" buildings.

Contemporary architecture cannot be defined or described in the manner of other preceding stylistic movements. "Contemporary" can be used to designate any twentieth century building of distinction and potential interest, whose identity or features cannot be ascribed to styles and forms discussed in this report. Although architectural historians have invented names for some contemporary schools of architecture (i.e., Brutalism, The New Formalism, Neo-Expressionism, Late Modernism, Post-Modernism, etc.), buildings of these genres are not of sufficient age, and generally do not have widely-recognized and understood scholarly value, to be evaluated for significance according to National Register criterion. Other widely accepted terms for mid-twentieth century residential architecture such as "ranch house," "tract home," and "split-level," refer to buildings generally not surveyed in the Wisconsin program. As with contemporary schools of architecture, a terminology will likely be adopted as scholarship

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develops and as these buildings reach 50 years of age.<sup>84</sup>

That these post-war buildings are not yet placed within accepted architectural stylistic categories, and in some cases are less than 50-years-old, does not mean that they are ineligible for listing in the National Register of Historic Places. The “House and Yard” chapter of the context developed by the authors of the *National Register Bulletin: Historic Residential Suburbs* specifically discusses “The Contemporary House,” and by extension, it acknowledges that such buildings can be eligible for NRHP-listing, depending on their age and the degree of architectural distinction that they possess. This context begins its discussion of post-World War II residences with “The Suburban Ranch House,” of which there are 613 examples in the University Hill Farms Historic District.

The suburban Ranch house of the 1940s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation’s growing fascination with the lifestyle of the West Coast and the changing functional needs of families. ... Picture windows, broad chimneys, horizontal bands of windows, basement recreational rooms, and exterior terraces or patios became distinguishing features of the forward looking yet lower cost suburban home. ... In the 1950s, as families grew larger and children became teenagers, households moved up to larger Ranch houses, offering more space and privacy. With the introduction of television and inexpensive, high-fidelity phonographs, increasing noise levels created a demand for greater separation of activities and soundproof zones. The split-level house provided increased privacy through the location of bedrooms on an upper level a half story above the main living area and an all-purpose recreation room on a lower level. The Ranch house in various configurations., including the split-level, continued as the dominant suburban house well into the 1960s.<sup>85</sup>

Typically, suburban Ranch houses were builder’s houses and their designs were usually based to a large degree on purchased plans. Architect-designed, custom-built Ranch style houses were the exception. Contemporary style houses built during this same period, on the other hand, were mostly custom-built and they typically required the services of an architect in order to make them a reality. The important role of the architect in the creation of the Contemporary style has also been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of “The Contemporary House.”

The influence of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe, and other modernists inspired many architects to look to new solutions for

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<sup>84</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

<sup>85</sup> Ames, David L. and Linda Flint McClelland. Op. Cit., pp. 66-67.

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livable homes using modern materials of glass, steel, and concrete, and principals of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of the indoor and outdoor living area and open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls, patios and terraces, carports, and transparent walls of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.<sup>86</sup>

All of these characteristics can be found to some degree in the Contemporary style houses that architects designed in University Hill Farms. The designs of these buildings vary considerably. Some are elaborations on Ranch style and Split-Level style themes, others display a strong Wrightian sensibility, while still others represent an architect's personal interpretation of the Contemporary style. The same is also true of the district's other Contemporary style buildings. Of the buildings in the district that were built in or before 1964, all but one of the commercial buildings, are examples of Contemporary style designs and, as noted earlier, are predominantly the work of professional architects who brought a variety of viewpoints to the buildings they were designing.

What follows is a listing of the identified architects in the district and their works and this is followed by a listing of the most important of the building contractors who built in the district and their identified works. Among these architects and builders are the works of local architects such as William V. Kaeser, Herb Fritz, Jr., and John J. Flad & Assoc., whose works have been catalogued to some extent, but most are the works of persons whose careers have not yet been fully documented or evaluated.

**Planner**

Carl L. Gardner and Associates

The master plan for University Hill Farms was prepared by the firm of Carl L. Gardner and Associates. Carl L. Gardner, the principal of this firm, was a graduate of Harvard University and a member of the American Institute of Planners. During the years just before the start of World War II he served as the Federal Housing Administration's chief land planning consultant and then as the director of the FHA's planning division. Subsequently, from 1945-1953, Gardner acted as the director of the Chicago Plan Commission, but in 1953 he decided to establish his own planning consulting firm in Chicago, Carl L. Gardner and Associates; his firm quickly established itself as a regional leader in this still relatively new field.

<sup>86</sup> Ames, David L. and Linda Flint McClelland. Op. Cit., p. 67.



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Gardner's timing was excellent because the post-war suburban housing boom created a real need for experienced planners who could help established communities guide the rapid growth they were experiencing. A complete list of this firm's projects has yet to be compiled, but existing lists contain more than 150 projects completed by the firm between 1953 and 1983. The lion's share of these projects are in Illinois and included everything from community-wide master plans, to zoning regulations, and population analysis. The firm also worked in surrounding states, including Wisconsin, where it completed projects for the cities of Madison and Lake Geneva as well as for the villages of Brown Deer, near Milwaukee, and Greendale, also near Milwaukee.

In 1955, the same year Gardner's firm worked with Professor Richard Ratcliff of the University of Wisconsin to develop the University Hill Farms master plan, Gardner was also serving a two-year term as the president of the Chicago Building Congress. Gardner's firm would later work with Professor Ratcliff once again in 1966 in the preparation of an Economic Analysis and Planning Recommendations for the Gisholt Tract in Monona, Wisconsin, located adjacent to the city of Madison.

**Madison Architects**

Ames, Torkelson, & Nugent

Harold Richard Ames was born in Belvedere, Illinois in 1927. He graduated from Shurtleff College in Alton, Illinois in 1946 and from the Illinois Institute of Technology in Chicago in 1950 with a degree in Architecture. Ames then became an associate in the Madison office of Kaeser & McLeod and continued with this firm until 1956, when he opened his own firm. In 1959, Ames associated with Robert P. Torkelson and Frederic T. Nugent in the firm of Ames, Torkelson & Nugent.<sup>87</sup>

Robert P. Torkelson was born in Merrill, Wisconsin in 1922. He graduated first from the University of Wisconsin with a degree in mathematics in 1951 and then from University of Illinois with a masters degree in architecture in 1954. Torkelson worked first as an architect and engineer with Stanley Engineering Co. of Muscatine, Iowa, and then with Mead & Hunt in Madison, Wisconsin from 1956 to 1959. In 1959, Torkelson entered into partnership with Harold R. Ames and Frederic T. Nugent in the firm of Ames, Torkelson, & Nugent.<sup>88</sup> By 1985, Torkelson had formed his own firm, Torkelson & Associates, in Madison.

*District buildings by Ames, Torkelson, & Nugent*

<sup>87</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 13.

<sup>88</sup> Koyl, George S. (ed.) *Op. Cit.*, p. 709.

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|  |                        |                    |
|--|------------------------|--------------------|
| Robert P. & Lucille H. Torkelson House | 4902 Bayfield Terrace  | 1966               |
| Hill Farms Swim Club                   | 2 N. Eau Claire Avenue | 1960 <sup>89</sup> |

Herbert N. DeLevie

Herbert N. DeLevie (1934-1989) was born in Rheine, Germany, in 1934. DeLevie and his family subsequently moved to Holland to escape religious persecution and they spent the World War II years there in hiding. After the war, the family returned to Germany and then returned to Holland once again before finally immigrating to the United States in 1949, and to Madison in 1950. DeLevie graduated from West High School in 1951 and enrolled at the University of Wisconsin. An encounter with Frank Lloyd Wright resulted in DeLevie being accepted as an apprentice at Taliesin, where he studied for two years before joining the army and serving in Korea. After this war, DeLevie moved to Los Angeles and practiced architecture there, among other things, until returning to Madison in 1964, where he set up an architectural practice of his own. In 1976, DeLevie formed DeLevie and Assocs. and he ran this firm until his death in Madison in 1989.<sup>90</sup> DeLevie's studies at Taliesin ensured that his buildings would look like no one else's and his body of work contains some of Madison's finest Contemporary style buildings, most of which are single-family residences.

*District building by Herbert N. DeLevie:*

|                                    |                           |                    |
|------------------------------------|---------------------------|--------------------|
| Herbert DeLevie Duplex Condominium | 5317-9 Manistowic Parkway | 1985 <sup>91</sup> |
|------------------------------------|---------------------------|--------------------|

John J. Flad & Associates

John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with Madison architect James O. Gordon, followed by a short period as a draftsman with another local architect, Robert Wright. From 1909-1914, Flad worked as a draftsman in the offices of several Chicago architects and contractors including: George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Co. Returning to Madison in 1914, Flad worked as an architect in the architectural office of Alvan E. Small until 1917, when he left to work in the office of the State Architect for a year and 10 months. In 1922, Flad again returned to work with Small as his associate, this relationship lasting until 1925, when Flad took on Frank S. Moulton as a partner in the firm of Flad & Moulton.

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<sup>89</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This building is significantly altered.

<sup>90</sup> <[www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp](http://www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp)>

<sup>91</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name, but in 1941, he became associated with his son and fellow architect, Thomas H. Flad, in a new firm located in Madison. Gradually, this firm evolved into John J. Flad & Assoc., which, in the 1960s and 1970s, would grow to become one of Madison and Wisconsin's largest and most successful architectural firms and remains so today. Flad died in 1967, but his descendants still continue to operate the firm he founded today.<sup>92</sup>

*District Buildings by John J. Flad & Assoc.*

|                                   |                       |                         |
|-----------------------------------|-----------------------|-------------------------|
| Attic Angels Nursing Home & Tower | 602 N. Segoe Road     | 1960/1976 <sup>93</sup> |
| Park Towers Apartments            | 4801 Sheboygan Avenue | 1961 <sup>94</sup>      |

Herb Fritz, Jr.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the few successful Madison-area architects deeply influenced by their direct or indirect associations with Frank Lloyd Wright. Fritz was born in Sioux City, Iowa in 1915 to Herbert Fritz Sr. and Mary Larson Fritz. Herbert Fritz, Sr. was a respected architectural draftsman who by 1915 had worked in many of the most respected architectural offices in the Midwest. In 1913, Fritz was working in the offices of Frank Lloyd Wright at Taliesin, and it was there that he met his future wife, Mary Larson, who was the daughter of Wright's stonemason, Alfred Larson. The pre-existing connection of the Fritz-Larson union with Frank Lloyd Wright would eventually lead to the younger Fritz becoming, in 1938, a member of the Taliesin Fellowship after spending a year of study at the School of the Art Institute in Chicago, a year at the University of Wisconsin, and two years (1936-1937) working in the Madison office of architect William V. Kaeser. From 1938-1941, Fritz studied at Taliesin, and in 1941, he purchased an adjoining farm that he named "Hilltop Farm." This new property would become Fritz' first architectural commission after lighting burned the farmhouse down in 1942 and it remained his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, however, Fritz became a registered architect with help from Wright. Subsequently, Fritz became "recognized as an important local architect who completed several hundred residential and commercial projects in the Madison area, throughout Wisconsin, and elsewhere in the country. His independent career began with the design and execution of his own home at Hilltop after the fire, and slowly expanded, first

<sup>92</sup> *The Capital Times*. August 23, 1967 (obituary of John J. Flad).

<sup>93</sup> *John J. Flad & Associates: Architects, Engineers, Planners*. Madison, 1970, n.p. Published by the firm as a catalog of its past and then current projects. Note: a high rise apartment tower designed by the Flad firm was attached to the original building in 1976.

<sup>94</sup> *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 7.

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within a small group of artists and intellectuals in the Madison area, later with Marshall Erdman and other developers on larger residential projects and substantial commercial undertakings."<sup>95</sup> Fritz died at Hilltop Farm in 1998.<sup>96</sup>

*District building by Herb Fritz, Jr.:*

Prof. C. J. & Edna Chapman House                      4825 Regent Street                      1963<sup>97</sup>

Stuart W. Gallaher

Stuart William Gallaher was born in Appleton, Wisconsin in 1931 and he graduated from the University of Illinois in 1955. After serving in the U.S. Army Corps of Engineers, Gallaher and his wife, Emmy B. Gallaher, moved to Madison, where in 1961 he designed a home in the district for himself and his family at 5150 Door Drive. In 1965, Gallaher formed Stuart William Gallaher, Architect, Inc. and began a successful practice that was best known locally for his designs for the Olbrich Garden Center Complex in Olbrich Park and for the Garner Park Shelter, which is located just to the west of University Hill Farms.<sup>98</sup>

*District Building by Stuart W. Gallaher*

Stuart W. & Emmy Gallaher House                      5150 Door Drive                      1961<sup>99</sup>

Gausewitz & Cashin

Robert Charles Cashin (1926-2003) was born in Stevens Point, Wisconsin, on October 30, 1926, and he graduated from the University of Notre Dame with a B. S. degree in architectural engineering in 1949. He then moved to Madison, Wisconsin, and worked as a draftsman for John J. Flad until 1952, when he formed a partnership with Carl H. Gausewitz (Gausewitz and Cashin).<sup>100</sup> This firm lasted until 1960, when Cashin started his own firm, Cashin & Assoc.<sup>101</sup> By 1968, this firm had become

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<sup>95</sup> Dowling, Jill. "A Taliesin Apprenticeship: The Architectural Career of Herbert Fritz, Jr." *Historic Madison: A Journal of the Four Lakes Region*: Vol. XIV: 1997, p. 8.

<sup>96</sup> "Noted Architect, Wright Protégé Herb Fritz Dies." *Madison Capital Times*. Nov. 23, 1998. Obituary of Herb Fritz, Jr.

<sup>97</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>98</sup> Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D11.

<sup>99</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>100</sup> *Wisconsin State Journal*: November 9, 1952, p. 16.

<sup>101</sup> *Ibid*, October 27, 1960, Sec. 3, p. 4.

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Cashin & Goodwin and in 1974, Cashin moved to Phoenix, Arizona to practice architecture for the Sentry Insurance Co. of Stevens Point, Wisconsin, and he finished his career in Phoenix with the Scottsdale Insurance Co. and retired there in 1996.<sup>102</sup>

Carl H. Gausewitz was born in Minneapolis, Minnesota in 1919. Gausewitz graduated from the University of Illinois in 1947, then became a draftsman, first with Smith, Hinchman & Grylls in Detroit, then with Bellman, Gillett & Richards in Toledo, and finally with Law, Law, Potter & Nystrom in Madison. In 1950, Gausewitz started his own firm in Madison, Carl H. Gausewitz, Architect & Engineer, and in 1952 he joined with Robert Cashin in the firm of Cashin & Gausewitz. In 1960, Gausewitz once again formed his own firm, Gausewitz and Associates, and this firm was still active as late as 1981.<sup>103</sup>

Most of the buildings that Cashin designed while in partnership with Gausewitz were located in Madison and elsewhere in the southern half of the state and they were typical of a successful architectural practice and consisted of a mix of mostly Contemporary Style commercial and public buildings. The firm also designed single-family residences as well, including the district home of Madison building contractor Bernard B. Shomberg.

*District building by Gausewitz & Cashin:*

|                                      |                  |                     |
|--------------------------------------|------------------|---------------------|
| Bernard B. & Marjorie Shomberg House | 5159 Juneau Road | 1958 <sup>104</sup> |
|--------------------------------------|------------------|---------------------|

*District buildings by Cashin & Assoc.*

|                              |                    |                     |
|------------------------------|--------------------|---------------------|
| Executive Building           | 4513 Vernon Blvd.  | 1964 <sup>105</sup> |
| Associated Physicians Clinic | 4410 Regent Street | 1963 <sup>106</sup> |

Graven, Kenney, & Iverson

Paul H. Graven was born in Madison, Wisconsin in 1921. He graduated from the University of Illinois in 1948 and became an instructor in architectural design at Oklahoma State College for 2½ years, then was a designer in the Madison offices of Law, Law, Potter & Nystrom for 5 years. He then became an

<sup>102</sup> *The Arizona Republic* (Phoenix). August 5, 2003 (obituary of Robert C. Cashin).

<sup>103</sup> Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D12.

<sup>104</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>105</sup> *Ibid.*

<sup>106</sup> *Ibid.*

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associate in the same firm and worked there for another five years before becoming a partner with Donald E. Iverson and Norman Kenney in the Madison firm of Graven, Kenney & Iverson in 1960.<sup>107</sup>

Donald E. Iverson was born in Mount Horeb, Wisconsin in 1920. He graduated from the University of Illinois in 1948 and became a structural designer in the Madison offices of Law, Law, Potter & Nystrom for 7 years. He then became an associate in the same firm and worked there for another five years before becoming a partner with Paul H. Graven and Norman Kenney in the new Madison firm of Graven, Kenney & Iverson in 1960.<sup>108</sup>

*District buildings by Graven, Kenney, & Iverson*

|  |                          |                     |
|--|--------------------------|---------------------|
| Grayson Building                           | 4414 Regent Street       | 1961 <sup>109</sup> |
| Anchor Savings & Loan Branch Bank Building | 302 N. Midvale Boulevard | 1966 <sup>110</sup> |
| Paul H. & Pat Graven House                 | 5018 Bayfield Terrace    | 1959 <sup>111</sup> |

Carl Fredrick Huboi

Carl F. Huboi was an architect with Siberz, Purcell & Cuthbert in Madison when he designed his own home in University Hill Farms and the Wilkening House.

*District buildings by Carl F. Huboi*

|  |                      |                     |
|--|----------------------|---------------------|
| Carl F. & Jeanne Huboi House             | 4701 Waukesha Street | 1958 <sup>112</sup> |
| Prof. Eugene A. & Helena Wilkening House | 3 Waupaca Court      | 1961 <sup>113</sup> |

William V. Kaeser

William V. Kaeser (1906-1994) was born into a family of Swiss descent who farmed in Greenville, Illinois. Graduating from Greenville High School in 1924, he spent the summers between 1927 and 1931, working as a draftsman in the architectural office of Frank Riley in Madison while attending the University of Illinois, from which he graduated in 1931. In the fall of 1931, Kaeser went to MIT, from

<sup>107</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 261.

<sup>108</sup> *Ibid.*, p. 341.

<sup>109</sup> *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 6.

<sup>110</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>111</sup> *Ibid.*

<sup>112</sup> *Ibid.* This house is believed to be individually eligible for NRHP-listing.

<sup>113</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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which he graduated with a master's degree in architecture in 1932. Kaeser then went to work again for Riley from 1932 - 1933. He then joined a group of architects and planners at the Cranbrook Academy of Art in 1933, and produced a regional plan for Madison, WI. In 1935, Kaeser set up his own practice in Madison. While establishing his practice, Kaeser also worked part time as a city planner for the City of Madison from 1935 until 1938, but from 1938 onward and until shortly before his death, Kaeser was in active practice as an architect, working almost entirely within the modernist idiom. In 1951, Kaeser affiliated with Arthur McLeod, a structural engineer, in the firm of Kaeser & McLeod, later Kaeser, McLeod, & Weston.

During his long career here Kaeser produced buildings of many types, but he was best known for his residential work, which comprises some of Madison's finest modern residential architecture. Kaeser's earliest residential work was inspired by the International Style but most of his later residential projects, were influenced by the work of Frank Lloyd Wright. Kaeser, however, was more successful in finding his own style within this powerful idiom than were most of those who followed the same path. Kaeser also produced designs for many other types of buildings as well, however, including a notable group of Contemporary Style churches, one of the best of which is his Covenant Presbyterian Church, which is located in the district. The Kaeser-designed Fellowship Hall of this church was built in 1957, its Kaeser-designed Education wing was added on to it in 1961, and its Kaeser-designed Sanctuary followed in 1967.

*District building by William V. Kaeser and Kaeser & McLeod*

Covenant Presbyterian Church                      326 S. Segoe Road.                      1957/1961/1967<sup>114</sup>

Emil Walter Korenic

Emil W. Korenic was born in Chicago in 1926 and graduated from the University of Illinois in 1951.<sup>115</sup> In the same year Korenic joined the firm of John J. Flad & Assoc. in Madison and he was an architect with this firm when he designed his own home in University Hill Farms.

*District building by Emil W. Korenic*

Emil W. & Donna Korenic House                      4710 Waukesha Street                      1958<sup>116</sup>

<sup>114</sup> Ibid.

<sup>115</sup> Koyl, George S. (ed.) Op. Cit., p. 391.

<sup>116</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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Jack W. Klund

A full biography of Jack Klund still needs to be developed but he is believed to have spent most of his professional career in Madison. Klund attended the University of Wisconsin for three years, then served in the Navy during World War II. After the war he attended the University of Illinois for three more years, graduating from the latter in 1948 with a degree in architecture. After graduation he worked in the Madison offices of John J. Flad and Assoc. until 1953, when he joined the firm of Gausewitz and Cashin.<sup>117</sup> By 1956, though, Klund had started his own firm, Jack Klund & Assoc., and he is believed to have been the principal in this firm for several more decades, during which he produced a wide range of commercial, public, and residential buildings in Madison and elsewhere. He joined the AIA in 1963 and he is still a member of the AIA today (2014) and is living in Green Valley, Arizona.

Jack Klund is not known to have designed any buildings in the district but he was the first architect to advise the University Hill Farms Association architectural review committee and most design issues in the district were refereed and approved by him from 1957 until at least 1964. Because his name or stamp appears on so many district plat plans and documents, many later homeowners in the district have the understandable but erroneous belief that he designed their buildings.

Krueger, Kraft & Associates

The principals in the firm of Krueger, Kraft & Assoc. were Lloyd O. Krueger, architect, and Robert C. Kraft, Mechanical Engineer. Lloyd Oscar Krueger (1921-unknown) was born in Grinnell, Iowa on June 11, 1921 and he was educated at the University of Wisconsin and the University of Michigan, from the latter of which he graduated in 1949 after first having served in the U.S. Army Air Force in World War II. Before forming his own firm in Madison in 1961 with Robert Kraft, Krueger was an architect in the architectural firm of Siberz-Purcell-Cuthbert in Madison and was responsible for the design of several buildings on the Edgewood College campus in Madison, including a dorm building and chapel (1957), classroom building (1959), and gymnasium (1961).<sup>118</sup> Krueger was still in practice in Madison in 1985 as a principal in a successor firm, Krueger Shutter & Assoc. with Richard C. Shutter, and the firm was producing designs for both private and public buildings.<sup>119</sup>

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<sup>117</sup> *Wisconsin State Journal*: July 31, 1953, Sec. 2, p. 2.

<sup>118</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Company, 1962, p. 395.

<sup>119</sup> Wisconsin Society of Architects. *Construction Industry Handbook. Wisconsin Architect*, February, 1981, p. D15.



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*District building by Krueger, Kraft & Assoc.*

|   |                       |                     |
|---|-----------------------|---------------------|
| Dr. Kenneth M. & Beverly Sachtjen House | 5001 Bayfield Terrace | 1963 <sup>120</sup> |
|---|-----------------------|---------------------|

*District building by Lloyd O. Krueger.*

|                                |                   |                     |
|--------------------------------|-------------------|---------------------|
| Harry J. & Dorothy Mason House | 7 Waushara Circle | 1960 <sup>121</sup> |
|--------------------------------|-------------------|---------------------|

Florian Remitz

Florian Remitz designed the Regent Building in the district while practicing on his own. By 1981, however, he was an associate in the firm of John J. Flad & Associates.

*District building by Florian Remitz*

|                 |                    |                     |
|-----------------|--------------------|---------------------|
| Regent Building | 4506 Regent Street | 1963 <sup>122</sup> |
|-----------------|--------------------|---------------------|

Robert A. Rosenthal

Robert Allen Rosenthal was born in Chicago. Rosenthal enrolled in the University of Illinois and graduated from that institution with a Bachelor's degree in Architecture in 1955. In 1960, Rosenthal moved to Madison and designed a five-building apartment complex that is located at the end of Catalpa Court in the Burr Oaks Plat.<sup>123</sup> From 1962 to 1965 he was a partner in the firm of Fritz, Rosentahl and Associates, which, in 1964, designed a 35-unit apartment building located in the 1800 block between Beld and South Park Streets.<sup>124</sup> In 1965, Rosenthal opened his own office, Robert Rosenthal Associates, which in that same year designed a 56-home suburban development known as Meadowood East that was comprised of 25 different house models, all of which were designed by his firm.<sup>125</sup> In 1967, Rosenthal moved to La Jolla, California and he opened a new office there that specialized in designing healthcare buildings. Later, he became regional vice-president of American Medical Buildings (AMB) and in 1988 he led the buy-out of AMB's West Coast division, which resulted in the formation of Pacific Medical Buildings, of which Rosenthal is still the executive

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<sup>120</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>121</sup> Ibid.

<sup>122</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>123</sup> *Wisconsin State Journal*: June 12, 1960, Sec 2, p. 7 (illustrated).

<sup>124</sup> Ibid, April 15, 1964.

<sup>125</sup> Ibid, January 22, 1966, p. 43 (illustrated).

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chairman today.

*District building by Robert A. Rosenthal*

Cecilio & Carmen Alvarez House 4802 Waukesha Street 1959<sup>126</sup>

Siberz, Purcell & Cuthbert

Lewis A. Siberz (1899-1984) was born in Baraboo, WI in 1899, served in World War I, and studied architecture at the universities of Notre Dame, Illinois, and Wisconsin. In 1923, he was hired as a draftsman by Frank Riley and he continued in that position until 1930, when he became Riley's partner in the firm of Riley and Siberz. In 1935, Siberz went into practice for himself, although the fact that his office was in the same building as Riley's (24 East Mifflin Street) from 1935 - 1941 suggests that relations between the two men remained cordial. In 1941, Siberz moved his office into 103 West Mifflin Street where he remained until he formed the firm of Siberz, Purcell, and Cuthbert in 1954. Siberz died in Madison in 1984, at the age of 85.<sup>127</sup>

Mark Thomas Purcell was born in Madison in 1903 and was educated first at the University of Wisconsin and graduated from MIT with a BS degree in architecture in 1930. Purcell was subsequently a draftsman-designer in the offices of Coolidge, Shepley, Bullfinch, & Abbott in Boston; Raymond Hood, in New York, and Richard Neutra in Los Angeles between 1931 and 1933, before moving back to Madison in the same year and becoming a draftsman in the office of John J. Flad. From 1939-1942 he had his own practice in Madison and from 1945-1952 he was a draftsman in the office of Lewis Siberz. He subsequently became a partner with Siberz in the firm of Siberz & Purcell in 1954.<sup>128</sup>

Alexander James Cuthbert was born in St. Catherine, Ontario, in 1906. Cuthbert was educated at the University of Wisconsin and was subsequently a draftsman in the office of George S. Rider Co. in Cleveland, Ohio, and Beatty & Strang in Madison and Albert Kahn & Assoc. in Detroit before joining Lewis Siberz and subsequently becoming a partner in 1957 in the firm of Siberz, Purcell, and Cuthbert.<sup>129</sup>

*District building by Siberz, Purcell, and Cuthbert*

<sup>126</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>127</sup> *Wisconsin State Journal*. September 20, 1984. (Obituary of Lewis Siberz).

<sup>128</sup> Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 568.

<sup>129</sup> *Ibid*, p. 149.



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Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison in 1944 and formed a partnership with Joseph Weiler and the firm of Weiler & Strang soon became one of the busiest firms in the city.<sup>133</sup> This firm later became Weiler, Strang, McMullin and Associates when Roger E. McMullin (1916-) joined the firm. Weiler and Strang (now Strang Assoc.) has since produced many of Madison's best post-war buildings, including notable schools, churches, office buildings, and other building types.

Besides the custom-designed buildings designed by Weiler & Strang, the firm also worked in the early 1950s with Madison builder Marshall Erdman, then the principal in the Erdman-Preiss Lumber Co., to produce a line of pre-fabricated houses known as the "U-Form-It" houses, which came in several different plans.

All of the buildings that Weiler & Strang designed in the district are non-single-family residences.

*District buildings by Weiler & Strang*

|   |  |
|---|--|
| Charles R. Van Hise Elementary and Junior High School<br>1957/1959 <sup>134</sup> | 4801 Waukesha Street   |
| Karen Arms Apartments (11 Garden Apartment Buildings)                             | 202-414 N. Segoe Road/<br>4702-4806 Regent Street 1959-1964 <sup>135</sup> |
| Wisconsin Life Insurance Company Building   | 709 N. Segoe Road 1961 <sup>136</sup>                                      |
| Hilldale State Bank Building  | 401 N. Segoe Road 1962 <sup>137</sup>                                      |
| Dairyland Insurance Company Building  | 635 N. Segoe Road 1960 <sup>138</sup>                                      |
| Church of Jesus Christ of the Latter Day Saints                                   | 4505 Regent Street 1963/1978 <sup>139</sup>                                |

<sup>133</sup> *Wisconsin State Journal*: July 14, 1945, p. 6.

<sup>134</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This school is believed to be individually eligible for NRHP-listing.

<sup>135</sup> "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, p. 15. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>136</sup> This building (AHI# 101926) was demolished in 2007.

<sup>137</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>138</sup> This building has now been demolished.

<sup>139</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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**Non-Madison Architects**

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who was arguably America's greatest architect and Wisconsin's most famous son, designed a single building in the district: the Prof. Walter & Ellen Rudin House at 110 Marinette Trail, built in 1959. No attempt will be made to retell the story of Wright's life and work here, since both are too well known and too large in scope to be repeated in this format. The design of the Rudin House was actually one of several pre-fabricated building designs that Wright produced for Madison building contractor Marshall Erdman between 1956 and 1959. The Rudin house's plan is known as the Erdman Prefab #2 and the house itself was completed by Erdman in time for inclusion in the 1959 Parade of Homes.<sup>140</sup> This event took place in University Hill Farms and the Rudin House, not surprisingly, was the hit of the show.<sup>141</sup>

*District building by Frank Lloyd Wright*

|                                  |                     |      |
|----------------------------------|---------------------|------|
| Prof. Walter & Ellen Rudin House | 110 Marinette Trail | 1959 |
|----------------------------------|---------------------|------|

Blake, Wirth, & Associates

Richard Patrick Blake was born in Milwaukee in 1930 and he graduated from the University of Illinois in 1953 with a degree in Architecture and Engineering. In 1960, Blake formed his own firm in Milwaukee, Richard Blake & Assoc. and in 1966 he became a partner in the successor firm of Blake, Wirth & Associates with Robert G. Wirth.<sup>142</sup>

Robert George Wirth was born in Milwaukee in 1934 and graduated from the University of Illinois in 1957 with a degree in Architecture. He served in the U.S Army Corps of Engineers from 1958-1965 and then joined with Richard P. Blake, first as an associate and then as a partner in Blake, Wirth & Assoc.<sup>143</sup>

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<sup>140</sup> Storrer, William Allin. *The Frank Lloyd Wright Companion*. Chicago: University of Chicago Press, 1993, pp. 444-445. 402. See also: Sprague, Paul E. "The Marshall Erdman Prefabricated Buildings," in *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, ed. by Paul Sprague, Madison: Elvehjem Museum of Art, 1990, pp. 155-158. This house is believed to be individually eligible for NRHP-listing.

<sup>141</sup> "Wright-Designed Home is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959, Sec. 6, p. 4.

<sup>142</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 77.

<sup>143</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 1005.

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*District building by Blake, Wirth & Assoc.*

Hickory Glen Apartments                      4833 Sheboygan Avenue                      1969<sup>144</sup>

Donald Allen Davis

Donald Allen Davis was born in Milwaukee in 1922 and received a B.S. degree in architecture from the University of Michigan in 1950. He first worked for Eschweiler & Eschweiler in Milwaukee from 1946-1953 and then with Rasche, Schroder & Spransy in Milwaukee from 1953-1960 before forming his own firm, Donald Allen Davis, in 1960.<sup>145</sup>

*District building by Donald Allen Davis*

Hilldale Towers Apartments                      4817 Sheboygan Avenue                      1965/1983<sup>146</sup>

Edward Y. Osborne

Edward Y. Osborne was born in Fairbanks, Alaska, the son of Mr. and Mrs. C. E. Osborne of Harding Lake, Alaska. He first practiced in Fairbanks with the firm of Gray, Rogers and Osborne before moving to Milwaukee with his wife and four children in 1965 to take up a position with Py, Vavra, Inc., Architects & Engineers. By 1981, Osborne had started his own firm in Milwaukee, Edward Y. Osborne, Architect, and in 1985 he began designing the Monticello Apartments in the University Hill Farms Historic District, by which time his firm was known as Osborne, Associates.

*District buildings by Edward Y. Osborne*

Monticello Apartments (5 Buildings) 202 & 402 North Eau Claire Avenue/5001-29 Sheboygan Avenue  
1985-1989<sup>147</sup>

**Builders**

The building-specific information that follows was derived from City of Madison Building Permits, City Assessors Records, and Madison City Directories unless otherwise noted.

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<sup>144</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>145</sup> *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 206.

<sup>146</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

<sup>147</sup> City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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ABC Builders (B. K. Jordan, Richard P. Lee)<sup>148</sup>

|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| James R. & Nell Cooper House        | 4706 Lafayette Drive  | 1960 |
| Hyman B. & Florence Parks House     | 4749 Lafayette Drive  | 1962 |
| Robert C. & Elizabeth Parker House  | 4921 Marathon Drive   | 1960 |
| Richard E. & Betty Hagan House      | 5013 Marathon Drive   | 1960 |
| Howard & Delores Rasmussen House    | 5210 South Hill Drive | 1969 |
| Prof. Shao Ti & Charlotte Hsu House | 4714 Waukesha Street  | 1959 |

Keith F. Anderson

|  |                         |      |
|--|-------------------------|------|
| John & Ethel McMillen House            | 4809 Bayfield Terrace   | 1959 |
| Mrs. Helen Hansbrough House            | 4817 Bayfield Terrace   | 1961 |
| Prof. Wilson & Grace Thiede House      | 4825 Bayfield Terrace   | 1960 |
| Robert J. & Patricia Fausett House     | 4909 Bayfield Terrace   | 1961 |
| Dale A. & Nora Nordeen House           | 5009 Bayfield Terrace   | 1958 |
| Prof. Patrick & Mary Ann Boyle House   | 5021 Bayfield Terrace   | 1962 |
| Clyde & Lois Selix House               | 5026 Bayfield Terrace   | 1963 |
| Prof. A. Burr & Mary Fontaine House    | 5302 Burnett Drive      | 1960 |
| John E. & Jane Wise, Jr. House         | 50 S. Eau Claire Avenue | 1959 |
| C. Dennis & Barbara Besadny House      | 53 S. Eau Claire Avenue | 1959 |
| Mrs. Leonore M. Leake House            | 54 S. Eau Claire Avenue | 1958 |
| Charles W. & Mildred Decker House      | 4717 Fond du Lac Trail  | 1960 |
| Thomas & Artha Jean Towell House       | 4722 Fond du Lac Trail  | 1959 |
| Charles E. & Mary Mueller House        | 4806 Fond du Lac Trail  | 1960 |
| Dr. Allen D. & Charlotte Hoff House    | 4902 Fond du Lac Trail  | 1960 |
| Prof. Max W. & Phyllis Carbon House    | 4906 Fond du Lac Trail  | 1959 |
| John P. & Eunice Hendrickson House     | 4914 Fond du Lac Trail  | 1959 |
| Russell P. & Doris Bailey House        | 4917 Fond du Lac Trail  | 1961 |
| Dr. Leigh M. & Marilyn Roberts House   | 4921 Fond du Lac Trail  | 1965 |
| Theodore E. & Carolyn Stephenson House | 210 Green Lake Pass     | 1964 |
| Max G. & Dorothy Guhl House            | 5114 Juneau Road        | 1958 |
| Walter F. & Mary Schar, Jr. House      | 5162 Juneau Road        | 1960 |
| Jack B. & Mary Padgham House           | 21 Kewaunee Court       | 1957 |
| Keith F. & Gene Anderson House         | 5002 La Crosse Lane     | 1957 |
| Michael R. & Therese Vaughn House      | 4714 Lafayette Drive    | 1973 |

<sup>148</sup> This firm was still extant in 1981.

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|   |                       |      |
|---|-----------------------|------|
| Richard C. & Della Weatherwax House           | 4718 Lafayette Drive  | 1959 |
| Mrs. Mary B. Comdin House                     | 4725 Lafayette Drive  | 1958 |
| Clarence O. & Ruth Widder House               | 4825 Marathon Drive   | 1957 |
| Prof. John E. & Beth Ross House               | 5022 Marathon Drive   | 1958 |
| William C. & Lois Bjerk House                 | 5101 Marathon Drive   | 1958 |
| Maurice D. & Dorothy Malone house             | 5105 Marathon Drive   | 1958 |
| Ed A. & Jane L. Pawenski House                | 213 Marinette Trail   | 1960 |
| Dr. Edward I. & Harriett Boldon House         | 5222 Pepin Place      | 1959 |
| Jack W. & Betty Densmore House                | 321 Racine Road       | 1960 |
| Robert N. & Lois Dick House                   | 106 Richland Lane     | 1957 |
| J. Don & Maxine Hanesworth House              | 210 Richland Lane     | 1957 |
| Prof. Jed & Susan Finman House                | 401 S. Rock Road      | 1963 |
| Prof. Quillian & Dr. Marian Murphy, Jr. House | 4821 South Hill Drive | 1957 |
| Bernard J. & Helen Young House                | 4907 South Hill Drive | 1957 |
| Covenant Presbyterian Church Parsonage        | 5009 South Hill Drive | 1962 |
| Phillip J. & Trudy Starr House                | 5205 South Hill Drive | 1960 |
| Prof. Glen C. & Joan E. Pulver House          | 3 Walworth Court      | 1958 |
| Dr. George G. & Patsy Rowe House              | 5 Walworth Court      | 1958 |
| Dr. William C. & Harriet Mussey House         | 4814 Waukesha Street  | 1961 |
| Cass F. & Viola Hurc House                    | 5 Waupaca Court       | 1959 |

Bauer & Needham Construction Co.

|                                       |                        |                     |
|---------------------------------------|------------------------|---------------------|
| Norman & Margaret Levin House         | 4914 Bayfield Terrace  | 1962                |
| Dr. Charles A. & Betsy Doehlert House | 4910 Fond du Lac Trail | 1959                |
| Joe W. & Carol Clarke House           | 15 Kewaunee Court      | 1958                |
| Harry J. & Dorothy Mason House        | 7 Waushara Circle      | 1960 <sup>149</sup> |

Harold Bewick

Harold Bewick (1919-unknown) came to Madison in 1928 from near Mason City, Iowa. He graduated from East High School, attended the University of Wisconsin for a semester, married his wife Marie, quit school and got a job at Gisholt Machine Co. in Madison. After serving in the Navy in World War II, Bewick bought two lots in Monona, Wisconsin and built two houses, one for himself and his wife and one to sell, which happened immediately. He continued to build houses in the greater Madison area until his retirement at the age of 58, after which he sold real estate. Bewick estimated that in his

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<sup>149</sup> Lloyd O. Krueger, architect.



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career he built nearly 300 houses and more than 2000 apartments.<sup>150</sup>

|                                      |                      |      |
|--------------------------------------|----------------------|------|
| Donald G. & Betty Harrer House       | 5111 Juneau Road     | 1958 |
| Leslie R. & Myra Meinberg House      | 7 Kewaunee Court     | 1958 |
| Dr. Frederick & Virginia Pitts House | 9 Kewaunee Court     | 1958 |
| Sheldon W. & Gerda Sweet house       | 5046 La Crosse Lane  | 1959 |
| Harold H. & Lorraine Baker House     | 5050 La Crosse Lane  | 1959 |
| Prof. Paul J. & Dorothy Grogan House | 115 Marinette Trail  | 1959 |
| Daniel A. & Bea Jacobson House       | 105 Richland Lane    | 1957 |
| Norman T. & Gladys M. Baillies House | 4901 Waukesha Street | 1958 |

Stanley O. Bokelmann & Associates

Besides being a builder of custom houses, Stanley O. Bokelmann was also the regional distributor and dealer for Modular Homes, Inc. of Kirkwood, Missouri, a manufacturer of semi-prefabricated houses. These houses featured Contemporary Style designs and were largely pre-fabricated at the Missouri factory using post and beam construction methods. Working within the general parameters of the designs the company offered, Bokelmann and his staff could offer clients a house that was still modified to meet their specific requirements, resulting in what was often practically a custom-built house using largely pre-fabricated elements.<sup>151</sup>

|  |                        |                     |
|--|------------------------|---------------------|
| Lawrence J. & Lil Kosikowski House       | 5113 Door Drive        | 1960                |
| Arthur B. & Doris Morey House            | 4909 Fond du Lac Trail | 1959                |
| Prof. Thomas & Lorna Hoffman House       | 5101 Juneau Road       | 1959                |
| William C. & Leah Rowland House          | 5142 Juneau Road       | 1958                |
| Prof. Leonard & Nettie Berkowitz House   | 3 Kewaunee Court       | 1958                |
| Dr. Leslie & Elizabeth Kirkpatrick House | 5037 La Crosse Lane    | 1959                |
| Dr. Larry & Mary Lou Hogan House         | 5041 La Crosse Lane    | 1959                |
| Trygve E. & Marian Thoresen House        | 201 Marinette Trail    | 1959                |
| Stanley O. & Dorothy Bokelmann House     | 313 Racine Road        | 1960                |
| Burdette L. & Doris Fisher House         | 5118 Regent Street     | 1960                |
| William D. & Wanda Godshall House        | 114 Richland Lane      | 1957 <sup>152</sup> |
| Elmer & Mary Holland House               | 5001 South Hill Drive  | 1957                |
| Alex J. & M. A. Cochrane House           | 5118 South Hill Drive  | 1960                |
| Weston M. & Em Lennox House              | 5202 South Hill Drive  | 1959                |

<sup>150</sup> Richgels, Jeff. "First Parade Was Simple Affair." *The Capital Times*, June 6, 1997, Sec. C, p. 4C.

<sup>151</sup> "Prefab Home Offers Many 'Custom' Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

<sup>152</sup> "Prefab Home Offers Many 'Custom' Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

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Prof. Eugene & Ruth Friedman House                      17 Walworth Court                      1957

Joe Daniels Construction Co. (aka Daniels Construction Co.)

Joseph Daniels, Sr. established the Joe Daniels Construction Co. in 1953 and this firm is still managed by his son today. From modest beginnings, this firm has grown to become one of Madison's larger construction firms and it has also achieved an enviable reputation for high quality work in the process. In the early stages of its development the firm was best known for its residential work and several of these projects are located within the district and are listed below. Today, however, the firm is best known for much larger commercial and institutional projects such as the recently completed renovation of the Wisconsin State Capitol building in Madison.

Francis A. & Twila Blake House                      5 S. Eau Claire Avenue                      1959  
Dale C. & Leah Aebischer House                      34 S. Eau Claire Avenue                      1959  
Harold & Edith Hopkins House                      117 Juneau Road                      1958  
Guy & Thelma Freas House                      4805 Marathon Drive                      1957  
Alan G. & Elaine Wolf House                      4806 Marathon Drive                      1957  
Asdolah & Touba Jarvid House                      4925 Marathon Drive                      1958  
Edward H. & Jean Nielsen House                      5202 Pepin Place                      1959  
William C. & Bernice Kahl House                      113 Richland Lane                      1957  
C. Lee & Arlene Miller House                      213 Richland Lane                      1957  
Alfred H. & Esther Wendte House                      214 Richland Lane                      1957  
Donald & Delores Solyst House                      125 S. Segoe Road                      1958  
Victor & Hazel Tolbert House                      137 S. Segoe Road                      1958  
David Bruce & Carol Haskin House                      202 S. Segoe Road                      1958  
Robert & Mae Dion House                      206 S. Segoe Road                      1958  
Lois Goldman & Dayle Miller House                      4818 South Hill Road                      1958  
Bernard S. & Mary Ellen Wilson House                      4822 South Hill Road                      1959  
Robert G. & Iris Doerner House                      4825 South Hill Road                      1957  
Charles P. & Roberta Siebold House                      4826 South Hill Road                      1957  
Stanley J. & Jane B. Ferris House                      5 S. Whitney Way                      1959  
John J. & Marjorie Schara House                      17 S. Whitney Way                      1959

Dirienzo Brothers (Clair M. , Thomas, and Vincent T. Dirienzo, Jr.)<sup>153</sup>

Clair M. & Charles Dirienzo Duplex                      5121-23 Manitowoc Parkway 1961

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<sup>153</sup> The Dirienzo family also did terrazzo fabrication and operated a monument works located on Regent Street that is still in operation today.

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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| Bertrand & Jean Kalhagen House    | 4837 Marathon Drive   | 1958 |
| Kenneth G. & Anita Helfrect House | 5117 Marathon Drive   | 1959 |
| H. William & Betty Jenkins House  | 5126 Marathon Drive   | 1961 |
| Paul & Diane Sergenian House      | 5214 South Hill Drive | 1959 |

Dohm Construction Co.

Gerald F. Dohm (1926-2011) was born in Madison on October 20, 1926. He enlisted in the Army Air Corp in 1944. At the end of the war he went to work as a carpenter foreman but he was soon recalled to serve in the Korean War. After his discharge he resumed his career as a carpenter and started his own firm, Dohm Construction Co., which became one of the city's premiere home building and remodeling firms. He also became a developer as well as developed the Cloverdale and Park Lawn Place subdivisions and also the Parkwood Hills and Park Towne developments. Dohm was also active as a board member of the National Association of Home Builders and of other professional organizations. Dohm died in Madison on September 13, 2011.

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Dr. Mark F. & Adele Backs House      | 5 Cheyenne Circle       | 1960 |
| James R. & Dorothy Underkofler House | 6 Cheyenne Circle       | 1960 |
| Vernon H. & Cathern Schultz House    | 14 Cheyenne Circle      | 1960 |
| Dr. John C. & Ann McAleavey House    | 306 Cheyenne Trail      | 1960 |
| Byron W. & Betty Schmeling House     | 309 Cheyenne Trail      | 1963 |
| Dr. Mark F. & Adele Backs House      | 310 Cheyenne Trail      | 1963 |
| Glenn S. & Daisy Pound House         | 313 Cheyenne Trail      | 1964 |
| Robert J. & Dolores Shand house      | 317 Cheyenne Trail      | 1963 |
| Prof. James E. & Doris Kennedy House | 318 Cheyenne Trail      | 1964 |
| First Baptist Church Rectory         | 321 Cheyenne Trail      | 1964 |
| Julian P. & Mirian Bradbury House    | 322 Cheyenne Trail      | 1964 |
| Prof. Dwayne & Wilma Rohweder House  | 325 Cheyenne Trail      | 1964 |
| William A. & Joan Atkins House       | 326 Cheyenne Trail      | 1965 |
| Prof. Ronald & Maria Engerman House  | 330 Cheyenne Trail      | 1965 |
| Thomas W. & Donna Erbach House       | 333 Cheyenne Trail      | 1965 |
| Clarence M. & Mary White, Jr. House  | 5137 Door Drive         | 1960 |
| Charles F. & Lillian Norton House    | 5149 Door Drive         | 1961 |
| Mrs. Dorothy Torrance House          | 14 S. Eau Claire Avenue | 1958 |
| Lyman R. & Betty J. Frazier House    | 4709 Fond du Lac Trail  | 1962 |
| Dr. Laurence T. & Audrey Giles House | 4714 Fond du Lac Trail  | 1961 |
| Robert L. & Muriel Curry House       | 4805 Fond du Lac Trail  | 1961 |
| Robert & Doris Mortenson House       | 209 Green Lake Pass     | 1962 |

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|   |                         |                     |
|---|-------------------------|---------------------|
| Dr. Peter L. & Phyllis Eichman House    | 5033 La Crosse Lane     | 1962                |
| Wallen F. & Lenore Vaughn House         | 4722 Lafayette Drive    | 1962                |
| Joseph & Eileene Kuno House             | 4726 Lafayette Drive    | 1960                |
| Carl & Jane Loper House                 | 4730 Lafayette Drive    | 1958                |
| Henry L. & Luella Brown, Sr. House      | 4741 Lafayette Drive    | 1959                |
| Rufus F. & Angela Wells Duplex          | 5015-17 Manitowoc Pkwy. | 1965                |
| John Hammacher Duplex                   | 5019-21 Manitowoc Pkwy. | 1965                |
| Rufus Wells Duplex                      | 5023-25 Manitowoc Pkwy. | 1965                |
| Dr. Dennis O. & Freida Carey Duplex     | 5106-08 Manitowoc Pkwy. | 1963                |
| George J. & Germaine Speckman House     | 5027 Marathon Drive     | 1958                |
| Prof. Richard J. & Jeannine Smith House | 305 Marinette Trail     | 1977                |
| Kenneth & Shirley Tuhus House           | 5141 Pepin Place        | 1958                |
| Joseph E. & June Nusbaum House          | 5214 Pepin Place        | 1959                |
| Regent Building                         | 4506 Regent Street      | 1963                |
| Prof. C. J. & Edna Chapman House        | 4825 Regent Street      | 1963 <sup>154</sup> |
| Richard J. & Lucy Genn House            | 205 Richland Lane       | 1957                |
| John A. & Barbara Russell House         | 5010 South Hill Drive   | 1962                |
| E. Kendall & Natalie Witte House        | 5014 South Hill Drive   | 1962                |
| Prof. James W. & Lois Hensel House      | 5018 South Hill Drive   | 1961                |
| Frank P. & Ann G. Schiro House          | 5221 South Hill Drive   | 1977                |
| Mrs. Aurelia Puletti House              | 4806 Waukesha Street    | 1964                |

Marshall Erdman & Associates

Calling Marshall Erdman (1922-1995) a "builder" is somewhat akin to calling Frank Lloyd Wright a "designer." Both terms are accurate but they don't begin to tell the whole story. As Tom Brock put it in his history of the village of Shorewood Hills:

Marshall Erdman was a builder whose company, Marshall Erdman & Associates, has built 500 houses, 2500 doctor's office buildings, dozens of schools, and numerous other projects in the Midwest and elsewhere. At the time of his death in 1995, Erdman's company had 800 workers and was grossing \$175 million a year.<sup>155</sup>

By 1995, Erdman had become one of Madison's richest men, by far its biggest builder, and a significant patron of the arts, but he began his career as a house builder. Erdman's first house was also meant to be his own. This was a small Ranch style house which was built at 509 N. Meadow Lane in

<sup>154</sup> This house was designed by Herb Fritz, Jr.

<sup>155</sup> Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Madison, 1999. p. 135.

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1947 and which was designed by his wife, Joyce Erdman. This house was purchased by Elsie Fansler even before it was finished. Erdman then bought lots in the nearby village of Shorewood Hills with the profits and began to build more houses. In 1951, Erdman joined with Henry Peiss, a carpenter and former partner at Nelson-Peiss Products Manufacturing Company, which had made ammunition boxes for the army during World War II. Their new firm was called Erdman-Peiss Lumber Company, which was located one block west of the University Hill Farms on University Avenue. Erdman-Peiss Lumber sold lumber to others but it mainly existed in order to provide Erdman with lumber for house-building at wholesale prices. In 1953, the two partners introduced the U-Form-It houses, which was a series of pre-fabricated houses that Erdman believed could be built -at least in part- by the homeowners themselves. At first there were two models, both being one-story, three bedroom houses designed by the Madison architectural firm of Weiler & Strang. By 1954, however, there were ten Contemporary style and Ranch style models and these houses sold well. The Erdman and Peiss partnership ended in 1956, but Erdman and Associates would continue to build prefabricated house until 1964, and a number of these were built in the University Hill Farms Historic District.<sup>156</sup>

Today, Erdman is best known for his association with Frank Lloyd Wright and for acting as the general contractor for the construction of Wright's First Unitarian Church in Shorewood Hills. Less well known but of almost equal interest to architectural history is Erdman's lifelong interest in prefabrication, of which the U-Form-It houses were the first examples and of which the two designs that Frank Lloyd Wright created for him are the best known. In addition, Erdman also created Doctor's Park in the southeast corner of the village of Shorewood Hills some nine blocks east of the University Hill Farms area, which was the first group of the pre-fabricated doctor's offices whose design and construction would turn his company from a modest local building firm into a national company with offices in six states.

|   |                       |      |
|---|-----------------------|------|
| Harold & Elizabeth Linden House             | 5 Ashland Court       | 1960 |
| Arvid & Avis Anderson House                 | 4813 Bayfield Terrace | 1959 |
| Prof. Paul J. & Marian Kaesberg House       | 5002 Bayfield Terrace | 1958 |
| Prof. John & Frances Culbertson House       | 5305 Burnett Drive    | 1960 |
| Prof. Jack W. & Barbara Miller House        | 5146 Juneau Road      | 1958 |
| Prof. Gene R. & Louise De Foliart House     | 6 S. Kenosha Dr.      | 1959 |
| Dr. Henrik A. & Ann Hartmann House          | 10 S. Kenosha Dr.     | 1960 |
| Prof. Gilbert J. & Virginia Mannering House | 225 S. Kenosha Dr.    | 1960 |
| Dr. Seymour & Francis Crepea house          | 5 Kewaunee Court      | 1957 |
| Prof. Sturges & Marilyn Bailey House        | 5049 La Crosse Lane   | 1959 |
| Prof. Gene V. & Martha Fuguitt House        | 5062 La Crosse Lane   | 1959 |

<sup>156</sup>Moe, Doug and Alice D'Alessio. *Uncommon Sense: The Life of Marshall Erdman*. Black Earth, WI: Trails Custom Publishing, 2003, pp. 75-80, 214-217.

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|                                       |                       |                     |
|---------------------------------------|-----------------------|---------------------|
| Roy G. & Doris Mita House             | 4705 Lafayette Drive  | 1959                |
| Prof. David & Rhoda Berman House      | 4738 Lafayette Drive  | 1958                |
| Prof. Walter & Ellen Rudin House      | 110 Marinette Trail   | 1959 <sup>157</sup> |
| David P. & Lillian Aide House         | 5110 Pepin Place      | 1960                |
| Fred F. & Mary Ann Bloodgood House    | 5113 Pepin Place      | 1959                |
| Prof. Marcos & Blanche Singer House   | 5021 Regent Street    | 1959                |
| Henry J. & Elvira Pearson House       | 5126 South Hill Drive | 1959                |
| James & Ellen Bultman House           | 19 Walworth Court     | 1957                |
| Charles R. Van Hise Elementary School | 4801 Waukesha Street  | 1957 <sup>158</sup> |

J. H. Findorff & Son, Inc.

John H. Findorff was a Madison carpenter who in 1890, started a construction company here making woodwork and cabinetry for the UW campus's new armory building (aka The Old Red Gym). By 1904, the company had a planning mill and lumberyard and the firm became known as J. H. Findorff, Contractor. By 1920, Findorff was Madison's largest contractor, a distinction the company still holds today. Most of this firm's Hill Farms projects were architect-designed.

|                                     |                          |         |
|-------------------------------------|--------------------------|---------|
| Grayson Building                    | 4414 Regent Street       | 1961    |
| Park Towers Apartments              | 4801 Sheboygan Avenue    | 1962    |
| Hilldale Shopping Center            | 702 N. Midvale Boulevard | 1962    |
| Hilldale Towers Apartments          | 4817 Sheboygan Avenue    | 1964    |
| Curtis L. & Ferne Brown Duplex      | 5210-12 Manitowoc Pkwy.  | 1969    |
| Anchor Savings & Loan Branch Office | 302 N. Midvale Boulevard | 1967/79 |

Fisher & Fischer (Bryant W. Fisher)

|                                      |                         |      |
|--------------------------------------|-------------------------|------|
| Jud & Marilyn Walstad House          | 3 Ashland Court         | 1957 |
| Walter A. & Jean Meanwell House      | 5309 Burnett Drive      | 1960 |
| Robert W. & Katherine Pohle House    | 5310 Burnett Drive      | 1961 |
| Prof. E. James & Marian Archer House | 5317 Burnett Drive      | 1961 |
| Prof. William H. & Ruth Dodge House  | 5130 Door Drive         | 1960 |
| Prof. Edward & Mary Kamarck House    | 5145 Door Drive         | 1966 |
| Leland R. & Doris Fuelle House       | 17 S. Eau Claire Avenue | 1961 |
| Richard & Phyllis Pire House         | 45 S. Eau Claire Avenue | 1958 |
| Richard & Barbara Woroch House       | 4809 Fond du Lac Trail  | 1960 |

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<sup>157</sup> This house was designed by Frank Lloyd Wright.

<sup>158</sup> This school was designed by Weiler & Strang.

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|                                       |                          |      |
|---------------------------------------|--------------------------|------|
| Norman R. & Kitty Benz House          | 4813 Fond du Lac Trail   | 1959 |
| Paul & Marilyn Lindau House           | 4913 Fond du Lac Trail   | 1962 |
| Prof. Norman & Darlene Olson House    | 114 Green Lake Pass      | 1963 |
| Thomas W. & Florence Geiger House     | 202 Green Lake Pass      | 1961 |
| Freeman & Marcia Holmer House         | 206 Green Lake Pass      | 1966 |
| Robert & Marjorie Friess House        | 5129 Juneau Road         | 1958 |
| H. Stewart & Linda Manchester House   | 5134 Juneau Road         | 1958 |
| Donald & Pauline Fugere House         | 5138 Juneau Road         | 1959 |
| Jacob J. & Shirley Botwinick House    | 105 S. Kenosha Drive     | 1963 |
| Norman S. & Patricia R. Jones House   | 217 S. Kenosha Drive     | 1961 |
| Dr. Albert & Betty Arenowitz House    | 5058 La Crosse Lane      | 1958 |
| Duplex                                | 5122-24 Manitowoc Pkwy.  | 1961 |
| James G. & Sylvia Mader House         | 4809 Marathon Drive      | 1956 |
| Jacob J. & Shirley Botwinick House    | 4838 Marathon Drive      | 1957 |
| Jack A. & Anna Clarke House           | 4910 Marathon Drive      | 1957 |
| H. Edward & Priscilla Wolfram House   | 4913 Marathon Drive      | 1957 |
| Robert V. & Lucille Phillips House    | 5040 Marathon Drive      | 1958 |
| Prof. Alvin & Violet Hovland House    | 5050 Marathon Drive      | 1959 |
| C. Leslie Reddick House               | 5051 Marathon Drive      | 1958 |
| LeRoy L. & Virginia Dalton House      | 5058 Marathon Drive      | 1958 |
| James D. & Katherine Meuer House      | 5059 Marathon Drive      | 1958 |
| John & Helen Linhardt House           | 5109 Marathon Drive      | 1959 |
| Robert G. & Aurelia Bergmann House    | 5122 Marathon Drive      | 1961 |
| Kenland Building                      | 216 N. Midvale Boulevard | 1959 |
| Victor W. & Bobbie Comstock House     | 7 Oconto Court           | 1958 |
| Dr. Earl S. & Anita Shrago House      | 5118 Pepin Place         | 1960 |
| Bryant W. & Louise Fisher House       | 5213 Pepin Place         | 1960 |
| Robert F. & Betty B. Shimen House     | 5217 Pepin Place         | 1959 |
| Clyde W. & Bernetta O'Leary House     | 309 Racine Road          | 1964 |
| Hill Farms Professional Building      | 4510 Regent Street       | 1960 |
| Kenneth G. & Shirley Kittleson House  | 5105 Regent Street       | 1964 |
| Robert W. & Alice Schmitz House       | 221 St. Croix Lane       | 1959 |
| Verle W. & Virginia Christensen House | 142 S. Segoe Road        | 1957 |
| Joseph & Esther Marie Zapata House    | 213 S. Segoe Road        | 1960 |
| Eva M. & Kathryn S. Sommers House     | 217 S. Segoe Road        | 1960 |
| Lyle M. & Carol Christenson House     | 5113 South Hill Drive    | 1959 |
| Harry J. & Frances Robey House        | 5114 South Hill Drive    | 1960 |
| Pete & Norma Paulieau House           | 5122 South Hill Drive    | 1960 |

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|   |                       |      |
|---|-----------------------|------|
| Richard W. & Frances Hall House             | 5302 South Hill Drive | 1964 |
| Curtis C. & Marjorie Peters House           | 21 Walworth Court     | 1958 |
| Dr. Edward H. & Mary S. Kohlner House       | 4610 Waukesha Street  | 1963 |
| House                                       | 4722 Waukesha Street  | 1962 |
| House                                       | 4730 Waukesha Street  | 1960 |
| William J. & Diane J. Barnidge House        | 201 N. Whitney Way    | 1966 |
| Robert C. & Virginia Kraft House            | 205 N. Whitney Way    | 1965 |
| House                                       | 209 N. Whitney Way    | 1967 |
| Prof. Everett M. & Sylvia O. Kassalow House | 207 S. Whitney Way    | 1964 |
| Dr. George H. & Irene Handy House           | 211 S. Whitney Way    | 1965 |
| Prof. Leo M. & Carol Walsh House            | 221 S. Whitney Way    | 1965 |

Charles E. Fry

|                                   |                         |      |
|-----------------------------------|-------------------------|------|
| Harlan & Patricia Reif House      | 58 S. Eau Claire Avenue | 1958 |
| Elmer & Olive Stein House         | 543 Juneau Road         | 1958 |
| Rodney & Darlene Strosshein House | 118 Marquette Trail     | 1959 |
| William B. & Ruth Gara House      | 129 Richland Lane       | 1957 |

Gilbert Builders (William M. Gilbert)

|                                       |                      |      |
|---------------------------------------|----------------------|------|
| Dr. William M. & Barbara Larson House | 106 S. Kenosha Drive | 1964 |
| William M. & Phyllis Buzogany House   | 4721 Regent Street   | 1962 |
| Lawrence H. & Donna Minkes House      | 5030 Regent Street   | 1961 |
| Leonard T. & Cecilia Mackesey House   | 5102 Regent Street   | 1960 |

Hanson Construction Company (Burt Hanson)

|  |                         |                     |
|--|-------------------------|---------------------|
| Harold R. & Florence I. Wetzel House   | 9 Barron Court          | 1964                |
| William T. & Gretchen Rieser House     | 4901 Bayfield Terrace   | 1962                |
| Burton G. & Myrtle Billings House      | 5129 Door Drive         | 1960                |
| Albert & Charlotte Hambrecht House     | 5142 Door Drive         | 1961                |
| Stuart W. & Emmy Gallaher House        | 5150 Door Drive         | 1961 <sup>159</sup> |
| Prof. William & Jane Hillsenhoff House | 33 S. Eau Claire Avenue | 1961                |
| Burton O. & Jean Neesvig House         | 4901 Fond du Lac Trail  | 1959                |
| William & La Verne Rosenbaum House     | 4929 Fond du Lac Trail  | 1962                |

<sup>159</sup> Stuart W. Gallaher designed this house.



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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| Harry T. & JoAnn Ryan House       | 109 Green Lake Pass   | 1962 |
| Lawrence C. & Sue Gontarek House  | 202 S. Kenosha Drive  | 1962 |
| William J. & Anne Foy House       | 205 S. Kenosha Drive  | 1961 |
| John H. & Helene Farrell House    | 214 S. Kenosha Drive  | 1961 |
| Dr. John C. & Anne McAleavy House | 4833 Marathon Drive   | 1959 |
| Prof. Jed & Susan Finman House    | 1 S. Rock Road        | 1963 |
| Mrs. Eleanor Butler House         | 317 S. Segoe Road     | 1964 |
| Alan G. & Elaine Wolf House       | 4817 South Hill Drive | 1962 |
| Duane G. & Jeanette Gehring House | 5102 South Hill Drive | 1959 |
| Robert D. & Loretta Owens House   | 5117 South Hill Drive | 1960 |
| Marjorie Webb House               | 5 N. Whitney Way      | 1961 |
| Edwin C. & Phyllis Conrad House   | 126 S. Whitney Way    | 1960 |

Kenneth D. Heitman

|  |                        |      |
|--|------------------------|------|
| Chris P. & Eileen Lemberg House        | 4713 Fond du Lac Trail | 1959 |
| Prof. William & Virginia Beranck House | 4922 Fond du Lac Trail | 1959 |
| Kenneth R. & Marilyn Johnson House     | 4925 Fond du Lac Trail | 1960 |
| Prof. Richard M. & Ruth Heins House    | 4926 Fond du Lac Trail | 1959 |
| W. Atleen & Sarah Jane Wilson House    | 4930 Fond du Lac Trail | 1960 |
| Russell E. & Ruth Thomas House         | 5045 La Crosse Lane    | 1959 |
| Walter & Lois Griskavich House         | 4754 Lafayette Drive   | 1961 |

Hilbert Builders (H. Hilbert Knox)

|                                      |                     |      |
|--------------------------------------|---------------------|------|
| Robert F. & Mary Volkman House       | 5042 La Crosse Lane | 1958 |
| Donald & Alice Strayer House         | 4905 Marathon Drive | 1957 |
| Charles R. & Iris DeLucca House      | 4918 Marathon Drive | 1957 |
| Kenneth L. & Arlene Jerdee House     | 4922 Marathon Drive | 1957 |
| Robert & Gloria Thisdell House       | 5001 Marathon Drive | 1958 |
| Wallace & Elizabeth Chickering House | 5034 Marathon Drive | 1958 |

Impala Homes, Inc. Builders, Designers, Developers

|                                |                         |      |
|--------------------------------|-------------------------|------|
| Jac B. & Edith G. Garner House | 5138 Buffalo Trail      | 1985 |
| Henry G. Klinger Duplex        | 5309-11 Manitowoc Pkwy. | 1976 |
| Duplex                         | 5313-15 Manitowoc Pkwy. | 1976 |

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|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Terry L. & Alice J. Hampton House     | 5217 Shawano Terrace  | 1976 |
| William D. & Ann Weber House          | 5301 Shawano Terrace  | 1976 |
| David L. & Norma J. Winch House       | 5302 Shawano Terrace  | 1976 |
| Prof. Elmer & Patricia Feltskog House | 5305 Shawano Terrace  | 1976 |
| Thomas F. & Marijo Bunbury House      | 5301 South Hill Drive | 1976 |
| Damian S. & Judith Neuberger House    | 5305 South Hill Drive | 1976 |

Jacobsen Construction Company (William Jacobsen)

|  |                         |      |
|--|-------------------------|------|
| Robert C. & Clara Wiersma House        | 4905 Bayfield Terrace   | 1964 |
| Lester F. McChesney House              | 5214 Burnett Drive      | 1962 |
| Jack & Sally Trautman House            | 5125 Door Drive         | 1960 |
| Prof. Frank H. & Ardyce Reighard House | 214 Green Lake Pass     | 1963 |
| Duplex                                 | 5118-20 Manitowoc Pkwy. | 1960 |
| Gilbert H. & Tillie Geiger House       | 5066 Marathon Drive     | 1959 |
| John R. & Shirley Hosterman House      | 5067 Marathon Drive     | 1958 |
| Dale F. & Barbara Klosterman House     | 5102 Marathon Drive     | 1960 |
| James E. & Lucy Berry House            | 5114 Pepin Place        | 1959 |
| Prof. Val H. & Frankie Brungardt House | 218 Richland Lane       | 1962 |
| Gilbert E. & Mary Schmolesky House     | 2. S. Segoe Road        | 1962 |
| Prof. Dexter S. & Elise Goldman House  | 4609 Waukesha Street    | 1959 |
| John & Shirley Duncan House            | 213 N. Whitney Way      | 1965 |
| Edward G. & Ann Cnare House            | 206 S. Whitney Way      | 1961 |

Byron Jevne

|                                    |                     |      |
|------------------------------------|---------------------|------|
| Clarence J. & Evelyn Reuter House  | 6 Barron Court      | 1963 |
| Lyle E. & Viola Baerwald House     | 5105 Buffalo Trail  | 1962 |
| Fred & June Werren House           | 110 Green Lake Pass | 1964 |
| Dale & Norma Bruhn House           | 5106 Juneau Road    | 1958 |
| Harry M. & Rose H. Spray House     | 2 S. Kenosha Drive  | 1961 |
| Mrs. Helen Thompson House          | 4821 Marathon Drive | 1961 |
| Charles W. & Ruth Bladl House      | 4909 Marathon Drive | 1958 |
| Norbert E. & Phyllis Koopman House | 4926 Marathon Drive | 1957 |
| Kendall & Natalie Witte House      | 4941 Marathon Drive | 1957 |
| Hugh E. & Joyce Russell House      | 4942 Marathon Drive | 1957 |
| Felix & Dorothy Kremer House       | 4945 Marathon Drive | 1957 |
| Charles M. & Althea Harman House   | 5006 Marathon Drive | 1958 |

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|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Prof. George & Dorothy Sledge House   | 5010 Marathon Drive   | 1959 |
| Chester L. & Olive Phillips House     | 5106 Pepin Place      | 1960 |
| Prof. Gusthof & Bessie Peterson House | 5201 Pepin Place      | 1959 |
| Ritchey T. & Pat Porter House         | 5014 Regent Street    | 1962 |
| Raymond Dale & Alice Cattnach House   | 5205 Regent Street    | 1961 |
| Willard D. & Catherine Robbins House  | 5209 Regent Street    | 1961 |
| Prof. Cyril A. & Mitzi Kust House     | 5213 Regent Street    | 1962 |
| Carroll F. & Dorothy Lohr House       | 5217 Regent Street    | 1961 |
| John R. & Valerie Sadd House          | 5301 Regent Street    | 1962 |
| Harvey & Georgia Sperry House         | 5305 Regent Street    | 1962 |
| James F. & Madelyn Green House        | 5309 Regent Street    | 1962 |
| Prof. Edward & Frances Hauser House   | 209 Richland Lane     | 1957 |
| Leonard Paul & Sandy Porter House     | 6 S. Segoe Road       | 1958 |
| Raymond & Evelyn Davidson House       | 10 S. Segoe Road      | 1958 |
| Kenneth & Sue Clark House             | 14 S. Segoe Road      | 1958 |
| C. Carroll & Ruth Wivell House        | 18 S. Segoe Road      | 1958 |
| Richard E. & Carol Johnston House     | 102 S. Segoe Road     | 1957 |
| Russell & Valerie Hanson House        | 105 S. Segoe Road     | 1958 |
| Walter K. & Helen Tang House          | 109 S. Segoe Road     | 1959 |
| Richard A. & Elaine Burke House       | 113 S. Segoe Road     | 1958 |
| Hugh R. & Arlie Stewart House         | 117 S. Segoe Road     | 1958 |
| Clarence F. & Elizabeth Imhoff House  | 121 S. Segoe Road     | 1958 |
| Thomas & Marilyn Knoche House         | 122 S. Segoe Road     | 1957 |
| Albert V. & Maude Gilbert House       | 133 S. Segoe Road     | 1957 |
| Harold C. & Margaret Jordahl House    | 134 S. Segoe Road     | 1958 |
| Russell E. & Patricia Bates House     | 229 S. Segoe Road     | 1957 |
| Thomas G. & Helen Cunningham House    | 237 S. Segoe Road     | 1957 |
| Alfred A. & Betty Trumpy House        | 241 S. Segoe Road     | 1959 |
| Ron F. & Ann Fox House                | 245 S. Segoe Road     | 1960 |
| Reginald R. & Lucille J. Copas House  | 305 S. Segoe Road     | 1957 |
| Russell E. & Patricia Bates House     | 5117 Shawano Terrace  | 1963 |
| Gordon R. & Betty Christensen House   | 5121 Shawano Terrace  | 1963 |
| Doyle B. & Betty A. Wilkie House      | 5210 Shawano Terrace  | 1964 |
| Louis & Dorothy Gosting House         | 4830 South Hill Drive | 1957 |
| John W. & Edythe Grans House          | 5106 South Hill Drive | 1960 |
| Milo & Mary Johnson House             | 5110 South Hill Drive | 1959 |
| Warren C. & Ruth Chamberlain House    | 5121 South Hill Drive | 1960 |
| Delbert A. & Rosella Paulman House    | 5125 South Hill Drive | 1962 |

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|                                    |                       |      |
|------------------------------------|-----------------------|------|
| Mrs. Mildred F. Cruger House       | 5201 South Hill Drive | 1962 |
| George & Ruth Calden House         | 4606 Waukesha Street  | 1958 |
| Ben Bilsie House                   | 8 S. Whitney Way      | 1962 |
| L. James & Karen Fitzpatrick House | 105 S. Whitney Way    | 1961 |
| Joseph R. & Vivian Gartner House   | 118 S. Whitney Way    | 1960 |

Leonard R. Jevne

|                                      |                       |      |
|--------------------------------------|-----------------------|------|
| John P. & Florence Bolger House      | 5201 Burnett Drive    | 1962 |
| Eugene & Janet Erickson House        | 302 Cheyenne Trail    | 1963 |
| David & Ginny Britten House          | 5035 Marathon Drive   | 1958 |
| Linley E. & Peggy Ivers House        | 5054 Marathon Drive   | 1958 |
| Prof. Franz & Elfriede Vitovec House | 5013 Regent Street    | 1959 |
| Harvey G. & Arlene Lilleman House    | 5025 Regent Street    | 1960 |
| Don W. & Doris Samuel House          | 5117 Regent Street    | 1960 |
| Richard L. & Lorraine Ranney House   | 28 S. Segoe Road      | 1957 |
| Margaret Kelleher House              | 5110 Shawano Terrace  | 1959 |
| Harry E. & Joyce Bright House        | 5114 Shawano Terrace  | 1959 |
| Murray G. & Elaine Barton House      | 5118 Shawano Terrace  | 1959 |
| Ralph M. & Carolyn Cooper House      | 5326 South Hill Drive | 1963 |
| William G. & Jane Norton House       | 2 S. Whitney Way      | 1963 |
| Joseph L. & Victoria Lashua House    | 9 S. Whitney Way      | 1960 |
| Palmer G. & Lorraine Tibbets House   | 13 S. Whitney Way     | 1960 |
| Dr. Robert G. & Jane Sybers House    | 117 S. Whitney Way    | 1959 |
| House                                | 125 S. Whitney Way    | 1960 |
| Burchard C. & Jean Barfknecht House  | 129 S. Whitney Way    | 1962 |
| Ellis S. & Mae G. Toff House         | 230 S. Whitney Way    | 1963 |

Clifford P. Kolberg

Kolberg was still president of Kolberg Builders in 1981.

|  |                    |      |
|--|--------------------|------|
| James A. & Bernadette Fenton House     | 5 Barron Court     | 1963 |
| Alvin F. & Freda Nebel House           | 5206 Burnett Drive | 1960 |
| Dr. Gregory L. & Nancy Gallo House     | 5209 Burnett Drive | 1962 |
| Prof. John A. & Vera Noehl House       | 5213 Burnett Drive | 1961 |
| Prof. Frank B. & JoAnn Baker House     | 5301 Burnett Drive | 1961 |
| Prof. Richard & Elizabeth Durbin House | 5318 Burnett Drive | 1961 |

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|   |                         |      |
|---|-------------------------|------|
| Prof. Thomas A. & Betty Ringness House  | 5121 Door Drive         | 1961 |
| Dr. Roland & Patricia Winterfield House | 42 S. Eau Claire Avenue | 1958 |
| Leonard A. & Carol Montie House         | 46 S. Eau Claire Avenue | 1958 |
| Elizabeth Davies House                  | 49 S. Eau Claire Avenue | 1958 |
| Dr. Leigh M. & Marilyn Roberts House    | 5137 Juneau Road        | 1958 |
| William C. & Norma Linenfelter House    | 1 S. Kenosha Drive      | 1964 |
| Clifford P. & Verabelle Kolberg House   | 102 S. Kenosha Drive    | 1963 |
| Robert R. & Beverly Swanson House       | 110 S. Kenosha Drive    | 1961 |
| House                                   | 201 S. Kenosha Drive    | 1962 |
| John & Lee Wenning Jr., House           | 213 S. Kenosha Drive    | 1962 |
| Walter J. & Sally Walsh House           | 221 S. Kenosha Drive    | 1961 |
| Prof. Louis & Elizabeth Sequeira House  | 222 S. Kenosha Drive    | 1963 |
| Paul & Janet Emmerich House             | 230 S. Kenosha Drive    | 1962 |
| Richard R. & Mavis Hoegly House         | 5006 La Crosse Lane     | 1957 |
| Prof. Carl H. & Lettie Fellner House    | 5029 La Crosse Lane     | 1959 |
| Vincent P. & Hollie A. Genna house      | 5054 La Crosse Lane     | 1959 |
| William J. & Beatrice Zutter house      | 5062 Marathon Drive     | 1957 |
| Dr. Melvin E. & Ann Kaufman House       | 202 Marinette Trail     | 1959 |
| Frank A. & Doris Dignan House           | 209 Marinette Trail     | 1960 |
| Prof. William A. & Joy Moy House        | 5122 Pepin Place        | 1959 |
| Victor O. & Elaine Gaulke House         | 5125 Pepin Place        | 1959 |
| Sterling A. & Helen Stahlman House      | 5126 Pepin Place        | 1959 |
| Dr. Paul A. & La Verne Breniske House   | 5129 Pepin Place        | 1959 |
| George J. & Dorothy Foegen House        | 5130 Pepin Place        | 1959 |
| Prof. Howard L. & Lois Harrison House   | 5133 Pepin Place        | 1958 |
| Alfred W. & Evelyn Alf House            | 5134 Pepin Place        | 1960 |
| George W. & Betty Bielfeld House        | 4909 Regent Street      | 1961 |
| John F. & Jean Reynolds House           | 109 Richland Lane       | 1957 |
| Raymond A. & Carol A. Felt House        | 5106 Shawano Terrace    | 1959 |
| William H. & Pauline Dicks House        | 5122 Shawano Terrace    | 1960 |
| Raymond P. & Jere La Bonne House        | 5202 Shawano Terrace    | 1960 |
| Charles W. & Louise Manthey House       | 5206 Shawano Terrace    | 1959 |
| Donald E. & Marian Peterson House       | 4805 South Hill Drive   | 1956 |
| University Presbyterian Church Rectory  | 4813 South Hill Drive   | 1956 |
| Edward A. & Arline Handrow House        | 4902 South Hill Drive   | 1957 |
| Clifford E. & Marjorie Johnson House    | 4905 South Hill Drive   | 1956 |
| Richard E. & Ruth Bartlett House        | 4906 South Hill Drive   | 1957 |
| Warren R. & Mary Von Ehren House        | 5218 South Hill Drive   | 1960 |

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|                                      |                        |      |
|--------------------------------------|------------------------|------|
| Wayne G. & Marilyn Ward House        | 5409 Trempealeau Trail | 1963 |
| Prof. Archie H. & Velma Easton House | 101 S. Whitney Way     | 1961 |
| Joseph & JoAnn Lemmer House          | 114 S. Whitney Way     | 1962 |
| George J. & Betty Novenski House     | 122 S. Whitney Way     | 1962 |
| Ralph F. & Lois Reuter House         | 201 S. Whitney Way     | 1961 |
| Karl W. & Margery Meyer House        | 210 S. Whitney Way     | 1962 |
| Glenn D. & Betty Owens House         | 217 S. Whitney Way     | 1960 |
| Ralph D. & Virginia Culbertson House | 218 S. Whitney Way     | 1962 |
| John E. & Mildred Johnson House      | 225 S. Whitney Way     | 1960 |

Richard C. Leiser

|                                      |                      |      |
|--------------------------------------|----------------------|------|
| James R. & Bernice Skogstad House    | 5306 Burnett Drive   | 1961 |
| Donald & Doris Graf House            | 5118 Door Drive      | 1960 |
| Leo B. & Dorothy McCann House        | 205 Green Lake Pass  | 1963 |
| Lt. Col. Loy E. & Jena Watkins House | 5441 Juneau Road     | 1958 |
| Russell L. & Ellen Gulick House      | 122 Marinette Trail  | 1959 |
| John M. & Shirley Wright House       | 202 Richland Lane    | 1957 |
| Harry K. & Eunice Spindler House     | 4605 Waukesha Street | 1960 |

Donald H. Lund

|                                       |                       |      |
|---------------------------------------|-----------------------|------|
| Dr. Martin B. & Phyllis Fliegel House | 4918 Bayfield Terrace | 1962 |
| Melvin R. & Irene Kolb House          | 6 Calumet Circle      | 1961 |
| Prof. Gordon & Joan Chesters House    | 9 Calumet Circle      | 1961 |
| Mrs. Eleanor Kennedy House            | 10 Calumet Circle     | 1961 |
| Alex & Mary Heffel House              | 5122 Juneau Road      | 1958 |
| Rudolph & Camille Mathias House       | 5150 Juneau Road      | 1958 |
| Donald H. & Mary Lou Lund House       | 5166 Juneau Road      | 1959 |
| Hugh Alan & Margaret Dega House       | 5063 Marathon Drive   | 1958 |
| Prof. Paul N. & Marian Drolsom House  | 310 Marinette Trail   | 1978 |
| Donald H. & Mary Lou Lund House       | 326 Marinette Trail   | 1976 |
| Wilbur K. & Jean Zaudtke House        | 329 Marinette Trail   | 1976 |
| Clarence T. & Lucille Metz House      | 5206 Pepin Place      | 1959 |
| Russell W. & Del Bilzing House        | 5018 Regent Street    | 1961 |
| Earl J. & Norma Halvorson House       | 5022 Regent Street    | 1960 |
| Kenneth J. & Marilyn Seibel House     | 5026 Regent Street    | 1960 |
| Kenneth G. & Shirley Kittleson House  | 5106 Regent Street    | 1961 |

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|                                   |                       |      |
|-----------------------------------|-----------------------|------|
| James L. & Helen Kindschi House   | 5110 Regent Street    | 1960 |
| Morris & Josephine Segal House    | 5114 Regent Street    | 1960 |
| Kenneth L. & Nancy Marshall House | 5121 Regent Street    | 1960 |
| Henry H. & Helen Weiss House      | 5222 South Hill Drive | 1961 |
| Donald H. & Mary Lund House       | 4902 Waukesha Street  | 1965 |
| Warren E. & Margret Ruesch House  | 202 S. Whitney Way    | 1960 |

Harvey J. Lund

|                                     |                       |      |
|-------------------------------------|-----------------------|------|
| Forrest F. & Kathleen Harms House   | 109 S. Kenosha Drive  | 1961 |
| David & Joyce Nolte House           | 4901 Marathon Drive   | 1958 |
| Robert L. & Dorothy Beyler House    | 5102 Pepin Place      | 1959 |
| Paul E. & Charlene Welsch House     | 302 Racine Road       | 1960 |
| Clifford & Lucille Shaffee House    | 5017 Regent Street    | 1960 |
| Joseph G. & Antoinette Stassi House | 5033 Regent Street    | 1961 |
| Gilbert C. & Ann Kleckner House     | 5408 Regent Street    | 1959 |
| Harold A. & Teresa Small House      | 5207 Shawano Terrace  | 1959 |
| Harold J. & Donna Sager House       | 5209 Shawano Terrace  | 1959 |
| John E. & Karen D'Orazio House      | 5206 South Hill Drive | 1961 |
| House                               | 4718 Waukesha Street  | 1958 |
| Charles T. & Arlene Nye House       | 214 S. Whitney Way    | 1960 |
| Harvey H. & Flavia Heilprin House   | 222 S. Whitney Way    | 1960 |

Edward J. Moely

|                                   |                        |      |
|-----------------------------------|------------------------|------|
| Robert J. & Mae Klein House       | 4822 Fond du Lac Trail | 1959 |
| George & Frances Forester House   | 5030 La Crosse Lane    | 1958 |
| Estel D. & Valeria Felch House    | 4937 Marathon Drive    | 1958 |
| Donald R. & Nancy Wallace House   | 5110 Marathon Drive    | 1959 |
| Frederick W. & Ann Seybold House  | 325 Racine Road        | 1959 |
| Jesse Read & Barbara Wilson House | 4909 Waukesha Street   | 1958 |

Norwood Custom Homes, Inc.

|                         |                         |      |
|-------------------------|-------------------------|------|
| Duplex                  | 5218-20 Manitowoc Pkwy. | 1977 |
| Harry G. Klinger Duplex | 5302-04 Manitowoc Pkwy. | 1977 |
| Duplex                  | 5306-08 Manitowoc Pkwy. | 1977 |
| Duplex                  | 5310-12 Manitowoc Pkwy. | 1977 |

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|                                       |                         |      |
|---------------------------------------|-------------------------|------|
| Thomas J. & Pam J. Ellefson Duplex    | 5314-16 Manitowoc Pkwy. | 1977 |
| Joseph & Virginia Morreale House      | 318 Marinette Trail     | 1978 |
| John R. & Loretta J. Walters House    | 5213 Shawano Terrace    | 1976 |
| Dr. Dennis C. & Diane Romary House    | 5218 Shawano Terrace    | 1976 |
| Robert A. & Fran Moritz House         | 5309 Shawano Terrace    | 1976 |
| Prof. Arnold A. & Susan Johnson House | 5314 Shawano Terrace    | 1977 |
| William G. & Lorraine Paltz House     | 5317 Shawano Terrace    | 1977 |
| Dr. John & Jan Mantovani House        | 5318 Shawano Terrace    | 1977 |
| Thomas J. & Susan Senatori House      | 5313 South Hill Drive   | 1977 |

Henry P. Peiss, Jr.

|                                     |                         |      |
|-------------------------------------|-------------------------|------|
| Henry & Mary Peiss House            | 4710 Fond du Lac Trail  | 1959 |
| Eugene & Jean Beytien House         | 5121 Juneau Road        | 1958 |
| R. Edward & Inez Olson Duplex       | 5204-06 Manitowoc Pkwy. | 1959 |
| Duplex                              | 5208-11 Manitowoc Pkwy. | 1961 |
| Cmndr. John & Marjorie O'Neil House | 4906 Marathon Drive     | 1958 |
| Donald B. & Ellen Nelson House      | 121 Richland Lane       | 1957 |
| Allan G. & Mary C. Richards House   | 217 Richland Lane       | 1959 |
| Harold W. & Virginia Graham House   | 9 Walworth Court        | 1958 |

Sampson Builders (Donald C. Sampson)

|                                      |                       |      |
|--------------------------------------|-----------------------|------|
| Dr. Kenneth & Beverly Sachtjen House | 5001 Bayfield Terrace | 1962 |
| Prof. Claude & Dorothy Hayes House   | 5010 Bayfield Terrace | 1961 |
| Dale O. & Anna Bender House          | 5025 Bayfield Terrace | 1962 |
| Frank & Shirley Ross Jr., House      | 5126 Buffalo Trail    | 1985 |
| Carter M.. Wiltgen House             | 5133 Door Drive       | 1960 |
| Dr. Dorolea R. Harmon House          | 5110 Juneau Road      | 1958 |
| Robert K. & Jeannae Beckman House    | 4814 Marathon Drive   | 1958 |
| James E. & Shirley Henning House     | 4914 Marathon Drive   | 1957 |
| Donald C. & Janaan Sampson House     | 5121 Marathon Drive   | 1960 |
| Kenneth R. & Jean L. Welton House    | 101 Marinette Trail   | 1959 |
| Ralph D. & Sylvia Mitchell House     | 105 Marinette Trail   | 1959 |
| Mrs. Gladys S. Kalal House           | 111 Marinette Trail   | 1959 |
| Prof. Howard & Jane Zimmerman House  | 1 Oconto Court        | 1961 |
| Prof. John & Barbara Tolch House     | 4717 Regent Street    | 1962 |
| Randolph & Patricia W. Cautley House | 4805 Regent Street    | 1963 |



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|  |                      |                     |
|--|----------------------|---------------------|
| Frank C. & Alice Fueger House              | 209 S. Segoe Road    | 1958                |
| Jerome I. & Naon Berlin House              | 15 Walworth Court    | 1958                |
| Stewart C. & Margaret Hugo House           | 25 Walworth Court    | 1957                |
| Prof. Marvin T. & Ellouise Beatty House    | 4702 Waukesha Street | 1959 <sup>160</sup> |
| Prof. Eugene A. & Helena Wilkening House   | 3 Waupaca Court      | 1961 <sup>161</sup> |
| Dr. Lincoln F. & Dr. Carolyn Ramirez House | 1 Waushara Circle    | 1985                |
| Bruce B. & Jane R. Schultz House           | 3 Waushara Circle    | 1961                |

Bernard Shomberg, Builders (Bernard B. Shomberg)

|                                      |                         |                     |
|--------------------------------------|-------------------------|---------------------|
| Rev. Vernon & Patricia Johnson House | 5114 Door Drive         | 1960                |
| Roy E. & Rose McCormick House        | 21 S. Eau Claire Avenue | 1960                |
| Gerald A. & Vicki Stewart House      | 4821 Fond du Lac Trail  | 1960                |
| Anthony J. & Marge Stracka House     | 5149 Juneau Road        | 1959                |
| Bernard B. & Marjorie Shomberg House | 5159 Juneau Road        | 1958 <sup>162</sup> |
| Duplex                               | 5205-07 Manitowoc Pkwy. | 1960                |
| V. Chuck & Joanne Medcraft House     | 214 Marinette Trail     | 1959                |
| George J. & Iris Weiland House       | 3 Oconto Court          | 1958                |
| Shomberg Builders Spec House         | 5209 Pepin Place        | 1959                |
| Robert S. & Mimi Thorne House        | 129 S. Segoe Road       | 1959                |
| Forrest F. & Dolores Moore House     | 4913 Waukesha Street    | 1959                |

Don Simon, Inc.

|                                    |                    |      |
|------------------------------------|--------------------|------|
| House                              | 5014 Buffalo Trail | 1985 |
| Mark & Virginia Kaeser House       | 5102 Buffalo Trail | 1986 |
| Prof. Deepax & Anu Divan House     | 5114 Buffalo Trail | 1986 |
| Paul J. Bois House                 | 5118 Buffalo Trail | 1985 |
| John J. & Bonnie Jordan Jr., House | 5122 Buffalo Trail | 1986 |
| House                              | 301 N. Whitney Way | 1994 |

Smithback Construction Company (James E. Smithback)

|                                  |                    |      |
|----------------------------------|--------------------|------|
| Richard K. & Gloria Roeber House | 5210 Burnett Drive | 1960 |
| George W. & Anne Burns House     | 5109 Door Drive    | 1960 |

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<sup>160</sup> Edward Solner was the architect.

<sup>161</sup> Carl Huboi was the architect.

<sup>162</sup> This house was designed by Gausewitz & Cashin.

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|                                      |                      |      |
|--------------------------------------|----------------------|------|
| Dr. Norman & Lois Greenfield House   | 5038 La Crosse Lane  | 1958 |
| James E. & Donna Smithback House     | 5137 Pepin Place     | 1959 |
| Russell A. & Dolores Bauman House    | 5138 Pepin Place     | 1959 |
| Robert H. & Tish DeZonia House       | 5029 Regent Street   | 1960 |
| Herbert R. & Bernice Lemke House     | 5101 Regent Street   | 1960 |
| Stanley C. & Cozette K. Fruits House | 5113 Regent Street   | 1959 |
| Maj. Jack M. & Athearn House         | 205 S. Segoe Road    | 1959 |
| Ralph & Otylia Kazik House           | 309 S. Segoe Road    | 1957 |
| Eugene A. & Jean Sisson House        | 313 S. Segoe Road    | 1957 |
| Edward W. & Lorraine Schmidt House   | 5102 Shawano Terrace | 1961 |
| Robert H. & Marilyn Kelso House      | 4810 Waukesha Street | 1959 |
| James E. & Donna Smithback House     | 4905 Waukesha Street | 1958 |

Stenjem Building Company (Eldon M. Stenjem)

|  |                        |      |
|--|------------------------|------|
| Robert P. & Lucille Torkelson House        | 4903 Bayfield Terrace  | 1965 |
| Robert L. & Phyllis Mumert House           | 2 S. 3rd Claire Avenue | 1960 |
| Eldon M. & Becky Stenjem House             | 5034 La Crosse Lane    | 1956 |
| Richard C. & Margo Herman House            | 4810 Marathon Drive    | 1957 |
| Amory O. & Doris Moore House               | 4818 Marathon Drive    | 1957 |
| David E. & Marian Racine House             | 4822 Marathon Drive    | 1957 |
| Arthur H. & Avis Freeman House             | 4826 Marathon Drive    | 1956 |
| Harold J. & Minnie Bauman House            | 5026 Marathon Drive    | 1958 |
| Glen E. & Ruth Dahler House                | 125 Richland Lane      | 1957 |
| Prof. William F. & Hetty Whittingham House | 249 S. Segoe Road      | 1960 |
| Glen U. & Angeline Innis House             | 254 S. Segoe Road      | 1956 |
| Dr. Bernard & Florence Jaeger House        | 306 S. Segoe Road      | 1956 |
| Mrs. Mabel Norris House                    | 314 S. Segoe Road      | 1957 |
| Dr. Arden & M. Ethel Erdmann House         | 4809 South Hill Drive  | 1956 |
| Executive Building                         | 4513 Vernon Boulevard  | 1964 |
| Frank L. & Virginia Holliday House         | 23 Walworth Court      | 1956 |
| Emil W. & Donna Korenic House              | 4710 Waukesha Street   | 1959 |

Stevens Corporation (Milwaukee)

The Stevens Construction Co. was founded in Milwaukee in 1952 as an engineering firm but it soon became a full-scale construction company. In 1980, the firm opened a branch office in Madison and

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today the Stevens Construction Corporation is headquartered in Madison and does large construction projects all over the Upper Midwest.<sup>163</sup>

|                           |                              |      |
|---------------------------|------------------------------|------|
| The Carolina Apartments   | 401-409 N. Eau Claire Avenue | 1969 |
| The Carolina Apartments   | 4725 Sheboygan Avenue        | 1969 |
| The Carolina Apartments   | 4849 Sheboygan Avenue        | 1969 |
| The Monticello Apartments | 202 N. Eau Claire Avenue     | 1985 |
| The Monticello Apartments | 5001 Sheboygan Avenue        | 1985 |

Stroban Construction Company

|   |                         |      |
|---|-------------------------|------|
| Gerald F. & Jeanne Maruska House            | 329 Cheyenne Trail      | 1964 |
| Norman G. & Evelyn Hohn Duplex              | 5029-31 Manitowoc Pkwy. | 1964 |
| Stanley R. & June Spencer House             | 5030 Manitowoc Pkwy.    | 1960 |
| Dr. Robert & Katherine Bielman House        | 4932 Marathon Drive     | 1958 |
| Arthur F. & Jerry Schroeder House           | 4928 Marathon Drive     | 1958 |
| Winston J. & Jean Durant House              | 301 Racine Road         | 1959 |
| Prof. Julian L. & Monique Van Lancker House | 326 Racine Road         | 1962 |
| Donald R. & Gloria Peterson House           | 130 Richland Lane       | 1957 |
| Russ L. & Elaine Klimec House               | 5101 Shawano Terrace    | 1960 |
| John J. & Patricia Kmurka House             | 5201 Shawano Terrace    | 1959 |

Warren Tetzlaff

|   |                          |         |
|---|--------------------------|---------|
| Prof. Douglas & Lillian Marshall House              | 4718 Fond du Lac Trail   | 1960    |
| Dr. Donovan & Katherine Moore House                 | 4818 Fond du Lac Trail   | 1962    |
| Ralph W. & Esther Scott House                       | 17 Kewaunee Court        | 1957    |
| Prof Truman F. & Sylvia Graff House                 | 5022 La Crosse Lane      | 1957    |
| Roger F. & Rosemary Rupnow House                    | 4737 Lafayette Drive     | 1959    |
| Prof. William P. & Elizabeth Stillwell House        | 5018 Marathon Drive      | 1958    |
| John M. & Dorothy Liebman House                     | 5038 Marathon Drive      | 1958    |
| Warren & Kay Tetzlaff House                         | 5039 Marathon Drive      | 1961    |
| William R. & Katherine Jordan House                 | 5043 Marathon Drive      | 1959    |
| Midvale Regent Building                             | 202 N. Midvale Boulevard | 1966    |
| Karen Arms Apartments (11 Buildings) <sup>164</sup> | 4702-4806 Regent Street  | 1959-61 |
| Karen Arms Apartments                               | 202-426 N. Segoe Road    | 1959-61 |

<sup>163</sup> <http://www.stevensconstruction.com>

<sup>164</sup> These buildings were designed by Weiler & Strang.

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|                                    |                   |      |
|------------------------------------|-------------------|------|
| Joseph L. & Edith Dwyer House      | 126 S. Segoe Road | 1957 |
| Francis T. & Dorothy Beecher House | 130 S. Segoe Road | 1958 |
| Clarence A. & Jean Diel House      | 141 S. Segoe Road | 1960 |

William E. Togstad

|                                       |                        |      |
|---------------------------------------|------------------------|------|
| Donald L. & Lois Paul House           | 5110 Door Drive        | 1963 |
| Lillian Miller House                  | 5117 Door Drive        | 1960 |
| Dr. Charles & Ruth Schoenwetter House | 5141 Door Drive        | 1961 |
| Dr. Bernard & Martine Messert House   | 4706 Fond du Lac Trail | 1962 |
| Donald L. & Lois Paul House           | 5154 Juneau Road       | 1958 |
| William P. & Margaret Farmer House    | 5114 Marathon Drive    | 1960 |
| James C. & Camille Heerey House       | 5118 Marathon Drive    | 1960 |
| Mark & Barbara Kopelberg House        | 306 Marinette Trail    | 1977 |
| Joseph H. & Violette Moore House      | 5142 Pepin Place       | 1959 |
| Helen Iwert House                     | 4809 Regent Street     | 1961 |
| Aaron & Shirley Epstein House         | 4811 Regent Street     | 1961 |
| Clifford & Shirley Mahrt House        | 9 S. Rock Road         | 1963 |
| Mrs. Audrey Handler House             | 105 S. Rock Road       | 1964 |
| William E. & Irma R. Togstad House    | 5213 South Hill Drive  | 1977 |

Vanderhoef Building Corporation (Earl J. Vanderhoef, Jr.)

|  |                        |      |
|--|------------------------|------|
| Gottfried & Ingrid Staub House         | 5126 Juneau Road       | 1958 |
| James W. & Ann C. Gorman House         | 5 S. Kenosha Drive     | 1963 |
| Rollin O. & Marjorie Dunsdon House     | 5221 Pepin Place       | 1959 |
| Mrs. Mabel J. Cullinan House           | 4813 Regent Street     | 1960 |
| John L. & Isabelle Berg House          | 4905 Regent Street     | 1959 |
| Earl J. & Felice Vanderhoef, Jr. House | 5405 Trempealeau Trail | 1961 |

Way Construction Company (Arthur C. Way)

|                                   |                        |      |
|-----------------------------------|------------------------|------|
| Dr. Robert & Nancy O'Connor House | 4826 Bayfield Terrace  | 1960 |
| James E. & Joan Bie House         | 5126 Door Drive        | 1960 |
| Gay M. & Lynne Ronne House        | 6 S. Eau Claire Avenue | 1959 |
| Robert S. & Joy Hinds House       | 106 Green Lake Pass    | 1961 |
| Prof. James R. & Nancy Love House | 201 Green Lake Pass    | 1961 |
| Dr. Fred & Ruth Ansfield House    | 5118 Juneau Road       | 1958 |

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|   |                      |      |
|---|----------------------|------|
| William P. & Marion Sutherland House    | 210 S. Kenosha Drive | 1961 |
| Ira T. & Marge Langlois, Sr. House      | 218 S. Kenosha Drive | 1961 |
| Kenneth J. & Pamela Harvey House        | 226 S. Kenosha Drive | 1961 |
| Clifford W. & Patricia Bowers House     | 4717 Lafayette Drive | 1959 |
| Mrs. Marian B. Farrell House            | 126 Marinette Trail  | 1959 |
| Richard A. & Alice Erney House          | 226 Marinette Trail  | 1959 |
| Prof. John Wright & Eugene Harvey House | 5122 Regent Street   | 1960 |
| William B. & Ruth Gara House            | 129 Richland Lane    | 1957 |
| Kurt W. Arlene Bauer House              | 5105 Shawano Terrace | 1959 |
| Robert C. & Marilyn Franklin House      | 109 N. Whitney Way   | 1962 |
| Nathan F. & Dora Brand House            | 110 S. Whitney Way   | 1960 |

**Conclusion**

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level for its architectural significance as a complete planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this 600-acre subdivision, and was intended from the first to be a "community within a community." The physical transformation of this land began in 1956 and by 1964, 87% of the district's buildings had been completed. These buildings include a park shelter and an adjacent swimming pool, a large elementary school-middle school, churches, small office buildings, a complex of garden apartment buildings, high rise apartment buildings, duplexes, and single-family residences. The great majority of these buildings were built using Modern Movement style post-World War II designs. Individually, many of these buildings are of architectural significance within their local context and include works by prominent Madison and non-Madison architects, the most notable being Frank Lloyd Wright. Collectively, these buildings are significant as a collection of buildings representing the architectural designs available in Madison between 1956 and 1964. The buildings in the district are well maintained and have high integrity.

As was noted earlier, almost 87% of the buildings in the University Hill Farms Historic District were built in or prior to 1964 and are therefore 50-years-old or older. Of the buildings in the district that were built later, only five were built after 1989, which is the end of the period of significance, and are therefore considered to be non-contributing by virtue of their age. The remaining buildings represent a mix of single-family houses, duplexes, and apartment buildings that were built to the same standards as the buildings that preceded them, and they represent the continuation and culmination of the district's historic plan. They therefore satisfy the requirements set forth in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*, which states that:

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In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.<sup>165</sup>

This is also echoed in the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*, which states that:

As a general rule, a majority of resources must be at least 50 years of age, before the district as a whole can be considered to meet the 50-year guideline. The nomination of a suburban neighborhood whose design was begun and substantially completed more than 50 years ago, although some resources within the district were built within the last 50 years, does not require a justification of exceptional significance.<sup>166</sup>

**Preservation Activity**

The University Hill Farms Historic District is fortunate in that it has been able to continually attract owners who take pride in their historic houses and who have, in some cases, restored them. The preservation of the district has also been greatly aided by the continuing enforcement of the restrictive covenants that govern residential construction in the district. This enforcement has been the purview of the Architectural Review Committee (formerly the Architecture Control Committee), whose members were originally members of the staff and faculty of the University of Wisconsin, and this committee, which is still in existence today, is now staffed by members of the University Hill Farms Neighborhood Association. In addition, the City of Madison's Historic Preservation Commission has been active in educating owners of historic resources in Madison as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

**Archeological Potential**

The extent of any archeological resources in the district remains unassessed at this time. A single pre-historic site that is associated with the Mound Building Culture and the Late Woodland period was reported by Charles E. Brown in 1907.

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<sup>165</sup> Sherfy, Marcella and W. Ray Luce. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years*. U.S Department of the Interior, National Park Service, National Register of Historic Places, 1979 (revised 1990;1996).

<sup>166</sup> Ames, David L. and Linda Flint McClelland. Op. Cit, p. 111.

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DA-0133: Stone Quarry This site is located at the site of several old stone quarries. It is south of Regent street, north of Waukesha Street, west of Midvale Boulevard, and east of Whitney Way. It is on the hill above Van Hise School. This site consisted of one bear effigy, one bird effigy, one linear mound and one compound mound. All surface indications have been destroyed.<sup>167</sup>

Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.  
Peterson, Robert, 1979, Wisconsin Effigy Mound Project I: 78-79. On file, WHS-Office of the State Archeologist.

No other information regarding possible prehistoric remains in this area was found in the course of this research. Furthermore, it is likely that many remains of pre-European cultures that may once have been located within the district would have been greatly disturbed by the farming and building activities associated with the subsequent development of the area. It is possible, however, that archaeological remains associated with the Euro-American farms that were once located within the district boundaries are still extant. Excellent maps and historic photos that would help locate these remains are available but these remains are also likely to have been disturbed by the post-World War II building activity in the district.

**Acknowledgments**

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

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<sup>167</sup> Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.  
Peterson, Robert. Wisconsin Effigy Mound Project I: 78-79, 1979. On file, Wisconsin Historical Society – Office of the State Archeologist.

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**Verbal Boundary Description**

The district boundary begins at a point that corresponds to the northeast corner formed by the intersection of Mineral Point Road and South Whitney Way. The boundary line then continues in a northerly direction along the east curblineline of South Whitney Way to a point on said curblineline that corresponds to the southeast corner formed by the intersection of South Whitney Way and South Hill Drive. The line then continues northeast across South Hill Drive to the northeast corner of said intersection, then turns 90° and continues northwest across South Whitney Way to the northwest corner of said intersection, then continues northwest along the north curblineline of South Hill Drive to a point that corresponds to the southwest corner of the lot associated with 230 S. Kenosha Drive. The line then turns 90° and continues north along the rear lot lines of 230, 226, 222, 218, and 214 South Kenosha Drive and along the west lot line of the lot associated with 5409 Trempealeau Trail to a point on the south curblineline of Trempealeau Trail that corresponds to the northwest corner of the lot associated with said 5409 Trempealeau Trail. The line then turns 90° and runs east along the south curblineline of Trempealeau Trail for about 30-feet, then turns 90° and continues north across Trempealeau Trail to a point on the north curblineline of said street that corresponds to the southeast corner of the lot associated with 109 South Rock Road. The line then runs north along the east curblineline of South Rock Road to a point that corresponds to the northwest corner of the lot associated with 1 South Rock Road. The line then turns 90° and continues east along the south curblineline of Regent Street until reaching a point that corresponds to the northeast corner of the lot associated with 2 South Whitney Way.

The boundary line then continues east across South Whitney Way to the northwest corner of the lot associated with 5129 Regent Street. The line then turns 90° and continues north across Regent Street to the southwest corner of the lot associated with 5130 Regent Street, then continues north along the east curblineline of what has now become North Whitney Way (Regent Street divides Whitney Way into north and south segments) until reaching the northwest corner of the parcel that is associated with 5029 Sheboygan Avenue (The Monticello Apartments). The line then turns 90° and continues in an easterly direction along the south curblineline of Sheboygan Avenue until reaching a point on said curblineline that forms the intersection of Sheboygan Avenue and North Segoe Road. .

The line then turns 90° and continues in a southerly direction along the west curblineline of North Segoe Road to a point that lies opposite the northwest corner of the parcel associated with 401 North Segoe Road. The line then turns 90° and crosses North Segoe Road to a point on the east curblineline of North Segoe Road that corresponds to the northwest corner of 401 North Segoe Road. The line then continues in a northeasterly direction 123.41-feet along the northwest side of the parcel associated with 401 North Segoe Road to the north corner of the lot, then turns 65° and continues southeast for 248-feet and then east for 357.52-feet, both along the northerly edge of the parcel associated with 401 North Segoe Road, to a point on the west curblineline of Price Place that corresponds to the northeast

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University Hill Farms Historic District  
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corner of said parcel. The line then turns 90° and continues South along said west curbline to the southeast corner of said parcel and then turns 90° and runs east across Price Place to a point on the east curbline that corresponds to the northwest corner of the lot associated with 315 Price Place. The line then continues east along the north lot lines of the lots associated with 315 Price Place and 310 North Midvale Boulevard until reaching a point on the west curbline of North Midvale Boulevard that corresponds to the northeast corner of the lot associated with 320 North Midvale Boulevard. The line then turns 90° and continues south along said west curbline and across Regent Street until reaching the southwest corner formed by the intersection of North Midvale Boulevard and Regent Street.

The line then turns 90° and continues west along the north lot lines of the lots associated with 2 North Midvale Boulevard and 10, 14, and 18 Merlham Drive and 6, 5, and 4 Christopher Court until reaching a point that corresponds to the northwest corner of the lot associated with 4 Christopher Court. The line then turns 90° and continues south along the rear (east) lot lines of the lots associated with 4505 Regent Street, 17-209 South Segoe Road (odd numbers only), and the east lot lines of the lots associated with 1, 3, and 5 Oconto Court until reaching a point that corresponds to the southeast corner of the lot associated with 5 Oconto Court. The line then turns 90° and continues west along the south lot lines of the lots associated with 5 and 7 Oconto Court, 221 and 222 St. Croix Lane, and 225-245 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southwest corner of the lot associated with 245 South Segoe Road. The line then turn 90° and continues south along the rear (east) lot lines of the lots associated with 249-317 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southeast corner of the lot associated with 317 South Segoe Road. The line then turns 75° and continues in a southwesterly direction along the southerly lot line of 317 South Segoe Road until reaching a point on the east curbline of South Segoe Road that corresponds to the southwest corner of the lot associated with 317 South Segoe Road. The line then continues in a southwesterly direction across South Segoe Road until reaching a point on the west curbline of said street. The line then turns 90° and continues in a southerly direction along said west curbline until reaching a point that corresponds to the northwest corner of the intersection of South Segoe Road and Mineral Point Road. The line then turns 85° and continues west along the north curbline of Mineral Point Road until reaching the POB.

**Boundary Justification**

The boundaries of the district enclose most of the land that was included within the original boundaries of the twelve successive Hill Farms plats that were developed by the University with the following exceptions. The area bounded by University Avenue to the north, North Segoe Road to the west, 401 North Segoe Road, 320 and 315 Price Place, and 310 North Midvale Boulevard to the south, and North Midvale Boulevard to the east, which once housed now demolished office buildings and the still extant but greatly altered and enlarged Hilldale Shopping Center, has been left out of the district

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because of loss of integrity. The same is also true of the block that is bounded by Old Middleton Road to the north, North Whitney Way to the west, Sheboygan Avenue to the south, and North Eau Claire Avenue to the east, which has also lost integrity and which was developed without University supervision. In addition the parcel intended for the Hill Farms State Office Complex north of Sheboygan Avenue has also been left out of the district because the original plan for multiple office buildings was not carried out and a large portion was sold by the state and was afterward developed by the Red Cross as the site of their Wisconsin headquarters.

**UTM References Continued**

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Items a-d are the same for photos 1 – 38.

Photo 1

- a) University Hill Farms Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, April 2014
- d) Wisconsin Historical Society
- e) 23 Walworth Ct., View looking NNE
- f) Photo 1 of 38

Photo 10

- e) 4910 Bayfield Terrace, View looking NW
- f) Photo 10 of 38

Photo 11

- e) 5159 Juneau Road, View looking ENE
- f) Photo 11 of 38

Photo 2

- e) 5026 La Crosse Lane, View looking WSW
- f) Photo 2 of 38

Photo 12

- e) 317 Racine Road, View looking E
- f) Photo 12 of 38

Photo 3

- e) 3 Ashland Court, View looking SE
- f) Photo 3 of 38

Photo 13

- e) 4809 Bayfield Terrace, View looking SE
- f) Photo 13 of 38

Photo 4

- e) 114 Richland Lane, View looking NW
- f) Photo 4 of 38

Photo 14

- e) 4813 Bayfield Terrace, View looking SSE
- f) Photo 14 of 38

Photo 5

- e) 129 S. Segoe Road, View looking E
- f) Photo 5 of 38

Photo 15

- e) 5018 Bayfield Terrace, View looking NNE
- f) Photo 15 of 38

Photo 6

- e) 4910 South Hill Dr., View looking N
- f) Photo 6 of 38

Photo 16

- e) 4710 Fond du Lac Trail, View looking NE
- f) Photo 16 of 38

Photo 7

- e) 4701 Waukesha St., View looking SW
- f) Photo 7 of 38

Photo 17

- e) 5062 La Crosse Lane, View looking WSW
- f) Photo 17 of 38

Photo 8

- e) 4801 Waukesha St. View looking S
- f) Photo 8 of 38

Photo 18

- e) 101 Marinette Trail, View looking S
- f) Photo 18 of 38

Photo 9

- e) 4801 Waukesha St., View looking ESE
- f) Photo 9 of 38

Photo 19

- e) 110 Marinette Trail, View looking W
- f) Photo 19 of 38

Retained

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Photo 20

- a) University Hill Farms Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, April 27, 2014
- d) Wisconsin Historical Society
- e) 5206 Pepin Place, View looking N
- f) Photo 20 of 38

Photo 21

- e) 5209 Pepin Place, View looking S
- f) Photo 21 of 38

Photo 22

- e) 221 St. Croix Lane, View looking E
- f) Photo 22 of 38

Photo 23

- e) 4702 Waukesha Street, View looking N
- f) Photo 23 of 38

Photo 24

- e) 5137 Door Drive, View looking S
- f) Photo 24 of 38

Photo 25

- e) 5213 Pepin Place, View looking S
- f) Photo 25 of 38

Photo 26

- e) 5118 Regent Street, View looking N
- f) Photo 26 of 38

Photo 27

- e) 4802 Bayfield Terrace, View looking W
- f) Photo 27 of 38

Photo 28

- e) 4809 Fond du Lac Trail, View looking S
- f) Photo 28 of 38

Photo 29

- e) 4930 Fond du Lac Trail, View looking WNW
- f) Photo 29 of 38

Photo 30

- e) 4801 Sheboygan Road, View looking SE
- f) Photo 30 of 38

Photo 31

- e) 3 Waushara Circle, View looking NE
- f) Photo 31 of 38

Photo 32

- e) 5001 Bayfield Terrace, View looking W
- f) Photo 32 of 38

Photo 33

- e) 4414 Regent Street, View looking NE
- f) Photo 33 of 38

Photo 34

- e) 4825 Regent Street, View looking SSE
- f) Photo 34 of 38

Photo 35

- e) 202-206 N. Segoe Road, View looking NW
- f) Photo 35 of 38

Photo 36

- e) 4902 Bayfield Terrace, View looking NNW
- f) Photo 36 of 38

Photo 37

- e) 302 N. Midvale Blvd., View looking NW
- f) Photo 37 of 38

Photo 38

- e) 326 S. Segoe Road, View looking NNW
- f) Photo 38 of 38

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Madison, Dane County, Wisconsin

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\_\_\_Insert Figures

**List of Figures**

Figure 1: District Boundary Map

Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

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University Hill Farms Historic District  
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Figure 1: District Boundary Map





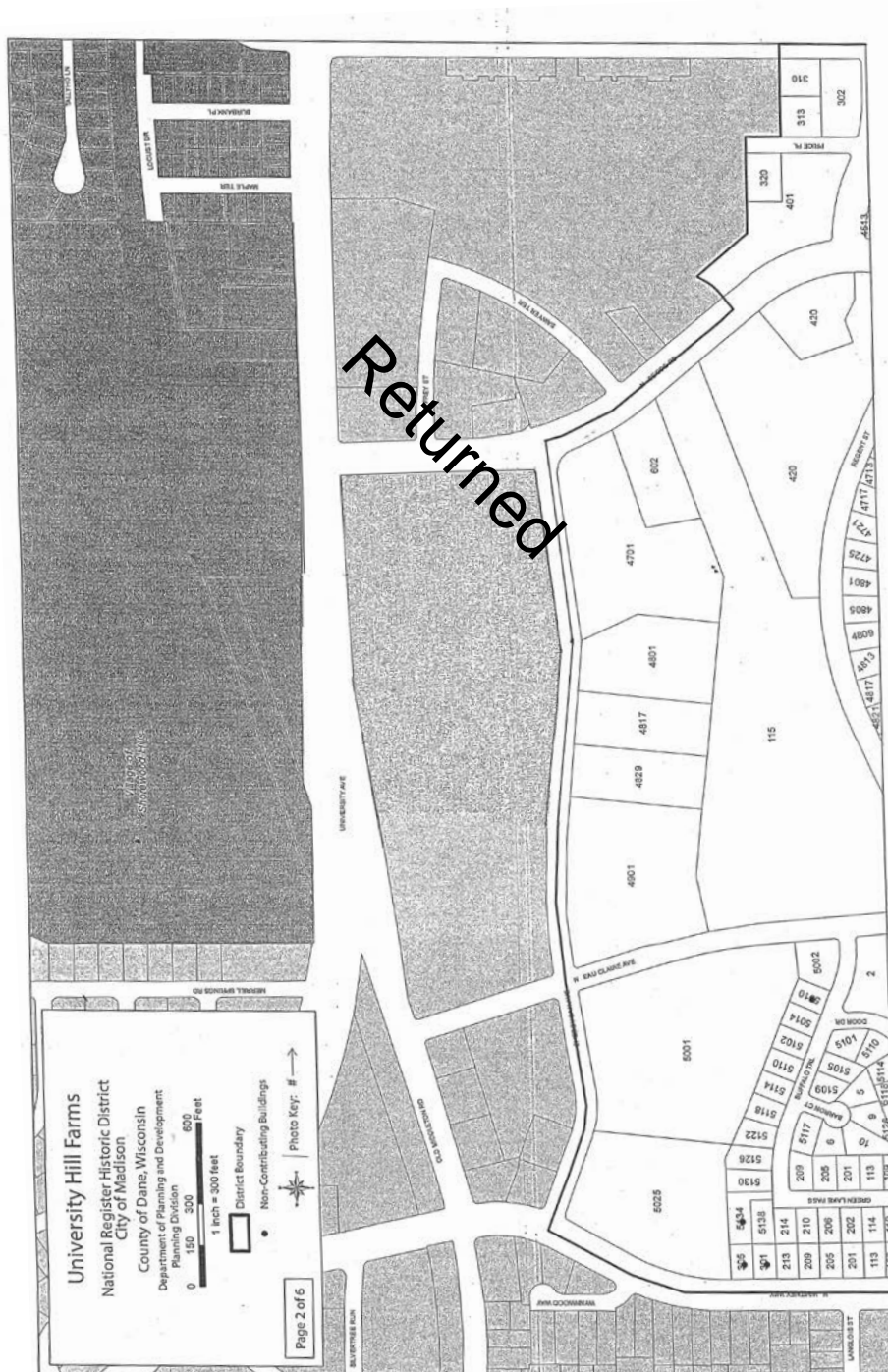
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Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Section figures Page 4

Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Section figures Page 6

Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



End

Figures

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY University Hill Farms Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WISCONSIN, Dane

DATE RECEIVED: 5/22/15 DATE OF PENDING LIST: 6/12/15  
DATE OF 16TH DAY: 9/27/15 DATE OF 45TH DAY: 7/07/15  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000402

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 7-7-15 DATE

ABSTRACT/SUMMARY COMMENTS:

**Return:**  
**Please see the attached**  
**National Register Evaluation/Return Sheet**  
**for an explanation.**

RECOM./CRITERIA

REVIEWER Barbara Byrd DISCIPLINE Historian

TELEPHONE 202-354-2252 DATE 7-7-15

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

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



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

## United States Department of the Interior National Park Service National Register of Historic Places

### Comments Evaluation/Return Sheet

**Property Name:** University Hill Farms Historic District  
**Property Location:** Madison, WI  
**Reference Number:** 15000402  
**Date of Return:** 7-22-15

#### Reason for Return

The nomination for the University Hill Farms Historic District is generally excellent, and for this reason we are not returning the nomination, but requesting the submission of the following corrections:

**Maps.** The maps are not readable. They need to be at a scale and resolution so the street names are readable. They should be taken off continuation sheets to allow more coverage on the page. Also consider breaking the map into six instead of four components and reducing the overlap. A key needs to accompany the set of maps, showing how the sheets relate to each other. Please send a new set of maps and a key.

**Linking inventory with maps.** Each inventoried property on the list beginning on page 10 needs to be keyed to the map that pertains to it. Otherwise, it's a very challenging task to find a property on the maps, especially because the street names are not readable and there's no key.

**Mapping/inventory inconsistencies.** The following seem to present mapping/inventory inconsistencies:

- The properties at 202, 401-409, and 402 N. Eau Clair Ave. do not seem to be on the maps by those addresses.
- The property mapped at 4406 is on the inventory as 4410 Regent Street.
- The property mapped as 420 seems to be listed in the inventory as ca. 4700-4806 Regent Street.

- It is not clear if a lot marked 115 is on N. Eau Clair, Regent, or N. Segoe—or something else. It could not be found in the inventory.

**UTMs.** The last UTM on the form is incorrect.

Thank you for addressing these corrections to an otherwise thorough and interesting historic district nomination! If you have any questions, please call me at 202-354-2252 or send an email to [barbara\\_wyatt@nps.gov](mailto:barbara_wyatt@nps.gov).

Barbara Wyatt, Historian  
National Register of Historic Places





*Edson - new pages  
inserted in  
nomination.  
BW  
August 3, 2015 8-11-15*

Barbara Wyatt, ASLA  
National Park Service  
1201 Eye Street NW  
Washington, DC 20005

**RE: University Hill Farms Historic District Corrections, Reference # 15000402**

Dear Barbara,

We have enclosed in this packet the corrected materials requested for the University Hill Farms Historic District nomination. Using the maps provided to us, six maps are enclosed, which are a larger scale and clearly display the street names and addresses of the district's properties. To assist you with the orientation of the maps, we have provided a master, color-coded overview that displays the boundaries of each map and the way in which the maps overlap one another. The numbers on this master overview correlate to the page number in the upper left-hand corner label of each map, beginning with Map 2 through Map 6. Map 1 is the master overview.

Some of the larger parcels do contain a range of addresses and these have been clearly delineated on each map. These addresses include the following: 202, 401-409, and 402 N. Eau Claire Ave; 4702-4806 Regent St; 4849-4859 and 5001-5029 Sheboygan Ave; and 202-426 N. Segoe Rd. Pages 39 and 62 in Section 8 are included as they have been changed so that the ranges are uniform across maps, inventory, and narrative (202-414 N Segoe Rd changed to 202-426; 4725 Sheboygan Ave changed to 4701-4725; 4849 Sheboygan Ave changed to 4849-4859; 5001 Sheboygan Ave changed to 5001-5029).

The parcel located at 115 N. Eau Claire Avenue has been labeled on each map as the Rennebohm Park and Shelter. The shelter's previous address, which was listed as 518 N. Segoe Road in the inventory, has been removed from the inventory as it was inaccurate and has been changed to 115 N. Eau Claire Avenue. The park has been added to the inventory as a contributing site and included in the count (**Section 5**). It is listed under the same address as the shelter (**Section 7, Page 13**). In this packet, we have provided pages 13-24 of the inventory to show this change and the shift of addresses to different pages due to this editing.

The address 4410 Regent Street is listed correctly in the inventory and has been changed on each map from 4406 to 4410. The same is true of 4833 Sheboygan Avenue, which is correct in the inventory, but has been changed on the maps from 4829 to 4833. Finally, the last UTM coordinates have been corrected and this page is provided as well (**Section 10, Page 3**).

The pages relating to these corrections are enclosed as is a new CD with the corrected nomination as a word file. Please let us know if you need further information or clarity regarding the University Hill Farms Historic District nomination.

Sincerely,

Daina Penkiunas  
Deputy State Historic Preservation Officer