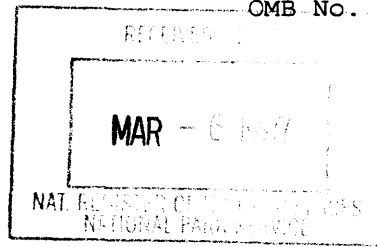


NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

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 Marquette Bungalows Historic District
other names/site number N/A

2. Location

street & number Multiple (see list attached) N/A not for publication
city or town City of Madison N/A vicinity
state Wisconsin code WI county Dane code 025 zip code 53703

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property x meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide x locally. (See continuation for additional comments.)

[Signature] 2/28/97
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 certifying official/Title Date

State or Federal agency and bureau

Marquette Bungalows Historic District
Name of Property

Dane County, Wisconsin
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
Robert Savage 4-14-97

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
___ site
___ structure
___ object

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

Contributing	Noncontributing	
47	1	buildings
0	0	sites
0	0	structures
0	0	objects
47	1	Total

Name of related multiple property listing (Enter "N/A" if property is 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

Current Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Bungalow/Craftsman

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 continuation sheet(s).)

Marquette Bungalows Historic District
Name of Property

Dane County, Wisconsin
County and State

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.)

Areas of Significance
(Enter categories from
instructions)
Architecture

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.

Period of Significance

1924-1930

Significant Dates

N/A

Criteria Considerations

(Mark "x" in all the boxes that apply.)

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 achieved
significance within the past 50 years.

Significant Person

(Complete if Criterion B is
marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Karrels Building Company

Narrative Statement of Significance

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

9. Major Bibliographic References

(Cite the sources used in preparing this form on continuation sheet(s).)

Marquette Bungalows Historic District
Name of Property

Dane County, Wisconsin
County and State

Previous Documentation on File (NPS):
 preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

Primary location of additional data:
 State Historic Preservation Office
 Other State Agency
 Federal Agency
 Local government
 University
 Other
Name of repository:
Madison Planning Department

10. Geographical Data

Acreage of Property 7 acres

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

1	<u>1/6</u>	<u>3/0/8/2/3/0</u>	<u>4/7/7/2/8/7/0</u>	3	<u>1/6</u>	<u>3/0/8/0/6/0</u>	<u>4/7/7/2/5/9/0</u>
	Zone Easting	Northing			Zone Easting	Northing	
2	<u>1/6</u>	<u>3/0/8/2/9/0</u>	<u>4/7/7/2/8/1/0</u>	4	<u>1/6</u>	<u>3/0/7/9/8/0</u>	<u>4/7/7/2/6/6/0</u>
	Zone Easting	Northing			Zone Easting	Northing	

see continuation sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Elizabeth L. Miller, Preservation Consultant, for
organization City of Madison date 1-24-1996
street & number 215 Martin Luther King Bly telephone 608-266-6552
city or town Madison state WI zip code 53703

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)

Marquette Bungalows Historic District
Name of Property

Dane County, Wisconsin
County and State

Property Owner

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

name Multiple (see list attached)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

DESCRIPTION: SUMMARY

The Marquette Bungalows Historic District is located in Madison, Wisconsin. It encompasses two blocks in a predominantly residential area east of the Capitol Square. The district is bounded on the north by Spaight Street, on the south by Rutledge Street, on the east by South Thornton Avenue, and on the west by South Dickinson Street. The Marquette Bungalows Historic District is a residential area united by physical development, and contains the largest concentration of Craftsman Bungalow and Craftsman-influenced residences in Madison. While there are Craftsman Bungalows in many other Madison neighborhoods, few neighborhoods have more than two or three examples side-by-side. The concentration of 47 Craftsman Bungalows and Craftsman-influenced vernacular houses in the two blocks that form the Marquette Bungalows Historic District is unique in Madison. In addition, the Craftsman Bungalows in the Marquette district are well designed and exhibit a high degree of integrity. The similarity in house shapes, and their spacing close to the front lot lines, creates a strong rhythm. A wide variety of architectural details adds visual interest. Forty-seven of the 48 resources in the district were erected between 1924 and 1930. Although most of the buildings are single family houses, several were constructed as two-units, and several more have been converted to duplexes. None of the buildings in the district have been individually listed on the National Register.

SETTING

The Marquette Bungalows Historic District lies east of Madison's downtown, on two level blocks just west of the Yahara River. Marquette School (now called Marquette Elementary and Georgia O'Keefe Middle School), which gives the area its name, is located just north of the district. South and west are single family houses, part of one of Madison's oldest residential neighborhoods, Third Lake Ridge. Most of these houses were built before those in the Marquette Bungalows district. East of the district is the Yahara River Parkway, an excellent and intact design by noted Prairie School landscape architect O. C. Simonds, constructed

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Continuation Sheet**

Section 7 Page 2

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

through the efforts of the nationally-prominent Madison Park and
Pleasure Drive Association.

PRESENT APPEARANCE

The Marquette Bungalows Historic District is a residential neighborhood united by physical development. It contains the largest concentration of Craftsman Bungalows and Craftsman-influenced residences in Madison. While there are Craftsman Bungalows and Craftsman-influenced houses in many other Madison neighborhoods, few areas have more than two or three examples side-by-side. The concentration of 47 Craftsman Bungalows and Craftsman-influenced houses in the two blocks that make up the Marquette Bungalows Historic District is unique in Madison. In addition, the Craftsman Bungalows in the Marquette district are well designed and display a high degree of integrity. Forty-seven of the 48 resources in the district were erected between 1924 and 1930. Those 47 buildings contribute to the Marquette Bungalows Historic District. There is one noncontributing building.

The Marquette Bungalows Historic District is made up of 47 contributing buildings on two blocks. There is one noncontributing building in the district. None of the buildings are individually listed on the National Register of Historic Places (NRHP). The Marquette Bungalows Historic District is made up primarily of small, 1-1/2-story, frame Craftsman Bungalows and Craftsman-influenced vernacular houses built between 1924 and 1930. Only one building in the district was erected before 1924,¹ it is noncontributing. Although most of the buildings are single family houses, four were constructed as two-units, and five more have been converted to two-units.

Formally-trained architects are not known to have designed any of the buildings in the district. However, 46 of the 47 contributing buildings were constructed by the Karrels Building Company. As a

¹Sources for the dates of construction include maps, tax rolls, city directories and building permits. These are listed in the bibliography.

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Continuation Sheet**

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Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

result, the houses in the Marquette district display a cohesiveness, due to similarity in dimensions, materials and setbacks. This cohesiveness is distinctive, and helps set the district apart from the surrounding residential areas. None of the houses are identical, but rather, show considerable variety within the Craftsman Bungalow style, as though the designer were being playful. Details unusual in Craftsman houses in Madison are employed to great effect. These details include battered porch piers, brick wing walls, and flared eaves. There is variety in the mullion patterns of the windows, several houses have a polygonal bay window with a brick base, and one, the Hannes House at 1431 Spaight Street (1927), has a gothic-arched entry porch. The overall effect of these details is aesthetically very pleasing. The Marquette Bungalows Historic District retains a high degree of historic integrity in setting, materials, feeling, association and design, as evidenced by the fact that 98 percent of the buildings in the district are contributing.

As the name suggests, the Craftsman Bungalow style is the most numerous in the Marquette Bungalow Historic District. Of the 47 contributing buildings in the district, 45 are Craftsman Bungalows and two are Craftsman-influenced vernacular houses. The lone noncontributing building is Greek Revival in style, and was moved into the district in 1887. Many of the Craftsman Bungalows in the district are fine small-scale examples of the style, with excellent integrity. Most are 1-1/2 stories tall with an off-center entrance, sheltered by an entry porch. The Dewey House at 1424 Rutledge Street (1924, photo 1), one of the earlier houses in the neighborhood, is front-gabled, with a jerkinhead roof. It is clad with narrow clapboards, and the gable end is closed with a pent roof and finished with wood shingles. The Dewey House features boxy oriel windows, jerkinheaded dormers, and an entry porch with battered brick piers, a clapboarded closed rail, and a jerkinhead roof. The Russos House at 1438 Rutledge Street (1924-25, photo 2) is front-gabled, with hip-roofed side dormers. The gable on the slightly-projecting, off-center enclosed entry porch overlaps the house's gable. The Russos House is clad with narrow clapboards, and the front is accented with stucco and applied half-timbering. It was converted to a two-unit in 1940. The Kubicek House at 1520 Rutledge Street (1926) is a side-gabled house with a jerkinhead

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Continuation Sheet**

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

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roof, and a jerkinheaded front dormer. The house and the enclosed front-gabled entry porch are finished with narrow clapboards. The gable ends are clad with stucco and applied half-timbering. The Karrels Building Company Investment House at 1439 Spaight Street (1927, photo 3) is front-gabled and has a hip-roofed side dormer. The house is finished with narrow clapboards, except that there are wood shingles in the closed gable end. The front facade of the Karrels Building Company Investment House features segmental-arched openings, and an off-center closed rail entry porch with a gable-and-pent roof.

Several of the Craftsman Bungalows in the Marquette district have brick-veneered bases. The Linck House at 1512 Rutledge Street (1926, photo 4) is front-gabled, with gabled side dormers. A polygonal bay window with a battered brick-veneered base dominates the front facade. The rest of the house is finished with narrow clapboards. The front gable is closed with a pent roof, and the off-center entrance is accented with a segmental-arched overdoor. The Linck House was converted to a two-unit in 1935. The Lynch House at 1500 Rutledge Street (1926, photo 5) combines a jerkinheaded side-gable with a flared hip roof, and features bands of windows, and a front dormer and an entry porch with flared hip roofs. The brick veneer is confined to the front facade, and the rest of the house is clad with narrow clapboards. The Hoven House at 1506 Rutledge Street (1926, photo 6) is side-gabled, with a brick veneer base and clapboards above. The house has bands of windows, a jerkinheaded front dormer, and a jerkinheaded enclosed entry porch. The Nelson House at 1514 Rutledge Street (1926) is hip-roofed, with hip-roofed side and front dormers, and a boxy oriel window. The house combines a brick-veneered base with clapboards. The front facade features round-arched openings and an off-set entry porch with a gable-and-pent roof and battered brick piers. The Kleinheinz House at 1411 Spaight Street (1927, photo 7) is hip-roofed and combines a brick-veneered base with narrow clapboards and wood shingles. The house is enlivened with a jerkinheaded side dormer, a boxy side oriel window, a polygonal front bay window, and an off-set entry porch with a gable-and-pent roof, battered wood piers on brick pedestals, and clapboarded closed rails. The Haas House at 1418 Rutledge Street (1928) is front-gabled with a jerkinhead roof, and has a hip-roofed side

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Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

dormer. Above the brick-veneered base, the exterior is finished with narrow clapboards. The front facade features a polygonal bay window with a battered brick-veneered base, and an off-center entry porch with a gable-and-pent roof, and clapboarded closed rails.

The Holland House at 624 South Thornton Avenue (1925, photo 8) is one of three brick-veneered Craftsman Bungalows in the Marquette district. It is hip-roofed, finished with orange-brown wire-cut brick, and has jerkinheaded side dormers as well as a small eyebrow front dormer. The front facade also features broad, round-arched openings. The Arthur and Mabel Doyle House at 609 Rogers Street (1928) has a brick-veneered front facade, although the remaining walls are clad with clapboards. It is hip-roofed, with hip-roofed side dormers, and features a polygonal bay window and a cutaway gabled entry porch with battered brick piers on the front facade. The Bjelde Rental Duplex at 1509-11 Spaight Street (1930), the last building erected in the district, is front-gabled and has orange-brown brick veneer, accented with stone, on the first floor on the front facade. The rest of the building is finished with clapboards. The Bjelde Duplex has a polygonal front bay window, and a large jerkinheaded side dormer. The off-center entry porch features battered brick piers, trimmed with stone.

While the interiors of the houses were not systematically surveyed as part of this nomination effort, several interiors have been visited by City staff in recent years. The interiors of most houses in the district have similar floor plans and are characterized by simple, but well-crafted woodwork (often of oak), plaster walls and hardwood floors. Some houses also feature large Craftsman style fireplaces of brick, and built-in breakfronts and/or bookcases with leaded or bevelled glass doors.

Many of the houses in the Marquette Bungalows district have small original detached garages, which are utilitarian appearance. Typically, the garage was erected just off the back corner of the house, leaving an open space that was almost communal in nature in the center of the block. There, residents hung wash, gardened and socialized. While several original garages have been replaced, most have been constructed so as to leave the central open space intact.

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(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 3/87)

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Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

Shortly after the houses in the district were constructed, the City planted elm trees in the terraces in front of the houses. These trees grew to become stately shade trees that added greatly to the character of the district. Between c. 1964 and c. 1974, virtually all of these trees succumbed to Dutch Elm Disease, which wiped out 31,000 trees in the City. At that time, new Skyline Honey Locusts were planted on Spaight Street. These trees now create a gracious canopy that shades these houses in the summer once again.

During the 1960s and 1970s, the route down Spaight Street, to Rogers Street, and along Rutledge Street, was a connecting link for east side commuters. The corners at Spaight and Rogers, and at Rogers and Rutledge, were curved to provide a better flow of traffic. In 1978, much of the traffic was moved off this route, although the curving corners remain. The Marquette Bungalows district is again a peaceful and desirable neighborhood.

ALTERATIONS

Several of the contributing buildings in the Marquette Bungalows Historic District have been enlarged and/or divided into two units. For the most part, these alterations have had a minimal impact on the historic character of the buildings. Additions have been confined either to the rear, or have taken the form of dormers, an element typical of Craftsman Bungalow design. All the two-units, whether built as two-units, or later converted, have the appearance of single family houses. Other exterior alterations have been confined primarily to replacement windows and doors; aluminum, asbestos or vinyl siding; and in a few cases, enclosed porches. These exterior alterations are typical of older residential neighborhoods and do not compromise the integrity of the Marquette Bungalows Historic District.

NONCONTRIBUTING RESOURCES

There is one noncontributing resource in the Marquette Bungalows Historic District: the house at 629 South Dickinson Street. It is the oldest building in the district, and is the only one that is not a Craftsman Bungalow or Craftsman-influenced design. The house at 629 South Dickinson Street, located at the southwest corner of

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Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

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the district, is a Greek Revival building that was moved on site from an unknown location in 1887. It is a two-story frame structure clad with asbestos shingles. It has a three-bay front facade with an off-center entrance. The house retains six-over-six double-hung sash windows, and returned eaves, but has no other decorative details.

CONTRIBUTING RESOURCES

<u>Address</u>	<u>Site name</u>	<u>Date built</u>
<u>South Dickinson Street</u>		
601	Fannie Daniels House	1925
605	Edward and Lula Mueller House	1927
609	Harold & Erma Moe House	1926
611	Arthur & Minnie Schaedel House	1924-25
615	Clarence & Ida Hanson House	1925
<u>Rogers Street</u>		
604	Edward & Ida Meier House	1928
608	Dietrich & Ernestine Geiger House	1928
609	Arthur & Mabel Doyle House	1928
612	Alexander & Minnie Doyle House	1925
613	William & Winifred Curtin House	1925
<u>Rutledge Street</u>		
1418	Irwin C. & Alma Haas House	1928
1422	Roy & Alma Stoddard House	1924
1424	John & Helen Dewey House	1924
1426	William & Laura Albright House	1926
1428	Fred & Minnie White House	1924
1430	Fred & Lillie Muenkel House	1924
1434	Jack H. & Jennie Bill House	1926
1438	Louis & Fannie Russos House	1924-25
1440	Alfred J. & Laura Hinrichs House	1924
1446	Anthony R. & Margaret Engler House	1925
1450	Archie & Elenore Skibrek House	1925
1500	Michael A. & Martha Lynch House	1926
1506	Peter & Maria Hoven House	1926
1512	George W. & Edith Linck House	1926

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Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

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1514	Anton & Nora Nelson House	1926
1520	Anton F. & Mary Kubicek Duplex	1926

Spaight Street

1411	Frank & Mary Kleinheinz House	1927
1415	Roy T. & Nina Westbury House	1927
1419	Edward & Emma Haspell House	1927
1423	Maurice & Bessie Knutson House	1927
1427	Herbert & Mary Sager House	1927
1431	Sanford & Ella Hannes House	1927
1433	Otto & Edith Wagner House	1927
1439	Karrels Building Co. Investment House	1927
1443	Arnold & Bertha Zumkerh House	1928
1447	Henry & Bertha Halverson House	1928
1503	Erick & Marion Repall House	1928
1507	William & Harriet Larson House	1929
1509-11	C. A. Bjelde Rental Duplex	1930
1515	George & Alice Schiefelbein House	1928
1517-19	Orin & Lucille Lunder Duplex	1928-29
1521-23	Edgar & Leatha Meyer House	1928

South Thornton Avenue

602	Laurence & Josephine Dooley House	1925
606	William J. & Ethel Mueller House	1925
610-14	Gus C. & Matilda Lauridsen House	1926
618-20	Richard C. & Vera Jepertinger Duplex	1927
624	Daniel W. & Francis Holland House	1925

NONCONTRIBUTING RESOURCE

South Dickinson Street

629	George Soelch Investment House moved	c. 1860/ 1887
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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

STATEMENT OF SIGNIFICANCE: SUMMARY

The Marquette Bungalows Historic District is locally significant under Criterion C. It is a residential neighborhood united by physical development and contains the largest concentration of Craftsman Bungalow style residences in Madison. The concentration of 47 Craftsman Bungalows and Craftsman-influenced vernacular houses in the two blocks that form the Marquette Bungalows Historic District is unique in Madison. In addition, the Craftsman Bungalows in the Marquette district are well designed and display a high degree of integrity. Forty-seven of the 48 resources in the district were erected between 1924 and 1930, and contribute to the district. There is one noncontributing resource in the Marquette Bungalows district.

HISTORICAL CONTEXT

The original plat for the Village of Madison was surveyed for James Duane Doty in 1836. Doty named the village in honor of the fourth President of the United States. Madison grew slowly during its first decade. It was incorporated as a village in 1846 with a population of 626. In 1848, Wisconsin became the 30th state and Madison the capital. The same year, the University of Wisconsin was founded. Tremendous growth followed, not only in government and at the University, but in the population in general. When Madison was chartered as a city in 1856, its population was 6,864. By that time, the city's character as a center for government and as a college town was well established. Growth stalled during the Civil War, but afterwards, many more settlers arrived. During the 1870s, excellent train service helped Madison to become a regional commercial center, while not diminishing the importance of government and the University. In the 1880s and 1890s, Madison added another dimension, becoming a manufacturing center as well. At first, agricultural implements and machine tools were produced, by companies such as Fuller and Johnson. In the early twentieth century, the French Battery Company (later known as Ray-o-Vac) and Oscar Mayer were established. The development of a vigorous manufacturing sector, and the quadrupling of the student body at the University of Wisconsin between 1900 and 1925, were major factors that spurred Madison's growth from the seventh largest city

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Continuation Sheet**

Section 8 Page 2

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

in the state in 1910, to the third largest by 1930.² Today, Madison remains a government and university town with thriving commercial and manufacturing enterprises. Detailed information on the history of Madison can be found in David V. Mollenhoff's Madison: a History of the Formative Years, and in the 1995 report, "Intensive Survey of the Historic Resources of Madison," produced by the City's Department of Planning and Development.

The two blocks that make up the Marquette Bungalows Historic District were a part of the original plat of Madison, recorded in 1836. During the nineteenth century, these two blocks, as well as the two blocks north of the district and the two blocks south of it, were wetlands associated with the Yahara River. In January 1878, George Soelch and James Rhodes purchased the two blocks of marshland that are now the Marquette Bungalows district, along with the two blocks immediately north of the district (where Marquette Elementary and Georgia O'Keefe Middle School are now located).³ Soelch (1837-1917) was born in Bavaria and immigrated to the U. S. around 1850. He worked in Chicago as a butcher until 1857, when he relocated to Madison. In 1865, he and James Rhodes became partners in a meat market. In 1887, nine years after purchasing the land that now makes up the Marquette Bungalows district, the partners had an older Greek Revival house moved from an unknown location to its current address at 629 South Dickinson Street (noncontributing). The house was rented out as a single family residence.

By 1895, Soelch had become sole owner of the land in the Marquette Bungalows district. At that time, the residential area just west of the district was beginning to develop. The commercial area along Williamson Street was spreading into the 1400- and 1500-blocks (two blocks north of the district); and a streetcar line ran

²David V. Mollenhoff, Madison: a History of the Formative Years, (Dubuque: Kendall/Hunt Publishing Co., 1982), excerpted from entire book; and Robert C. Nesbit, Wisconsin: a History, (Madison: University of Wisconsin Press, 1973), p. 549.

³Dane County Deeds, 107:540.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 3

Marquette Bungalows Historic District
Madison, Dane County, Wisconsin

down that street to Madison's downtown. However, Soelch's blocks remained undeveloped until well after the construction of the Yahara River Parkway.

The Yahara River Parkway, which lies just east of the Marquette Bungalows district, was begun in 1903 and completed in 1906. It was created through the efforts of the Madison Park and Pleasure Drive Association. The course of the Yahara River was straightened, and prominent Prairie School landscape architect Ossian C. Simonds designed the grounds. The straightening of the Yahara River isolated Soelch's property from the river, making the draining of his land more feasible. Soelch, however, did not attempt to improve the two blocks, but rather held them until his death in 1917. Soelch's widow, Henriette, inherited the property. She passed it to their daughters, Henriette Rentschler and Catharina Jepertinger, upon her death in 1922. Mrs. Rentschler immediately sold her half interest in the land to Charles Mueller.⁴

In early 1924, Charles Mueller, and Catharina and her husband John Jepertinger, joined with Nicholas Karrels, a carpenter contractor, to form the Karrels Realty and Building Development Company. This company replatted the two blocks that make up the Marquette Bungalows district as Soelch's Subdivision in May 1924. The Karrels Company constructed all but two of the houses in the district. The designer(s) are mostly unknown, although Hans Sorenson, about whom nothing has been discovered, was listed in the permit records as the designer of some of the houses that were built in 1928. Five of the houses were built in 1924, eleven in 1925, nine in 1926, ten in 1927, nine in 1928, two in 1929 and one in 1930. When the last house was completed in 1930, all the lots on both blocks were filled.

ARCHITECTURAL SIGNIFICANCE

The Marquette Bungalows Historic District is locally significant under Criterion C for the concentration of 47 Craftsman Bungalows and Craftsman-influenced houses in its two blocks. The Craftsman

⁴Dane County Deeds, 278:329, and 302:476.

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Bungalows in the Marquette district are well designed and exhibit a high degree of integrity: 98 percent of the 48 resources in the district were erected between 1924 and 1930, and contribute to the district.

It should be noted that there are many Craftsman Bungalows Craftsman-influenced houses in other neighborhoods in Madison. However, none of these neighborhoods has the concentration of side-by-side Craftsman Bungalows and Craftsman-influenced houses that the Marquette Bungalows district has. In the Wingra Park Historic District (nominated to the National Register in 1996), for example, 100 (one-third) of the 296 contributing buildings are in the Craftsman, Craftsman Bungalow or Prairie School tradition. For the most part, they are well distributed throughout the 28 blocks of this near west-side residential district.

Forty-seven of the 48 buildings in the Marquette Bungalows Historic District are Craftsman Bungalows, or Craftsman-influenced. The Craftsman style was an outgrowth of the English Arts and Crafts movement, which rejected the industrial age and machines in favor of hand-crafted building traditions using natural materials. Details characteristic of the Craftsman style include low-pitched hip or gable roofs with exposed rafters, brackets with knee braces, and a front porch, often with a closed rail and battered piers. Exterior finishes such as shingles, clapboards, and stucco with half-timbering are all common.⁵ The Bungalow sub-type was a part of the Craftsman movement. Built in Wisconsin between about 1910 and 1940, these houses are typically 1-1/2 stories and feature Craftsman details as well as a prominent roof, front and/or side dormers, and bay or oriel windows.⁶

⁵Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1985), pp. 452-54.

⁶Barbara Wyatt, editor, Cultural Resource Management in Wisconsin, (Madison: State Historical Society of Wisconsin, 1986), II:2-26; and McAlester and McAlester, pp. 452-54.

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Many of the Craftsman Bungalows in the district are fine small-scale examples of the style, with excellent integrity. Most are 1-1/2-stories tall with an off-center entrance, sheltered by an entry porch. The Dewey House at 1424 Rutledge Street (1924) features boxy oriel windows, jerkinheaded dormers, and an entry porch with battered brick piers. The Russos House at 1438 Rutledge Street (1924-25) has hip-roofed side dormers and is accented with stucco and applied half-timbering. The Kubicek House at 1520 Rutledge Street (1926) is also accented with stucco and applied half-timbering, but has a jerkinheaded front dormer. The Karrels Building Company Investment House at 1439 Spaight Street (1927) has a hip-roofed side dormer, and segmental-arched openings. A polygonal bay window with a battered brick-veneered base dominates the front facade of the Linck House at 1512 Rutledge Street (1926). The Lynch House at 1500 Rutledge Street (1926) combines a jerkinheaded side-gable with a flared hip roof. The Hoven House at 1506 Rutledge Street (1926) has a jerkinheaded front dormer and a jerkinheaded enclosed entry porch. The Nelson House at 1514 Rutledge Street (1926) has hip-roofed side and front dormers, a boxy oriel window, round-arched openings, and battered brick porch piers. The Kleinheinz House at 1411 Spaight Street (1927) has a jerkinheaded side dormer, a boxy side oriel window, a polygonal front bay window, and battered wood porch piers. The Haas House at 1418 Rutledge Street (1928) has a jerkinhead roof, a hip-roofed side dormer, and a polygonal bay window with a battered brick-veneered base.

The Holland House at 624 South Thornton Avenue (1925) has jerkinheaded side dormers as well as a small eyebrow front dormer, and flaring walls on the front facade. The Arthur and Mabel Doyle House at 609 Rogers Street (1928) has hip-roofed side dormers, a polygonal bay window and battered brick porch piers. The Bjelde Rental Duplex at 1509-11 Spaight Street (1930), the last building erected in the district, has a polygonal front bay window and a large jerkinheaded side dormer. The entry porch features battered brick piers, trimmed with stone.

In conclusion, the Marquette Bungalow Historic District is locally significant under Criterion C. It is a residential neighborhood united by physical development and contains the largest

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concentration of Craftsman Bungalow and Craftsman-influenced residences in Madison. While there are Craftsman Bungalows and Craftsman-influenced houses in many other Madison neighborhoods, few neighborhoods have more than two or three examples side-by-side. The concentration of 47 Craftsman Bungalows and Craftsman-influenced houses in the two blocks that form the Marquette Bungalow Historic District is unique in Madison. In addition, the Bungalows in the Marquette district are very well designed and display a high degree of integrity. Forty-seven of the 48 resources in the district were erected between 1924 and 1930, and contribute to the district. There is one noncontributing building in the Marquette Bungalows district.

PRESERVATION ACTIVITY

Preservation activity in the Marquette Bungalows Historic District has been limited primarily to individual efforts on the part of property owners, some of whom have shown an appreciation of the historic character of their buildings in the rehabilitation or restoration of their properties. In addition, the area was made an Historic District by the Madison Landmarks Commission in March 1994.

ARCHAEOLOGICAL POTENTIAL

No archaeological remains have been discovered to date in the Marquette Bungalows Historic District. Some prehistoric and late historic remains may be present, as American Indians and, later, European Americans have inhabited the area for hundreds of years. Any remains of pre-European cultures are likely to have been disturbed, if not destroyed, by the building activity association with the development of the neighborhood. The presence of historic archaeological remains is likely, and would be worth exploring.

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VERBAL BOUNDARY DESCRIPTION

The Marquette Bungalows Historic District encompasses all of Blocks 230 and 235 in Soelch's Subdivision of the Original Plat of Madison, Dane County, Wisconsin.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Marquette Bungalows Historic District encompass the two blocks in the Third Lake Ridge neighborhood that retain the Craftsman Bungalows and Craftsman-influenced houses built there between 1924 and 1930. The boundaries were drawn to exclude areas that are not in residential use or are of a different character or time period.

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Marquette Bungalows Historic District
Madison, Dane County, WI
Photographs by Katherine H. Rankin, 1996
Negatives owned by the State Historical Society of Wisconsin,
currently on loan to the City of Madison Department of
Planning and Development.

Photo 1 of 8
1424 Rutledge Street

Photo 2 of 8
1438 Rutledge Street

Photo 3 of 8
1439 Spaight Street

Photo 4 of 8
1512 Rutledge Street

Photo 5 of 8
1500 Rutledge Street

Photo 6 of 8
1506 Rutledge Street

Photo 7 of 8
1411 Spaight Street

Photo 8 of 8
624 South Thornton Avenue

Marquette Bungalow Historic District City of Madison

County of Dane, Wisconsin

Department of Planning & Development - Planning Unit

Prepared by: M. Ruggieri-Moen June 1994

Legend



- District Boundary
- Contributing
- Non-Contributing

Not to Scale

