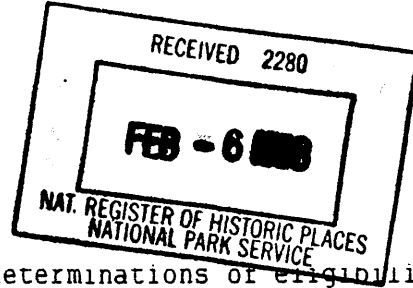


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United States Department of the Interior
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
 REGISTRATION FORM



This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only archival paper (20 pound, acid free paper with a 2% alkaline reserve).

1. Name of Property _____

historic name West Lawn Heights Historic District

other names/site number N/A

2. Location _____

street & number (See inventory) _____ N/A not for publication

city, town Madison _____ N/A vicinity

state Wisconsin code WI county Dane code 025 zip code 53705

3. Classification _____

Ownership of Property	Category of Property	No. of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	contributing	noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>378</u>	<u>25</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>379</u>	<u>25</u> Total

Name of related multiple property listing:

N/A

No. of contributing resources
 previously listed in the
 National Register N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Handwritten Signature]

2/2/98

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

Date

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

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet

[Handwritten Signature: Gibson H. Beall]

3.5.98

 determined eligible for the National Register. See continuation sheet

 determined not eligible for the National Register.

 removed from the National Register.

 other, (explain:)

Signature of the Keeper

Date

6. Functions or Use

Historic Functions
(enter categories from instructions)

Current Functions
(enter categories from instructions)

DOMESTIC/single dwelling
RELIGION/religious facility
RELIGION/church school
COMMERCE/TRADE/specialty store

DOMESTIC/single dwelling
RELIGION/religious facility
RELIGION/church school
COMMERCE/TRADE/specialty store

7. DESCRIPTION

Architectural Classification

(enter categories from instructions)

Materials

(enter categories from instructions)

Colonial RevivalTudor RevivalPrairie Schoolfoundation Concretewalls WeatherboardStuccoroof Asphaltother BrickWood

Describe present and historic physical appearance.

The West Lawn Heights Historic District is a large residential neighborhood located on the near west side of the city of Madison, the capital of the state of Wisconsin.¹ It comprises twenty-three whole city blocks or greatly differing shapes and sizes and portions of two others. The wedge-shaped district is bounded on the south by the Illinois Central Railroad tracks, on the west by the Forest Hill Cemetery, and on the north by Regent Street. Enclosed within these boundaries are 399 single family homes, nearly all of which were built between 1906 and 1946; two commercial buildings, one of which was built during the period of significance; and two church/school complexes, both of whose major buildings were also constructed during the period of significance. Buildings built in the district prior to World War I consist mostly of a mix of Craftsman, Arts & Crafts, American Foursquare, Bungalow, and Prairie School style single-family houses while those built after the war are almost all fine, representative examples of the various Period Revival styles, the most common being the Tudor Revival and the Colonial Revival.

Prior to the platting activities that began to transform the district beginning in 1903, the land within its boundaries consisted of open farmland. The few historic photographs of the area that date from this time show that the land was then an open pasture without trees or buildings. The district comprises a part of the plat of West Lawn (platted in 1903) and the whole of the plats of West Lawn Heights (platted in 1908) and of Hillington (platted in 1917). All three plats were designed and surveyed by Leonard S. Smith, a prominent professor of civil engineering and city planning at the University of Wisconsin, which may help to explain why they form a unified whole despite their different dates of development. The overall design of the district is an interesting mix of the usual grid street pattern and of more organic, curvilinear elements. The streets in the West Lawn Heights plat (the northwest portion of the district) follow a grid pattern that overlies the land regardless of topography. Streets in the West Lawn plat, however, mix both types of designs because of the need to respect the curving right-of-way of the I.C. Railroad, which forms the south edge of the district. Streets in the Hillington plat are also examples of more organic design. The Hillington plat occupies the southwest portion of the district. Close to its center is a triangular-shaped block known as Hillington Green (this is the district's only park, which is considered to be a contributing site in the district). The shape of this block influenced the shapes of the blocks surrounding it, which, as a result, are much less regular in size and shape than the more uniform rectilinear lots in the other plats. Regardless of shape or size, however, lots in all three plats are generally 50-foot-wide x 120-foot-deep and they are well landscaped and feature yards that are given over largely to lawns, flower beds, shrubs, and to those mature trees that survived the Elm Tree blight of the late 1960s, which decimated the once magnificent canopy of trees that originally lined all these streets.

¹ The 1990 population of the city of Madison was 191,262.

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West Lawn Heights Historic District, Madison, Dane Co., Wisconsin
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South Allen Street serves as the dividing line between the West Lawn plat to the east and West Lawn Heights plat to the west. Rugby Row serves as the dividing line between the West Lawn Heights plat (to the north) and the Hillington plat. The district's elevation rises gradually from its south edge towards the west and north, and some of the lots on the north and west edges are actually elevated high enough and slope steeply enough to overlook the rest of the district. Other neighborhoods of single family houses border the district to the north and south. To the north (between Spooner St. and Allen St.) is University Heights, a slightly older district of larger homes that is already listed in the (NRHP - 12/17/82). To the south across the railroad tracks is the south portion of the West Lawn plat, a neighborhood that consists of generally smaller houses than those found in the district. The west edge of the district is entirely bounded by the grounds of the Forest Hills Cemetery, a portion of which is also listed in the NRHP as the Forest Hill Cemetery Mound Group, (NRHP - 12/21/14).

The developers of all three of the plats in the West Lawn Heights Historic District took pains to guarantee the physical and social attractiveness of their plats by establishing certain building rules and restrictions at the onset of development. The sale of liquor was prohibited in all three plats, outbuildings were limited to one story in height, and buildings could not be constructed closer than 20-feet to the lot lines of any street abutting the lots. In addition, ads for the plats stated that cement sidewalks, shade trees, sewerage, electric lights, water and gas would be provided by the developers as well.²

The architectural history of the district is best understood by dividing it into two time periods; 1906-1919, and 1920-1946. Sixty-two single family residences were built in the district during the first period including Prairie School style, Bungalow style, Craftsman style, American Foursquare style, Arts & Crafts style, and early Colonial Revival style houses. During the second period, however, 320 buildings were built, the vast majority of which are Colonial and Tudor Revival style houses. Using this breakdown as a stylistic guide one can see that the district is largely made up of examples of the various Period Revival styles.

Houses in the district are generally of medium size, and few if any would have had more than four bedrooms. Full basement stories enclosed with poured concrete walls are typical regardless of the date of construction, but the choice of exterior cladding is partly a function of age. In general, houses in the district built before World War I are clad in stucco, weatherboard, wood shingles, brick, or a combination of the four. Houses built after the war are much more likely to be clad at least partially in brick or stucco, especially if designed in the Tudor Revival and Arts & Crafts styles, although examples exhibiting some stone cladding are also

² Madison Realty Co. "Price List of Lots for Sale", March, 1911 and May, 1915. Both in the collection of the library of the State Historical Society of Wisconsin.

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found. Most of the Colonial Revival examples are clad in weatherboard, brick, or both. A number of the houses in the district are also the work of prominent Madison architects of the period, but the great majority were built by contractors using private plans of unknown origin. Regardless of the source, though, these houses are nearly all typical representative examples of the architectural styles that were most in vogue in Madison during the period of significance; there are only five vernacular buildings in the district. In addition, the district contains several Prairie School, Arts and Crafts, Bungalow, and Tudor Revival homes that have designs that rival any in the city in terms of quality.

Early maps of this area and tax rolls do not indicate any buildings that predate the platting of the district and no buildings in the district built in the twentieth century are known to have been demolished. Consequently, all the district's resources still occupy their original lots or else were built on portions or original lots that were later subdivided. Integrity levels in the district are also very high, of the 403 buildings in the district, only 25 are considered to be non-contributing and only a handful of buildings constructed within the period of significance are considered to be non-contributing on the basis of a loss of integrity. Thirteen of the resources in the district are considered to be non-contributing because they were constructed after World War II and are thus too new to meet the NPS 50-year exclusion rule. Such buildings are scattered throughout the district and are noted in the inventory. A number of buildings in the district have now been resided, however, but this has typically been carried out using modern materials that imitate the historic materials that they replaced.

The following inventory lists every building in the district and includes the address, the name of the original owners (when known), the date of construction, the style, and contributing or non-contributing status. Please note that the following abbreviations are used for the various styles and vernacular forms: QAnne (Queen Anne); PScn (Prairie School); Craft (Craftsman); Bun (Bungalow); A&Cr (Arts & Crafts); A4Sq (American Foursquare); NClre (Neo-Classical Revival); TRev (Tudor Revival); CRev (Colonial Revival); DCRev (Dutch Colonial Revival); GRev (Georgian Revival); FProv (French Provincial); MRev (Mediterranean Revival); LGoth (Late Gothic Revival); ModM (Modern Movement); FGab (Front Gable form); SGab (Side Gable form). The inventory is followed by descriptions of some of the district's best and most characteristic resources, which are listed according to style.

INVENTORY

5-7 S. Allen St.	House	1914	Bun	NC
12 S. Allen St.	House	1921	Bun	C
16 S. Allen St.	House	1921	FGab	NC
23 S. Allen St.	House	1928	Bun	C
24 S. Allen St.	House	1917	CRev	C
114 S. Allen St.	House	1922	Craft	C

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120 S. Allen St.		House	1922	CRV	NC
201 S. Allen St.		House	1927	DCRv	C
202 S. Allen St.	Earl & Marguerite McGruer	House	1924	Bun	C
204 S. Allen St.		House	1923	QAnne	C
205 S. Allen St.		House	1923	Craft	C
206 S. Allen St.		House	1925	Craft	C
207 S. Allen St.	John Peterson	House	1923	CRV	C
209 S. Allen St.		House	1925	Bun	C
211 S. Allen St.	Frank & Henrietta Main	House	1923	Bun	C
1901 Commonwealth Ave.		House	1982	CRV	NC
1905 Commonwealth Ave.	Clarence & Anna Baizer	House	1923	DCRv	C
1909 Commonwealth Ave.	Fred & Heivena West	House	1931	CRV	C
1917 Commonwealth Ave.		House	1922	Craft	C
1919 Commonwealth Ave.	Rev. James & Mattie Barnett	House	1924	Bun	C
1924 Commonwealth Ave.	Chester C. Piatt	House	1923	TRV	C
1925 Commonwealth Ave.	William & Antoinette Kierner	House	1923	A4Sq	C
1927 Commonwealth Ave.	Madison Realty Co. Spec.	House	1919	CRV	C
1928 Commonwealth Ave.	Jordan/Stephenson	House	1921	CRV	C
1932 Commonwealth Ave.	Jungmann	House	1921	Craft	C
1936 Commonwealth Ave.	Piatt	House	1921	CRV	C
2100 Commonwealth Ave.	Madison Realty Co. Spec.	House	1919	CRV	C
2103 Commonwealth Ave.		House	1920	CRV	C
2107 Commonwealth Ave.	Endres Home Builders Spec.	House	1934	TRV	C
2111 Commonwealth Ave.	James & Mabel Coppernoll	House	1920	CRV	C
2115 Commonwealth Ave.		House	1922	CRV	C
2117 Commonwealth Ave.		House	1923	A4Sq	C
2121 Commonwealth Ave.		House	1924	CRV	C
2123 Commonwealth Ave.		House	1919	Bun	C
2124 Commonwealth Ave.	Edward J. Skelton	House	1934	TRV	C
2127 Commonwealth Ave.		House	1924	Bun	C
2128 Commonwealth Ave.		House	1924	Craft	C
2129 Commonwealth Ave.		House	1928	Craft	C
2131 Commonwealth Ave.	William & Marcella Muenistein	House	1923	Bun	C
2132 Commonwealth Ave.		House	1923	Craft	C
2133 Commonwealth Ave.	William & Marcella Muenistein	House	1934	CRV	C
2136 Commonwealth Ave.		House	1923	Craft	C
2137 Commonwealth Ave.		House	1923	CRV	C
2141 Commonwealth Ave.	A. M. Sylvester Spec.	House	1923	CRV	C
2145 Commonwealth Ave.		House	1923	CRV	C
2201 Commonwealth Ave.	Harry & Mary Geisler	House	1918	A&Cr	C
2202 Commonwealth Ave.	Madison Realty Co.	House	1917	DCRv	C
2205 Commonwealth Ave.	S. Harold & Myrtle Helton	House	1929	CRV	C
2214 Commonwealth Ave.	Alice Kinney	House	1919	CRV	C
2215 Commonwealth Ave.		House	1924	DCRv	C

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2216 Commonwealth Ave.	Andrew Anderson House	1919	CRev	C
2221 Commonwealth Ave.	House	1926	Bun	C
2222 Commonwealth Ave.	Gilbert Kleven & Ann Sophie House	1925	DCRev	C
2226 Commonwealth Ave.	Anton & Magdeline Uelmiller House	1925	CRev	C
2227 Commonwealth Ave.	John & Anna Swenert House	1921	DCRev	C
2231 Commonwealth Ave.	House	1926	DCRev	C
2233 Commonwealth Ave.	L. B. Rowley House	1919	Bun	C
2235 Commonwealth Ave.	Willard & Garnett Loue House	1925	TRev	C
2236 Commonwealth Ave.	Edward & Gertrude Polk House	1917	CRev	C
2237 Commonwealth Ave.	House	1920	CRev	C
2239 Commonwealth Ave.	A. M. Sylvester Spec. House	1924	A&Cr	C
2240 Commonwealth Ave.	House	1924	CRev	C
2244 Commonwealth Ave.	House	1925	Craft	C
2204 Eton Ridge	Thomas J. & Catherine Kelly House	1925	CRev	C
2206 Eton Ridge	J. B. & Hazel Meyers House	1924	Craft	C
2207 Eton Ridge	Arthur & Hazel Altmeyer House	1924	TRev	C
2210 Eton Ridge	Peter & Hazel Carr House	1916	PScn	C
2214 Eton Ridge	Alfred & Goldie Bormann House	1923	Bun	C
2215 Eton Ridge	Carrie Kleinpell House	1925	CRev	C
2218 Eton Ridge	F. E. & E. Kachenoiter House	1928	CRev	C
2225 Eton Ridge	John & Anna Horn House	1925	Bun	C
2228 Eton Ridge	John K. Cantwell House	1922	DCRev	C
2229 Eton Ridge	Edward & M. Helen Samp House	1924	CRev	C
2234 Eton Ridge	Willard R. Denu & Ann Agnes House	1923	A&Cr	C
2237 Eton Ridge	Osman & Geneive Fox House	1923	Craft	C
2238 Eton Ridge	William A. & Alma Sumner House	1925	TRev	C
2239 Eton Ridge	Harry & Bird Wood House	1923	A&Cr	C
2241 Eton Ridge	House	1924	DCRev	C
2242 Eton Ridge	House	1917	CRev	C
2245 Eton Ridge	Nicolas & Mary Isabelle House	1924	CRev	C
2248 Eton Ridge	Way Building Co. Spec. House	1923	DCRev	C
2249 Eton Ridge	House	1921	CRev	C
2305 Eton Ridge	House	1933	CRev	C
2306 Eton Ridge	Hayley & Sayle Co. Spec. House	1923	CRev	C
2309 Eton Ridge	George & Katherine Landgraf House	1924	Craft	C
2315 Eton Ridge	Dr. Clark B. & Mary Woodford House	1923	CRev	C
2316 Eton Ridge	William & Elizabeth Koch House	1925	TRev	C
2319 Eton Ridge	House	1946	ModM	C
2320 Eton Ridge	Norbert & Caroline Endres House	1924	DCRev	C
2322 Eton Ridge	Dr. Clark B. & Mary Woodford House	1921	Craft	C
2323 Eton Ridge	Jerome & Virda Feeney House	1927	TRev	C
2324 Eton Ridge	House	1925	Craft	C
2327 Eton Ridge	Joseph & Bessie Berg House	1927	TRev	C
2330 Eton Ridge	Clarence E. Karn House	1919	CRev	C
2331 Eton Ridge	Joseph L. Endres House	1923	CRev	C

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17 Harrison St.	Lawrence C. & Mary Burke House	1936	CRev	C
2201 Hillington Green	House	1943	Bun	C
2206 Hillington Green	Herbert & Gladys Willett House	1924	Craft	C
2212 Hillington Green	William & Rosamund Rice Jr. House	1925	DCRev	C
2218 Hillington Green	House	1924	CRev	C
2222 Hillington Green	Emil & Clara Reshak House	1926	CRev	C
2224 Hillington Green	Michael & Annie Wagner House	1924	DCRev	C
2228 Hillington Green	Matthew J. Haack House	1925	CRev	C
2230 Hillington Green	Charles & Lulu Oakey House	1925	TRev	C
2236 Hillington Green	Alexander & Irene Miller House	1925	TRev	C
407 Hillington Way	House	1925	Bun	C
414 Hillington Way	Hazen & Aurelia Petrie House	1926	TRev	C
416 Hillington Way	House	1925	CRev	C
418 Hillington Way	John & Ann Bettinger House	1924	TRev	C
424 Hillington Way	Ray Gannon House	1926	TRev	C
426 Hillington Way	Oliver & Kathryn McChesney House	1925	Bun	C
430 Hillington Way	Edward & Verona Vorwerk House	1924	Bun	C
434 Hillington Way	William & Katherine Collins House	1924	DCRev	C
435 Hillington Way	Hillington Green Park	1924		C
436 Hillington Way	Matthew J. Haack House	1926	CRev	C
438 Hillington Way	Fred & Muriel Weidenreiter House	1932	CRev	C
440 Hillington Way	House	1927	DCRev	C
509 Hillington Way	David M. Ferris House	1930	TRev	C
2104 Hollister Ave.	House	1954	ModM	NC
2131 Hollister Ave.	House	1927	SGad	C
2135 Hollister Ave.	Nicholas & Irene Mueller House	1930	SGad	C
2141 Hollister Ave.	House	1928	SGad	C
2206 Hollister Ave.	Herbert & Esther Doran House	1923	Craft	C
2209 Hollister Ave.	House	1926	Craft	C
2210 Hollister Ave.	John & Margaret Roeduck House	1915	Craft	C
2212 Hollister Ave.	House	1921	CRev	C
2214 Hollister Ave.	J. C. Taylor House	1935	TRev	C
2215 Hollister Ave.	Peter & Mae Smith House	1921	PSch	C
2217 Hollister Ave.	A. W. McConnell House	1916	PSch	C
2219 Hollister Ave.	House	1923	Bun	C
2221 Hollister Ave.	House	1913	Bun	C
2222 Hollister Ave.	House	1922	CRev	C
2226 Hollister Ave.	House	1923	DCRev	C
2227 Hollister Ave.	House	1953	ModM	NC
2228 Hollister Ave.	Art & Ida Deming House	1921	DCRev	C
2230 Hollister Ave.	House	1922	A4Sq	C
2235 Hollister Ave.	House	1912	Craft	C

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2237 Hollister Ave.	Prof. Robert & Maude Williamson	House	1921	CREV	C
2238 Hollister Ave.		House	1923	CREV	C
2241 Hollister Ave.		House	1925	CREV	C
2244 Hollister Ave.		House	1923	CREV	C
2245 Hollister Ave.		House	1925	BUN	C
2246 Hollister Ave.	Milton & Caro Witt	House	1923	BUN	C
2249 Hollister Ave.	Stanley C. Hanks Co. Spec.	House	1923	TREV	C
2250 Hollister Ave.	Mrs. Johanna Gilbert	House	1925	CREV	C
2303 Hollister Ave.		House	1925	CREV	C
2305 Hollister Ave.	Raymond & Elizabeth Schmitz	House	1921	CREV	C
2306 Hollister Ave.	E. J. B. Schudring	House	1921	DCREV	C
2309 Hollister Ave.	Arnold & Bertha Peterson	House	1924	CREV	C
2314 Hollister Ave.	Lloyd & Eisle Mohr	House	1928	TREV	C
2317 Hollister Ave.	F. E. & Gertrude Schmitz	House	1926	TREV	C
2318 Hollister Ave.	Home Building & Finance Co.	House	1929	DCREV	C
2319 Hollister Ave.	Joseph & Anna Walsh	House	1925	CREV	C
2323 Hollister Ave.	Prof. Robert & Ethelyn Michell	House	1922	DCREV	C
2407 Norwood Place	Edward & Evelyn Buellesdach	House	1928	TREV	C
2409 Norwood Place		House	1921	BUN	C
2411 Norwood Place		House	1921	A4SQ	C
2415 Norwood Place	William & Audrey Hobbins	House	1927	CREV	C
2419 Norwood Place	Robert E. & Agnes Buser	House	1927	TREV	C
2423 Norwood Place		House	1928	CREV	C
2431 Norwood Place		House	1927	FPROV	C
2435 Norwood Place		House	1928	CREV	C
2437 Norwood Place		House	1928	CREV	C
2441 Norwood Place		House	1925	CREV	C
2505 Norwood Place		House	1926	CREV	C
2509 Norwood Place		House	1927	CREV	C
2513 Norwood Place		House	1923	FPROV	C
2515 Norwood Place		House	1927	CREV	C
2517 Norwood Place	Robert & Catherine Botham	House	1926	TREV	C
2520 Norwood Place	Orren & Vera Lovell	House	1925	TREV	C
2522 Norwood Place		House	1925	A4SQ	C
2526 Norwood Place	Arthur & Dorothy Lunrsen	House	1930	TREV	C
6 S. Prospect Ave.	Prof. Henry & Minnie Wolff	House	1909	PSCN	C
10 S. Prospect Ave.	Otto & Betty Wessel	House	1929	TREV	C
114 S. Prospect Ave.	Mrs. Mary Busnell	House	1935	TREV	C
1721 Regent St.	Clara L. Bradley	House	1916	CRAFT	C
1727 Regent St.	Rev. Alfred G. Taylor	House	1926	TREV	C
1731 Regent St.	George & Ardelia Davis Jr.	House	1906	CRAFT	C
1803 Regent St.	Henry & Bessie Davis	House	1927	FPROV	C

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1807 Regent St.	Francis & Loretta Miestand House	1928	FPROV	C
1811 Regent St.	Albert & Mary Campbell House	1928	TREV	C
1815 Regent St.	C. Audrey Richards House	1927	FPROV	C
1819 Regent St.	William & Mary Nagley House	1927	CREV	C
1821 Regent St.	Arthur & Francis Lenz House	1927	CREV	C
1825 Regent St.	Wilfred & Gertrude Newell House	1925	CREV	C
1827-1833 Regent St.	St. Andrews Episcopal Church	1928	LGOTN	C
1909 Regent St.	William H. & Agnes Dudley House	1908	QANN	C
1913 Regent St.	Edgar & Lulu Witzemann House	1927	TREV	C
1915 Regent St.	James & Dorothy Johnson House	1915	BUN	C
1917 Regent St.	Harry J. & Louise Parke House	1926	TREV	C
1925 Regent St.	Warren J. Hannum House	1927	TREV	C
1929 Regent St.	Albert C. & Marie Koepcke House	1927	TREV	C
1933 Regent St.	Charles T. & Etta Rieder House	1925	TREV	C
1937 Regent St.	Robert C. Pfister House	1926	TREV	C
2105 Regent St.	William & Ella Keely House	1924	CREV	C
2115 Regent St.	George & Mary Eastman House	1906	A4Bq	C
2117 Regent St.	Clarence & Lillian McElrath House	1915	BUN	C
2119 Regent St.	Albert & Clara Smith House	1925	CREV	C
2121 Regent St.	Albert & Clara Smith House	1927	TREV	C
2123 Regent St.	Charles & Josephine Finn House	1915	CRAFT	C
2127 Regent St.	George & Gladys Volkert House	1923	MREV	C
2135 Regent St.	Raymond & Verna Hillier House	1923	MREV	C
2141-43 Regent St.	Guy & Helena Wallace House	1922	FGAD	NC
2145 Regent St.	Jordan's Hot Lunch Room Building	1955	MODM	NC
2201 Regent St.	C. E. Rupp Commercial Building	1930	GREV	C
2209 Regent St.	House	1922	CRAFT	C
2213 Regent St.	House	1927	TREV	C
2215 Regent St.	House	1929	FPROV	C
2221 Regent St.	House	1927	TREV	C
2225 Regent St.	House	1951	CREV	NC
2229 Regent St.	House	1927	CREV	C
2259 Regent St.	House	1909	CRAFT	C
2261 Regent St.	George Keachie House	1929	DCREV	C
2263 Regent St.	George Keachie House	1929	DCREV	C
2301 Regent St.	House	1921	BUN	C
2305 Regent St.	Gustave & Ruth Bohstadt House	1932	DCREV	C
2309 Regent St.	House	1929	DCREV	C
2315 Regent St.	House	1928	CREV	C
2317 Regent St.	House	1929	CREV	C
2321 Regent St.	House	1929	CREV	C
2405 Regent St.	House	1951	MODM	NC
4 S. Roby Rd.	Harold D. & Lisetta Loutz House	1953	MODM	NC
14 S. Roby Rd.	House	1926	CREV	C

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1801 Rowley Ave.	Anton & Oline Melby House	1916	Craft	C
1802 Rowley Ave.	Way Building Co. Spec. House	1923	CRev	C
1805 Rowley Ave.	House	1924	Craft	C
1808 Rowley Ave.	Joseph M. Boyd Spec. House	1919	DCRev	C
1809 Rowley Ave.	House	1929	PScn	C
1810 Rowley Ave.	House	1923	A4Sq	C
1813 Rowley Ave.	H. J. Albright House	1923	CRev	C
1814 Rowley Ave.	House	1919	Craft	C
1824 Rowley Ave.	House	1921	Bun	C
1826 Rowley Ave.	Robert & Esther Kisley House	1922	Bun	C
1827 Rowley Ave.	Madison Realty Co. Spec. House	1920	Craft	C
1829 Rowley Ave.	Albert & Regula Sterren House	1924	Craft	C
1830 Rowley Ave.	Jacob & Catherine Krings House	1921	Craft	C
1831 Rowley Ave.	House	1923	CRev	C
1832 Rowley Ave.	House	1916	Craft	C
1833 Rowley Ave.	Madison Realty Co. Spec. House	1916	Craft	C
1834 Rowley Ave.	William & Jessie Winters House	1913	A4Sq	C
1835 Rowley Ave.	Ole & Minnie Stolen House	1922	Craft	C
1900-1902 Rowley Ave.	George & Anna Paltz House	1924	CRev	C
1903 Rowley Ave.	House	1915	CRev	C
1907 Rowley Ave.	Edward & Katherine Hoedel House	1914	A&Cr	C
1910 Rowley Ave.	Henry T. & Helen Dysland Spec. House	1924	CRev	C
1911 Rowley Ave.	House	1927	TRev	C
1914 Rowley Ave.	Henry T. & Helen Dysland Spec. House	1924	DCRev	C
1918 Rowley Ave.	Joseph & Geraldine Entringer House	1926	TRev	C
1919 Rowley Ave.	Realty Investment Co. Spec. House	1927	CRev	C
1924 Rowley Ave.	Joseph & Mary Jarriek House	1922	Bun	C
1925 Rowley Ave.	Edward & Sylvia Balzy House	1920	TRev	C
1926 Rowley Ave.	Laurence & Mary Burke House	1913	PSch	C
1929 Rowley Ave.	House	1953	CRev	NC
1931 Rowley Ave.	E. Reinhard House	1912	Craft	C
1934 Rowley Ave.	House	1960	ModM	NC
1935 Rowley Ave.	Rowland & Mae Morrison House	1916	Craft	C
1938 Rowley Ave.	Samuel & Anna Walker House	1911	PScn	C
2100 Rowley Ave.	Charles W. & Elizabeth Anderes House	1928	TRev	C
2103 Rowley Ave.	James & Goldie Milward House	1913	PSch	C
2105 Rowley Ave.	Stephen & Angeline Schennink House	1922	Craft	C
2106 Rowley Ave.	Gober-Coulter Co. Spec. House	1924	TRev	C
2108 Rowley Ave.	Anton J. Melby House	1921	CRev	C
2109 Rowley Ave.	Blessed Sacrament R.C. Church Complex	1927-42	LGoth	C
2110 Rowley Ave.	Perry Pharo House	1923	Craft	C
2120 Rowley Ave.	House	1922	Bun	C
2122 Rowley Ave.	Edward F. Mueller House	1914	Bun	C
2126 Rowley Ave.	House	1914	A4Sq	NC
2134 Rowley Ave.	A. G. Taylor House	1925	TRev	C

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2138 Rowley Ave.	House	1923	Craft	C
2142 Rowley Ave.	George & Ann Belle Holmes	House	1913	Craft C
2201 Rowley Ave.	vern & Louise Pranko	House	1923	CRev C
2205 Rowley Ave.		House	1923	CRev C
2208 Rowley Ave.	Alvan & Katherine Small	House	1911	Bun C
2211 Rowley Ave.	Louis & Helen Watzke	House	1923	CRev C
2212 Rowley Ave.		House	1916	Craft C
2215 Rowley Ave.		House	1922	Craft C
2217 Rowley Ave.	Alden & Alice Stone	House	1911	PSch C
2220 Rowley Ave.		House	1951	ModM NC
2221 Rowley Ave.		House	1923	CRev C
2222 Rowley Ave.	Annie Kempton	House	1912	Craft C
2224 Rowley Ave.	Clarence & Geneva Peck	House	1925	TRev C
2225 Rowley Ave.	Clarence & Geneva Peck	House	1921	Bun C
2229 Rowley Ave.		House	1922	CRev C
2230 Rowley Ave.		House	1949	ModM NC
2233 Rowley Ave.	John & Agnes McCormick	House	1934	CRev C
2237 Rowley Ave.		House	1916	Bun C
2240 Rowley Ave.	W. B. Cairns	House	1911	Craft C
2242 Rowley Ave.	W. B. Cairns	House	1922	DCRev C
2244 Rowley Ave.	Anna S. Jenkins	House	1922	TRev C
2245 Rowley Ave.	George & Minnie Boissard	House	1911	Craft C
2246 Rowley Ave.		House	1922	CRev NC
2247 Rowley Ave.		House	1923	CRev C
2248 Rowley Ave.	Theodore Berg	House	1921	Craft C
2305 Rowley Ave.		House	1925	CRev C
2309 Rowley Ave.	Chris & Emma Hendrickson	House	1921	Bun C
2310 Rowley Ave.	Lucian & Jessie Pickerts	House	1923	DCRev C
2313 Rowley Ave.	E. Earle & Zillian Swinney	House	1924	Bun C
2314 Rowley Ave.	J. M. Walsh	House	1926	CRev C
2318 Rowley Ave.	Robert & Mabele Quick	House	1925	CRev C
2320 Rowley Ave.	Nicholas & Mary Meyer	House	1922	Craft C
2321 Rowley Ave.	Clinton & Augusta Stewart	House	1919	Bun C
2330 Rowley Ave.	Pror. Frederick & Lydia Bruns	House	1914	Craft C
2230 Rugby Row	George & Katherine Renk	House	1924	CRev C
2237 Rugby Row	Keynold & Jeanette Schillinger	House	1927	CRev C
2241 Rugby Row	William Marling	House	1922	CRev C
2244 Rugby Row		House	1922	PSch C
2246 Rugby Row	William & Katherine Whalen	House	1939	TRev C
2247 Rugby Row	S. T. Mahlkuch	House	1923	DCRev C
2248 Rugby Row	Madison Realty Co. Spec.	House	1917	CRev C
2249 Rugby Row	A. M. Sylvester Spec.	House	1924	TRev C
2250 Rugby Row	Madison Realty Co. Spec.	House	1919	Craft C
2253 Rugby Row	Stanley E. Reinhart	House	1923	CRev C

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2300 Rugby Row	P. M. Homer House	1919	DCRev	C
2301 Rugby Row	James & Sophie Mathewson House	1923	CRew	C
2306 Rugby Row	House	1952	ModM	NC
2307 Rugby Row	Leland & Jeanne Coon House	1923	CRew	C
2310 Rugby Row	William & Augusta Davidson House	1922	CRew	C
2311 Rugby Row	House	1920	Bun	C
2314 Rugby Row	House	1922	Bun	C
2315 Rugby Row	Mrs. Crissie H. Andrus House	1923	TRew	C
2318 Rugby Row	Matthias & Mary Paltz House	1926	DCRev	C
2321 Rugby Row	House	1921	CRew	C
2322 Rugby Row	Carl & Olive Stephenson House	1919	DCRev	C
2326 Rugby Row	Harold & Beatrice Lampert House	1923	DCRev	C
2405 Rugby Row	House	1920	PSch	NC
4 S. Spooner St.	Emery & Mae Jasper House	1926	TRew	C
9 S. Spooner St.	E. H. Bayley et. al. House	1921	NCire	C
10 S. Spooner St.	Alfred & Goldie Borman House	1926	CRew	C
15 S. Spooner St.	Victor & Georgia Albright House	1926	TRew	C
1 Virginia Terrace	House	1931	CRew	C
8 Virginia Terrace	House	1952	CRew	NC
11 Virginia Terrace	House	1929	CRew	C
12 Virginia Terrace	Albert & Julia Meier House	1921	Craft	C
13 Virginia Terrace	House	1950	ModM	NC
30 Virginia Terrace	House	1926	CRew	C
34 Virginia Terrace	Leonard & Lucy Smith House	1921	PSch	C
38 Virginia Terrace	House	1918	Craft	C
101 Virginia Terrace	Better Homes Co. Spec. House	1931	TRew	C
106 Virginia Terrace	House	1939	TRew	C
110 Virginia Terrace	G. S. Skinner House	1921	PSch	C
111 Virginia Terrace	Frank & Elizabeth Doyle House	1932	GRew	C
120 Virginia Terrace	House	1981	ModM	NC
175 Virginia Terrace	Ernest K. & Aurie Voss House	1913	A&Cr	C
201 Virginia Terrace	H. L. Russell House	1919	Craft	C
202 Virginia Terrace	Frank & Annie Schoen House	1922	TRew	C
206 Virginia Terrace	Harry & Edith Tiegs House	1924	TRew	C
210 Virginia Terrace	John & Emma Barnes House	1927	TRew	C
216 Virginia Terrace	Dr. Anfin & Elizabeth Heggen House	1928	TRew	C
224 Virginia Terrace	Carl L. Stark House	1919	Bun	C
300 Virginia Terrace	Madison Realty Co. Spec. House	1919	Bun	C
304 Virginia Terrace	LeRoy Hauk House	1924	FGab	NC
306 Virginia Terrace	Joseph L. Endres House	1926	FProv	C
314 Virginia Terrace	Gilbert & Ruth Sylvester House	1928	TRew	C
315 Virginia Terrace	Joseph L. Endres House	1923	CRew	C
316 Virginia Terrace	James & Myrtle Rood House	1919	CRew	C

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402 Virginia Terrace	Roy & Edith Blackman	House	1917	DCRev	C
404 Virginia Terrace	Dr. Paul & Beatrice Segerson	House	1927	TRev	C
408 Virginia Terrace	Claude & Jessie Maurer	House	1926	TRev	C
410 Virginia Terrace		House	1929	FPROV	C
414 Virginia Terrace		House	1927	TRev	C
415 Virginia Terrace		House	1927	CREV	C
417 Virginia Terrace	William C. Britt	House	1926	TRev	C
420 Virginia Terrace		House	1927	Craft	C
424 Virginia Terrace	Ira & Emma Fuller	House	1924	A4Sq	C
427 Virginia Terrace		House	1924	CREV	C
428 Virginia Terrace	Catherine Heit	House	1925	TRev	C
430 Virginia Terrace	Harry & Clara Collins	House	1926	CREV	C
431 Virginia Terrace	William & Johanna Bauer	House	1925	CREV	C
433 Virginia Terrace	John & Etnelyn Jerreras	House	1926	TRev	C
434 Virginia Terrace		House	1923	A4Sq	C
435 Virginia Terrace		House	1924	BUN	C
436 Virginia Terrace	Howard & Agnes Schneider	House	1925	FPROV	C
437 Virginia Terrace		House	1933	TRev	C
438 Virginia Terrace	Clarence & Loretta Grimm	House	1926	DCRev	C
440 Virginia Terrace	Howard & Agnes Schneider	House	1928	TRev	C
441 Virginia Terrace	James & Hattie Manning	House	1925	CREV	C
443 Virginia Terrace	Gustave & Belle Schnape	House	1927	TRev	C
449 Virginia Terrace		House	1931	CREV	C
452 Virginia Terrace	Leslie Buse	House	1927	TRev	C
453 Virginia Terrace	Mrs. Marnie Diehl	House	1930	TRev	C
454 Virginia Terrace	Mark & Beatrice Cullen	House	1927	TRev	C
456 Virginia Terrace	Prof. Walter & Orpha Rowland	House	1929	TRev	C
501 Virginia Terrace	Orville & Leona Goulet	House	1928	DCRev	C
502 Virginia Terrace		House	1929	TRev	C
505 Virginia Terrace		House	1928	CREV	C
506 Virginia Terrace		House	1929	CREV	C
509 Virginia Terrace	Frank & Edna Malec	House	1928	CREV	C
510 Virginia Terrace	Clarence W. Grimm	House	1923	CREV	C
513 Virginia Terrace	Joseph & Laura Endres	House	1928	TRev	C
514 Virginia Terrace		House	1927	Craft	C
518 Virginia Terrace	Walter & Bertha Duffy	House	1927	CREV	C
522 Virginia Terrace		House	1928	CREV	C
524 Virginia Terrace		House	1991	ModM	NC
526 Virginia Terrace		House	1950	ModM	NC
1 Vista Rd.	Albert G. Hinman	House	1927	CREV	C
5 Vista Rd.	John Kalscheur	House	1948	SGab	NC
6 Vista Rd.	Arthur & Catherine Wohlford	House	1929	CREV	C
10 Vista Rd.	Mae Robson	House	1913	PSch	C
102 Vista Rd.	Robert & Shirley Quinn	House	1931	TRev	C

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124 Vista Rd.	Fred & Olga Blum House	1922	CRev	C
211 Vista Rd.	Realty Sales Corporation Spec. House	1923	CRev	C
220 Vista Rd.	Roscoe & Edith Walter House	1922	DCRev	C
302 Vista Rd.	James & Elvira Read House	1921	CRev	C
310 Vista Rd.	House	1920	Bun	C

Queen Anne

There are only two buildings in the district that can be said to reflect this popular nineteenth century residential style. One, the house located at 204 S. Allen Street, was moved to this lot in 1923, and its original construction date and location are unknown. The second, though, is the unusual and very late example constructed for Prof. William H. and Agnes Dudley in 1908 at 1909 Regent Street.³ The two-and-a-half story rectilinear plan gable-roofed Dudley house is one of the oldest houses in the district and it is located on the remaining portion of what was originally a steeply sloping double lot that comprised the southwest corner of the intersection of Regent Street and Koby Road.⁴ This setting gave the house excellent panoramic views to the south and east and the two two-story bays on its east-facing side elevation were oriented to take advantage of them. As befits its late date of construction, the design of the house is also more restrained than earlier examples of this style and some details, such as the three-part Palladian window in the main north-facing gable end, look forward to the emerging Colonial Revival styles that were to come. What is especially unusual about this house, though, are the materials used in its construction. The walls are clad in rock-faced concrete block that are a deep red in color and they are sheltered by a French tile-clad roof, both of which are materials that are seldom found in Madison home construction and are unique in the district. In addition, the main gable ends of the house are clad in stucco and windows have stone sills and lintels.

William H. Dudley (1869-1941) was born in Albion, Ohio, and graduated from the University of Wisconsin (UW) in 1892. Subsequently, Dudley served as the assistant librarian of the University until his retirement in 1939 and he was still occupying this house when he died two years later.⁵ A special note regarding this house is that Dudley's son was a close friend and college roommate of Charles A. Lindbergh, the celebrated aviator, who was a frequent guest in the house and included it in the list of places he visited when he returned in triumph to Madison following his solo flight across the Atlantic.

³ Madison City Tax Rolls and Madison City Directories. All the houses in the district with known owners and dates of construction utilized these sources.

⁴ The corner lot of the two lots owned by Dudley was later sold and the fine Wrightian style house of Harold & Lisetta Loutz was built on it in 1953.

⁵ Capital Times. March 4, 1941. Obituary of William H. Dudley.

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Prairie School

The district contains seven houses that are fine examples of the Prairie School style and five others that were influenced by the style. Most exhibit all or at least several of the typical characteristics of the style such as simple horizontal massing, whole or partial stucco cladding, grouped windows, and wide overhanging eaves.

2210 Eton Ridge	Peter & Hazel Carr House	1916
6 S. Prospect Avenue	Prof. Henry & Minnie Wolff House	1909
1926 Rowley Avenue	Laurence & Mary Burke House	1913
1938 Rowley Avenue	Samuel & Anna Walker House	1911
2103 Rowley Avenue	James & Goldie Milward House	1913
2217 Rowley Avenue	Alden & Alice Stone House	1911
10 Vista Road	Mae Rodson House	1913

1810 Rowley Avenue	House	1929
2244 Rugby Row	House	1922
2405 Rugby Row	House	1920
34 Virginia Terrace	Leonard & Lucy Smith House	1921
110 Virginia Terrace	G. S. Skinner House	1921

The earliest residence in the district built in the Prairie School style is the Prof. Henry & Minnie Wolff house, built in 1909 at 6 S. Prospect Avenue. The Wolff house was designed by Madison architect Alvan E. Small, one of the best Prairie School architects to practice in Madison and himself a district resident (2208 Rowley Avenue).⁶ His house for the Wolffs occupies a large double lot that constitutes the southwest corner formed by the intersection of Regent Street and Prospect Avenue. The house is nearly square in plan and two stories in height and its stucco-clad walls are surmounted by a multi-hip roof that has wide overhanging boxed eaves having stucco-covered soffits. The house has a more vertical emphasis than most of Small's other designs of the period but its second story, which is outlined and divided into equal-width sections by widely spaced false half-timber work elements, forms a continuous band that encircles the house; a typical Prairie School motif.

Henry Wolff was a professor at the UW when his house was built. Subsequently, the house was owned by a succession of distinguished owners including lawyer Cyril E. Marks, who moved in in 1931 after selling his previous residence, a larger Prairie School house that was built for him in 1915 at 3865 Nakoma Road.

The finest Prairie School design in the district and one of the best in Madison is

⁶ City of Madison Landmarks File for 6 S. Prospect Avenue.

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the superb house built in 1913 for Mae Robson at 10 Vista Road. This house is located on a large double lot that constitutes the southwest corner formed by the intersection of Rowley Avenue and Vista Road. It occupies one of the highest points in the district, a location that an early photo shows originally gave the house unimpeded panoramic views in all directions. The architect of the Robson house is still unidentified but a comparison of it with other known examples by Alvan E. Small strongly supports an attribution to this excellent Prairie School designer.⁷ The rectilinear plan gable-roofed two-story Robson house is clad in stucco and its walls are sheltered by very wide overhanging eaves whose soffits are also covered in stucco. The main facade of the house faces east onto Vista Road. The most notable feature of its design is the large shed-roofed glassed-in front porch that spans much of its first story. Otherwise, the house is most notable for its poise and for the perfection of its proportions, both of which are notable characteristics of Small's designs.

At the time her house was built, Mae Robson was listed in city directories as the widow of John H. Robson. She occupied her house for just a few years, after which it was sold to others. A recent extremely sensitive restoration by the current owners has given the house an appearance that is almost like new.

Still another, but more typical, example of the style is the Prof. James and Goldie Milward house at 2103 Rowley Avenue, also built in 1913. The Milward house is located on a lot that constitutes the southwest corner formed by the intersection of Rowley Avenue and S. Prospect Avenue and its principal facade faces north onto Rowley. The Milward house appears to be a rectilinear plan (it is actually an L-plan building) two-story gable-roofed house whose walls are clad in stucco. Its walls are sheltered by very wide overhanging eaves whose soffits are also covered in stucco. The house sits on a raised brick-clad foundation, all first story windows are grouped, a simple shed-roofed canopy shelters the centered main entrance, and the second story is set off from the first by a simple wooden beltcourse.

James Milward was a professor at the UW when his house was built and he occupied it until 1921, when it was sold to Frank J. Foster, a division sales manager with the French Battery & Carbon Co., then one of Madison's largest industries and now known as Ray-O-Vac. In 1929, the house was sold again, this time to Prof. Homer B. Adkins of the UW, who occupied it for many years afterwards. Such an ownership history is typical of many houses in the district.

⁷ Other buildings by Small that are similar in design to the Robson house include: the T. S. Morris house (1815 Summit Ave.), built in 1911, and the Prof. Aaron G. Johnson house (1713 Chadbourne Ave.), built in 1916, both of which are located in the University Heights Historic District (NRHP - 12/17/82). Regrettably, building permits for buildings in Madison do not begin until 1912 and are seldom found before 1915. Consequently, architect attributions for the district's earlier houses generally come either from owners, newspaper accounts, drawings and blueprints, other printed sources, or, as in this case, from stylistic attributions.

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A late example of the influence of the Prairie School style on houses in the district is the one constructed for Prof. Leonard S. and Lucy Smith in 1921 at 34 Virginia Terrace. This house occupies a large double lot and it has a rectilinear plan, stucco-clad walls, a gable roof with overhanging eaves, a symmetrically designed three-bay-wide main facade having grouped windows on either side of a centered entrance door, and a shed-roofed sun porch on its north-facing side elevation. All of these elements and the general arrangement of them are very similar to those found on the Milward house discussed previously and they clearly reflect the same general design principals. The difference, though, is in the details. The Milward house's brick-clad raised foundation, its beltcourse placed below the second story window sills, and the greater depth of its eaves all serve to give it a more pronounced horizontality and a more clearly defined Prairie School presence than the Smith house. Indeed, if the Smith house did not have a splayed, stucco-clad George Manier-influenced main entrance door surround and if its walls were covered with clapboards instead of stucco, it would be nearly identical with many Colonial Revival designs in the district.

Leonard S. Smith was a professor of civil engineering at the UW when his house was built and, in his private capacity, he was also the designer and surveyor of all three of the plats that comprise the West Lawn Heights Historic District.

Bungalow Style

The district contains forty-three houses designed in this popular style, which in Madison as elsewhere was both a style and a term that was more loosely applied to a type of small to medium size single family residence. More than half of the houses in the district were designed and built between 1920 and 1930 and they reflect a number of stylistic influences including some of the Period Revival styles. The Craftsman style was the principal influence on the earliest examples, however, and the twelve examples in the district built between 1911 and 1920 include several fine examples of this phase of the Bungalow style. The earliest example is the house that Alvan E. Small designed for himself and his wife, Katherine, at 2208 Rowley Avenue in 1911. This is a side-gabled one-and-a-half story design whose full-width front porch has been partially enclosed by later owners. A more intact and very typical example of a Craftsman style-influenced bungalow is the side-gabled one-and-a-half story clapboard-clad James and Dorothy Johnson House, built in 1915 at 1915 Regent Street, which still retains its original two-story garage building of similar design as well.

Two of the most outstanding examples of the Bungalow style in the district, though, exhibit the influence of the Prairie School style. The earlier of the two is the outstanding Clinton B. and Augusta Stewart House, built in 1919 at 2321 Rowley Avenue to the design of an unknown architect. The Stewart house occupies a spacious, flat double lot that is located on the highest ground in the district, a location that originally gave it spectacular panoramic views in every direction.

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This large house has a rectilinear-plan, one-and-a-half story, side-gabled main block, walls that are clad in stucco, and a gabled main roof whose very broad overhanging eaves are supported by exposed rafter ends. A one-story shed-roofed entrance porch is centered on the north-facing main facade, and it is sheltered by a more gently angled extension of the main roof. Centered directly above it on the north slope of the main roof is a large six-window shed-roofed dormer that features nine-light casement windows.⁴ The length of the north-facing main facade is further extended to the east by a one-story gable-roofed enclosed stucco-clad sunporch all that is set back from the front of the main block and whose three sides each have window groups that consist of four nine-light casement windows.

Clinton B. Stewart was a consulting engineer at the time his house was built and he occupied it until the late 1930s, when it was sold to others. The present owners of the house have maintained it in near original condition.

Another fine example of a Prairie School Style-influenced Bungalow is the Chris & Emma Hendrickson house, built at 2309 Rowley Avenue in 1921, just two doors down from the Stewart house. This is a square plan, one-and-a-half story, side-gabled house whose walls are also clad in stucco, and its gabled main roof also has very broad overhanging eaves. Dominating the north-facing main facade of the house is a full-width, front-gabled, stucco-clad, screened front porch whose most prominent feature is its nearly full-width shallowly-arched opening. Smaller arched openings admit light to the sides of the porch, which is situated in a way that once provided the original owners with wonderful views out over Lake Mendota to the distant north.

Chris O. Hendrickson lived in this house for just two years, after which it was purchased by John L. and Clara Keegan. Keegan was the proprietor of the Auto Radiator Shop in Madison from 1925 until at least 1931. He was afterwards listed in city directories as a cheese manufacturer.

Craftsman Style

There are fifty-four houses in the district that are either good examples of the Craftsman style or that were clearly influenced by it. More than half of the examples in the district were designed and built between 1920 and 1930 and, like the Bungalow style, they reflect a number of other stylistic influences. The twenty-two examples of the Craftsman style built between 1911 and 1920, however, are more faithful to the style. These houses are typically clad either in stucco, clapboard, wood shingle, or combinations of these materials. They feature such typical

⁴ This combination of shed-roofed entrance porch and dormer is also found on the Boissard house at 2245 Rowley Avenue, a known work of Alvan E. Small that is discussed in the Craftsman style section of this nomination. It is very likely that Small was also the architect of the Stewart house as well.

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Craftsman style details as grouped, multiple light double hung windows and wide, overhanging eaves that are typically supported by exposed rafter ends.

The earliest example in the district is the small George and Ardelia Davis Jr. house at 1731 Regent Street, built in 1906 to a design by prominent Madison architect Lew F. Porter. Another fine example is the George C. and Belle Holmes house, built in 1913 at 2142 Rowley Avenue. This stucco-clad house has a two-story rectilinear plan side-gabled main block whose main facade faces south. All the windows on the main block consist of grouped one-over-one-light double hung sash. There is a two-story ell attached to its east-facing side elevation that has a screen porch in its first story and a sleeping porch in its second story. Both the main block and the ell are sheltered by jerkinhead gable roofs that have wide, overhanging eaves supported by heavy paired brackets. In addition, a pent roof spans nearly the whole width of the first story of the main facade and a downward-sloping extension in the middle of it forms an entrance canopy (which is also supported by massive brackets) for the centrally positioned main entrance.

George C. Holmes was a court reporter when this house was built and he continued to live here until at least 1939.

One of the district's best examples of the Craftsman style is the George and Minnie Boissard House, built in 1911 at 2245 Rowley Avenue. The Boissard house is a very fine and intact design from the hand of Alvan E. Small, whose own house was built just down the street in the same year.³ The side-gabled Boissard house occupies a double lot and it is almost square in plan and one-and-a-half stories in height, and it is sheltered by a gable roof having very wide overhanging eaves. The house is clad in stucco up to the level of the first story window heads while the remainder of the wall surface is clad in wood shingles. First story windows are grouped six-over-one-light double hung sash and the dominant feature of the symmetrically designed north-facing main facade is the centrally placed shed-roofed entrance porch, which has a shed-roofed wall dormer containing three windows placed directly over it. In addition, a matching detached gable-roofed garage that also has stucco and wood shingle-clad walls and its original pair of side-hinged garage doors is placed to the rear and east of the house.

George A. Boissard had just been made the president of the Guardian Life Insurance Company of Madison (known today as National Guardian Life) when his new home was built. He continued to occupy it until 1919, when it was sold to Dr. Homer Sylvester, a physician. The present owner, who grew up in this house, has maintained it in near original condition.

³ This attribution came from the present owner, whose mother had owned the house since the early 1930s and had known the Smalls personally.

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Arts and Crafts Style

True American examples of the Arts and Crafts style are almost invariably residential buildings that imitate many of the features of English prototypes. Forms were simple, with minimal decoration beyond the use of small, often asymmetrically placed multi-paned windows. Wood was used extensively in the interiors, exteriors were almost always surfaced in plain stucco or stucco in combination with brick. Shingle roofs are typical and in some instances have rolled and padded edges that recall thatch.

True examples of the Arts and Crafts style are rare in Wisconsin outside of Milwaukee; there are few examples of the style in Madison. The district, however, contains seven examples of Arts and Crafts style residences that exhibit all the hallmarks of the style such as partially or totally stuccoed wall surfaces, and an informal "English" appearance.

2201 Commonwealth Avenue	Harry & Betty Geisler House	1918
2239 Commonwealth Avenue	A. M. Sylvester Spec. House	1924
2234 Eton Ridge	Willard R. Denu & Anne Agnes House	1923
2239 Eton Ridge	Harry & Bird Wood House	1923
1834 Rowley Avenue	William & Jessie Winters House	1913
1907 Rowley Avenue	Edward & Katherine Hobel House	1914
175 Virginia Terrace	Ernest K. & Aurie Voss House	1913

Of these, the two finest examples are the Ernest K. Voss house, and the Willard R. Denu house, built to a design by Madison architect Philip M. Homer. The earlier of the two, the Voss house, occupies a large double lot on the northeast corner formed by the intersection of Virginia Terrace and Hollister Avenue. Its main block is two-stories in height, has a rectilinear plan, and is sheltered by a side-gabled roof that, like most English examples, has only slightly overhanging eaves. The first story of the house is sided in white brick up to the second story window sills while the remainder is sided in stucco. The main west-facing facade is symmetrical in design and three-bays-wide, and each bay contains window groups that consist of multi-light casement windows. The centered main entrance is flanked by multi-light sidelights and is sheltered by a gable-roofed entrance porch that is supported by two Tuscan Order wood columns. In addition, a one-story brick garage is placed just to the north of the house and it is attached to the north-facing side elevation of the main block of the house by a small brick-clad one-story hyphen.

Ernest K. Voss was a professor at the UW when his house was built and he occupied it until 1925, when it was sold to Charles N. Perrin, the corporate secretary of the Wisconsin-Alabama Lumber Co.

The Willard R. Denu house was built 10 years after the Voss house to a design by Madison architect Philip M. Homer. This design was clearly inspired by English

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prototypes, most notably those created by Charles F. A. Voysey.¹⁰ The Denu house sits on one-and-a-half lots and it is rectilinear in plan, two-stories in height, and has walls clad in stucco. The main facade faces south. It is five-bays-wide and symmetrical in design, the facade being dominated by two equal height two-story gable-rooted bays that break through the main roof line and that have outer slopes that extend down at each end to the first story level. A taller hip roof connects the two shorter inner slopes of the bays, providing the house with an attic, and all of the roofs have rolled and padded edges and slightly overhanging eaves. The left-hand bay of the first story of this facade (which is sheltered by the downward slope of the west bay's roof) contains a segmental-arched garage door opening that still contains its original pair of side-hinged six-light doors while the corresponding arched opening in the facade's right-hand bay contains a triple window group that helps light a sunporch on the east side of the house. The first story's three remaining bays consist of triple groups of six-over-one-light double hung windows that are placed on either side of a classically inspired, centrally positioned main entrance.

Willard R. Denu was an optometrist and he and his family occupied this house until at least 1939.

Tudor Revival

The 73 examples of the Tudor Revival style in the West Lawn Heights Historic District are arguably its most impressive group of buildings. Partly this is due to the materials used in their construction, since practically all of district's examples are clad either in brick, stone, stucco, or a combination of the three. Partly too it is a function of their date of construction. The great majority of the district's Tudor Revival examples date from 1923 - 1932, the decade just prior to the Great Depression and the period during which most of Madison's largest and most elaborate residences were constructed.

These Tudor Revival style houses range from such small-sized examples as the stucco-clad house built as a speculative venture by the Stanley C. Hanks Real Estate Co. at 2249 Hollister Avenue, built in 1923, and the Gustave and Belle Shape house and its matching detached garage (Shape was a bank examiner for the State) at 443 Virginia Terrace, built in 1927, to several of the district's largest houses, which were designed by some of Madison's finest architects. The district's earliest example of this style is the Edward and Sylvia Balzy house at 1925 Rowley Avenue, built in 1920, and its latest example is the William and Katherine Whalen house at 2246 Rugby Row, built in 1939. No two of these houses are identical in appearance and many are believed to have been architect-designed although the limitations on architect identification noted earlier means that some of these are still unattributed at the present time.

¹⁰ City of Madison building permits.

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Examples of the style are distributed throughout the district, but the largest concentration is located on the hillside west of Allen Street (the West Lawn Heights and Hillington plats), which was the part of the district that saw the most development activity during the years between 1920 and 1932. Regardless of size and location, though, practically all of these houses exhibit a high level of craftsmanship and a knowledgeable use of the various design elements that by the 1920s were considered to be characteristics of the Tudor Revival style nationwide.

The following brief descriptions illustrate just a sampling of some of the district's finer examples of this style.

One of the smallest of the district's Tudor Revival houses is also one of its most charming. This is the Victor and Georgia Albright house at 15 S. Spooner St., built in 1926 to a design by Frank Riley, perhaps the finest of Madison's period revival style architects.¹¹ Riley produced many more Colonial Revival and Georgian Revival style houses than he did Tudor Revival ones, but those he did design were notably more sophisticated in their use of historic Tudor design elements and more knowledgeable about contemporary English trends in Tudor Revival design than were the works of his Madison contemporaries. The Albright house is a case in point, being a design that could have been found in many a London suburb of the same period. This square plan two-story house has a brick-clad first story, a taller stucco and false hair timber-clad second story, and it is sheltered by a tall, steeply pitched hip roof. The main facade of the house faces west. Its length is extended by means of a small one-story gable roofed entrance vestibule ell that is attached to its north-facing side elevation and a small shed-roofed screened porch ell that is attached to its south-facing side elevation.

Of special note is the way Riley made the second story of this house appear to be the taller of the two by beginning its stuccoed wall surface at the level of the first story window heads. This design strategy was seldom used by other Madison architects of the time but it is typical of English practice of the same period and is more authentic in appearance, as is Riley's use of small diamond-paned casement windows, which he grouped near the corners of each story. Adding to the Albright house's charm is its setting. The house is set on a large double lot that is quite a bit lower than the level of Spooner Street. Riley placed the house well back on this lot, where it is now enframed and embowered by numerous mature trees.

Victor E. Albright was the president of the Randall State Bank, an important neighborhood institution, when his house was built. He lived in this house from 1926 until at least 1939, during which time his bank was a major lender to prospective home buyers in the district.

Most of the district's Tudor Revival style houses are larger in scale than the Albright house, however, and several of the most impressive represent variations on

¹¹ City of Madison Building Permits.

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a common variant of the style in which the house has a gabled ell design where the front-facing gable-roofed ell dominates the main facade. Two of these houses are clad in brick; the Charles and Elizabeth Anderes house at 2100 Rowley Avenue, built in 1928, and the Robert and Shirley Quinn house at 102 Vista Road, built in 1931. The third is clad in stucco, the F. E. and Gertrude Schmitz house at 2317 Hollister Avenue, built in 1926.

The Anderes house sits on a prominent corner lot that comprises the northwest corner formed by the intersections of Rowley Avenue and S. Prospect Avenue. It was designed by Carl Ahl.¹² Ahl was a Madison designer who seems to have worked most often in conjunction with local contracting firms such as the Gouber-Coulter Co., for whom he designed five houses in the district built between 1927 and 1928 at 1807, 1811, 1815, 1819, and 1821 Regent Street among other buildings. The house he designed for the Anderes has all the salient features of the typical Tudor Revival style residence; a facade dominated by a steeply pitched cross gable, decorative half timber work, grouped multi-pane windows, and a massive chimney. The Anderes house has walls that are clad in brick and the main front-facing gable end is decorated with half-timber work.

Another brick variant of this type is the one-and-one-half story Robert and Shirley Quinn house, which was designed by the Madison architectural firm of Livermore and Barnes.¹³ Here too, the salient features of the style described above are all in place. This house also occupies a prominent corner lot, this one comprising the southwest corner formed by the intersections of Rowley Avenue and Vista Road. The Quinn house has an L-plan main block and a main facade that faces east. Its length is extended by the addition of a flat-roofed two-car garage that is attached to the south-facing side elevation of the main block. The walls of the house are clad in brick but the upper portion of the front-facing cross gable is clad in stucco and false half-timber work. The foundation of the house is clad in random ashlar limestone whose upper course is beveled to shed rain water. Similar stone is used to accent the first story windows and the main entrance door surround.

Robert Quinn was the vice-president of the Quinn Construction Co. in 1932 when his house was built.

The one-and-one-half story F. E. Schmitz house is a stucco-clad example of this variant. It too has an L-plan main block and the features typically associated with the style that are listed above. It also has a main facade that has been extended, this time by a one-story enclosed sun porch ell that is attached to the house's east-facing side elevation. A raised foundation that is clad in brick encircles the house, but the remainder of its wall surfaces are entirely clad in stucco.

¹² City of Madison building permits.

¹³ Ibid.

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The whole or its front-facing cross gable end is covered with an elaborate pattern of false half-timber work. An especially important feature of this facade is its tall stepped brick chimney mass, which is placed at the juncture of the two wings. Brick is also used to form the surround of the arched entrance door that is located immediately adjacent to the chimney as well.

F. E. Schmitz was the treasurer of the F. J. Schmitz and Sons Co., a prominent men's and boy's clothing store in downtown Madison known as "The Hub."

Colonial Revival, Dutch Colonial Revival, and Georgian Revival Styles

The 127 examples of the Colonial Revival style, the 37 examples of the gambrel-roofed Dutch Colonial Revival style, and the two examples of the Georgian Revival style collectively constitute the largest group of buildings in the district. Examples of these styles are found in every part of the district and they range in size from the very small to ones that are quite large. The oldest example is the house at 1903 Rowley Avenue, built in 1915, while the latest is the non-contributing house built just down the street at 1929 Rowley Avenue in 1953. Not surprisingly, these houses come in many shapes and forms. Most have simple rectilinear main blocks and symmetrical main facades that are often extended by a sun porch ell, a garage ell, or both. Others are more asymmetrical in design, depending on the particular historic precedent each was trying to emulate. Wall cladding also varies considerably. Houses clad entirely in stucco, brick, and wooden clapboards are typical, but so also are examples that mix these materials, although few if any mix more than two kinds at once. Despite this variety of designs and materials, however, the use of some elements such as double hung multi-light windows, main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent.

The following brief descriptions illustrate just a sampling of some of the district's finer and more typical examples of these three styles.

Colonial Revival

Two of the district's smaller examples of this style are also, somewhat surprisingly, both the work of one of the largest and most important architectural firms that worked in Madison during the 1920s and 1930s; Law, Law, and Potter.¹⁴ These houses are the William and Marcella Muehlstein house at 2133 Commonwealth Avenue, built in 1934, and the Laurence C. and Mary Burke house at 17 Harrison Street, built in 1936. These houses were designed in the depth of the Depression when architectural commissions were scarce, and this alone may explain why these architects were willing to take on what for them would normally have been very minor projects. Whatever the reasons, both houses, despite their small size, are typical

¹⁴ City of Madison building permits.

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examples of the Colonial Revival style. Both are one-and-one-half stories in height and they share rectilinear plans, side-gabled roofs, clapboard-covered walls, and have asymmetrical main facades with simple classically derived entrances that are offset to one side. Both also make use of multi-light double hung windows in their first stories and both have gable-roofed, front-facing dormers. The main facade of the Muenistein house, though, with its two separate six-over-nine light windows, is more historically accurate in appearance than the somewhat more forward-looking Burke house, which has a single triple window group that contains four-over-six light side windows that flank an eight-over-twelve-light center window.

William Muenistein was an engineer with the State Industrial Commission when his house was built. He died later in the same year at the age of 47, after which his widow occupied their home. Laurence Burke was a professor at the UW when his house was built.

Georgian Revival

A much more typical work of Law, Law and Potter is the elegant Georgian Revival house they designed for Frank and Elizabeth Doyle in 1932 at 111 Virginia Terrace.⁴² The Doyle house occupies an oversized lot and it is rectilinear in plan, has walls clad in red brick laid in English Bond, has a hip roof, and has a symmetrical three-bay-wide main facade that faces west onto Virginia Terrace. The first story of the main facade features large eight-over-twelve double hung windows that flank a centered entrance that has a multi-panel wood door flanked by four-light side lights and surmounted by a solid semi-elliptical fanlight. Sheltering the entrance is a portico having a curved underside, which is supported by slim Tuscan Order columns. The second story features two eight-over-eight-light double hung windows that flank two smaller six-over-six-light double hung windows that are centered over the entrance. All windows retain their original louvered shutters and the general design is marked by the excellent sense of proportion that distinguishes so many of this firm's designs.

When this house was built, Frank Doyle was the treasurer of the Castle & Doyle Co., one of Madison's largest coal and oil dealers.

Dutch Colonial Revival

A typical, highly intact example of this variant of the Colonial Revival style is the gambrel-roofed house built at 2306 Hollister Avenue in 1922 as a speculative investment by E. J. B. Schubring, a prominent Madison attorney. This one-and-one-half story house has a rectilinear plan and clapboard-covered walls. Its symmetrically designed, three-bay-wide, south-facing main facade features two eight-over-eight-light double hung windows that flank a gable-roofed entrance vestibule that has a six-panel door flanked by four-light sidelights. Positioned on the slope of the main roof above is a nearly full-width shed-roofed dormer that also contains

⁴² City of Madison building permits.

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two eight-over-eight-light double hung windows that flank a smaller six-over-six-light window. All of these windows still have their original shutters. The length of the house is extended to the east by a very fine one-story open porch whose flat roof is edged with a Colonial Revival style balustrade.

The first resident owners of this house were George and Mary Sullivan. Sullivan was a traveling salesman and he subsequently sold the house to William E. and Edna Walker, who was the president-manager of the Wm. E. Walker Co. and the assistant vice-president of the First National Bank and Central Wisconsin Trust Co. of Madison.

Late Gothic Revival

There are two churches in the district and both were designed in the Neo-Gothic Revival style. Of the two, the smaller but finer example is the St. Andrews Episcopal Church, built in 1927-28 at 1833 Regent Street at a cost of \$47,000. The church sits on a steeply sloping double lot that forms the southwest corner of the intersection of Regent Street and S. Koby Road. It is one of the few private commissions undertaken by Arthur Peabody (1858-1942), a member of the church who for many years was also the State Architect of the State of Wisconsin.¹⁶ The design of the church is typical of smaller examples of this style and consists of a one-story, rectangular plan, gable-roofed nave which is crossed towards the rear by less tall gable-roofed transepts placed on either side, giving the church a cruciform plan. A shallow apse is placed on the south-facing rear wall of the nave and a small rood spire is placed on the apex of the main roof directly above the cross axes of the nave and transepts. The centered main entrance of the church faces north onto Regent Street. The walls of the church are clad in a beautifully laid combination of irregular-coursed ashlar and rubble limestone veneer that is laid over building tile. All windows have pointed arch openings that are decorated with brick quoins and they are filled with stained glass.

A small, sympathetically designed Sunday school addition was added to the east-facing side elevation of the church in 1957, but it is not thought to have injured the overall integrity of the church.

¹⁶ City of Madison building permits.

8. Statement of Significance

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

Applicable National Register Criteria A B C D

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

Areas of Significance

(enter categories from instructions)

Architecture

Period of Significance

1906 - 1946¹⁷

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Law, Law and Potter¹⁸

Homer, Philip M.¹⁹

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

Significance

The proposed West Lawn Heights Historic District is a large residential district that is located two miles southwest of the center of the city of Madison and one mile from the UW campus. This district was identified by the Madison Intensive Survey in 1995 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) 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 Queen Anne, Colonial Revival, Arts and Crafts, Prairie School, American Craftsman, American Foursquare, Bungalow, and Period Revival Styles subsections of the Architectural Styles study unit of the CRMP.²⁰ The results of this research is detailed below and shows that the West Lawn Heights Historic District is locally significant under NR Criterion C as an architecturally and historically important collection of mostly residential buildings that together constitute a well-defined and visually distinct geographic and historic entity on what is now the near west side of Madison.

This district is comprised of 379 contributing resources and 25 non-contributing ones. Individually, the district's contributing resources are fine examples of the architectural styles that were important in Madison during the period between 1915

¹⁷ The period of significance is bounded by the construction dates of all the contributing resources in the district.

¹⁸ City of Madison building permits.

¹⁹ Ibid.

²⁰ Wyatt, Barbara (Ed.). Cultural Resource Management in Wisconsin. Madison: State Historical Society of Wisconsin, State Historic Preservation Division, 1986, Vol. 2, pp. 2-15, 2-17, 2-21 - 2-31.

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and 1946. A number are among the finest examples found by the Madison Intensive Survey. Collectively, these buildings are notable architecturally because they typify the stylistic and historic evolution of the district and of the city that surrounds it. It is especially notable because it contains numerous houses that exemplify the transitions taking place in residential design in Madison in the period immediately before and after World War I. Of special significance is a small but important group of houses that were designed by Madison architect Alvan E. Small, one of the district's earliest residents. This group of buildings contains within it some of the best Prairie School and Craftsman style houses that this noted architect produced between 1911 and 1923.

Historic Context

An excellent general history of the city of Madison up to World War I is contained in the book Madison: A History of the Formative Years, written by David V. Mollenhoff,²¹ and a detailed history of the city and its built resources is also embodied in the City of Madison Intensive Survey Report of 1995.²² Consequently, the historic context that follows deals primarily with the history of the district itself and with that of other similar areas located elsewhere in the city and in the immediate vicinity.

The land that is now the district was originally a part of the Town of Madison and it was given over almost entirely to farms and to agricultural pursuits until the beginning of the twentieth century. Indeed, parts of this land continued to be farmed until just before World War I, but by that date the neighboring city of Madison was in the midst of profound changes that would soon bring an end to the practice of agriculture in this part of the Town. The growth of Madison's population during the 1890s had already 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), located just to the south and to the north of the district respectively, were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because their proximity to the streetcar lines of the day enabled the new suburban home owners living in these plats to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin campus. These suburbs did not achieve real success until after 1903, however, when their residents voted to be annexed to the city, an act that finally supplied them with such city services as sewers, water, gas, electricity, and concrete streets and sidewalks and, within a year, a new school. Once these services became available, suburban development on the west side of the city expanded.

²¹ Mollenhoff, David V. Madison: A History of the Formative Years. Dubuque: Kendall/Hunt Publishing Co., 1982.

²² Rankin, Katherine H. and Timothy F. Heggland. Madison Intensive Survey Report. Madison: City of Madison Department of Planning and Development, 1995. Two volumes.

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The West Lawn Heights Historic District is comprised of part of one plat and all of two others, the oldest of which is the plat of West Lawn, which was created by the West Lawn Company in July, 1903.²³ The president of the company, Edward F. Riley, was the corporate secretary of the Savings Loan and Trust Company and had been the developer of the nearby Oakland Heights suburb in 1896, which lies adjacent to Wingra Park. The vice-president of the company was Henry L. Russell, the dean of the University's College of Agriculture, and the corporate secretary was attorney Alfred T. Rogers, the law partner of Sen. Robert M. LaFollette.²⁴ Leonard S. Smith, a professor of civil engineering at the UW, was hired to lay out the plat and M. S. Rowley, a member of one of Madison's oldest families and one of its most experienced and successful real estate dealers, was enlisted as its sales agent.²⁵

The creation of this plat was influenced by two factors, the most important of which was that the new plat lay adjacent to an already existing streetcar line. The tracks of this line ran from University Avenue down Breese Terrace to Monroe Street, then along Monroe Street to Harrison Street, then up Harrison and over a now vanished viaduct that once spanned the I.C. Railroad tracks to Regent Street, and then west out Regent Street to the Forest Hill Cemetery, which meant that no lot in the north portion of the West Lawn plat would be more than three blocks from the line. Such proximity was critical to the success of the plat because in the pre-automobile era even 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 then Madison's only form of public transportation, reasonable proximity to one of the city's streetcar lines was essential.

The second determining factor in the timing of the platting was the annexation of the existing suburbs of University Heights and Wingra Park to the City of Madison in 1903, an act that created what became known as the 10th Ward of the city. Since West Lawn lay between these two established suburbs, it too was annexed and West Lawn's developers used the annexation as a lure for buyers of their own lots, since

²³ Only the northern portion of this plat is included in the district, however, this portion being bounded by South Spooner Street to the east, Regent Street to the north, South Allen Street to the west, and the tracks of the Illinois Central Railroad to the south. These tracks separate the northern portion of the plat from the larger portion to the south, which is an area of somewhat smaller homes that possess less integrity than the north portion, and which was originally bounded by Spooner Street to the east, Monroe Street to the south, an imaginary extension of S. Allen Street to the west, and the railroad tracks to the north.

²⁴ Quaife, Milo (Ed.). Wisconsin: Its History and its People. Chicago: The S. J. Clarke Publishing Company, 1924, vol. IV, pp. 85-86.

²⁵ Mollenhoff, David V. Op. Cit., p. 359. Mollenhoff's book reproduces an early ad for the plat, which highlights the names of the officers of the company.

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purchasers of lots in West Lawn could look forward with assurance to receiving the same services as the residents of University Heights and Wingra Park.

Laying out the new plat was easy because all the land within the entire district had been farmed prior to 1903 and was completely open. Ads for the new plat noted that the new plat "Has all city improvements such as cement walks, sewerage, electric lights, street cars, water, gas. Also shade trees, beautiful view points, pure breezes and glorious sunlight but **No Saloons.**"²⁶ In addition to all these other features provided by the developers, the sizeable number of school age children that already lived in the newly annexed suburbs that bordered the district made the construction of a new school in the area a necessity. This resulted in the construction in 1906 of the first stage of the Randall Elementary School (extant - University Heights Historic District, NRHP - 12/17/82), which was Madison's first suburban school.²⁷

Even with all these actual or promised amenities, however, no buildings were constructed in the district itself prior to 1906 and the pace did not increase much even after the new plat of West Lawn Heights was developed by the West Lawn Heights Company in 1908. The president of the West Lawn Heights Company was Charles E. Buell (1855-1938), a prominent Madison attorney and politician who had been the first to build and occupy a house in the adjacent suburb of University Heights in 1894 and who had been active in earlier Madison real estate ventures.²⁸ The corporate secretary of the company was Rudolph R. Kropt (1872-1934), the secretary and treasurer of the Home Savings and Loan Association, and one of the directors was Dr. Cornelius A. Harper (1864-?), a prominent Madison physician.²⁹ Their new plat was bounded by South Allen Street to the east, Regent Street to the north, Virginia Terrace (originally called Nelson Street) to the west, and what is now Rugby Row (originally called Boyd Street) to the south. This plat covered the rise of land that is located just to the west of the West Lawn plat, hence its name. This plat was also served by the streetcar line that ran along Regent Street. Beautiful views of Lake Mendota to the north and the surrounding countryside were to be had from the lots along Rowley Avenue and Regent Street at the top of this plat in the days before trees and new construction grew up to obscure them.

Despite all these advantages, however, development in the new plats remained slow. Even as late as 1913, only seven houses had been built in the entire district.

²⁶ Mollenhoff, David V. Op. Cit., p. 359. Taken from the early newspaper ad reproduced in Mollenhoff's book.

²⁷ Randall School (1802 Regent Street) and its grounds occupies the block that forms the northwest corner of the Regent Street - Spooner Street intersection just across Regent Street from the West Lawn Heights Historic District.

²⁸ Dictionary of Wisconsin Biography. Madison: Wisconsin State Historical Society, 1960, pp. 57-58.

²⁹ Wisconsin State Journal. July 13, 1934. Obituary of Rudolph R. Kropt.

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Progress was finally made when the developers of the first two plats decided that they needed to join forces with others in the creation of a new, more modern type of land sales company that could act as both a real estate sales agency and as a land development company. This new firm, which was called the Madison Realty Company (MRC), was established in 1913. It was endowed by its founders with sufficient capital and managerial expertise to permit it to take an active role both in the selling of lots in the existing plats and in the creation of new plats located principally on the west side of Madison. The men who established this firm were already experienced in the creating and selling of suburban plats, which included West Lawn and West Lawn Heights. The president of the board of directors was Edward F. Riley, the president of the West Lawn Company. Vice-presidents were E. Ray Stevens (1869-1930), a Dane County circuit judge who was soon to be elevated to a place on the Wisconsin Supreme Court and who had been one of the early residents of University Heights,³⁰ and Dr. Cornelius A. Harper, one of the directors of the West Lawn Heights Company. The corporate secretary of the firm was attorney Alfred T. Rogers, the corporate secretary of the West Lawn Company. Other directors were UW Prof. Leonard S. Smith; Ransom A. Moore, another professor at the university; Henry L. Russell, the vice-president of the West Lawn Company; Joseph M. Boyd, the president of the Bank of Wisconsin; and L. B. Rowley (1865-1937), a Madison attorney and the son of M. S. Rowley, who was an experienced and successful real estate dealer.³¹

The combined expertise and experience of these men was considerable and their new company soon got sales of lots in the district moving. By 1915, there were twenty-six houses in the district and by 1917, construction of new houses in the district had increased to the point where the MRC felt justified in developing the district's last plat. This was the Hillington Plat, which is located south of West Lawn Heights and is bounded by Hillington Green to the north, the I.C. Railroad tracks to the south, and Forest Hills Cemetery to the west. Once again, the designer and surveyor of the plat was Prof. Leonard S. Smith, an MRC director who had designed West Lawn and West Lawn Heights and who had completed a very organic, curvilinear plat plan for the MRC's new far west side suburban development of Nakoma in 1914.³² Despite Hillington's quite different topography and much smaller size, some of the curvilinear feeling that Smith put into the Nakoma's plat found its way into this new plat as well, which besides having gently curving streets, contains a small triangular block positioned near its center that is known as Hillington Green. This small piece of land was donated to the Madison Park and Pleasure Drive Association on the condition that it would be developed into a neighborhood playground and park, and it still continues to be used as such today.

³⁰ Wisconsin State Journal and The Capital Times. August 25, 1937. Obituary of E. Ray Stevens. See also: Usher, Ellis Baker (Ed.). Wisconsin: Its Story and Biography. Chicago: The Lewis Publishing Co., 1914, vol. V, pp. 1341-42.

³¹ Capital Times. July 21, 1937. Obituary of L. B. Rowley.

³² Nakoma was the Madison Realty Company's largest undertaking and it is being nominated to the NRHP in a separate, concurrent nomination.

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Lot sales in the district suffered a brief setback due to America's entry into World War I, but they resumed with increased vigor after the war's end. By the time the Depression began in 1930 the great majority of the lots had been sold and were occupied. This later growth reflected changes in the demographics of Madison and the continued growth of the city after 1910. Between 1910 and 1920 Madison's population increased by almost 50 percent, which raised the population density in the downtown portion of the city to the point where the traditional quality of life in the city's older residential neighborhoods was noticeably deteriorating. As a result, families of every class began to leave the downtown for the better life in the suburbs. This was especially true of the city's professional and mercantile classes, two groups that had been targeted by the West Lawn Co. from the beginning in ads that stated that "West Lawn is especially recommended to professional, business, and university men--to lawyers, doctors, bankers, merchants and professors."³³

A significant contributing factor in what ultimately amounted to the virtual exodus of Madison's managerial, professional, and educational elite from the city's downtown was the rapid increase in the number of automobiles on Madison streets in the second decade of this century. What had begun as a rich man's novelty around the turn of the century was, by 1913, becoming a viable alternative to existing forms of transportation. Car sales in the city had been averaging about eighty a year between 1907 and 1913 but between 1913 to 1916 they jumped to 300 per year. By 1916, autos outnumbered horses in the city and bankers were offering the first auto loans, all of which meant that those who found streetcars an uncomfortable and inconvenient way of commuting to work now had an increasingly reliable alternative method.³⁴

Five times as many houses were built in the district between 1920 and 1946 as had been built from 1906 to 1919. This growth, and similar growth in the adjacent suburbs, led to the expansion of the area's first institution and to the creation of others. The large number of children in the rapidly growing district and in the neighboring areas made the expansion of Randall Elementary School a necessity. As a

³³ Mollenhoff, David V. Op. Cit., p. 357. From a newspaper advertisement dated July 1903. Although some of the owners of houses in the district were comparatively wealthy, the great majority were drawn from the managerial and professional class of the city. Members of the various professions appear in large numbers as do members of the UW faculty and administration, owners and upper level executives of many local enterprises, and managers of the local offices of national firms. The current owners of houses in the district are still largely drawn from these groups.

³⁴ Ibid, p. 365. One result of this trend was the construction of the detached garages that are associated with the great majority of the houses in the district. These garages were not included in the district building count because of their small size and generally plain design.

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result, the school was expanded to the north in 1916 and again to the south in 1925, creating what was for a time the city's first junior high school and the relatively unchanged building that is still in use as a school today. The district gained its own elementary school when the Blessed Sacrament R.C. Church/Convent/School/Parish House complex was built on the west half of the block bounded by S. Allen Street, Hollister Avenue, and Rowley Avenue in 1927-1928, the same years when the St. Andrews Episcopal Church was being constructed on Regent Street. Ultimately, population growth in the area reached a point where the city decided that a new high school was needed to serve the area. The result was West Senior High School, which was built in 1930 to a design by Law, Law and Potter and which is located just across Regent Street (the 2300 block) from the district.

Today, the city of Madison has encircled and grown far beyond the West Lawn Heights Historic District. Fortunately, though, this early example of the suburban trend that has transformed Madison has survived intact into the present day and continues to house the same types of families for whom it was originally built.

Architecture

The West Lawn Heights Historic District is architecturally significant as a fine highly intact early twentieth century residential neighborhood whose mostly medium size residences span the evolution of residential design in Madison, from the styles that typify the Early 20th Century American Movements such as the Bungalow, American Foursquare, and Prairie School styles, to the later Period Revival styles that supplanted them after World War I. Individually, many of the residences in the district are fine representative examples of their particular styles. Collectively, they create a highly intact entity that is clearly distinct from the larger houses of the same period in the University Heights Historic District to the north and the smaller houses in the portion of the West Lawn plat that lies to the south.

The earliest buildings in the district are all single family residences that were built between 1906 and World War I. They are mostly designed in the Prairie School, Craftsman, and Bungalow styles and include a number of architect-designed examples that are of a very high quality. The great majority of the district's residences, however, were built in the years between the World Wars and are mostly examples of the Period Revival styles, most notably the Colonial Revival and the Tudor Revival. These Period Revival style residences were built throughout the district and many have excellent designs supplied by the best architects that practiced in Madison during these years.

The large number of residences in the district, the fact that they are almost all single family residences, and their very high degree of integrity, makes it possible to study in depth the stylistic evolution that occurred as architectural styles were adapted to the changing needs of the middle and upper middle classes in the years just before and after World War I. The high integrity levels in the district are

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especially significant for this study. Of the 25 non-contributing buildings in the district, only 12 were built prior to 1946 and have been classified as non-contributing because of later, inappropriate or irreversible alterations. Of equal importance is the fact that so far as can be determined, all of the original buildings constructed during the period of significance are believed to have survived. Consequently, it is possible to study the district of today with the certain knowledge that what is visible now reflects the historic appearance of the district.

As previously noted, the West Lawn Heights Historic District is a residential district that is comprised almost completely of single family houses, there being only four buildings in the district out of a total of 403 that are not examples of this resource type.³⁵ A few general features apply to all of these houses regardless of age or size. Houses in the district typically occupy 50 x 120-foot lots (no house occupies more than two) and their placement on these lots respect common set back lines that were mandated by the developers (see Section 7, p. 14). No house is more than two-and-one-half stories in height and none have outbuildings or garages that can house more than two cars.

As a general rule, houses in the west part of the district and in the south part along Commonwealth Avenue are of a more recent date than those in the east end, which was platted earlier. Another aspect of the district's development is that the post-World War 1 years are largely characterized by the construction of examples of Period Revival design, even though the three plats that comprise it were first put on the market between 1903 and 1917, a period when the various Progressive styles were predominant in Madison. Part of the explanation may lie in the larger economic and social factors that hindered development in the district between 1903 and 1919, but these do not explain why examples of the Progressive styles do not reappear after the end of the war. Nor is this phenomenon unique to the district. In every residential neighborhood that the Madison Intensive Survey has studied it has found the same pattern. The so-called Progressive styles (the Bungalow, American Foursquare, Craftsman, and Prairie School styles) begin to appear about 1902 and become the dominant residential styles until World War 1. Following the end of the war, however, virtually no new examples are constructed. What was built instead, regardless of the prestige or location of the area being studied were homes designed in the Period Revival styles. In district after district, beginning with University Heights (NRHP - 12/17/82), this same phenomenon was observed, which supports the theory that, for whatever reasons, the Progressive styles fell out of fashion

³⁵ Among these four non-residential buildings is the Blessed Sacrament R.C. Church complex, which includes a church, elementary school, parish house, and convent that were built between 1927-28, and a large non-contributing school building addition constructed in 1961. Because all of these buildings are interconnected they are being treated as one building (with a non-contributing addition) for NR purposes.

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after the war and were supplanted by the Period Revival styles even as they themselves had once supplanted the Queen Anne style.

What is especially notable about the West Lawn Heights Historic District, however, is the number of houses that can be said to be transitional in terms of their styles, with some elements reflecting Progressive styles and others, the Period Revival ones. For whatever reason, the district contains a number of these houses, whose most typical characteristic is a Progressive style form and massing coupled with Colonial Revival style details and wall cladding choices. Representative examples of this trend include: the Thomas J. and Catherine Kelly house (2204 Ston Ridge), built in 1925, which combines wide, overhanging eaves and an entrance that reflects Prairie School design with Colonial Revival style six-over-one light windows arranged individually and in groups and clapboard siding; the Way Building Co. Spec. House (1802 Rowley Avenue), built in 1923, which combines a Colonial Revival style form and design with an entrance door and porch and garage eels that all make use of pergola-like elements borrowed from the Craftsman style; the George and Anna Paltz House (1902 Rowley Avenue), a brick-clad house built in 1924 to a design by Madison architect Martin F. Schneider, which mixes a symmetrically designed Craftsman style main facade that is surmounted by a very shallow-pitched tile-covered hip roof having wide overhanging boxed eaves supported by carved rafter ends with a Colonial Revival style entrance door that has sidelights and a semi-elliptical fanlight and first floor window groups that are crowned by relieving arches; the Anton J. Melby House (2108 Rowley Avenue), built in 1921, which has a Colonial Revival style entrance, ten-over-ten light windows, and a symmetrical facade coupled with a Craftsman style-influenced shallow pitched hip roof that has wide, overhanging eaves and a wide, front-facing two-window hip-roofed dormer; and the George and Catherine Renk House (2230 Rugby Row), built in 1924, which is very similar to the Melby house in its mix of elements.

It is possible that some of these houses may now have features or siding that was added at some later time in the period of significance, but the ones cited above (save for the now resided Way Building Co. house), appear to be in a largely original state. An especially intriguing question is raised by the fact that all of the houses listed above were built in the 1920s. Since Madison's west side suburbs (including the district) contained many fine, historically accurate examples of Colonial Revival style houses by the mid-1920s, why did some designers and clients build houses that can be said to look backwards, rather than forwards in terms of style?

Whatever the reasons, the district contains a rich variety of mostly medium-sized houses whose dates of construction span one of the most important periods in America's architectural history. Most of the buildings in the district whose designers are known are the work of builder/contractors who used "private plans" as their design sources. A substantial number, however, were designed by prominent and not so prominent architects working in Madison during the period of

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significance. The information compiled by the Madison Intensive Survey has provided a fairly full overview of the legacy of the city's architects and also of their work in the district. The most important of the architects that worked in the West Lawn Heights Historic District are listed below along with information about their work there. This information is somewhat limited, however, by the scarcity of City building permits prior to 1930.

Balch & Lippert Harold Charles Balch (1890-1959) was born in Neillsville, WI in 1890 and received his education in the public schools of that community. Balch attended the UW from 1908-1909, taking courses there in civil engineering that were followed by course work in architecture at the Armour Institute of Technology in Chicago (afterwards the Illinois Institute of Technology) and the Chicago Art Institute between 1909 & 1911. In 1912, Balch was employed in the well known Chicago architectural office of Walter Burley Griffin, then, in February of 1913, he came to Madison as the junior partner of longtime Madison architect James O. Gordon in the firm of Gordon & Balch.³⁶

Grover Henry Lippert (1887-1968) was born in Madison in 1887, but his parents later moved to Neillsville, WI and he attended the public schools of that community, graduating from the high school there in 1906. From 1907 until 1913, Lippert worked in several architectural offices in Madison as a draftsman; in 1907 with Gordon & Son and in 1911 with builder/architect Charles E. Marks. In 1913, Lippert decided to further his education by enrolling in the architectural course at the University of Pennsylvania. In the summer of 1914, Lippert returned to Madison to work again as a draftsman, this time with Alvan E. Small. When Lippert graduated from the University of Pennsylvania in 1915, he returned to Madison and became associated with the firm of Gordon & Balch as a junior partner, the firm being renamed Gordon, Balch, & Lippert. When Gordon died in 1917, the two former Neillsville residents formed their own firm, Balch and Lippert.³⁷

Balch & Lippert was one of Madison's more successful architectural firms and it continued in existence until 1946, when the partners went their separate ways. The firm had a general practice that produced competent designs for everything from Madison's first large high-rise hotel building (the Belmont Hotel, 31 N. Pinckney St.) to churches, commercial buildings, and apartment buildings. In addition, Balch & Lippert also produced a large number of residential designs as well. These designs were invariably good, representative examples of whatever styles were then most in fashion. Thus it is not surprising, given the time period during which they practiced (1917-1946), that the firm's identified single family residences tend to

³⁶ Quaipe, Milo (Ed.). Op., Cit. Vol. IV, pp. 404-406. See also: Wisconsin State Journal, December 29, 1959. Obituary of Harold Balch.

³⁷ Ibid. Vol. IV, pp. 324-328. See also: Wisconsin State Journal. November 9, 1968. Obituary of Grover Lippert.

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be mostly examples of the Period Revival styles. Their known works in the district are listed below.

Some designs of Bacon & Lippert

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Albert G. Hinman House	1 Vista Road	1927
William H. & Elizabeth Koch House	2316 Eton Ridge	1925
Richard & Lucy Marshall House	2318 Hollister Avenue	1929

Henry T. Dysland Although little known today, Henry T. Dysland (1885-1965) was one of Madison's best and most prolific residential architects during the 1920s and 1930s. Dysland was born in Green Bay, Wisconsin, in 1885, the son of Norwegian parents. He attended George Washington University in Washington, D.C., where he also worked as a draftsman in the Office of the Supervising Architect in the U.S. Treasury Department. Ultimately, Dysland received a certificate in architecture from the Atelier of Donn Barber in New York City in 1908, which was followed by stints as a draftsman in the architectural firm of Foster, Gage & Gramam in New York, and Otis & Clark and Holabird & Roche, both in Chicago. From 1912 to 1917, Dysland was an assistant professor of architecture at Washington State University in Pullman, Washington. In 1917, Dysland, his wife, Helen, and their family moved to Madison, where he worked as a draftsman in the State Architect's Office. In 1919, Dysland returned to Green Bay to practice on his own, but in 1921 he returned again to Madison and worked until 1925 as an architect in the office of architect Ferdinand L. Kronenberg.³⁸

In 1925, Dysland formed the Madison-based design/build firm known as the Better Homes Corp., with himself as the firm's architect and president and his older brother, Albert J. Dysland (1882-1935), as treasurer.³⁹ As its name implied, the new firm made a specialty of high quality residential construction. From 1925 - 1933, Dysland's company operated out of downtown offices. After Albert Dysland died in 1935, though, Henry Dysland operated the business out of his successive homes in the city until 1945, when he moved to Richmond, California, where he operated a real estate firm. Dysland died in California in 1965, but he left Madison with a rich legacy of fine designs.

The more than 100 designs identified by the Madison Intensive Survey that Dysland produced for his firm in its twenty years of existence include many of Madison's best examples of Colonial and Tudor Revival designs. The largest number of these

³⁸ Architect's Files. City of Madison Department of Planning and Development, Office of the Preservation Planner. Contains a letter from Henry Dysland's son relevant to his career in Madison.

³⁹ Wisconsin State Journal. November 12, 1935. Obituary of Albert J. Dysland.

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are found in the suburb of Nakoma, where fifty-eight examples have been identified.⁴⁰ Dysland's known work in the district is listed below.

Some designs of Henry T. Dysland

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Henry T. & Helen Dysland Spec. House	1910 Rowley Avenue	1926
Henry T. & Helen Dysland Spec. House	1914 Rowley Avenue	1924
R. D. Garver House	101 Virginia Terrace	1931

John J. Flad. John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with local 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.

Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name. In 1941, Flad associated with his relative, Thomas H. Flad. Gradually, this firm evolved into John J. Flad & Assoc., which would grow to become Madison's largest architectural firm in the 1960s and 1970s. Flad died in 1967, but his sons and descendants still continue to operate the firm he founded today.⁴¹

Flad's own design work is difficult to identify given the number of associates he worked for and with, but Flad was an active Roman Catholic layman and the buildings that he designed for the Catholic Church were a specialty for which he was particularly well known. His known works in the district are listed below.

Some Designs of John J. Flad

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Blessed Sacrament Priory	2131 Rowley Avenue	1941-42
Blessed Sacrament Convent	2116 Hollister Avenue	1948
William and Katherine Whalen House	2246 Rugby Row	1939

⁴⁰ "Homes and Apartments Designed and Built to Order by Better Homes Corporation." Madison: Better Homes Corp., ca.1931. Original Brochure in the collection of the library of the State Historical Society.

⁴¹ Capital Times. August 23, 1967 (obituary of John Flad).

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Law, Law & Potter Many of Madison's most important landmarks were designed by the firm of Law, Law & Potter, Madison's largest and arguably its most important architectural firm in the 1920s and 1930s. The founders of the firm, James K. Law III (1885-1952) and Edward J. Law (1891-1983) were brothers who were both born in Madison and educated at the University of Pennsylvania School of Architecture. After working for several years in the Madison offices of Claude & Starck and the State Architect's office, James Law began his own practice here in 1913 and he was soon joined by his brother, Edward, in a firm initially known as James K. & Edward J. Law, which was often abbreviated to just Law & Law.

One of the firm's first projects was the design of Madison's first skyscraper, the nine-story Gay Building (extant) on the Capital Square, built in 1913, a commission whose success paved the way for the many more commercial and institutional buildings in Madison's downtown that were to follow in the next decade. During this same period the firm also produced a number of identified residential projects as well, nearly all of which were designed in the then fashionable Craftsman and Arts & Crafts styles. A notable exception, however, was James Law's own house, a fine Dutch Colonial Revival style residence at 2011 Van Hise Avenue in University Heights built in 1915 that he afterwards enlarged for UW president Edward A. Birge.

By the mid-1920s, Law & Law had become Madison's most prominent firm and it was busy designing some of the most important commercial buildings that were built in Madison during that decade, among which were the classically inspired designs for the Beavers Insurance Building (119 Martin Luther King Jr. Blvd.), the Bank of Madison building (1 West Main St.), and the now demolished First National Bank building (1 North Pinckney St.). Along with its large-scale commercial projects the firm also undertook the design of a notable series of Masonic Temples during this decade (all three principals were masons), one of the most impressive being the Art Deco-influenced Neo-Classical Revival style Madison Masonic Temple (301 Wisconsin Ave. - NRHP 9/13/90) completed in 1925. By mid-decade the success of the office necessitated the expansion of the firm, which resulted in the naming of Ellis J. Potter (1880-ca.1990) as a principal in the expanded firm known as Law, Law and Potter.

During the 1920s the firm was also kept busy turning out a host of single family residences, all of which were designed in the newly fashionable Period Revival styles. These designs were for houses of every size and included both very large and very small commissions. Most, however, were substantial in size and were expertly done.

As the firm moved into the 1930s it was still turning out excellent new commercial buildings, among which was an especially important pair of high-rise office towers in Madison designed in the Art Deco style; the Tenney Building (110 E. Main St.), the Wisconsin Power & Light Building (122 W. Washington Ave.), and the smaller but equally fine Holstein-Friesian building (448 W. Washington Ave.). Change was

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coming, however. The Depression brought new building activity in Madison to a halt and James Law left the firm in 1932 to serve as the mayor of Madison (1932-1943).^{**} This left Edward Law in charge of the firm, which survived the worst of the Depression years and resumed producing high quality buildings in a variety of increasingly modern styles until the beginning of world war II again brought a temporary halt to construction.^{**}

Eventually, the original partners retired and new men took their place. Today, the successor firm, known as Potter Lawson, Inc., continues to add new buildings to Madison's built environment. The outstanding architectural legacy of the firm's early years, however, still includes some of the city's finest buildings.^{**}

Some Designs of Law, Law & Potter

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Laurence C. & Mary Burke House	17 Harrison Street	1936
Frank & Elizabeth Doyle House	111 Virginia Terrace	1932
William & Marcella Muenstein House	2133 Commonwealth Avenue	1934
J. C. Taylor House	2214 Hollister Avenue	1935
Harry & Edith Tieggs House	206 Virginia Terrace	1924

Philip M. Homer Philip Marvin Homer (1893 - ca.1980) was born on his parent's farm in McGregor, Iowa. He received his education in the La Crosse, WI public schools, followed by a 3½ year apprenticeship with the prominent La Crosse architectural firm of Parkinson & Dockendorf. In 1912, Homer came to Madison where for 2½ years he did drafting and other architectural work for local building contractor Charles E. Marks. This was followed by an association in 1915 with another young Madison architect, Robert A. Philips. The two men practiced together for about two years as the firm of Philips & Homer, but by 1917 Homer had become a licensed architect and was the architect and the vice-president of the Capitol Construction Co., a design/build firm specializing in residential construction that had been founded by prominent Madison real estate developer Paul E. Starck.

By 1921, Homer had become the architect for the Starck Land Co., another creation of Starck's that would become one of Madison's biggest developers of residential suburbs in the 1920s. Quaire, in 1924, stated that Homer had "made a special study of residences."^{**} In 1925, Homer married and started his own practice. His

^{**} Dictionary of Wisconsin Biography. Madison: State Historical Society of Wisconsin, 1960, p. 224. Biography of James R. Law III

^{**} A Monograph on the Works of Law, Law and Potter, Architects. Madison: 1937.

^{**} Wisconsin State Journal. March 22, 1983. Obituary of Edward J. Law.

^{**} Quaire, Milo (Ed.). Op. Cit., vol. III, pp. 650-651.

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practice was apparently successful during the second half of the 1920s since most of his identified buildings date from 1925 - 1931. In 1933, though, Homer was listed in the Madison city directories as an automobile salesman, evidence of the hard times that befall so many Madison architects during the Depression. By 1935, Homer was again working as an architect, this time with the Wisconsin Emergency Relief Administration, and in 1937 he was again in private practice, which, while modest in scope was high in quality and which lasted until nearly the end of his long life.

Some Designs of Philip M. Homer

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Willard R. & Ann Denu House	2234 Eton Ridge	1923
Harry & May Gelsler House	2201 Commonwealth Avenue	1917
Dr. Anrin & Elizabeth Heggen House	216 Virginia Terrace	1928
A. W. McConnell House	2217 Hollister Avenue	1916
Lloyd H. & Elsie Monr House	2314 Hollister Avenue	1928
Gilbert & Ruth Sylvester House	314 Virginia Terrace	1928
Arthur & Catherine Wouliord House	6 Vista Road	1929

Frank M. Riley Frank Morris Riley (1875-1949) was one of the most important architects to practice in Madison in the first half of the twentieth century. Riley was born in Madison on September 10, 1875. His father, Edward F. Riley (1847-1927) was secretary of the UW Board of Regents from 1888 to 1906 and was also well-known in business and real estate circles in Madison. Frank Riley first studied civil engineering at the UW beginning in 1894. In 1897, however, he left Madison for Boston, where he studied architecture at MIT. He studied there until 1900, then, from 1900 to 1908, Riley worked for three of Boston's best architectural firms, following which he worked in his own practice until 1911. From 1911 until 1913 he lived in London, and from 1913 to 1914, he lived in Italy and Germany. While in Germany, he worked for a year for an architect in Munich. In 1914, he came back to the U.S. and to Madison, where he remained for the rest of his life.⁴⁶

Riley is best known today for his residential designs, most of which were expertly and knowledgeably done in either the Colonial Revival or Georgian Revival styles. Like many other of the best architects of his time, though, Riley was equally at home with all the major period revival styles. His mastery of the Tudor Revival, Mediterranean Revival, French Provincial, and Norman Revival styles resulted in some of Madison's finest houses.

Riley was fortunate in that his return to Madison coincided with the beginning of the period in which the city's economic and social elite were starting to abandon the increasingly congested downtown neighborhoods that had been their traditional

⁴⁶ Quaipe, Milo (Ed.). Op. Cit. Vol. IV, pp. 184-186.

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home for other areas, most of which were new suburbs then being developed on the outskirts of the city. In the years between 1914 and 1941, Riley designed many of the finest houses in such elite Madison suburbs as Nakoma, University Heights, and the Highlands and in the neighboring villages of Shorewood Hills and Maple Bluff. He also designed a number of outstanding fraternity and sorority houses on Langdon Street as well as some of Madison's more important non-residential and institutional buildings.* In his later years he was also associated with Lewis A. Siberz, a former draftsman in his office, in the firm of Riley & Siberz.

Some Designs of Frank M. Riley

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
Victor E. & Georgia Aldright house	15 S. Spooner Street	1921
Blessed Sacrament Church (Riley & Siberz)	2121 Kowley Avenue	1931
Leroy Hauk House	304 Virginia Terrace	1924
George K. Keachie Spec. House	2261 Regent Street	1929
George K. Keachie Spec. House	2263 Regent Street	1929

Alvan E. Small Alvan Edmund Small (1869-1932) was born in Sun Prairie, WI in 1869. In 1887, after graduating from high school, Small entered the architectural office of Conover & Porter in Madison as an apprentice architect. He worked there until 1899, when he went to Chicago, where he worked for a year in the office of Louis Sullivan. In 1900, Small returned to Madison to become the partner of Lew F. Porter, one of his former employers. In 1906, Porter left his firm to supervise the construction of the new State Capitol building and Small then continued the office under his own name.

In 1916, John Flad Sr., worked for Small for a year or so. In 1922, he rejoined the firm it became known as Small and Flad.** In 1926, Flad left to start his own practice (which see) and Small afterwards practiced alone.

While Small is best known for his residential designs, he also produced a number of fine designs for non-residential commissions as well. One of the finest early designs attributed to Small is Randall Elementary School, which was completed while Small was working for Lew F. Porter (1906). His other non-residential work includes the fine Prairie School style Eddy building at 317 State Street in Madison and several other excellent designs. It is for his single-family residences, though, that Small is best known. The most notable are a series of medium-sized Prairie School style houses in Madison that are among the city's finest examples of this style and which are uniformly distinguished by their almost abstract designs and superb sense of proportion. In the 1920s, Small did execute a few Period Revival designs, and these, while trimmed with Colonial details, share some of the abstract quality and the refined proportions of his better known Prairie School designs.

* Wisconsin State Journal. February 8, 1965.

** Quaipe, Milo (Ed.). Op. Cit., vol. IV, pp. 284-285.

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From 1911 until his death in 1932, Small and his wife lived in the district in a Prairie School style-influenced bungalow of his own design located at 2208 Rowley Avenue.⁴⁹ Small's other commissions in the district are listed below. Again, it is to be regretted that the lack of building permits for the years before 1926 limits our knowledge of the full scope of these commissions.

Some Designs of Alvan E. Small

<u>Building Name</u>	<u>Address</u>	<u>Date</u>
George Boissard House	2245 Rowley Avenue	1911
Laurence C. & Mary Burke House	1926 Rowley Avenue	1913
Vern & Louise Planku House	2201 Rowley Avenue	1923
Alvan E. & Katherine Small House	2208 Rowley Avenue	1911
Henry C. & Minnie Wolff House	6 S. Prospect Avenue	1909

Attributed

Mae Robson House	10 Vista Road	1913
Clinton & Augusta Stewart House	2321 Rowley Avenue	1919

Conclusion

The West Lawn Heights Historic District is considered eligible for listing in the NRHP because it contains an architecturally significant group of contributing single family residences built between 1906 and 1946. The houses in the district that were built before World War I are almost all examples of the Bungalow, American Foursquare, American Craftsman, and Prairie School styles, with the most significant examples being a group designed by prominent Madison architect Alvan E. Small. After World War I, however, houses designed primarily in the Tudor Revival and Colonial Revival styles predominate; a design trend that also characterizes all of Madison's other west side residential suburbs that date from the same period. Most of the district's houses were built from private plans by local contractors and some of these are fully the equal of the custom-built architect-designed houses that are generally considered to be the district's finest architectural legacy.

The district's residences are mostly of medium size and they were first purchased by persons who were active in Madison's business, educational, professional and governmental life. This same mix still predominates today, which is due in part to the district's proximity to the University of Wisconsin and the downtown and in part to the fact that several of Madison's finest schools are located either within it (Blessed Sacrament Elementary and Middle School) or adjacent to it (Randall

⁴⁹ Capital Times. January 18, 1932. Obituary of Alvan E. Small.

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Elementary School; West Senior High School). The significance of the district is further enhanced by its very high degree of integrity. The high quality of the district's buildings and their manageable size has tended to attract owners who have been sensitive to the historic fabric of these buildings. As a result, the neighborhood has changed little over the years; an early resident returning to Madison after a fifty year absence would feel immediately at home in the West Lawn Heights of today.

Archeological Potential

Madison has a rich legacy of resources connected with the Mound Building Culture and later historic Native American Indian groups. No resources associated with these pre-settlement cultures are known to exist within the district, but the full potential for the occurrence of such resources is still largely unknown. If such resources exist, however, they may well have been disturbed by subsequent construction activity in the district. The same is true for any archeological resources associated with the early European settlers of the district.

Preservation Activity

The City of Madison has long been a statewide leader in preservation activities and the creation of the Madison Landmarks Commission in 1971 was a major force in creating a preservation ethic in the city. The Commission operates under the strongest local ordinance in Wisconsin and its efforts to landmark and preserve buildings and districts throughout the city have resulted in the granting of landmark status to the Wolff House (6 S. Prospect Avenue) in the district and the sponsoring of the recently completed Madison Intensive Survey, which led in turn to the successful survey and planning grant application that resulted in this nomination.

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Architects Files. City of Madison Department of Planning and Development, Office of the Preservation Planner. This office also has a history folder on every building in the district.

Previous documentation on file (NPS):

X See continuation sheet

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey #

recorded by Historic American Engineering Record #

Primary location of additional data:

X State Historic preservation office

Other state agency

Federal agency

X Local government

University

Other

Specify repository:

10. Geographical Data

Acreage of property 77 acres

UTM References

A 1/6 3/0/2/2/5/0 4/1/1/0/2/5/0 B 1/6 3/0/2/2/8/0 4/1/1/1/0/0/0
Zone Easting Northing Zone Easting Northing

C 1/6 3/0/3/2/8/0 4/1/1/0/9/6/0 D 1/6 3/0/3/2/8/0 4/1/1/0/8/8/0

See continuation sheet

Verbal Boundary Description

The district is bounded by Regent Street to the north, S. Spooner Street to the east, Forest Hill Cemetery to the west, and the Illinois Central Railroad Tracks to the south. Said boundaries enclose 23 whole city blocks or widely differing shapes and sizes and portions of two others. The boundary begins at a point on the south curbline of Regent Street that corresponds to the northwest corner of the lot

X See continuation sheet

Boundary Justification

The district includes the whole of the plats of West Lawn Heights and Hillington, and that portion of the plat of West Lawn that lies north of the Illinois Central Railroad Tracks. The I.C.R.R. tracks form a natural boundary to the south of the

X See continuation sheet

11. Form Prepared By

name/title Timothy F. Hegglund

Consultant for: City of Madison Department of Planning and Development organization date May 20, 1996

street & number 1311 Morrison Street telephone (608) 251-9450

city or town Madison state Wisconsin zip code 53703

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Boundary Description, Continued

associated with 2405 Regent Street, then proceeds east along said curbline to a point that corresponds to the northeast corner of the lot associated with 1721 Regent Street. The line then turns 90° and runs south along the east lot line of said lot to the southeast corner, then continues south along the rear lot lines of 9 and 15 S. Spooner Street to a point of intersection with the northerly ROW of the Illinois Central Railroad. The line then runs in a southeasterly direction along said ROW until it reaches the southwest corner of the lot associated with 526 Virginia Terrace, then continues north along the rear (west) lot line of said lot and along the rear lot lines of all the other lots that constitute the west side of Virginia Terrace until reaching the PUB.

Boundary Justification, Continued

the district, the grounds of the Forest Hill Cemetery form a natural boundary to the west, and Regent Street is a major arterial thoroughfare that forms the boundary to the north and separates the district from a residential neighborhood of larger houses (the University Heights Historic District) to the north and from the grounds of West Senior High School, also across Regent Street to the north. These boundaries enclose all the land historically associated with the district.

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Items a-d are the same for each photo.

PHOTO 1

- a) West Lawn Heights Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, April 26, 1996
- d) State Historical Society of Wisconsin
- e) 1902 Rowley Avenue
- f) Photo 1 of 19

PHOTO 11

- e) 1833 Regent Street
- f) Photo 11 of 19

PHOTO 12

- e) 1909 Regent Street
- f) Photo 12 of 19

PHOTO 2

- e) 2234 Eton Ridge
- f) Photo 2 of 19

PHOTO 13

- e) 1917 & 1925 Regent Street
- f) Photo 13 of 19

PHOTO 3

- e) 2309 Rowley Avenue
- f) Photo 3 of 19

PHOTO 14

- e) 2103 Rowley Avenue
- f) Photo 14 of 19

PHOTO 4

- e) 2321 Rowley Avenue
- f) Photo 4 of 19

PHOTO 15

- e) 2317 Hollister Avenue
- f) Photo 15 of 19

PHOTO 5

- e) 111 Virginia Terrace
- f) Photo 5 of 19

PHOTO 16

- e) 2306 Hollister Avenue
- f) Photo 16 of 19

PHOTO 6

- e) 175 Virginia Terrace
- f) Photo 6 of 19

PHOTO 17

- e) 102 Vista Road
- f) Photo 17 of 19

PHOTO 7

- e) 443 Virginia Terrace
- f) Photo 7 of 19

PHOTO 18

- e) 10 Vista Road
- f) Photo 18 of 19

PHOTO 8

- e) 15 S. Spooner Street
- f) Photo 8 of 19

PHOTO 19

- e) 2133 Commonwealth Avenue
- f) Photo 19 of 19

PHOTO 9

- e) 34 Virginia Terrace
- f) Photo 9 of 19

PHOTO 10

- e) 124 Vista Road
- f) Photo 10 of 19




West Lawn Heights Historic District

City of Madison County of Dane, Wisconsin

Department of Planning & Development - Planning Unit
Prepared by: M. Ruggieri-Moen June 1994
not to scale

Legend



-  District Boundary
-  Contributing
-  Non-Contributing

