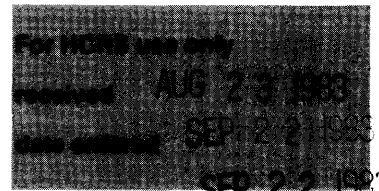


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



**1. Name**

historic Hyer's Hotel

and/or common N/A

**2. Location**

street & number 854 Jenifer Street \_\_\_\_\_ not for publication

city, town Madison \_\_\_\_\_ vicinity of \_\_\_\_\_ congressional district Second

state Wisconsin 53703 code 55 county Dane code 025

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b> N/A	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Gerald Duane Fladen

street & number 854 Jenifer Street

city, town Madison \_\_\_\_\_ vicinity of \_\_\_\_\_ state WI 53703

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Dane County Register of Deeds

street & number 210 Monona Avenue

city, town Madison \_\_\_\_\_ state WI 53709

**6. Representation in Existing Surveys**

title City of Madison Landmark has this property been determined eligible? \_\_\_\_\_ yes  no

date November 3, 1975 \_\_\_\_\_ federal \_\_\_\_\_ state \_\_\_\_\_ county  local

depository for survey records Madison Landmarks Commission

city, town Madison \_\_\_\_\_ state WI 53709

26 1482

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

Hyer's Hotel originally consisted of most of the present brick structure facing Jenifer Street, a large frame wing extending along Paterson Street behind the brick structure and a large stable mid-block on Paterson Street behind the hotel. A fire in 1874 destroyed the stable and the frame portion of the hotel. After the fire the original 1854 brick portion was enlarged by the addition of a rear wing, of load-bearing brick construction, which projects to the west one bay and to the north two bays.

The original 1854 section of the structure is Italianate in style and was constructed of Madison red brick. The clay for this early soft brick, which was fired by hand nearby on Williamson Street, is said to have come from the Lake Monona shore, one block away, where B.B. Clarke Park is now (see USGS map). The cellar walls are of sandstone rubble lined with brick. The solid brick walls rest on a low sandstone watertable just inches above the ground level on the main facade, but higher on the other facades because there is a rather steep grade along the sides of the building. The walls are three brick layers thick all the way up to the attic, the outer two layers being laid together with mortar, with an airspace of 1-1/4 inches separating them from the inside layer, upon which the plaster is applied directly. The brick is laid up in common bond, with five courses of stretchers and every sixth course headers. The header course bonds the two outer layers of brick together; the inner layer is bonded to them in an irregular manner. The chimneys were all contained in the outside walls, and are simply flues within the thickness of the wall itself. Three of the six remain and were reconstructed above the roofline in the summer of 1980 of cream brick with corbelled caps.

The front facade is three bays wide with the entrance in the easternmost bay. Stone lintels and sills are of a plain, undecorated design. The wood cornice, decorated by brackets and dentils runs as an unbroken band above the second story beneath the shallow flat-topped, hipped roofs of the main portion and the 1874 rear wing. A small porch added in the 1970s accents the front entrance. This porch was built by the Schulkamp family who wished to reproduce the appearance of the original porch which had previously been removed. The front doorway had leaded glass side and overlights. A long L-shaped porch rimmed with brackets and dentils graces the Paterson Street entrance.

The interior of the house has been sensitively converted into a two-story townhouse in the front block and two rental units in the rear wing. Much of the original woodwork and floorplan of the front section were retained intact, including the original stairway, decorated with slender spindles and a turned newel post. For example, the door to the dining room was blocked with a built-in bookcase which can be removed at some future time. About 1915, the Schulkamps undertook several alterations to the building. Small hotel rooms were doubled in size by removing some walls and a library and formal dining room were installed. They also added French style doors, maple and oak flooring over the original pine floors and elaborate lighting fixtures.

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

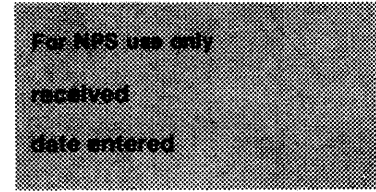
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Hyer's Hotel, Madison, Dane Co., WI

Continuation sheet

Item number 6

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Item #6, Representation in Existing Surveys, continued

Wisconsin Inventory of Historic Places

1973 state

State Historical Society of Wisconsin

Madison WI 53706

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1854<sup>1</sup> Builder/Architect unknown

### Statement of Significance (in one paragraph)

Constructed in 1854, Hyer's Hotel is the oldest urban hotel building to survive in Madison. It is one of the few commercial buildings to survive from pioneer days before Madison became a city and is a significant remnant of Madison's early development. The people it served, common laborers who boarded there, farmers on shopping visits and Civil War soldiers and their families, reflect important facets of the early history of the City. A major reason for the preservation of the building is probably the same reason that the hotel was never really successful -- Hyer chose to build it off the main highways many blocks from the Square, where the other early hotels were built which have long since been replaced by larger commercial buildings. The other two hotel buildings from pioneer days remaining within the current boundaries of the City of Madison are the Plough Inn (1853) and the Old Spring Tavern (1854), both roadside inns several miles from the square which were surrounded by countryside in the 19th century. Both are listed on the National Register.<sup>2</sup>

David R. Hyer was one of the small band of men to arrive in Madison in 1837 under the employment of Mr. Augustus A. Bird to build the first Capitol Building in this City. These men were the first white settlers in Madison, except for the Pecks, in whose log cabin-hotel they all stayed. David Hyer quickly built a 1½ story home near the Capitol and ran it as one of the first boarding houses in the new capitol, a village of about two dozen buildings in 1838. His wife Anne Hyer was the first Episcopalian in Madison (History of Grace Episcopal Church, 1958) and she and her husband David are listed as the earliest benefactors of the parish which was later named Grace Church. Anna Hyer is the earliest name to appear on Grace Church records. She died September 2, 1843. David Hyer subsequently operated a hotel-tavern in nearby Deerfield, Wisconsin. In 1854 he advertised his hotel in Deerfield for sale, and in the same year returned to Madison and built Hyer's Hotel at Jenifer and Paterson Street. Hyer's Hotel was advertised in the first city directory published in 1855.

On December 2, 1855, David Hyer and his second wife Eliza sold Hyer's Hotel, which included the buildings and all of lots 10 and 11, Block 148 to Henry Jaquish for the sum of \$9,000.00. Jaquish continued in the business of hotel and tavern keeping until the building was partially destroyed by fire in 1874. Henry Jaquish was quite the entrepreneur, operating the hotel-tavern and running a lively livery business in what he called the best stabling accommodations to be found in the city. Room and board at the hotel was 50¢ per day or \$3.00 per week, as advertised in the 1858 Madison city directory. For a small fee boarders could also have teeth removed at the hand of Henry Jaquish, drink in his saloon or have their horse shod. Jaquish was commissioned to recruit soldiers for the 23rd Regiment Wisconsin Volunteers (Infantry) in the Civil War. As if that weren't enough to stimulate hotel business, he boarded soldiers and families who were coming and going from the Soldiers' Orphans Home (Harvey Hospital) located about a block away at Spaight and Brearly. Much of the business at the hotel saw the boarding of the common laborers of the town, and farmers and the traveling public coming to Madison from the East. Henry Jaquish also bought and sold land throughout Dane County, particularly in the Roxbury area.

(continued)

# 9. Major Bibliographical References

See Continuation Sheet

# 10. Geographical Data

Acreage of nominated property .094 acre

Quadrangle name Madison East, Wis.

Quadrangle scale 1:24000

### UMT References

A 

1	6	3	0	7	1	4	0	4	7	7	2	0	7	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

### Verbal boundary description and justification

SE 82 ft. of NE 57 ft. of Lot 10, Block 148, Original Plat.

### List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

# 11. Form Prepared By

name/title Gerald Duane Fladen, Owner; and, Katherine H. Rankin, Secretary

organization Madison Landmarks Commission

date February, 1981

street & number 215 Monona Avenue

telephone 608-266-6552

city or town Madison

state WI 53709

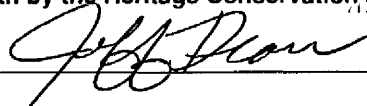
# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature



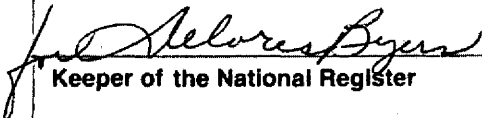
title Director of Historic Preservation

date Aug. 16, 1983

### For HCRS use only

I hereby certify that this property is Included in the National Register Entered in the National Register

date 9/22/83

  
Keeper of the National Register

Attest:

date

Chief of Registration

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Item #8, Significance of Nominated Property and Conformance to Designation Criteria

In March of 1858 Jaquish leased the Hotel and its contents to Harvey Hill for one year. It is said Jaquish went prospecting in the West to find greater wealth, but returned emptyhanded. In the fire of 1874 all but that portion which was brick was destroyed, including the large stables. The brick portion fortunately was saved, having little fire damage. After the fire, Henry Jaquish repaired and enlarged the original brick portion and used it as his home, and from that time (1874) to the present, it has been used as a residence. Jaquish eventually sold it to Adolph Green, Adolph Green sold it to Joseph Kleiner, and in 1910 Joseph Kleiner sold it to Arthur Schulkamp.

Arthur Schulkamp grew up in the red brick house directly across the street at 851 Jenifer. He was a sincere philanthropist, and by 1910 was already becoming known in banking and insurance circles. In 1910 Schulkamp was living farther out on the east side, when his father called him up one day and said "the old Hotel you always liked across the street is for sale." Art Schulkamp bought the house at once and lived there until his death October 13, 1972. During his long and successful career he donated several facilities to area establishments: a room in the new public library bears his name, as well as a chapel in St. Patrick's school, funding for a gymnasium, a swimming pool and many others. In 1906 he co-founded Fish and Schulkamp Insurance Co. He was vice-president of the Old State Bank of Wisconsin. He was founder and director of the Bank of Madison beginning in 1933 and was a founder of Hilldale State Bank. He was associated with the Board of Directors of Northwestern Securities Co. and the Union Trust Co. He was president of the Wisconsin Insurance Board and received many honors and plaques for his services to local organizations. At his death, he willed 1.4 million, mostly to charities, hospitals-churches, scout groups, Marquette University and friends. During his lifetime he had contributed in excess of that amount to local institutions.

<sup>1</sup>William N. Seymour, Madison Directory and Business Advertiser, Madison: Atwood & Rublee, 1855, p. 146. An advertisement on this page says: "this new Brick Hotel has been built by the Subscriber..."

<sup>2</sup>The other 19th century hotel buildings remaining in Madison are: the Fess Hotel, 123 E. Doty Street, originally built ca. 1854 to 1858, existing buildings date from 1883 and 1901 (NRHP); the Germania House, 510 E. Wilson, 1877; the Lake City House, 502 E. Wilson, 1883; the East Madison House, 524 E. Wilson, now known as the Wilson Hotel, 1886 and 1897; and the University Hotel, 450 W. Gilman, 1892.

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Continuation sheet Hyer's Hotel, Madison, WI Item number 8

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Architectural Significance

In addition to its historical significance, Hyer's Hotel is architecturally significant as one of only a handful of early Madison buildings remaining that were constructed of the native soft red brick made on the shores of Lake Monona. It is a good example of a vernacular Italianate style building constructed for an early settler of modest means.

The architectural distinction of Hyer's Hotel rests mainly on its fine original interior details, such as the classical stairway, with its slender spindles and turned newel post and decoration in the main living areas, including elaborate plaster ceiling medallions and very finely proportioned Greek Revival door and window architraves crafted of pine. The woodwork of Hyer's Hotel is much more elegant than in other contemporary buildings of its type in Madison, probably because David Hyer, the original owner, was a carpenter by training. According to the current owner, Hyer crafted all of the interior woodwork himself.

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National Park Service**

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received  
date entered

Hyer's Hotel, Madison, Dane Co., WI

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Item #9, Major Bibliographic References:

Durrie, Daniel S., A History of Madison, Madison: Atwood and Culver, 1874, p. 82.

"Fire Saturday Night," Wisconsin State Journal, August 17, 1874.

Grace Episcopal Church, Archives, records of the Hyer family.

The History of Grace Episcopal Church, 1958, pp. 11-15.

Jaquish Family Records, in the possession of Marion Jaquish, Madison.

Judd, Joan, "Landmark House Once Was a Hotel," Wisconsin State Journal, May 11, 1977.

Madison City Directories, 1855 to 1900.

Maps and Photographs, in the possession of the State Historical Society of Wisconsin, Archives Division.

Tax Assessment Rolls for the City of Madison, 1856 to 1900, in the possession of the State Historical Society of Wisconsin, Archives Division.