

United States Department of the Interior
National Park Service

For NPS use only

received FEB 14 1985

date entered MAR 14 1985

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 John R. Commons House

and/or common Hocheera

2. Location

street & number 1645 Norman Way _____ not for publication

city, town Madison _____ vicinity of congressional district 2

state Wisconsin 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	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Richard R. and Doris B. Dubielzig

street & number 1645 Norman Way

city, town Madison _____ vicinity of state Wisconsin 53705

5. Location of Legal Description

courthouse, registry of deeds, etc. City-County Building

street & number 210 Monona Avenue

city, town Madison _____ state Wisconsin 53709

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? yes no

date 1974 _____ federal state _____ county _____ local

depository for survey records State Historical Society of Wisconsin

city, town Madison _____ state Wisconsin 53706

7. Description

Condition
 excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved date _____

Describe the present and original (if known) physical appearance

Hocheera is a spacious two-story raised bungalow located on a hilltop back from Lake Mendota on the far west side of Madison. The wooden frame of the house is sheathed in stucco on the first-story and with wooden shingles on the second-story. The bungalow exhibits Craftsman and Prairie School influences with its low projecting roof and wide eaves with exposed rafter ends. On the northwest and southeast walls a decorative vergeboard parallels the roof line and a row of joists with exposed ends supports the second-story.

Dormer windows are on the southwest and northeast sides of the second-story and a chalet-style balcony connects to the southeastern second-story bedroom. A separate gable covers a part of the first-story kitchen and rear entry on the northwest side. Windows in pentagonal openings in the forty foot long enclosed porch on the northeast side of the house provide a view toward Lake Mendota. A pergola original to the southwest entrance¹ was removed and the massive central brick chimney was stuccoed sometime after 1917. The front door to the southwest entrance was replaced in 1983. The three panes of glass, hardware and hinges from the original single paneled door were incorporated into the new wooden door fashioned in the same style as the old. A one car garage was attached to the poured concrete foundation below the kitchen on the northwest side of the house during 1937-47.²

Most of the windows in the home are double-hung sash with six panes in the top halves only. At each end of the living-dining room is a large rectangular window with a transom with six square lights above it and a double-hung sash window on either side. A large rectangular window topped with a transom with twelve square lights is in the northeast wall of the living room overlooking the enclosed porch. A pair of French doors leads from the living room to the porch.

In addition to the living-dining room, which spans the northeast side of the house with the enclosed porch, the first floor includes a kitchen, study, two entry hallways, and coatroom. The original pantry³ was converted into a lavatory. The study in which John R. Commons wrote has the original unaltered floor-to-ceiling oak shelves and cabinets, oak floor, and brick fireplace. A photograph in the Iconographic Collection of the State Historical Society and also published in Commons' autobiography *Myself* (1934)⁴ shows Commons with a group of his "Friday Nitters" at the southeast end of the living room. The false beams in the ceiling, the wainscoting, and the small window in the northeast (porch) wall were all removed by Frederick and Margret Burkhardt during their subsequent ownership of the house, 1937-47.^{2,5} Projecting cupboards, which separated the dining area from the living room, were also removed by the Burkhardts so that the combined living-dining room now measures 16 X 40 feet. The sliding oak doors that connected this room to the front hallway and kitchen were removed by the owners from 1980-83, John and Martha Lippitt, who constructed a large rectangular archway in that area.⁶ The living room fireplace has been altered from the original.

The kitchen has been remodeled, original light fixtures have been removed from the first floor, and much of the woodwork throughout the house has been painted. Exposed oak floors in the living-dining room and study were refinished by the Lippitts (1980-83)

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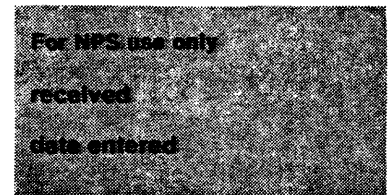
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as were the maple floors in the kitchen and second floor hall and bedrooms.⁶ The second floor includes four bedrooms, 2 large linen closets, one walk-through closet, and a full bathroom. The present master bedroom, on the northeast side of the house, was apparently created from two smaller rooms. The basement contains a lavatory and a room which was once John R. Commons' garage.³ It was at some later time panelled and a fireplace was installed.

The house survives in good condition on a 30,081 square foot lot. That parcel is roughly a tenth of the 6.87 acres of farmland purchased in Block One of Dale Heights by John R. and Ella D. Commons in 1909 and 1910.⁷ The remainder of the original purchase has been subdivided and other residences have been built on it.

¹Commons family photo album, pages provided by John R. Commons' granddaughter, Anne Polisar. Pages were photographed by R. and D. Dubielzig and by the State Historical Society of Wisconsin, December, 1983.

²Photographs provided by Frederick Burkhardt, owner of the house 1937-47, and copied by R. and D. Dubielzig, December, 1983.

³Letter from Anne Polisar to Doris Dubielzig, November 22, 1983. Anne Polisar lived in the house from 1928-36.

⁴Commons, John R. Myself. Madison: UW Press, 1964 edition, facing p. 196.

⁵Letter from Fred Burkhardt to Doris Dubielzig, November 27, 1983.

⁶Lippitt, John and Martha. Personal communication, December 10, 1983.

⁷Warranty Deeds numbers 297403 and 307100. Office of Register of Deeds. City County Building, Madison.

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 type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)
			assoc. with significant person	

Specific dates 1913 (construction)¹
 1913-37 (period of significance)
Builder/Architect Cora Tuttle^{2,3}

Statement of Significance (in one paragraph)

"Hocheera", a Winnebago Indian word meaning "Welcome", was the name given by Mr. and Mrs. John R. Commons to the house they built west of Madison in 1913.⁴ The house is nationally significant because of its association with John R. Commons, who was an architect of progressive social legislation, a pioneer in the fields of labor history and labor relations economics, and an inspirational teacher to a generation of economics students.

Association with Significant Person

"The most dangerous man in Wisconsin," as a leading employer in the state called him,⁵ was born October 13, 1863 in Hollandsburg, Ohio.⁶ John R. Commons was brought to the University of Wisconsin by economics professor Richard Ely in 1904 to prepare the Documentary History of American Industrial Society, published in eleven volumes from 1909-11, as well as to teach. He remained with the University for thirty years.⁷ His move to Wisconsin thrust him into the conflict of economic interest, stimulated his most productive work and the above accusation. "Yet what I was always trying to do in my academic way," explained Commons in his autobiography (1934), "was to save Wisconsin and the nation from politics, socialism, or anarchism, in dealing with the momentous conflict of 'capital and labor'."⁵

Commons drafted new social legislation including the Wisconsin Civil Service Law (1905), which for the first time provided for uniform civil service examinations. The Public Utilities Law (1907) extended to Wisconsin's municipal and interurban utilities the regulation already exercised over railways by the act of 1905. The Industrial Commission Law (1911) tied together for the first time the accident prevention law and workmen's insurance. The Industrial Commission Law covered the relations of employers and employees in the areas of safety, health, child labor, wage-bargaining, hours of labor, minimum wages for women and children, and labor disputes. The Unemployment Insurance Plan Commons created for the Chicago clothing market in 1924 became the model for Wisconsin in 1932.⁸ UW-Madison economics professor Robert Ozanne, who was a student of Commons during the 1930's, remembers Commons' involvement in the enactment in Wisconsin of the nation's first Unemployment Insurance Law (1932). "Because of Wisconsin's pioneering social legislation President Franklin Roosevelt called upon Commons' graduate students for assistance in drawing up and administering important New Deal legislation such as the Social Security act."⁹

Mr. Commons was appointed by Governor Francis McGovern to the Wisconsin Industrial Commission, of which he was a member the first two years of its existence (1911-1913). He was a member of the U.S. Commission on Industrial Relations, chaired by lawyer Frank P. Walsh, and he prepared the 1915 report of that commission.⁸ He was at various times a member of the U.S. Industrial Commission and the Wisconsin Minimum Wage Board.¹⁰ He served as president of the National Consumers' League and the National Monetary Association.⁸

9. Major Bibliographical References

Commons, John R. Myself. Madison: UW Press, 1964 edition.

Commons, John R. The Economics of Collective Action, ed. by Kenneth H. Parsons.
New York: The Macmillan Company, 1950.

Wisconsin Necrology, vol. 52, pp. 13-14 (May 12, 1945 Madison Capital Times obituary).

10. Geographical Data

Acreeage of nominated property 1

Quadrangle name Madison West

Quadrangle scale 1:24000

UTM References

A

1	6	2	9	8	2	0	0	4	7	7	2	7	3	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

All of lot 4 and parts of lots 3, 5 and 6 Janie Heights, Madison. The boundary of the property is shown as the red line on the accompanying maps entitled "Janie Heights (1978)" and "Certified Survey Map, Lots 1, 2, 3 and 4, Janie Heights (1983)".

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 Doris Bruch Dubielzig

organization _____ date November 26, 1984

street & number 1645 Norman Way telephone 608/233-0676

city or town Madison state Wisconsin 53705

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 National Park Service.

State Historic Preservation Officer signature *Jeff Dean*

title Director, Historic Preservation Division, SHSW date JAN. 24, 1985

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I hereby certify that this property is included in the National Register

Entered in the
National Register

date 3-14-85

for Helores Byers
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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

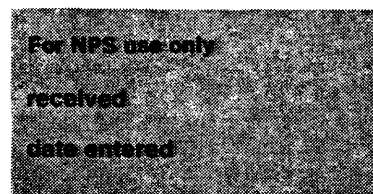
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Professor Commons was considered the "brain trust" of Robert LaFollette's Progressive movement. Consequently he was closely associated with Governors Robert M. LaFollette, Francis E. McGovern, and Philip F. LaFollette, as well as Wisconsin's other progressive political leaders. Commons worked with other prominent men in the country, including Samuel Gompers of the American Federation of Labor; John A. Mitchell of the Mine Workers; Ralph Easley of the National Civic Federation; Eugene V. Debs, Social Democratic candidate for U.S. president; Victor Berger, founder of the Social Democratic Party; Charles R. Crane, millionaire ambassador to China; and Henry Ford, Thomas Edison and President Wilson.⁸

A prolific writer and an indefatigable worker, Commons was an amazingly complex man. In 1934 he wrote:

I feel myself a failure in my own home. Why should I parade? Here I sit with only one child left out of six. My oldest served in the War, with honors for bravery from the English and Russian governments, but disappeared from my home in 1930, under a persecution mania. Four died in infancy. My wife, who for thirty years saved me from blunders or got me out of them, and who read and corrected all my manuscripts, has been gone six years. My sickness from childhood has often knocked me out of my work and sent me wandering over the earth looking for something new. These culminated in this collapse, which began in 1930, and now I cannot travel any more but must sit at my window reading detective stories and looking out on beautiful Lake Mendota and distant hills, which, in their continuous change every hour of the day, are my substitute for travel. Then, too, I have saved no money, and in these distressing times, with my relatives in need of help more serious than my own, I worry about that mortgage which apparently is greater than my home will sell for.¹¹

Ten major works were published by this "failure" during his residence at Hocheera. They are: Labor and Administration (1913), Principles of Labor Legislation (with John B. Andrews, 1916), History of Labour in the United States (4 volumes, with others, 1918-35), Industrial Goodwill (1919), Races and Immigrants in America (second edition, 1920), Trade Unionism and Labor Problems (second series edition, 1921), Industrial Government (with others, 1921), Legal Foundations of Capitalism (1924), Institutional Economics; its Place in Political Economy (1934), and his autobiography Myself (1934). Mr. Commons was a frequent contributor to periodicals and reviews as well.¹²

Hazel Briggs Rice was Commons' secretary from 1922-28. Her recollections of Mr. Commons, which are included in the Archives of the State Historical Society of Wisconsin, describe Commons' work habits. Commons would rise daily at 4 a.m., come down to his study at Hocheera, write pages in longhand, and appear at the University later in the morning with her day's typing assignment.¹³

State Historical Society of Wisconsin Reference Archivist Harold Miller recently evaluated the importance of Commons' theories:

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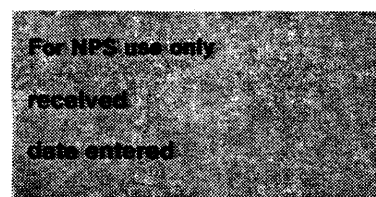
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As an economist he had a substantial impact on the development of that discipline and on progressive era reform. He was among the first economists to move away from the traditional laissez-faire economic thinking; and he pioneered in the progressive era concept that government should assume a positive role in furthering the cause of reform.... [He was] the originator of the "Wisconsin Idea," the concept of University faculty serving as experts to advise and guide state government.¹⁰

Commons' protégé Selig Perlman wrote of his mentor, "an enumeration of the fields in economics in which he did original work reads like the table of contents of a comprehensive textbook."⁷ Commons was among the first to undertake research in labor history and labor economics, and "his works on those topics are still widely read and hotly debated by labor historians today."¹⁰ His book, Legal Foundations of Capitalism (1924) was especially significant in that it "was an effort to bridge the gap between the laissez-faire economics and the realities of an economy influenced by the growth of trusts."⁹

Professor Commons attracted the finest graduate students in economics. He, in turn, provided them with outstanding research opportunities for their dissertations and invaluable guidance. In addition to the famous labor historian Selig Perlman, Commons' students included Edwin C. Witte, who became a member of a number of federal government commissions as well as a longtime faculty member of UW; Arthur Altmeyer, who went on to design and implement the Social Security system under the Roosevelt administration; Paul Raushenbush, who administered the Wisconsin Unemployment Insurance Act and his wife, Elizabeth Brandeis Raushenbush, who became a professor of economics at UW specializing in labor law; and Wayne Morse, later U.S. Senator.^{9, 10}

Selig Perlman recalled the meetings of what were known as the "Friday Niters" at Hocheera:

There are hundreds of Commons' students, including some most prominent in the academic life and in the public services of this country, who largely owe their careers to the untiring and tender encouragement by Professor and Mrs. Commons. At the Commons' weekly 'Friday Nights' at their home near Mendota Beach, students, frequently numbering as many as sixty, had the opportunity of meeting some of the most prominent economists and public men of the world and to present before the group their own observation in the 'field'. To the Commons' 'Friday Nights' many a public man looks back today as the informal and friendly 'Parliament' that heard his 'maiden speech'.⁷

Following his retirement from the University, Commons sold his home in 1937 and moved to Florida with his niece. There he lived in a small house trailer. In the spring of 1945 he traveled to North Carolina with his son where he joined his one surviving sister until his death on May 11.¹⁴

Hocheera is nationally significant because it is the structure most closely associated with John R. Commons, who at the time of his death, "was believed to have had more influence upon social legislation in this country than any other man."⁶

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A stylishly designed home in the Bungalow tradition, Hocherra probably represents the largest single residence designed by the amateur architect Cora Tuttle. Ms. Tuttle designed and built several bungalow style residences of note in Madison during the first two decades of the twentieth century and is credited with introducing the bungalow style to the city.² Featuring a mixture of Craftsmen and Prairie style details, and a relatively intact interior, the Commons house is among the best examples of the Bungalow style to be found in the Madison community. The majority of the bungalow designs uncovered in the city of Madison's recently completed intensive architectural survey appear to be of a smaller scaled-down proportion. Set upon its commanding site overlooking Lake Mendota, Hocherra represents a locally significant example of the craftsmen influenced Bungalow design. The house was designated, Madison Landmark #79 on July 9, 1984.

¹ Commons family photo album, pages provided by John R. Commons' granddaughter, Anne Polisar. Pages were photographed by R. and D. Dubielzig and by the State Historical Society of Wisconsin, December, 1983.

² Shockley, R.J. "The California Bungalow and its Influence in Madison," Journal of Historic Madison, Inc. of Wisconsin (1978), pp. 2-9.

³ Letter from R.J. Shockley to Doris Dubielzig, March 14, 1984.

⁴ Letter from Anne Polisar to Doris Dubielzig, November 22, 1983.

⁵ Commons, John R. Myself. Madison: UW Press, 1964 edition, p. 170.

⁶ Wisconsin Necrology, vol. 52, pp. 13-14 (May 12, 1945 Madison Capital Times obituary).

⁷ Perlman, Selig. Biographical Sketch of John R. Commons. In The Economics of Collective Action, by John R. Commons ed. by Kenneth H. Parsons. New York: The Macmillan Company (1959), pp. 1-7.

⁸ Commons, John R. Myself. Madison: UW Press, 1964 edition, pp. 95-201.

⁹ Letter from Robert Ozanne to Mr. and Mrs. Richard Dubielzig, March 29, 1984.

¹⁰ Letter from Harold L. Miller to Doris Dubielzig, April 11, 1984.

¹¹ Commons, John R. Myself. Madison: UW Press, 1964 edition, p. 3.

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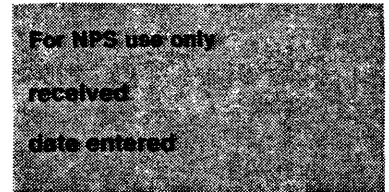
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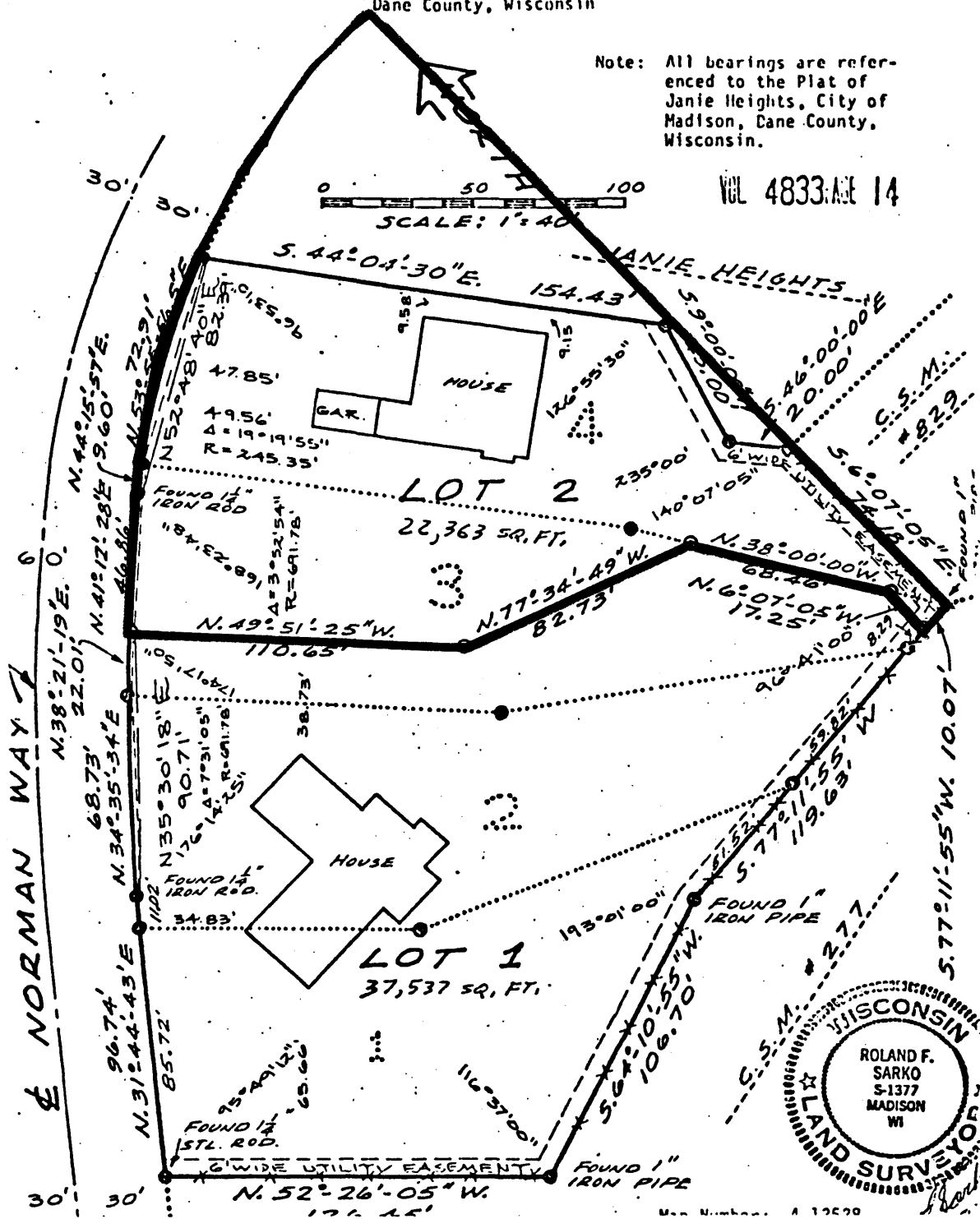
- ¹² Commons, John R. The Economics of Collective Action, ed. by Kenneth H. Parsons. New York: The Macmillan Company (1950). Bibliography, pp. 377-407.
- ¹³ Briggs, Hazel F. Notes concerning John R. Commons, 1967. Archives of the State Historical Society of Wisconsin.
- ¹⁴ Parsons, Kenneth H., ed. Preface. In The Economics of Collective Action, by John R. Commons. New York: The Macmillan Company (1950), pp. v-x.

CERTIFIED SURVEY MAP

Lots 1, 2, 3 and 4, Janie Heights, City of Madison, Dane County, Wisconsin

Note: All bearings are referenced to the Plat of Janie Heights, City of Madison, Dane County, Wisconsin.

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Map Number: A 12570