

4027

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



**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Mulberry Street Residential Historic District
other names/site number

2. Location

street & number	205 Oak Street; 310-425 Mulberry Street, 512 Mulberry Street	N/A	not for publication
city or town	Lake Mills	N/A	vicinity
state Wisconsin	code WI	county Jefferson	code 055
			zip code 53551

3. State/Federal Agency Certification

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


Signature of certifying official/Title

4/16/2019
Date

State Historic Preservation Office-Wisconsin

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Mulberry Street Residential Historic District

Jefferson


Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
 - entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register.
 - See continuation sheet.
 - determined not eligible for the National Register.
 - See continuation sheet.
 - removed from the National Register.
 - other, (explain):



 Signature of the Keeper

ce/7/2019

 Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	9	2 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district		sites
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		objects
	<input type="checkbox"/> object	9	2 total

Name of related multiple property listing:
 (Enter "N/A" if property not part of a multiple property listing.)

 N/A

Number of contributing resources
 previously listed in the National Register

 1

6. Function or Use

Historic Functions
 (Enter categories from instructions)
 DOMESTIC/single dwelling
 RELIGION/religious facility

Current Functions
 (Enter categories from instructions)
 DOMESTIC/single dwelling
 DOMESTIC/multiple dwelling
 RELIGION/religious facility

7. Description

Architectural Classification
 (Enter categories from instructions)
 Italianate
 Second Empire
 Queen Anne
 Bungalow/Craftsman

Materials
 (Enter categories from instructions)
 foundation STONE
 walls BRICK
 STUCCO
 roof ASPHALT
 other WOOD

Narrative Description

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1853-1905

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hunzicker, John
Henningson, Peter C.

Narrative Statement of Significance

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

Mulberry Street Residential Historic District
Name of Property

Jefferson
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 7.25 Acres

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

1 16 344740 4771465
Zone Easting Northing

2 _____
Zone Easting Northing

3 _____
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland	date	April 21, 2018
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie, WI	state	WI

Mulberry Street Residential Historic District
Name of Property

Jefferson
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Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	organization	date
	Various, see separate sheet	
street & number	city or town	state
		WI
zip code	telephone	zip code

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

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

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Section 7 Page 1

Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

Description

The Mulberry Street Residential Historic District is a small, but architecturally distinguished and highly intact, grouping of buildings located in the historic heart of the city of Lake Mills that is comprised of 11 single family residences and a single church.¹ These 12 buildings are situated on both sides of a two block-long stretch of the northeast/southwest-running Mulberry Street. The southwest end of the district begins one block northeast of Lake Mill's historic downtown commercial district.² The two earliest contributing houses in the district are fine, cream brick examples of the Italianate style that were built in 1853 and 1854. There are two more fine cream brick examples of this style in the district that were built in 1869 and 1879, and the district also contains an excellent cream brick example of the Second Empire style that was built in 1877. In addition, the district contains four excellent examples of the Queen Anne style that were built between 1893 and 1904, and an excellent Craftsman style house having Tudor Revival-influenced features, built in 1905.

Individually, a number of these houses are the finest, and in some cases, also the largest examples of their respective styles in Lake Mills, among them, the National Register of Historic Places-listed Enoch J. Fargo House (NR # 82000674). Collectively these buildings constitute one of the finest and most intact concentrations of late-nineteenth and very early-twentieth century houses in this city.³

The ten contributing houses in the district range from medium to large in size, they are either two or two-and-one-half stories in height, and eight of them are of cream brick or a combination of brick and either wood clapboards or stucco. At least one of these houses is known to have been designed by John Hunzicker, a local architect, and several others are also known to have been architect-designed, although the identity of these other architects is not yet known. Regardless of who designed them, these houses are all notable for being excellent examples of their respective architectural styles and they retain a high degree of integrity today.

The district includes portions of four city blocks, one of which was one of the ten original blocks belonging to the Original Plat of Lake Mills (1842), two others are part of Fargo's Addition to the Original Plat (1852), and the fourth is part of E. B. Fargo's Addition to the Original Plat (1884). These four blocks are surrounded on all sides by the much larger historic residential area that encircles the historic downtown commercial area of the city, which is located immediately southwest of the Mulberry Street district. The land within the district is flat, the buildings occupy large, well landscaped lots of varying sizes, and these lots are edged by concrete sidewalks and wide parkways lined with mature shade trees, while the streets themselves are edged with concrete gutters and curbs.

¹ Lake Mills had a population of 5,708 in 2010.

² This downtown district is currently the subject of a NRHP nomination of its own, which is being written concurrently with this one.

³ The Enoch J. Fargo House was listed in the NRHP 7/8/1982.

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Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

The district's streets consist of the northeast/southwest-running Mulberry Street, which is intersected by the southeast/northwest-running Oak, Washington, and Franklin streets. Of these streets, Mulberry Street has historically been the most important: not long after Lake Mills was first platted the northeasterly (rural) continuation of this thoroughfare became the main road (today's County Trunk Highway A) leading from Lake Mills to the larger nearby city of Watertown, which is located approximately 13 miles to the northeast.

What distinguishes the contributing houses in the district from the neighboring nineteenth and early twentieth century houses that surround them is both their size and the fact that they are almost all constructed of brick. Most of the houses in the surrounding plats are of similar vintage and many of them are similar in size to the smaller houses in the district, but they are of frame construction, have less elaborate designs, and were less costly to build.

The period of significance of the district extends from 1853, when the first house in the district was built, until 1905, when the last contributing house was built. Only two buildings in the district were evaluated as being non-contributing, either because its date of construction lies outside the period of significance (316 Mulberry St.) or because it has been moved to its site and altered (403 Mulberry St.).

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Mulberry Street Residential Historic District
 Lake Mills, Jefferson County, Wisconsin

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Inventory

The following inventory lists every building in the district along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- CR = Craftsman
- GO = Gothic Revival
- IT = Italianate
- QU = Queen Anne
- TU = Tudor Revival

C or NC	Address	Street	Historic Name	Date	Style
C	310	Mulberry Street	Rev. John G. Zimmerman House	1897	QU
NC	316	Mulberry Street	Harvey & Vivian Froemming House	1940	TU
C	322	Mulberry Street	Hans J. Anderson House	1879	IT
C	32	Mulberry Street	Dr. David & Fanny Earl House	1893	QU
	3				
NC	40	Mulberry Street	Evangelical Lutheran Church	1860/ 1951	GO
	3				
C/ NRHP	406	Mulberry Street	William R. Harvey/Enoch J. Fargo House	1881/ 1896	QU
C	40	Mulberry Street	George S. Griswold House	1853	IT
	9				
C	417	Mulberry Street	Sumlar A. Reed House	1905	CR
C	422	Mulberry Street	Frank B. Fargo House	1877/ 1896	IT
C	425	Mulberry Street	Robert Fargo House	1854	IT
C	512	Mulberry Street	Robert Fargo House	1869	IT
C	205	Oak Street	E. C. Saecker House	1904	QU

Italianate Style

409 Mulberry Street George S. Griswold House AHI# 6986 1853⁴
 (Photo #9)

⁴ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 46 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 45.

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Mulberry Street Residential Historic District
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This large, two-story house was built in 1853 and it is a very good example of the Hipped Roof subtype of the Italianate style. The house originally occupied a multi-lot corner parcel. It has a rectangular plan, two-story main block that rests on stone foundation walls and has exterior walls that are of cream brick and sheltered by a shallow-pitched hip roof, whose broad overhanging boxed eaves having paired brackets that are a typical feature of this style. The main façade of the house faces southeast onto Mulberry Street, is symmetrical and three-bays-wide, with the main entrance being located in the center bay of the first story. This entrance is sheltered by the house's original flat-roofed entrance porch, which has a bracketed cornice and is supported by two, tall, decorative, square plan, corner posts that are mirrored by identical pilasters attached to the main wall surface. The window openings on the main façade and the side elevations of this block are all tall and have segmental-arched heads; the openings contain a mix of original one-over-one-light, two-over-two-light, and later six-over-six-light double-hung sash windows.

In addition to the main block there is also a two-story service block to the rear, having a gabled roof and being lower than the main block. The service block also has a rectangular plan, stone foundation, cream brick exterior walls, and segmental-arched window openings. The roof has wide overhanging open eaves.

George S. Griswold, along with Robert Fargo, was one of the principals in the Agricultural Manufacturing Co. of Lake Mills, which manufactured agricultural implements and was one of the city's earliest manufacturing enterprises. When that firm closed he became a dealer of agricultural implements in Lake Mills. His house remained in the Griswold family for 100 years and it is now a duplex.

425 Mulberry Street
(Photo #7)

Robert Fargo House

AHI# 6932

1854⁵

This large, two-story house was built in 1854 and it is a very good example of the Asymmetrical subtype of the Italianate style.⁶ The house originally occupied a multi-lot corner parcel. The house has an irregular plan and consists of a two-story, Gable Ell form main block. At the northeast end is a one-story rectangular side wing. Both portions of the house rest on stone foundation walls and have exterior walls of cream brick. The walls are sheltered by the wide overhanging open eaves of the asphalt shingle-clad roofs that cover both portions of the house. The roof of the two-story main block consists of two intersecting gables; the same is true for the one-story side wing.

⁵ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 44 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 45. .

⁶ This subtype is also sometimes referred to as the Italian Villa style.

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The primary façade faces southeast onto Mulberry Street, is asymmetrical, and is broadly divided into three bays. Moving left to right, the first bay is of cream brick and two stories, the second bay is of stucco (not original) and two stories, and the third bay is of cream brick and one story. The first bay is side gabled with an end chimney, and at the first story a large, four-sided bay window dominates. Two sides of the bay window face the street flanked on each side by a canted window. Each side of the bay is composed of a tall, one-over-one, double-hung, wood window. The bay window has other unique features: there are 14 tall, very narrow, fixed, single-light windows placed within the window mullions, and above each sash is an elongated oval transom window. At the second story, centered above the bay window is a pair of window sash in a single rectangular opening. This window is ornamented with a single decorative, wood, window hood that spans both sash. Above this window, the brick wall rises to a peaked gable, breaking the straight cornice and rising slightly above the roof line.

At the center, stucco bay, the roof is front gabled and there are two double-hung windows evenly spaced at the first floor and two stacked above. The wood sash are two-over-two lights, and each of the four windows has a decorative, wood, window hood. There is an interior chimney centered on the roof ridge.

The third, far right bay is one story, side gabled, with an enclosed porch across the entire width of the bay. The main entrance to the house is through this porch. A third chimney is located toward the end wall.⁷ Other windows located on the sides of the house are rectangular, set into rectangular openings.

512 Mulberry Street Robert Fargo House AHI# 6989 1869⁸
(Photo #6)

This is the second house built by Robert Fargo in the district, an excellent, highly intact example of the Centered Gable subtype of the Italianate style. The house, which Fargo called "Heartease," has a rectangular, two-story main block that rests on stone foundation walls, and it has exterior walls of cream brick, sheltered by the shallow-pitched hip roof, which has broad overhanging open eaves. Centered on the roof is a large hip-roofed cupola that is a signature feature of this style.⁹ The main façade faces northwest onto Mulberry Street and is symmetrical and three-bays-wide with the center

⁷ A porch that was similar in size and design was already in place in this location in 1879, when the house was shown on a Bird's Eye View of Lake Mills that was published in that year. It is not known if the current porch is original or a later replacement.

⁸ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 43 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 47. Liebenow wrote that Robert Fargo hired a Milwaukee architect to design this house, but the source of this information and the name of the architect are unknown.

⁹ Historic photos and the 1879 *Bird's Eye View of Lake Mills* all show this cupola, but the current one is a replica of the original, built c2000.

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Mulberry Street Residential Historic District
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bay being a projecting two-story-tall gable-roofed bay that contains the main entrance to the house in its first story. This entrance is sheltered by a flat-roofed porch, supported by two tall decorative squared corner posts that are doubled by identical pilasters that are attached to the main wall surface. The rectangular door opening contains a pair of original, paneled, single-light wood doors and this opening is crowned by an elaborate decorative wooden hood that features scroll sawn ornamentation. Placed above this porch in the second story of the center bay is a pair of tall, narrow semi-circular-arched windows that are enframed by an elaborate eared wooden surround and a small bull's eye window is located in the half-story above them. The window openings in the left and right-hand bays on the main façade and on the two-bay-wide side elevations of this block are all tall, have rectangular openings, each having a pair of original one-over-one-light, double-hung sash windows, with each opening being crowned by a decorative wooden hood mold that is identical to, but narrower than, the hood over the entrance doors.

In addition to the main block there is also a two-story-tall, gable-roofed service block attached to the rear of the main block. This block also has a rectilinear plan, a stone foundation, and cream brick exterior walls. These walls are sheltered by wide overhanging open eaves of the gable roof that covers this block. The side elevations of this block are both two-bays-wide and the first story of each bay contains a tall, narrow, flat-arched window opening, each of which contains a one-over-one-light window, and each of which is crowned by a decorative wooden hood mold. The two shorter second story window openings also each contain a one-over-one-light window, and have more elaborate pedimented hood molds.

Robert Fargo (1828-1908) was one of four brothers, the others being Enoch B. Fargo, Lyman Fargo, and Lorenzo D. Fargo, who arrived in Lake Mills in the early 1840s and came to dominate the economic and social life of the city during the nineteenth century. Robert was the youngest of the four and after working in the Agricultural Implement Manufacturing Co. that his older brothers had helped develop, he became a successful dealer in dry goods in Lake Mills and other nearby communities and he also engaged in real estate development. Two of his sons, Frank B. Fargo and Enoch J. Fargo, would subsequently build houses of their own in the district and a third son, Croydon Fargo, would later own and occupy his father's first house (425 Mulberry St.).

322 Mulberry Street
(Photo #3)

Hans J. Anderson House

AHI# 6991

1879¹⁰

The Hans J. Anderson House is another fine, intact example of the Centered Gable subtype of the Italianate style. This house originally occupied a multi-lot corner parcel. It has a T-plan, two-story main block, to the rear of which is attached a smaller, square-plan, one-story block that gives the

¹⁰ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 40 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 50.

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house an overall cruciform plan. The house rests on stone foundation walls, it has exterior walls of cream brick, and the walls of the main block are sheltered by the block's multi-gable roof, which has broad overhanging open eaves. The main façade faces northwest onto Mulberry Street and is almost symmetrical in design and three-bays-wide with the center bay being a projecting two-story gable-roofed bay. This center bay is one-bay-wide, with its first story containing a single very large plate glass picture window that is crowned by a multi-light leaded glass transom. The second story above contains a tall, narrower two-over-two-light window having a decorative wooden hood mold, and identical windows of this same design fill the first and second stories of the one-bay-wide left and right-hand portions of this façade. The first story of this façade's right-hand portion, meanwhile, contains the house's original main entrance; the door has a four-panel, single light design. The entire first story of this façade is then sheltered by a one-story-tall, full-width, hip-roofed front porch that still retains its original turned balustrade. The roof of this porch is upheld by five circular plan Tuscan Order columns and there is also a gablet set into the porch roof above the portion that shelters the entrance to the house.

This front porch wraps around the southwest corner of the main block of the house and it also covers the first story of the left-hand portion of the southwest-facing side elevation of this block. This elevation is dominated by the projecting one-bay-wide, two-story-tall, gable-roofed right-hand portion of the main block, which has another tall, narrow two-over-two-light window having a decorative wooden hood mold in its second story, and a large polygonal plan bay window in its first story that has two tall, narrow, one-over-one-light windows placed on its main surface and one each on each of its two slanted sides, all four being enframed with decorative wood trim. In addition, this elevation also includes the southwest-facing side elevation of the one-story-tall gable-roofed rear block. This elevation is sheltered by smaller but full-width, one-story, open porch whose shed roof is also supported by a Tuscan Order column.

The front porch also wraps around the northeast corner of the main block of the house and covers the first story of the right-hand portion of the northeast-facing side elevation of this block. This elevation faces onto Washington Street and it is also dominated by the projecting one-bay-wide, two-story-tall, gable-roofed left-hand portion of the main block, which also has a tall, narrow, two-over-two-light window crowned by a decorative wooden hood mold placed in both its first and second stories. In addition, this elevation also includes the northeast-facing side elevation of the rear block of the house, but the shed-roofed open porch that originally sheltered this elevation has been removed.

The original carriage barn is currently in use as a garage. It is rectangular, two stories, with wood drop-siding and a gabled roof.

Hans J. Anderson (1858-1919) was many things, including a sometime merchant, a real estate dealer, and a meat market proprietor, but he was best known in his lifetime for being a prolific inventor, and

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some of the items he created, including his patented butter worker and churn, were manufactured by the Fargo Dairy Supply Co., which became Lake Mills' largest industry. He was also the son-in-law of Lorenzo D. Fargo, who would subsequently buy and occupy this house in 1884.

Second Empire Style

422 Mulberry Street Frank B. Fargo House AHI# 6988 1877/1896¹¹
(Photo #5)

Houses designed in the Second Empire style are very rare in Lake Mills and the Frank B. Fargo house is by far the largest and finest example in the city. This very large 6,300-square foot house occupies a large multi-lot parcel. The original main block of this house was built for Fargo in 1877 by Peter C. Henningson, and the 1879 *Bird's Eye View of Lake Mills* shows that at that time the house consisted of a two-story-tall, square plan, mansard-roofed main block that had a small gable-roofed one-story-tall block attached to its rear elevation. The 1877 main block, which had a stone foundation and cream brick exterior walls, is extant today, but it was modified by Fargo in 1894 and again in 1896, the rear of the house was also greatly enlarged during this period. The result is the house that is visible today, which has both Second Empire and Queen Anne stylistic features.

Beginning in 1894, Fargo began a campaign of enlargement that continued until the end of 1896. At first, Fargo was satisfied to turn the original small one-story gable-roofed rear block of the house into a narrow but equally tall, two-story mansard-roofed block that was nearly equal in size to the original main block, and add a conservatory to the rear.¹² In 1896, though, Fargo had the entire basement story of the house raised by two feet and then had an onion-domed, three-story, polygonal plan tower added to the north corner of the house, and two additional two-story bays were added to the southeast side of the house.¹³ In addition, the entire first story of the northwest-facing main façade of the house and parts of the first stories of both the northeast and southwest-facing side elevations were covered by a massive, highly ornate, flat-roofed new open wooden porch that also encircled both the first and the second stories of the house's new polygonal plan three-story-tall tower.¹⁴ This porch has since been removed.

The house that emerged after the 1896 enlargement is the one visible today and it rests on tall cut stone foundation walls and has exterior walls of cream brick. These walls are sheltered by the boxed, bracketed eaves of the mansard roof, the upper edge of which was originally encircled with wrought

¹¹ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 42 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 49.

¹² *Lake Mills Leader*. January 4, 1894, p. 3.

¹³ *Lake Mills Leader*. May 28, 1896, p. 3.

¹⁴ This porch has since been removed, but several historic photos showing it in place are still extant.

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iron cresting. The main façade of the house faces northwest onto Mulberry Street, is asymmetrical and dominated by the three-story corner tower. The center portion of the façade consists of a shallower rectilinear plan two-story bay that has the street entrance to the house located in its first story, while the first story of the one-bay-wide right-hand portion of this façade features a large polygonal plan oriel bay window and there is also a large one-light flat-arched picture window (original) located in the second story above this bay.

The southwest-facing side elevation of the house is also asymmetrical in design and features a polygonal plan two-story bay to the left and a rectilinear plan gable-roofed two-story-tall bay is placed next to it to the right and its first story contains the original main side entrance to the house. A second story oriel bay window is placed on the main wall surface of the elevation to the right of the rectilinear plan bay, a large paneled brick chimney stack is placed on the wall surface to the right of the oriel bay, and the service entrance to the rear of the house is located at the extreme right end of this elevation's first story.

The northeast-facing side elevation of the house is also asymmetrical in design and consists of the side elevation of the original main block to the right and the side elevation of the 1894 addition to the left, with the polygonal plan three-story corner tower that was built in 1896 being placed at the elevation's extreme right-hand end. The side elevation of the main block is two-bays-wide, and the first story of its left-hand bay contains a polygonal plan oriel bay window, while a pair of segmental-arched windows with elaborate brick hood molds is located in the second story above it. The side elevation of the 1894 block to the left is also two-bays-wide and its right-hand bay contains a side entrance in its first story that is housed in an attached one-story-tall mansard-roofed ell. A basket handle-shape arched opening that contains a pair of segmental-arched windows is located in the second story above this entrance and a second pair of windows of identical design is located in the second story of the elevation's left-hand bay.

Frank B. Fargo (1846-1920) was one of the sons of Robert Fargo and, with his brother, Enoch J. Fargo, was the founder of the Fargo Dairy Supply Co., Lake Mills' biggest industry. In addition, he was also active in real estate development in Lake Mills, was an advocate of concrete sidewalks and streets in the city, and was an important breeder of Holstein dairy cattle. His house on Mulberry Street was one of the social centers of the city during his lifetime, but has now been turned into apartments.

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Queen Anne Style

323 Mulberry Street Dr. David & Fanny Earl House AHI# 6992 1893¹⁵
(Photo #10)

This 4,025-square foot house was built in 1893 for David and Fanny Earl and it is an excellent, highly intact example of the Queen Anne style, specifically the Hipped Roof with Lower Cross Gables subtype. This house occupies a prominent multi-lot corner parcel. The house is two-and-one-half-stories, has a tall, raised, cut stone foundation, and has exterior walls of cream brick at the first floor; at the second floor the walls have a flared base and are clad in octagonal pattern wood shingles. These walls are sheltered by the house's asphalt shingle-covered combination hip and gabled main roof and its main façade faces southeast onto Mulberry Street.

The primary façade is asymmetrical, three-bays-wide, and dominated by a circular plan three-story conical-roofed tower that comprises the right-hand bay, the first story of which is sheltered by a wide, hip-roofed original open wood porch that encircles the tower and the first stories of the bay to the left on the main façade and the bay to the right on the house's northeast-facing side elevation. The main façade's left-hand bay consists of a projecting two-story rectilinear plan bay that has a large single-light picture window surmounted by a transom in its first story, a slightly smaller single-light picture window surmounted by a transom located above in its second story, and above is a gable-roofed dormer whose gable end is also clad in octagonal pattern wood shingles. Placed in between these two bays on the main wall surface of the house is a small oblong window in the first story that is sheltered by the front porch, while a double-hung, one-over-one-light window is located in the second story above.

The southwest-facing side of the house is also asymmetrical and is dominated by a large polygonal plan two-story bay that is centered on it and which is crowned by a gable-roofed dormer whose gable end is also clad in octagonal pattern wood shingles. This bay has five sides and the first story of the side that faces southeast towards Mulberry St. is covered over by a small rectilinear plan one-story-tall brick-clad ell whose flat roof forms the floor of a small hip-roofed second story side porch.¹⁶ Both

¹⁵ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 47 (illustrated). See also: *Lake Mills Leader*: March 10, 1892, p. 3; April 14, 1892, p. 3; July 14, 1892, p. 3; July 21, 1892, p. 3; August 25, 1892, p. 3; September 1, 1892, p. 3; September 8, 1892, p. 3; October 27, 1892, p. 3; Dec. 23, 1892, p. 3; February 23, 1893, p. 3; May 18, 1893, p. 3.

¹⁶ This porch is accessed from a door that is located in the southeast side of the second story of the two-story bay that lies

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stories of three more sides of the two-story bay each contain a single, double-hung one-over-one-light window with one exception; the first story of the bay's southwest-facing side contains a single-light picture window that is surmounted by a transom. In addition, most of the first story of the original wall surface of this elevation that is located to the left of the two-story bay is now covered over by a shed-roofed one-story-tall rear porch that was added to the house sometime after 1945.

The northeast-facing side elevation of the house faces onto Washington Street and is also asymmetrical and dominated by the house's three-story-tall circular plan tower, which comprises its left-hand bay. This cream brick and wood shingle-clad tower has both single and paired double-hung one-over-one-light windows its each of its first two stories, while its third story has a flared base, is clad in octagonal pattern wood shingles, is ornamented with stickwork trim, and has two very small, single double-hung windows and one pair of these windows placed in a band around its circumference. A projecting two-story three-sided bay is located to the right of the three-story tower and it has a large single-light picture window surmounted by a transom in its first story, a slightly smaller double hung window is located above in its second story, and it is crowned by a gable-roofed dormer whose gable end is also clad in octagonal pattern wood shingles. Placed in between these two bays on the main wall surface of the house is the main entrance to the house in the first story, which is sheltered by the front porch, while a flat-arched double-hung one-over-one-light window is located in the second story above the entrance.

Dr. David Earl was a highly respected Lake Mills physician who unfortunately stepped on a nail at his house's construction site and died of tetanus before it was completed. His widow, Fanny Earl, continued to live in the house until 1947, after which the house was converted into a nursing home. Today, the house is once again a single-family residence.

406 Mulberry Street William R. Harvey/Enoch J. Fargo House AHI# 6985 1881/1896¹⁷
(Photo #4)

The Enoch J. Fargo House is the best-known, largest, and most elaborate nineteenth century house in Lake Mills. This house was individually listed in the NRHP in 1982 and it is fully described in that nomination.¹⁸ Fargo, however, was not the original owner of this house. That honor goes to William R. Harvey, a Lake Mills merchant and commission agent who first purchased a large multi-lot corner

adjacent to it.

¹⁷ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 41 (illustrated). See also: Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., p. 51.

¹⁸ National Register of Historic Places, Enoch J. Fargo House, Lake Mills, Jefferson County, Wisconsin, National Register 82000674.

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parcel from Frank B. Fargo in January of 1881 and then employed Lake Mills carpenter contractor P. C. Henningson to oversee construction.¹⁹ A historic photo of this house shows that it was a large two-story Italianate style dwelling whose L-plan main block had a stone foundation and exterior walls of cream brick, sheltered by a shallow-pitched, multi-hip roof whose broad eaves were supported by a bracketed cornice. This house also had a cream brick-clad two-story rear wing that may have been sheltered by a gable roof. The main façade of Harvey's house faced northwest onto Mulberry Street and had a projecting three-bay-wide ell on the left that had the main entrance to the house in the left-hand bay of its first story, while the right-hand portion of this façade was inset and two-bays-wide, with its first story being sheltered by a one-story flat-roofed open wooden porch. Another notable feature of this house was a two-story polygonal plan bay that was located on the southwest-facing side elevation of the house's main block.

This was the house that existed in 1893 when it was purchased by Enoch J. Fargo and it was even then one of the city's largest dwellings. Fargo, besides being a very successful businessman, was also a builder at heart and in 1896 he employed P. C. Henningson as his carpenter contractor and John Spangler of Jefferson, Wisconsin as his masonry contractor, with the intent of remodeling and expanding his house and giving it a more up-to-date Queen Anne style appearance. The resulting transformation affected every part of the original building. On the main façade, the three-bay-wide ell on the left became two-bays-wide instead, all of this façade's original window openings were altered, a three-story-tall, eight-sided tower that was clad in cream brick and crowned by a polygonal tent type cupola was attached to the north corner of the house at the far left-hand end of the façade, and the entire width of the façade's first story was sheltered by a new, highly elaborate one-story flat-roofed open wood porch. This same porch was also extended around the north corner of the house and across almost the entire width of the house's northeast-facing side and a large, highly elaborate, cross-gable-roofed porte cochere of identical design was constructed as part of this porch.

Additional changes transformed the house's southwest-facing side elevation, where the existing two-story bay on this elevation was rebuilt and enlarged and all its windows were enlarged, as were the other window openings on this elevation. An even more transformative change occurred when the original roofs of the house were removed and a new attic story was built. This new attic story contained a ballroom, maid's rooms, and other spaces. Natural light for these rooms was provided by windows that were placed in the new gable ends on all four sides of the house and a massive hip-and-gable roof completed the renovation.²⁰

The resulting transformation created a 7,175-square-foot house that was even larger than the house that was also being transformed and enlarged next door at this same time at 422 Mulberry Street by

¹⁹ *Lake Mills Spike*. January 25, 1881, p. 3; August 4, 1881, p. 6.

²⁰ All of the house's gable ends are clad in alternating bands composed of cove and diamond pattern wood shingles.

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Frank B. Fargo, Enoch J. Fargo's brother. The simultaneous creation of two neighboring houses of this size was probably the result of a friendly sibling rivalry but it was also of lasting benefit to the city of Lake Mills as well. As the local newspaper noted:

The new residences of F. B. and E. J. Fargo on Mulberry street are nearing completion and they are great ornaments to our beautiful little city. Places ten times the size of Lake Mills cannot boast of two more elegant residences.²¹

The restored Enoch J. Fargo house has been operated for more than thirty years as the Fargo Mansion Inn and it is still operated as such today.

Enoch J. Fargo (1850-1921) was another of the sons of Robert Fargo and was, along with his brother, Frank B. Fargo, one of the founders of the Fargo Dairy Supply Co., which became the principal industry in Lake Mills in the nineteenth century, and he served as the manager of this company even after it was sold in 1898 to the Creamery Packaging Co. He was also active in real estate development in Lake Mills in partnership with his brother, Frank Fargo, and took an active role in creating the municipal water system and bringing electrical service to the city.

310 Mulberry Street Rev. John G. Zimmerman House AHI# 6984 1897²²
(Photo #2)

This house was designed and built by Lake Mills builder/architect John Hunzicker, is located across the street from the Dr. David & Fanny Earl House, and is another excellent, slightly smaller example of the Queen Anne style variant: Hipped Roof with Lower Cross Gables subtype. The main block of the Zimmerman house has an irregular plan and is two-stories, it has a tall, cut stone foundation and exterior walls of clapboards. These walls are sheltered by the house's asphalt shingle-covered combination hip and gabled main roof. In addition, there is also a full-width, gable-roofed, one-story-tall wing attached to the rear elevation of the main block.

The main façade of the house faces northwest onto Mulberry Street, it is asymmetrical and three-bays-wide, dominated by a circular plan, two-story, conical-roofed tower that comprises the left-hand bay. The façade's right-hand bay consists of a projecting two-story-tall polygonal plan bay that has a large single-light picture window surmounted by a transom in its first story, a slightly smaller single-light picture window surmounted by a transom located above in its second story. Placed in between the circular plan tower and the polygonal plan bay is the middle bay of this façade, which consists of the wall surface of the main block of the house, and the principal entrance door to the house is placed in

²¹ *Lake Mills Leader*. October 29, 1896, p. 3.

²² *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 39 (illustrated). See also: *Lake Mills Leader*. February 3, 1898, p. 8; February 17, 1898, p. 5; April 14, 1898, p. 4.

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the first story of this bay and it is flanked by narrow sidelights. The entire first story of the façade is sheltered by a nearly full-width, one-story, open wood porch whose roof is supported by paired Tuscan Order columns that rest on battered, clapboard-clad plinths, and there is also a gablet set into the porch roof above the entrance. A small second story porch is also placed between the tower and the polygonal bay and its roof is formed by a portion of the main roof of the house, which here takes the form of a very large jerkinhead gable that spans both the middle bay and the polygonal bay to its right and whose gable end is clad in false half-timber work.

The northeast-facing side elevation of the house is also asymmetrical and is dominated by the house's two-story circular plan tower, which comprises its right-hand bay. This tower has single, double-hung, one-over-one-light windows in each of its first two stories, while its uppermost portion is ornamented with stickwork trim placed in a band around its circumference. A projecting two-story rectilinear plan bay is located to the left of the two-story tower and it has a pair of large one-over-one-light windows in its first story, and another, smaller pair of double-hung window is located above in its second story, and it is crowned by another, smaller jerkinhead-roofed dormer whose gable end is also clad in false half-timber work. Placed in between these two elements on the main wall surface of the house are two staggered one-over-one-light windows that denote the presence of the main stairway of the house inside. A side entrance to the house is located to the left of the two-story-tall bay and it opens into a rear porch located in the rear wing of the house.

The Rev. John G. Zimmerman was a widower and a minister of the Evangelical Association church in Baraboo prior to moving to Lake Mills with his two daughters in 1898. It is believed that Hunzicker did not build this house with Zimmerman in mind, however, but rather that he constructed it as a speculative venture.

205 Oak Street E. C. Saecker House AHI# 230892 1904²³
(Photo #1)

The Saecker house occupies a prominent corner lot and is another good, representative example of the Queen Anne style subtype: Hipped Roof with Lower Cross Gables. The main block of the Saecker house has an essentially rectangular plan and is two-stories, has a tall cut stone foundation and exterior clapboard walls, sheltered by an asphalt shingled, combination hip and gabled main roof.

The main façade of the house faces northwest onto Mulberry Street, it is asymmetrical in design and two-bays-wide, and it is dominated by a rectilinear plan very slightly projecting bay that comprises the left-hand bay, which covers two-thirds of the width of the façade. This bay contains a large one-over-

²³ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 39 (illustrated). See also: *Lake Mills Leader*. July 7, 1904, p. 5; July 14, 1904, p. 5; August 18, 1904, p. 5; October 13, 1904, p. 5; January 26, 1905, p. 5.

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one-light window in its first story, a smaller pair of double-hung windows is located above in its second story, and it is crowned by a gable-roofed dormer whose gable end is clad in regular wood shingles and contains a small Palladian-style window group. The right-hand bay of this façade constitutes the wall surface of the house itself and it contains the main entrance door to the house in its first story, a single one-over-one-light window is positioned on the wall surface to its right, and a second single one-over-one-light window is placed in the second story above. The entire first story of this façade is then sheltered by a full-width, flat-roofed open porch whose roof is upheld by Tuscan Order columns, and this porch also turns around the west corner of the house as well and continues across much of the width of the southwest-facing side elevation of the house.

The southwest-facing side elevation faces onto Oak Street and it is asymmetrical in design and is dominated by a projecting two-story, polygonal plan, three-sided bay that is located to the left of center on this elevation. This bay has a large one-over-one-light window in its first story, a pair of smaller double-hung windows is located above in its second story, and the bay is crowned by a gable-roofed dormer whose gable end contains a paired group of windows.

The northeast-facing side elevation of the house is also asymmetrical in design and it is dominated by what at first appears to be a projecting two-story-tall rectilinear plan bay that is located in the center of this elevation. This bay has a single one-over-one-light window in its first story, a pair of smaller double hung windows is located above in its second story, and the bay is crowned by a gable-roofed dormer whose gable end contains a paired group of windows. In reality, though, the main northeast-facing wall surface of this projecting bay is actually part of the main wall surface of the house, which is continuous as far back as the left-hand end of this elevation.

E. C. Saecker was a hardware dealer in Lake Mills when his new house was built.

Craftsman Style

417 Mulberry Street Sumlar A. Reed House AHI# 6987 1905²⁴
(Photo #8)

The Craftsman style house that was built for Sumlar A. Reed represents a stylistic change and a new era in residential design in the district. The Reed House is rectangular in plan and two-and-one-half-stories with a fieldstone foundation and, red brick walls at the first story with stucco at the second story. These walls are sheltered by a steeply pitched gable roof, covered in asphalt shingles and having wide, overhanging flared eaves and has a ridgeline that runs northwest-southeast.

²⁴ *Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 45 (illustrated). See also: *Lake Mills Leader*. April 13, 1905, p. 5; June 1, 1905, p. 5; August 24, 1905, p. 5; November 2, 1905, p. 5.

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The main façade of the house faces southeast onto Mulberry Street and it is almost symmetrical. Its first story is completely covered by a massive, gable-roofed, one-story screened front porch whose base, balustrades, and supporting posts are all constructed of fieldstones, and whose roof has broad overhanging eaves. Decorative wood embellishment at the gable is supported by heavy paired wooden brackets at both ends. The principal façade of this porch faces toward Mulberry Street and consists of just a single nearly full-width Tudor arch opening and broad steps lead up house's principal entrance at the right-hand end of the porch. Two groups of paired one-over-one-light double-hung windows are placed in the second story above the porch and a small triple window group composed of three one-over-one-light double hung windows is located in the tall gable end above, which gable end is enframed by massive bargeboards whose ends are supported by equally massive wood brackets.

The southwest-facing side façade of the house is asymmetrical and two-bays-wide and it also has the southwest end of the attached one-story screen porch placed at its right end. The right-hand bay of this façade has a single large one-over-one-light double-hung window in both its first and second stories, while the left-hand bay consists of a shallow three-sided two-story polygonal bay that has single one-over-one-light double-hung windows placed in each story of its two slanted sides. In addition, there is also a tall gable-roofed, stucco-clad dormer centered on the slope of the main roof above and it also contains a single one-over-one-light double-hung window.

The northwest-facing side elevation of the house is asymmetrical and three-bays-wide. The northwest end of the attached one-story screen porch is placed at its left end. The left-hand bay of the side elevation itself contains a stucco-clad five-sided polygonal oriel bay window, while a single one-over-one-light double-hung window is placed in the second story above. The second story of the middle bay contains a pair of smaller one-over-one-light double-hung windows, and the second story of the right-hand bay contains another single one-over-one-light double-hung window. Additional single one-over-one-light double-hung windows are arrayed across the first stories of the middle and right-hand bays and this elevation also has a tall gable-roofed, stucco-clad dormer centered on the slope of the main roof above and it also contains a single one-over-one-light double-hung window.

Sumlar A. Reed (1849-1934) was born in Vermont and came to Lake Mills in the 1840s. He graduated from Milton College in 1870, married in 1884, and he first worked in the dry goods business in Lake Mills, eventually becoming the president of the Bank of Lake Mills in 1908.

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Integrity:

Fortunately, integrity levels in the district are very high. Partly this is due to the fact that most of the houses in the district are large enough to meet the needs of even twenty-first century occupants without alterations, and partly it is due to the fact most of the district's houses are of masonry construction, which makes them more difficult to alter. Some of these houses have experienced minor alterations but in general all of the district's contributing buildings still retain their most important style-defining features and would be easily recognized by their original occupants; the only significant loss being that of the elaborate porch built in 1896 that used to encircle much of the first story of the Frank B. Fargo House (422 Mulberry Street). The most notable exception to the otherwise high integrity levels in the district is the non-contributing Gothic Revival style Evangelical Lutheran Church, which was built in the neighboring community of Milford in ca. 1860 and was then moved to a vacant lot on the corner of Mulberry and Washington streets in Lake Mills in 1951. In addition to having been moved, this building, which was originally clad in clapboards, has now been resided in vinyl, and has had post-1951 additions attached to both its primary and back façades.

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Mulberry Street Residential Historic District
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Significance:

The Mulberry Street Residential Historic District is a small, architecturally significant residential district that is located within the larger historic core of the city of Lake Mills. The District is comprised of ten contributing and two non-contributing buildings and contains a small but exceptionally intact concentration of large scale Italianate style, Second Empire style, Queen Anne style, and Craftsman style single family residences that were built between 1853 and 1905. The large scale and quality of design sets this district apart in the community. The most architecturally significant buildings in the district are fine, sometimes outstanding examples of the Italianate style and the Queen Anne style, including the Enoch J. Fargo House, which was built in the Italianate style in 1881 and enlarged and remodeled into a Queen Anne style house in 1896 and which is already individually listed in the National Register of Historic Places. Three of the district's buildings are also of importance because they are documented examples of the work of Lake Mills builder Peter C. Henningson. Henningson is now, and was in his lifetime, the best known of the several architect/builders who were active in Lake Mills in the last half of the nineteenth century and the district's concentration of at least three of his houses offers an unusual opportunity to study several works of this master builder in a single place. Numerous isolated examples of Henningson's work can be found throughout the city, but this is the only place where documented examples of his work can be seen standing side by side. The district is also notable for its concentration of homes that once belonged to members of the Fargo family, who were influential in the development of the city. Five homes in the district were built for, and first occupied by, members of the Fargo family.

The Mulberry Street Residential Historic District is locally significant under National Register Criterion C as an architecturally significant collection of single family residences that together constitute a well-defined and visually distinct geographic and historic entity within the city of Lake Mills. The period of significance for Criterion C runs from 1853, when the earliest contributing building in the district was constructed, until 1905, when the last one was built; these buildings illustrate the evolution in architectural tastes that occurred in Lake Mills during this 52-year period.

While Fargo family members are indeed of importance to the history of the city and to the history of the district, the several buildings that housed the varied business activities that actually made the Fargo family significant to the history of Lake Mills are all to be found as contributing resources in the potentially eligible Lake Mills Downtown Commercial Historic District (for which a NRHP nomination is also pending) or else they have already been listed in the NRHP (L. D. Fargo Public Library, NR Reference # 82000675). These other buildings are more directly associated with the productive lives of the various Fargo family members and therefore have a better claim to being the buildings that would best represent the family's achievements under National Register Criterion B.

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Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

History

The city of Lake Mills is located in the civil town of the same name and both are located in Jefferson County. Like so many of Wisconsin's earlier communities, Lake Mills owes its existence to its proximity to an early source of water power, which in this case was the watercourse known as Rock Creek. Rock Creek has its origin in Rock Lake and it flows from Rock Lake some two miles northeast until emptying into the Crawfish River. The city of Lake Mills is located on the eastern shore of Rock Lake and it was around the place on the eastern shore where Rock Creek exits the lake that the historic core of this city evolved.

Joseph Keyes was the first person to settle in what would become Lake Mills.

In 1836 Captain Joseph Keyes of Vermont made an exploratory trip to Wisconsin for the purpose of securing lands in the newly opened territory of the United States. The following year Keyes brought his family to Wisconsin. By the next spring, with the help of nearby settlers, he began to build an earthen dam above the rapids and then constructed a sawmill along the south side of the creek which is near the current South Main Street bridge. It was not until Joseph Keyes completed his sawmill in 1839 that the first frame houses were erected. The oldest remaining home from this period was built in 1843 on the east side of Main Street [340 S. Main St.] by the founder himself, Captain Joseph Keyes.

Joseph Keyes then began construction of a grist mill just downstream from the sawmill. This was completed in 1842. Keyes, considered by many to be the founder of Lake Mills, is credited with providing the village with its name by stating "Here is the lake and here are the mills. We will call it Lake Mills."²⁵

Once these two mills had been constructed, the location surrounding them became a natural place to establish a town site and in 1842, the village of Lake Mills was platted by Chester Patterson, an associate of Keyes. This new plat began just to the north of the mill site and its centerpiece consisted of a triangular-shaped block of land that was to be a publicly owned park or commons. This Village Commons was surrounded by three streets; the east-west-running Lake Street, the north-south-running Main Street, which also passes by the mill site, and the northwest-southeast-running Madison Street, whose southern end begins where it intersects with Lake Street. Seven platted city blocks were then arrayed around the Village Commons and faced onto it, and each of the plat's three principal streets was paralleled by another street that formed the opposite side of the platted blocks; the east-west-

²⁵*Historic Homes of Lake Mills: Five Walking Tours*. Lake Mills-Atzalan Historical Society, n.d, p. 2. Neither mill is extant.

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running Water Street, the north-south-running Church Street, and the northwest-southeast-running Oak Street, the latter of which also had two more platted city blocks located on its own, opposite, northeast side. In addition, there was also another northeast-southwest-running street in the plat as well whose southwest end begins where it intersects with Madison Street, and this was Mulberry Street.

These nine platted blocks, plus the Village Commons, made up the original village site and it was this that met the eyes of the first two members of the Fargo family when they arrived here in 1845-46. The entrepreneurial activities of the Fargo family, members of which first arrived in Lake Mills in the early 1840s, played a dominant role in the success of this community throughout the rest of the nineteenth and into the twentieth - century.

Newer arrivals to Lake Mills are curious about the name “Fargo” because they have seen the name on building, store fronts, and street signs. Their confusion is understandable since there are now no persons of that name in either Lake Mills or Jefferson County. However, the Fargo family has probably produced a more lasting effect on this city than any other group or person. ... The Fargo family came from the state of New York in the early 1840s. They came primarily as merchants and farmers, but they were both ambitious and visionary. There were four brothers [Lorenzo D., Robert, Enoch B. and Lyman], and eventually their father, Isaac, who made their way to this frontier settlement in Jefferson County. Enoch and Lyman, the first to arrive, opened a general store at the corner of Lake and Main and stocked it with goods shipped from New York. They brought an air of eastern sophistication to the pioneer community. They soon branched out into other businesses including the opening of a telegraph office in their store—making Lake Mills one of the first Wisconsin towns to have a telegraph exchange installed in an uptown location.

The Fargos also joined with other businessmen to form and build the Agricultural Company Factory at the east end of the mill pond. This company reputedly had the first foundry in southern Wisconsin and made a variety of simple farm implements including different types of plows. It has also been credited with making machinery for many of the mills along the Wisconsin River. Unfortunately, this pioneer business enterprise proved financially unstable and went through several reorganizations before permanently closing after a fire in 1881. About 1848, Enoch Fargo bought the local grist mill and both enlarged it and made other improvements during his ownership.

Like many early businessmen, the Fargos were heavy buyers of raw unimproved farm lands. The produce from these often tided them over rough financial periods. Lorenzo, a later arriving brother, vigorously conquered the virgin lands five miles west of Lake Mills and created a large farmstead which still remains, now part of the current Battist Farms.

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The youngest brother, Robert, came in 1847 as a nineteen-year-old youth, clerked in the family store and learned telegraphy. ... Later he became a partner in the revamped Agricultural Company [with George Griswold] which manufactured an early type of threshing machine. Intermittently he ran profitable general stores in both Lake Mills and Milford, and in 1869 built the brick building on E. Lake Street [106 E. Lake St.] just east of his brother's corner store [102 E. Lake St].²⁶

All of the Fargos became involved in extensive real estate investments. Isaac, his son Enoch B., and two of Enoch's sons [Frank B. and Enoch J.], were responsible for platting all of the village lands between North Main and East Lake Streets between 1852 and 1910 (with the exception of Grant Street and part of Oak Street).²⁷ Additionally, Isaac and Enoch B. purchased much of the land between the downtown area [the Original Plat] and the lake, which eventually was developed as West Lake Street. On the eastern end of town, Enoch and another son opened some of their land for use as early baseball, track and football fields.

One of the greater achievements of the Fargos was the formation of the Fargo Dairy Supply Company. Enoch's son Frank had developed a new butter color in 1870 which he began manufacturing in a small building [non-extant] on West Lake Street (The Fargo Butter Color on the top prize at the 1885 New Orleans World's Fair). From this simple beginning the Fargo Co. progressively expanded to make and supply dairy equipment to creameries throughout the midwest. After several years Enoch J. Fargo joined his brother in the plant operation. Troops of mechanics were organized in departments and new buildings were added until by 1900 there were a total of nine structures in the complex along West Lake and Church Streets.²⁸ The Fargo Co. became recognized as one of the largest manufacturers of creamery and dairy supplies in the world. Although the Fargos sold their business to the Creamery Packaging Co. of Chicago in 1898, the local plant remained an autonomous division with independent

²⁶ The original corner store was built by Enoch B. and Lyman Fargo and was rebuilt by Enoch B. Fargo in 1868. The 1868 and 1869 buildings are still extant and intact.

²⁷ Much of this platting occurred on lands bordering on Mulberry Street. In 1852, Isaac and Enoch B. Fargo platted Fargo's Addition to the Original Plat, which lies adjacent to a block of the Original Plat that constitutes the northeast side of Oak Street. This new plat consisted of four blocks and two of these have southeast ends that front on the northwest side of Mulberry Street, and this new plat also resulted in the creation of Washington Street, Franklin Street, and Scott Street as well. In 1884, Enoch B. Fargo also platted E. B. Fargo's Addition, which consisted of two additional blocks that also lay adjacent to a block of the Original Plat of the Village that constitutes the northeast side of that portion of Oak Street that lies on the southeast side of Mulberry Street. This new plat fronted onto both sides of Washington Street, and the northwest ends of its two blocks fronted on Mulberry Street and were directly across that street from those in Fargo's Original Addition.

²⁸ The office building of this complex, built in 1892 at 203 W. Lake St., is still extant and intact.

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decision-making powers. Factory expansion continued and by 1900, the company was the largest employer in Lake Mills with 86 employees. By this time the company was sending out crews who installed whole creamery outfits in Wisconsin and surrounding states.

Expanding factory needs required the purchasing of large steam engine pumps and electric dynamos. Fargos extended the use of these power sources to start a village water works pumping station in 1891 and in 1892 obtained a franchise to generate electricity for village lights. Lake Mills was one of the first cities of its size to have water works and electric lights.

Frank Fargo is also credited with installing the first cement sidewalks in Lake Mills in 1890, long before other towns, and the Fargos were instrumental in paving the downtown streets with cement at an early date. E. J. Fargo, who had remained as plant manager for the Creamery Package Co., was responsible for the planning and construction of the company's new factory on the east edge of town in 1910. On separate occasions the Fargo Dairy Supply Co. had offers to leave Lake Mills and move to Waukesha and Beloit; however, the Fargos remained dedicated to Lake Mills and turned down very lucrative offers. Those and future decisions have resulted in a resilient company for our community, a company which we now know as APV Crepaco and which, at times, has employed well over 1,000 people.

As the Fargo family's financial fortunes progressed, they looked for other uses for their money. ... Robert and Lorenzo combined their resources to build the "Fargo Block" [122-128 E. Lake St.] plus founding the Bank of Lake Mills which opened in 1893. They were also the first officers of the bank. In 1907, Robert and Enoch J. built the large two-story brick building [112 S. Main St.] just south of the corner Fargo building on East Lake Street [102 E. Lake St.]. Over the years this building has served a variety of retail businesses, fraternal organizations and community dances. ... Other Fargo buildings still remaining are five brick homes on Mulberry Street consisting of E. J. Fargo's home (Fargo Mansion), Frank's mansion, Robert Fargo's, the Robert and later Croydon Fargo home, and the old Lorenzo D. Fargo home [Hans J. Anderson House] just across the street and south of the Fargo Mansion.

As a group, the Fargos were always community minded, serving on village boards, school boards and businessmen's council. ... The senior Isaac Fargo provided part of the right-of-way to the Chicago and Northwestern Railroad, so it would build its line through Lake Mills in 1882. The long-held desire of the town to have a library was financially troubled until Lorenzo D. Fargo came forward and pledged \$5,000 for the building, which was opened in 1902 [L. D. Fargo Public Library, 120 E. Madison St.-NRHP].

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The Fargo families are now gone from the community, but firm evidence of their activities remain.²⁹

Soon after Enoch B. Fargo arrived in the village he purchased most of the land located northeast of the Village Commons and the blocks of the Original Plat of the Village, this being the land that is situated between Main Street and Lake Street and northeast of Oak Street. Because a short stretch of Mulberry Street was included in the Original Plat, Fargo or others apparently decided to continue this street northeast through his holdings, and since this road quickly became one of the main roads leading into and out of the village, land facing onto Mulberry Street probably struck Fargo as the ideal place where dwellings should be built. Nothing was built here, though, until after Fargo platted Fargo's Addition to the Original Plat of the Village in 1852. The following year, the first house was built on Mulberry Street on a double lot corner parcel located in the new plat that constituted the south corner of the block bounded by Mulberry, Washington, Scott, and Franklin streets. This was the George S. Griswold House at 409 Mulberry Street, built in 1853, and a year later his business partner, Robert Fargo, built his own house next door on a double lot corner parcel in the new plat that constituted the east corner of the same block. Tellingly, both of these houses were built of brick and thus set the standard for what was to follow; they are now the oldest surviving brick houses in Lake Mills.

Over time, other houses were built on lots in Fargo's Addition, but none of them were built of brick and none were built on lots that faced onto Mulberry Street. In 1869, however, Enoch B. Fargo sold four acres of land he owned on the unplatted southeast side of this street to his brother, Robert Fargo, who built his second, penultimate house on that parcel at 512 Mulberry Street. The next family member to build on Mulberry Street was Frank B. Fargo, a son of Enoch B. Fargo, who in 1877 purchased a 1.87-acre parcel of land from his father that was located next door to Robert Fargo's second house and then proceeded to build his own brick house at 422 Mulberry Street. Two years later, in 1879, another family house was also built on land facing onto Mulberry Street. This was the brick house belonging to Hans J. Anderson and his wife, Sarah A. Fargo, a daughter of Lorenzo D. Fargo, and it was located at 322 Mulberry Street on an unplatted double corner lot that he purchased from Enoch B. Fargo.

When a *Bird's Eye View of Lake Mills* was published in 1879, the land holdings of the Fargo family along and around Mulberry Street were very evident, both because of the large size of the family-owned houses when compared with those of their neighbors, and because so much of their land on the southeast side of the street was still unplatted and unoccupied. At that time there were just three houses located between Oak Street and Franklin Street on the northwest side of Mulberry Street; an

²⁹ Liebenow, Roland R. *People, Their Places and Things: A Vignette History of Lake Mills*. Lake Mills, n.d., pp. 28-30. The Bank of Lake Mills is still active today and is housed in a modern building that is located at the southwest end of Mulberry street facing the Village Commons.

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unknown house that was later moved off site to make way for the Dr. David & Fanny Earl house, the Griswold house and the first Robert Fargo house, while on the southeast side were just the Hans J. Anderson, the Frank B. Fargo house, and the second Robert Fargo house. All the rest of the land to the southeast of the district as far east as Lake Street was still open land that belonged to Fargo family members at that time and much, but not all of it, would remain in their possession for the rest of the century.

The next house built in the district facing onto Mulberry Street was constructed for local businessman William R. Harvey, who bought a 1.25-acre corner parcel from Enoch B. Fargo that was located directly across Washington Street from the Andersons, and on which he proceeded to build a large new brick house for himself at 406 Mulberry Street in 1881.³⁰ Three years later, in 1884, Hans J. Anderson sold his Mulberry Street house to his father-in-law, Lorenzo D. Fargo, who lived in it for the rest of his life, and in that same year Enoch B. Fargo platted E. B. Fargo's Addition to the Original Plat on land located on both sides of Washington Street and adjacent to both the Anderson and Harvey house parcels.

No other houses would be built in the district on Mulberry Street until 1892, when the existing house located on the east corner of the block bounded by Mulberry, Main, Oak, and Washington streets was moved to another location and was replaced by the large new brick and wood shingle-clad house built in that year for Dr. David Earl at 323 Mulberry Street. Also, in that same year, Enoch B. Fargo died, and control of his land holdings in the Mulberry Street area passed to his sons, Frank B. and Enoch J. Fargo. A year later, Enoch J. Fargo purchased the William R. Harvey House and in the next three years set about turning this house into a much larger and more fashionable home for himself and his family, this being the last house in the district that was built for a member of the Fargo family.³¹

Not surprisingly, this collection of Fargo family homes made Mulberry Street the social center of Lake Mills during the 67-year period between 1854, when the first Robert Fargo house was built, and 1921, when Enoch J. Fargo, the last family member still living on the street, died. While the grand scale and opulence of the homes set this District apart in Lake Mills, some subsequent owners found the large sizes daunting: the Enoch J. Fargo house, for instance, contains 7,176 square feet of space and the Frank B. Fargo house, 6,288 square feet. Later owners decided to subdivide these homes into apartments (there are now eight in the Frank B. Fargo House for example). Nevertheless, eight of the district's eleven houses are still single-family residences today (the NRHP-listed Enoch J. Fargo House is also a successful B&B) and fortunately, even those houses in the district that are now rental

³⁰ Like Griswold before him, Harvey was not a member of the Fargo family, but he had once been a business partner in the dry goods business with Robert Fargo.

³¹ Another of Enoch B. Fargo's sons, Croydon Fargo, would later buy and live in the first Robert Fargo House located at 425 Mulberry Street.

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properties or multi-owner buildings, still retain their historic exteriors. As a result, the district retains its historic appearance to a remarkable degree and if the various members of the Fargo family and their neighbors could all return for a visit today they would still find these two blocks of Mulberry Street to be largely as they remembered.

Architecture

The Mulberry Street Residential Historic District is eligible for listing in the National Register of Historic Places for its local significance under Criterion C because it contains Lake Mill's most significant and concentrated collection of intact Italianate and Queen Anne style residential buildings, including one of Lake Mill's most architecturally important houses, the outstanding Queen Anne style Enoch J. Fargo House, which is already individually listed in the NRHP. The district contains two non-contributing buildings: a house and a church. Eleven buildings are single family houses, ten of which were built between 1853 and 1905, and five of which are the city's finest examples of the Italianate style and four more of which are among its finest examples of the Queen Anne style. In addition, one of these houses is an identified example of the work of John Hunzicker, who was the most important architect practicing in Lake Mills in the nineteenth century, and at least two others are the known work of Peter C. (P. C.) Henningson, the most prominent and prolific of Lake Mill's several nineteenth century architect/builders. All of the historic period homes are still highly intact and provide an excellent opportunity to explore some of the stylistic choices that were made by prominent Lake Mills citizens who built homes for themselves between 1853 and 1905.

Italianate

Italianate style residences are typically two stories in height and they are typically constructed of either clapboard or brick, although stone examples are also found. The typical hallmarks of the many Italianate residences in Wisconsin include wide eaves that are visually supported by elaborate brackets, low-pitched hipped or gabled roofs, and often a polygonal or square cupola placed on the roof. These buildings typically have either "T," "L," or cruciform plans, they frequently have smaller ells attached to the rear or side of a main block, and they tend to have boxy proportions. Other common characteristics include verandahs or loggias, balustraded balconies, bay windows, and tall, frequently segmental-arched windows crowned with hood molds or pediments.

The Mulberry Street Residential Historic District contains five excellent, intact examples of the Italianate style, each of which is two-stories in height, has cut stone foundation walls, and constructed of cream brick. The earliest two examples were built in 1853 and 1854 and date back to the earliest days of this style's appearance in Wisconsin, these being the George S. Griswold House (409 Mulberry St.) and the first Robert Fargo House (425 Mulberry St.), respectively. Virginia and Lee

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McAlester, in their publication entitled *A Field Guide to American Houses*, divided the Italianate style into six subtypes and the Griswold House is an excellent example of the Simple Hipped Roof Subtype while the Robert Fargo House is a fine example of the Asymmetrical Subtype.³² In addition, the second Robert Fargo House, built in 1869 at 512 Mulberry St. is also an excellent example of the Centered Gable Subtype as well and the Hans J. Anderson house, built in 1879 at 322 Mulberry St. is an excellent, late, cruciform plan variant of the Centered Gable Subtype whose plan and overall appearance may also owe something to the Queen Anne style that would soon supplant the Italianate style in popularity.

Regardless of the subtype to which these house have been assigned, all four of them exhibit characteristic features of the Italianate style that include having shallow-pitched hip or multi-gable roofs that have wide, bracketed eaves, tall windows whose designs have either arched openings or else are emphasized in some fashion, and having one-story main entrance porches that are upheld by typically squared wood posts.

In addition, there is another house in the district that also began its existence as an excellent L-plan cream brick-clad example of the Hipped Roof Subtype of the Italianate style. This was the William R. Harvey House located at 406 Mulberry Street, which was built in 1881 and was afterwards transformed by a later owner, Enoch J. Fargo, into the city's most spectacular Queen Anne style residence.

Second Empire

The universally recognizable design element of the Second Empire style is its mansard roof, curves at the tops of the visible roof slopes and dormer windows set into the roof slopes are both typical design elements used to embellish the roof. Second Empire buildings are generally tall and often bear heavy ornamentation. Many Second Empire buildings also include Italianate style details such as heavily bracketed eaves because the popularity of the two styles overlapped in time. The style was particularly popular for large public and institutional buildings during its period of peak popularity and this may explain why so few examples have survived and why many of those that do have a feeling of monumentality.

The district contains just a single example of the Second Empire style, but it is an impressive one, this being the cream brick, Frank B. Fargo House located at 422 Mulberry Street, built in 1877. Fargo's house was already one of the largest in the city when it was built, then in 1896 it became much larger when Fargo had the original one-story rear block replaced by a two-story block that was as large as the

³² McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf & Co., 1984, pp. 210-211.

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original main block and added a three-story tower to the front and encircled two sides of the main block with an extravagant porch (since demolished). The result is a hybrid design that retains its Second Empire main block, with its mansard roof, but whose three-story tower gives the house something of a Queen Anne style flavor.

Queen Anne

Most American examples of the Queen Anne style are residential buildings and because the period of this style's greatest popularity coincided with a period of enormous urban and suburban growth in America, extant examples are numerous and now virtually define the Victorian period house in the popular imagination. Queen Anne style houses can be identified by their irregular plans, complex use of often classically inspired ornamentation, and asymmetrical massing. The designs of these buildings often include polygonal bay windows, round or polygonal turrets, wrap-around verandahs, and steeply-pitched multi-gable or combination gable and hip roofs that usually have a dominant front-facing gable. Use of a variety of surface materials, roof shapes, and wall projections are all typical in Queen Anne designs and are represented in a seemingly endless number of combinations. Shingle or clapboard siding is common, and they are often combined in the same building, sometimes above a brick first story.

Queen Anne style houses are the most frequently encountered examples of late-nineteenth and early-twentieth century high style architecture in Lake Mills and four of the city's finest and most intact examples are located in the district, including the city's most elaborate and impressive example, the Enoch J. Fargo House at 406 Mulberry St., which, as noted above, began life as an Italianate Style house that was built in 1881. This house was subsequently enlarged in 1896 and transformed into the house visible today. The house is highly intact, occupies its original large multi-lot parcel, and was individually listed in the National Register of Historic Places in 1982.

The great majority of Lake Mill's Queen Anne style houses lack the wealth of detailing that is usually associated with the highest examples of this style such as the Enoch J. Fargo House. This is also true in most other cities in Wisconsin as well and is indicative of the expense involved in creating really elaborate Queen Anne style designs. Most home builders of the period were content to use just the most basic design elements associated with the style such as an irregular floor plan and an exterior that combined a clapboard or sometimes brick-clad first story with upper floors and gable ends clad in clapboards and/or in two or three different patterns of wood shingles. Other design elements that were often used included both large and small porches decorated with varying degrees of trim, multiple dormers, bay and oriel windows, and towers or turrets. Most of these elements are to be found in the four Queen Anne style residences that were built in the district between 1892 and 1905.

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Many of the most elaborate nineteenth century examples of the Queen Anne style in Lake Mills, including the William R. Harvey/Enoch J. Fargo House, are the work of Peter C. Henningson, an exceptionally able carpenter contractor/architect who lived in Lake Mills. Not only was he the carpenter contractor for the Harvey/Fargo house, both in 1881 and in 1896, but he was also the contractor for the Dr. David and Fanny Earl House located at 323 Mulberry Street as well, which was the first Queen Anne style house to be built in the district. Another important creator of Queen Anne style residences in Lake Mills was John Hunzicker, a self-taught architect and carpentry contractor who worked in Lake Mills as a contractor at first, beginning in 1892, but soon thereafter became the architect of choice for those proposing to build in the city, and this continued until he left for Eugene, Oregon in 1903. It was Hunzicker who in 1897 was responsible for designing and building the fine Queen Anne style house located at 310 Mulberry Street in the district that was subsequently purchased by Rev. John G. Zimmerman in 1898.

Craftsman

The Craftsman style is associated with the Arts and Crafts movement and origins in the work of English architects and designers who sought a new approach to house design by using simplified elements of traditional vernacular houses to produce a comprehensive design in which exterior and interior elements worked together to produce a unified whole. The Craftsman style did not choose to imitate its English heritage; instead, by applying the basic principles of Arts and Crafts movement to American needs and building materials, designers such as Wisconsin native Gustave Stickley were able to fashion buildings having a specifically American appearance. The Craftsman style is characterized by quality construction and simple, well-crafted exterior and interior details. Natural materials are used both inside and out in a manner appropriate to each and wood is by far the most common material used both inside and out with brick, stucco, and wood shingles also being typical exterior building materials. Frequently the exteriors of Craftsman style houses use broad bands of contrasting materials (such as wood shingles above stucco) to delineate different stories. Craftsman style homes usually have broad gable or hipped main roofs with one or two large front dormers and widely overhanging eaves, exposed brackets or rafters, and prominent chimneys. Most designs also feature multi-light windows having simplified Queen Anne style sash patterns. Open front porches whose roofs are supported by heavy piers are a hallmark of the style, and glazed sun porches and open roofed wooden pergola-like porches are also common.

All of the features described above are present in the Sumlar A. Reed House located at 417 Mulberry Street, which was built in 1905. Another notable aspect of the design of this house is its affinity with the Tudor Revival style that was also beginning to become fashionable at this time. The first Tudor Revival style houses were designed in England in the mid-1800s and they had a direct influence on the Arts and Crafts designs that also heavily influenced the Craftsman style in the United States.

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Consequently, it is not surprising to find that various elements of this style such as the massive, very simple bargeboards found on the Reed House should appear from time to time in Craftsman style residential designs.

Architect/Builders

Peter Henningson

The most successful builder in Lake Mills during the nineteenth century was Peter C. Henningson (1848-1918), who was born in Denmark and became an apprentice carpenter at the age of 14. In 1868, Henningson emigrated to the United States, came to Wisconsin, and located in Oshkosh, where he worked for two years. He then spent two more years in Oconto before returning once again to Oshkosh, where he remained until finally settling in Lake Mills in 1877. One of his very first projects upon arriving in this city was the construction of the Frank B. Fargo House located at 422 Mulberry Street and four years later he was also the carpenter contractor for the William R. Harvey House located next door at 406 Mulberry Street. In 1892, Henningson acted as the carpenter contractor for the Dr. David & Fanny Earl House located at 323 Mulberry Street, and after the Harvey House was sold to Enoch J. Fargo in 1893, Henningson once again became the carpentry contractor for the remodeling of that house, which took place in 1896. But as impressive as his several projects in the district are, they represent just a small fraction of the buildings in Lake Mills and in the surrounding area that Henningson built during his career. When his obituary appeared in the local newspaper at the time of his death, the editor did his best to provide just a short summary of his career.

Mr. Henningson's great work here was as a contractor and builder and one cannot move far on any street, without beholding his work as a builder. His strength appeared not to be limited. All days seemed too short for him to complete the tasks he voluntarily assumed. His work was not confined to the village of Lake Mills but extended for many miles in every direction from Lake Mills. The first two buildings he erected in Lake Mills were W. P. Phillip's large barn and F. B. Fargo's first house. Space would not permit, and memory would fail us if we were to attempt to name all the buildings he erected here, hence we name only a few. Among the public buildings we name the old high school building, the grade [school] building, the public library [120 E. Madison St.-NRHP], the Odd Fellows Building [211 N. Main St.], the Schultz hotel [265 S. Main St.], several hotels which burned, Greenwood's Bank Building [107 N. Main St.], the Fargo block [122-128 E. Lake St.], the residences of F. B. Fargo, E. J. Fargo, C. F. Greenwood, A. W. Greenwood's first residence, W. P. Phillip's house, Mrs. F. K. Earl, J. L. Cook, and many others.

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Mr. Henningson was also engaged in the sale of lumber, coal, lime, etc. for many years and did a very large business in that line.³³

In addition to his private work, Henningson also served as both a trustee and as the president of the Lake Mills Village Board and when cityhood was attained, served two terms as mayor of Lake Mills. Many of the best nineteenth century carpenter contractors, like Henningson, had enough experience to actually design some of the buildings they constructed, and because Henningson was also a lumberyard owner and building supply dealer he would have had access to the numerous plan catalogs that were being published in the last half of the nineteenth century and the early twentieth century and would have been aware of the changes that were taking place in architectural fashions.

John Hunzicker

John Hunzicker was another successful carpenter and contractor in Lake Mills whose talents as a designer eventually led him to become a full-time architect, both in Lake Mills, and later in Eugene, Oregon. John Hunzicker (1867-1945) was the son of a carpenter contractor and appears to have gained his knowledge of architecture by his own studies and through practical experience as a carpenter. No information was found during the course of this research about Hunzicker's life prior to arriving in Lake Mills in 1892, but he began to advertise his services as a contractor and builder in the local newspaper almost as soon as he arrived and soon thereafter found a ready market for his services.³⁴ By 1894, Hunzicker was also being referred to as an architect in local newspaper mentions and while commissions for the city's largest buildings still tended to go to Milwaukee and even Minneapolis architects in the last years of the nineteenth century, Hunzicker's abilities resulted in his receiving commissions for both public and private buildings not only in Lake Mills, but throughout Jefferson County. When the Lake Mills newspaper decided to print a page of capsule descriptions of Lake Mills business establishments in 1895 it had the following to say about Hunzicker:

John Hunzicker, Contractor and Builder

An expert mechanic who makes every effort to do all his work in the best possible manner and neglects no opportunity to please his patrons or to increase the value of the products of his toil, is always sure of success no matter where he is located. These remarks are brought to mind while writing of John Hunzicker, contractor and builder of Lake Mills. Mr. Hunzicker has been engaged in this business for the last three years and the evidence of his skill and ability

³³ "The Late P. C. Henningson." *Lake Mills Leader*. May 23, 1918, p. 1. See also: "Is Your House a Henningson?" Liebenow, Roland R. *People, Their Places and Things: 50 More Tales From Lake Mills*. Lake Mills, 2010, pp. 42-45,

³⁴ A comprehensive account of Hunzicker's life and career is contained in: Lakin, Kimberly K. *Life and Work of John Hunzicker Architect (1867-1945)*. University of Oregon, Master's Thesis, 1982. This work was not seen during the preparation of this nomination.

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are scattered all over Jefferson county. He makes plans and estimates on application, takes contracts for the erection of any kind of building and superintends the work in any part of the state. He also makes store fittings, wood mantels, and stair work. As a worker in wood Mr. Hunzicker has few if any equals in the state and throughout the section where he has done work he bears a most enviable reputation. To all who contemplate the erection of any kind of building we say you will do yourself a favor by seeing Mr. Hunzicker and getting his plans and prices before letting the contract.³⁵

In 1896, Hunzicker contracted with livery stable owner Albert Yandre to build a house on a lot purchased from C. F. Greenwood “next adjoining the place occupied by S. A. Reed.”³⁶ This is believed to be the Queen Anne style house located in the district at 310 Mulberry Street that Hunzicker completed in 1897 and subsequently sold to the Rev. John G. Zimmerman in 1898, and the quality of its design, which is unique in Lake Mills, suggests that Hunzicker was probably the architect.

By the end of the century, Hunzicker had also designed important commercial buildings in Lake Mills’ downtown, including the George H. Bruns Building (115 N. Main Street) and the Ernest Williams Block (103-105 S. Main Street), both built in 1895, and the Conrad Engsborg Block (127 N. Main Street) built in 1898, and he also remodeled and enlarged the first Greenwood Bank Building (107 N. Main Street) in 1900. In addition, Hunzicker supplied the designs for the new Moravian Church (405 W. Madison Street) in Lake Mills in 1898 and the new First Congregational Church (307 W. Madison Street) in Lake Mills in 1901.

By 1900, Hunzicker was designing and building projects as far afield as North Dakota and given the small size of Lake Mills and its plateauing economy, the time may have seemed ripe for him to move on to greener pastures. As a result, in 1903, Hunzicker moved to the rapidly growing city of Eugene, Oregon, where he would spend the rest of his career and where he would design more than 150 buildings and be considered one of that city’s most prominent architects.

Conclusion

The Mulberry Street Residential Historic District is eligible for inclusion in the National Register of Historic Places at the local level for its architectural significance as an intact ensemble of historic single-family residences that is clearly visually distinct from the surrounding historic residential neighborhood and because it contains individual buildings of considerable architectural merit. Individually, the district’s buildings are exceptional examples of their particular styles. Collectively, they are also of significance to the history of Lake Mills because they illustrate the evolution of

³⁵ *Lake Mills Leader*. June 6, 1895, p. 3.

³⁶ *Lake Mills Leader*. March 5, 1896, p. 3. At that time, Reed lived on Oak Street.

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Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

architectural design in Lake Mills during the period of significance, 1853-1905. Most of the district's buildings are individually excellent examples of the Italianate or Queen Anne styles and almost half of them were also built for members of the locally important Fargo family. The district's significance is further enhanced by the generally well-maintained status and high degree of integrity that characterizes most of its resources.

Preservation Activity:

The Mulberry Street Residential Historic District is fortunate in that it has been able to attract owners who take pride in their historic houses and have, in some cases, restored them. In addition, the Lake Mills-Aztalan Historical Society has been active in educating owners of historic resources in Lake Mills and other Jefferson County communities as to the importance and value of historic preservation.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. No information regarding possible prehistoric remains in this area was found in the course of this research. While remains of pre-European cultures that may once have been located within the district may have been disturbed by construction, there are also numerous lots that are quite large. On these large lots, the homes take up sometimes a small percentage of the total lot leaving quite a bit of open space and potential for undisturbed archeological remains. Archaeological investigation was outside the scope of this project; therefore, the archaeological potential remains unassessed.

Acknowledgments

The Fuldner Heritage Fund paid for the preparation of this nomination. This endowed fund, created through a generous donation by the Jeffris Family Foundation and administered by the Wisconsin Historical Society, supports the nomination of historically and architecturally significant rural and small-town properties.

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Lake Mills, Jefferson County, Wisconsin

Major Bibliographic References

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Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

Verbal Boundary Description

The district boundaries begin at a point on the E curb line of Mulberry St. that corresponds to the N corner of the lot associated with 512 Mulberry St. The line then continues S along said E curb line to a point that is located due E of the NE corner of the lot associated with 425 Mulberry St. The line then turns 90° and continues W across Mulberry St. to the N corner of the lot associated with 425 Mulberry St., then continues W along the N lot line of 425 Mulberry St. to the NW corner of said lot. The line then turns 90° and continues S along the rear lot lines of the lots associated with 425, 417, 409, and 403 Mulberry St. until reaching a point on the N curb line of Washington St. that corresponds to the SW corner of the lot associated with 403 Mulberry St. The line then continues S across Washington St. to a point on the S curb line of said street of the NW corner of the lot that is associated with 323 Mulberry St. The line then continues S along the rear lot line of said lot to the SW corner of the lot, then turns 90° and continues E along the S lot line of said lot to a point on the W curb line of Mulberry St. that corresponds to the SE corner of this lot. The line then continues E across Mulberry St. to a point on the E curb line of Mulberry St. that corresponds to the SW corner of the lot associated with 316 Mulberry St. The line then turns 90° and continues S along the E curb line of Mulberry St. until reaching a point that corresponds to the SW corner of the lot associated with 205 Oak St. The line then turns 90° and continues E along the N curb line of Oak St. until reaching a point that corresponds to the SE corner of the lot associated with 205 Oak St. The line then turns 90° and continues N along the rear lot lines of the lots associated with 205, 310, 316, and 322 Mulberry St. until reaching a point on the S curb line of Washington St. that corresponds to the NE corner of the lot associated with 322 Mulberry St. The line then continues N across Washington St. to a point that is located 50-feet W of the SE corner of the lot associated with 406 Mulberry St. The line then turns 90° and continues E along said N curb line to the SE corner of the lot associated with 406 Mulberry St. The line then turns 90° and continues N along the rear lot lines of the lots associated with 406, 422, and 512 Mulberry St. until reaching a point that corresponds to the NE corner of the lot associated with 512 Mulberry St. The line then turns 90° and continues W 214-feet along the N lot line of the lot associated with 512 Mulberry St. until reaching the POB.

Boundary Justification

The district's boundaries enclose all the land that has historically been associated with the district's resources.

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Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

Section photos Page 1

Items a-d are the same for photos 1 – 10.

Photo 1

- a) Mulberry Street Residential Historic District
- b) Lake Mills, Jefferson County, WI
- c) Timothy F. Heggland, December 20, 2017
- d) Wisconsin Historical Society, State Historic Preservation Office
- e) 205 Oak Street, View looking N
- f) Photo 1 of 10

Photo 10

- e) 323 Mulberry Street, View looking SW
- f) Photo 10 of 10

Photo 2

- e) 310 Mulberry Street, View looking ESE
- f) Photo 2 of 10

Photo 3

- e) 322 Mulberry Street, View looking SE
- f) Photo 3 of 10

Photo 4

- e) 406 Mulberry Street, View looking NE
- f) Photo 4 of 10

Photo 5

- e) 422 Mulberry Street, View looking ESE
- f) Photo 5 of 10

Photo 6

- e) 512 Mulberry Street, View looking NE
- f) Photo 6 of 10

Photo 7

- e) 425 Mulberry St., View looking W
- f) Photo 7 of 10

Photo 8

- e) 417 Mulberry Street, View looking SW
- f) Photo 8 of 10

Photo 9

- e) 409 Mulberry Street, View looking NW
- f) Photo 9 of 10

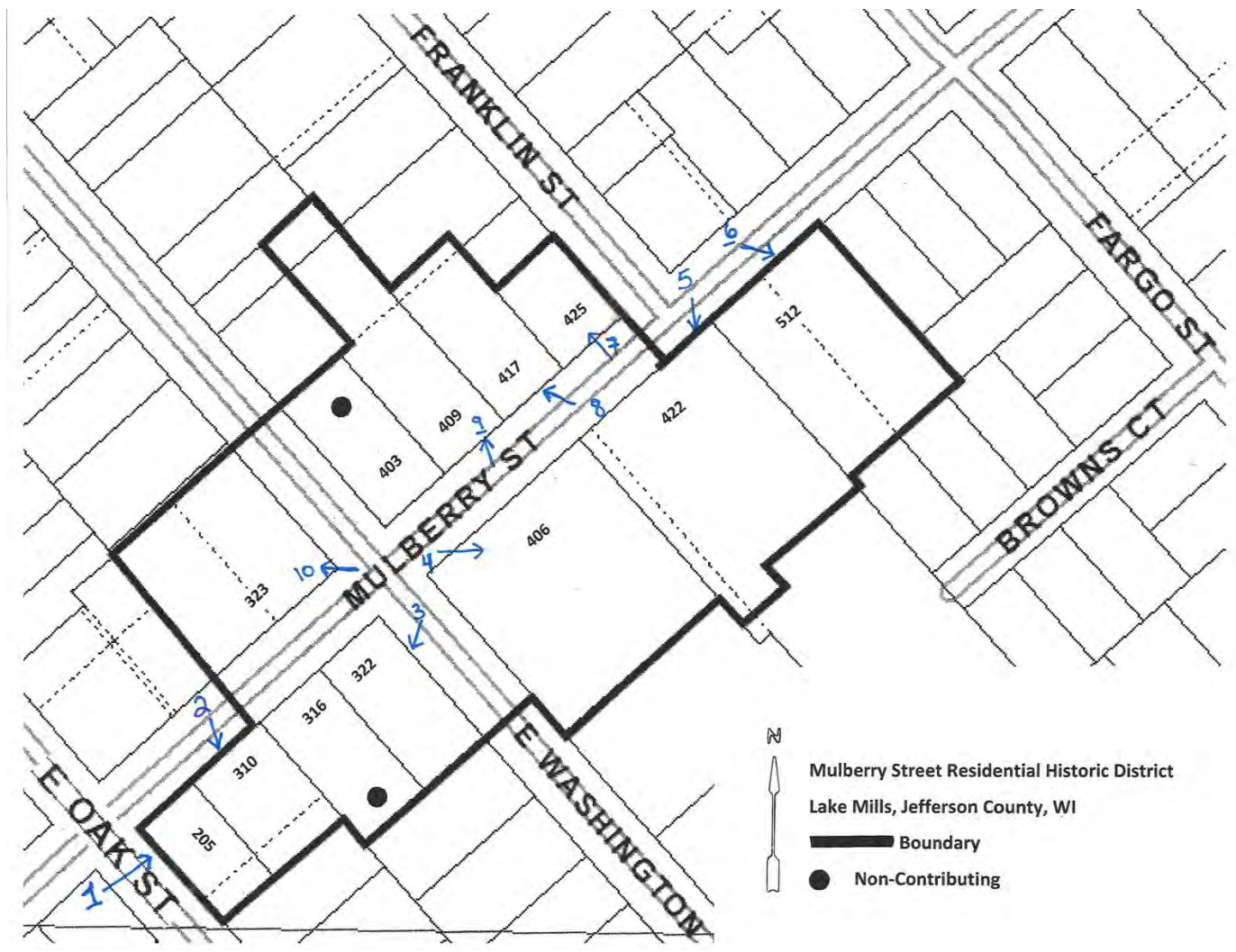
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

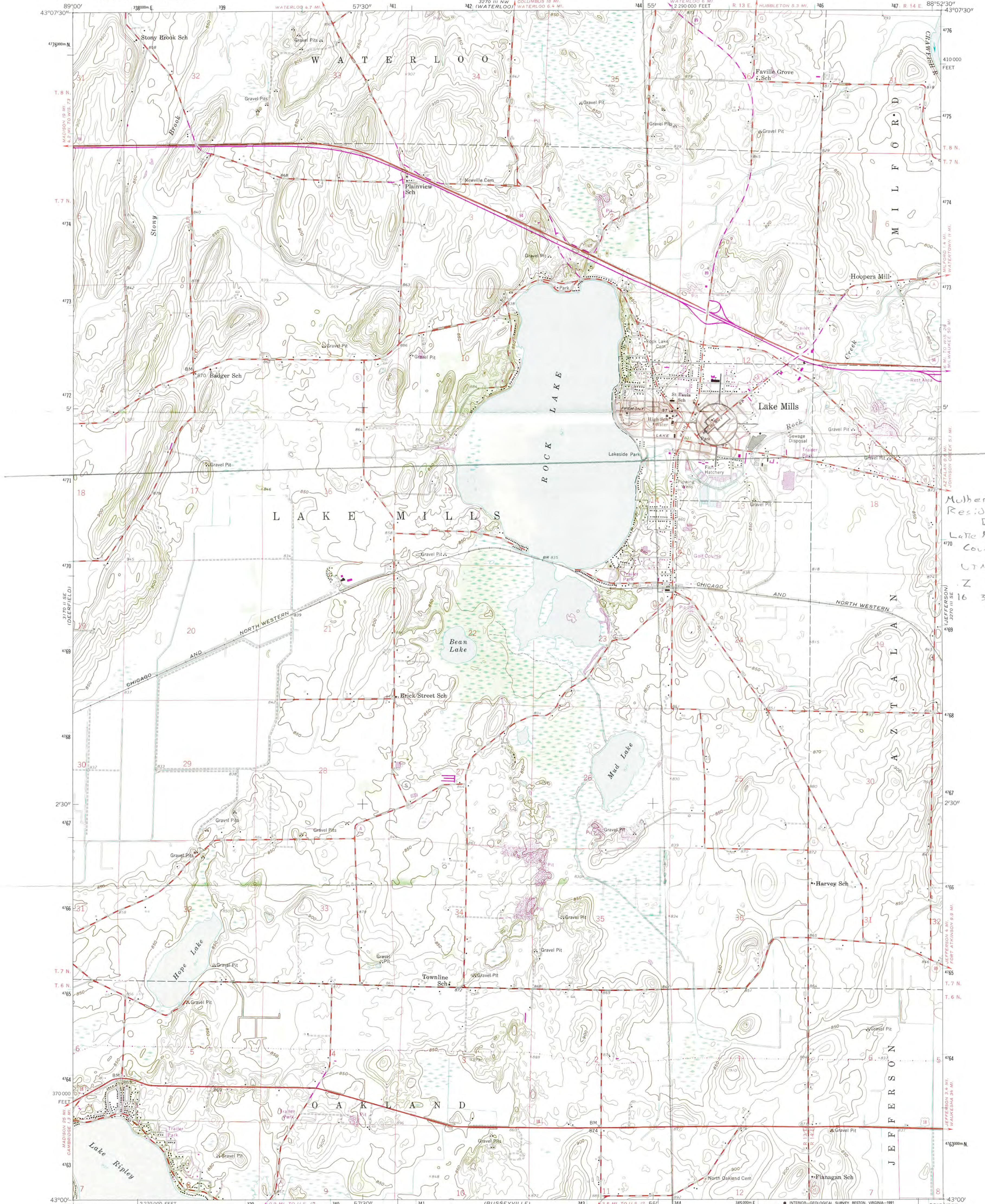
Section figures Page 1

Mulberry Street Residential Historic District
Lake Mills, Jefferson County, Wisconsin

___Insert Figures
District Map and Photo Key

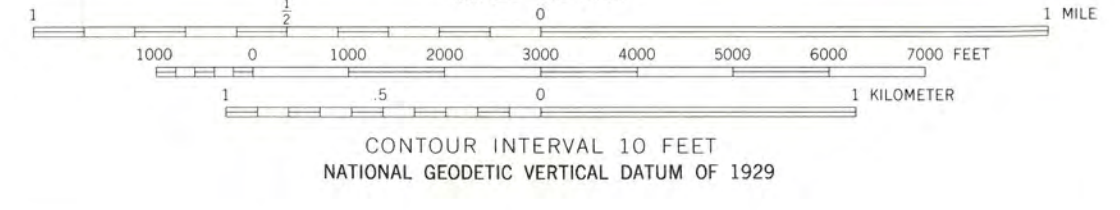
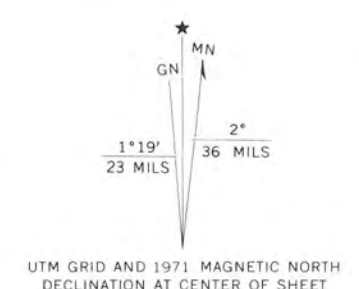


___End Figures



Mulberry Street
Residential Historic
District
Lake Mills, Jefferson
County, Wisconsin
UTM Coordinates
Z E N
16 39740 477465

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1954-1955. Field check 1959
Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked
The difference between 1927 North American Datum and North
American Datum of 1983 (NAD 83) for 7.5-minute intersections
is given in USGS Bulletin 1875. The NAD 83 is shown by
dashed corner ticks



ROAD CLASSIFICATION

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



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

QUADRANGLE LOCATION
Map photomapped 1976
No major culture or drainage changes observed

LAKE MILLS, WIS.
SW/4 WATERLOO 15' QUADRANGLE
43088-A8-TF-024
PHOTOINSPECTED 1976
1959

PHOTOREVISED 1971
DMA 3270 III SW—SERIES V861













512

512



425



417





UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 4/29/2019 Date of Pending List: 5/16/2019 Date of 16th Day: 5/31/2019 Date of 45th Day: 6/13/2019 Date of Weekly List: 6/7/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 6/7/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

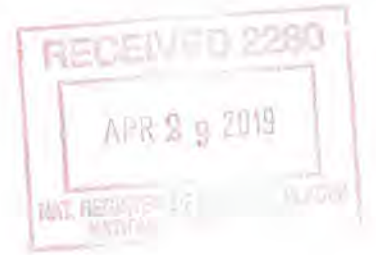
Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Twenty-sixth day of April 2019, for the nomination of the Mulberry Street Residential Historic District to the National Register of Historic Places:

- 1 Original National Register of Historic Places Nomination Form
- 1 CD with NRHP Nomination form PDF
- Multiple Property Nomination form
- 10 Photograph(s)
- 1 CD with image files
- 1 Map(s)
- 1 Sketch map(s)/figures(s)/exhibit(s)
- Piece(s) of correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do or do not constitute a majority of property owners
- Other: