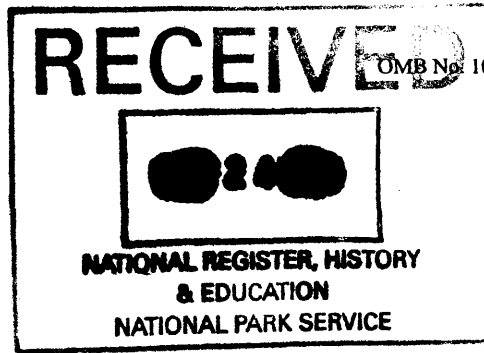


United States Department of Interior
National Park Service

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 Lodi Street-Prairie Street Historic District
other names/site number N/A

2. Location

street & number	Various, See inventory	N/A	not for publication						
city or town	Lodi	N/A	vicinity						
state	Wisconsin	code	WI	county	Columbia	code	021	zip code	53555

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Alicia L. Gornig
Signature of certifying official/Title

5/16/2000
Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting official/Title

Date

State or Federal agency and bureau

Lodi Street-Prairie Street Historic District

Columbia

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:)

Edson H Beall

6-22-00

for

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

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

contributing

noncontributing

24

1 buildings

sites

structures

objects

24

1 total

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

None

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/hotel

COMMERCE/TRADE/specialty store

DOMESTIC/secondary structure

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/hotel

DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Greek Revival

Queen Anne

Bungalow /Craftsman

Materials

(Enter categories from instructions)

Foundation Stone

walls

Clapboard

Brick

roof

Asphalt

other

Wood

Narrative Description

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

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Description

The Lodi Street-Prairie Street Historic District is a very fine, highly intact historic residential neighborhood that is one of two potential historic residential districts in the city of Lodi, Wisconsin identified by the recently completed Lodi Intensive Survey.(1) The Lodi Street-Prairie Street Historic District is centered on a two-block-long stretch of Prairie Street and an intersecting two-block-long stretch of Lodi Street. It is located just to the west of the historic commercial center of the city.(2) The district contains twenty-five buildings. Twenty of these buildings were built as single family houses and three others are large, two-story, carriage barns that are associated with three of these houses.(3) Many of the houses in the district were the residences of the owners of the buildings and businesses in the downtown and, not surprisingly, they include many of Lodi's finest houses. The contributing buildings in the district represent several of the major styles that were applied to domestic architecture in Lodi and other Wisconsin communities prior to 1928. The earliest contributing example is the fine Italianate Style James McCloud House (ca.1855) at 204 Lodi St., and one of the latest is the Bungalow style Ben Posta House (1915) at 210 Mills St. The district is particularly rich in examples of the Queen Anne style, several of which are the work of Carl C. Menes, Lodi's best known and most prolific builder/architect during the period of significance. Stone foundations underlie all the district's nineteenth century buildings and clapboard is the most common siding material, the sole brick-clad exception being the McCloud House. Buildings in the district range in size from small Bungalows to several of the largest houses in the city, including the exceptional Menes-designed Queen Anne style Edward E. Seville and William G. Bissell houses (205 Lodi St. and 115 Prairie St. St.), both built in 1897, but most are middle to large-size houses within their local context. Although there is a considerable range of construction dates and styles present in the district, the concentration of ten excellent Queen Anne style houses within its boundaries gives it a decidedly Late Victorian Period flavor. The overall diversity of styles that is present in the district is the end product of the historic progression of the neighborhood and reflects the fact that many of the later houses in the district occupy lots that were originally part of larger parcels associated with the district's earlier houses. Continuity is provided by the fact that all of the buildings in the district save two, regardless of size, style, or date of construction, were built as single family residences. The only exceptions are the Clement House Hotel at 152-154 Lodi Street, which was built as an hotel in 1890 and enlarged in 1895; and the brown brick-clad Twentieth Century Commercial Style J. I. McFarland Garage Building at 146 Lodi St., which was built in 1912 as an automobile garage and showroom.

1 Heggland, Timothy F. *Intensive Survey Report of Lodi, Wisconsin*. Madison: July 1999. The other district is the smaller Portage Street Historic District, which is located two-and-one-half blocks to the east and which is being listed concurrently.

2 Part of the downtown commercial center of Lodi was also identified as a potential historic district by the Lodi Intensive Survey. The 1990 population of Lodi was 2093.

3 Garages and other small outbuildings were not evaluated or counted due to their small size, lack of architectural significance, and/or typically later date of construction. The three historic carriage houses, however, are included in the building count because they are as large as some of the houses in the district and are themselves interesting examples of this resource type.

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Continuation Sheet

Section 7 Page 2 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

The district includes portions of four city blocks, one of which is a part of Palmer's First Addition to the Original Plat of Lodi (1852), two of which belong to McCloud's First Addition to the Plat of Lodi (1853), and one of which consists of outlots formed out of another portion of James McCloud's land. The district is surrounded on all sides by the much larger historic residential area that encircles the downtown commercial area, which is located one block east of the south end of the district. Eleven of the district's twenty-five buildings are situated on both sides of the northwest-southeast-running Prairie Street, beginning at its southern terminus (its point of intersection with Lodi Street) and ending at its northern point of intersection with Second Street. Ten more buildings are located on the northeast-southwest-running Lodi Street, which intersects Prairie Street at a right angle, and five more buildings front on Water and Mills streets. The topography of the district is flat for the most part but rises abruptly at its southwest end so that the houses in the district that front on the uphill (north) side of Mill Street have rear-facing (north) views that look out over the rest of the district. All streets within the district boundaries are lined with wide parkways, mature shade trees, and concrete sidewalks, and have concrete curbs and gutters.

The reasons why Water Street and Prairie Street in particular evolved into two of Lodi's most impressive residential streets are conjectural, but are most likely related to these streets' location close (but not too close) to the much more heavily traveled, and consequently noisier and dustier, thoroughfares such as Lodi Street (which became the Portage to Sauk City road outside the city limits) and especially Main Street, Lodi's principal commercial thoroughfare (which became the Madison to Baraboo road outside the city limits). This rise to a special status began in the mid-1850s when James McCloud's house was constructed on Lodi Street at the point where it intersects with Prairie Street, and it continued throughout the nineteenth century and culminated in the 1890s, when most of the districts' Queen Anne style houses were constructed. By this time, houses within the district were situated both within easy walking distance of the downtown commercial district, located one-block to the east along Main and Lodi streets, and the Chicago & NorthWestern Railroad's tracks and depot (non-extant), located one block to the west. This proximity to both transportation and to places of work convinced several prominent early Lodi businessmen such as James McCloud to make their homes within the district and the presence of such established men probably convinced others like them to move to the area for much the same reasons. By 1896, the increasing numbers of excellent Queen Anne style houses that had recently been built in the district led one of the local newspapers to note that "Prairie Street now has more handsome houses on it than any other in the town, and bids fair to have one or two more as good as any it now has. We are glad to know this, and hope the good work may go on until the whole town is full of handsome residences and splendid business blocks."⁽⁴⁾

Integrity levels within the district vary but for the most part are very high. Nearly all of the district's buildings are still in very good to excellent, largely original condition and continue to serve as single family residences, while several of the district's most architecturally distinguished buildings are in exceptionally intact condition. The only non-contributing building within the district is the Ranch Style Robert Maney House (1961 - 212 Prairie St.), which is of too recent a date of construction to satisfy the National Park Service's 50-year rule. Overall, however, the district retains to a remarkable degree the appearance it had during the latter portion of its period of significance.

⁴ *Lodi Valley News*. April 25, 1896, p. 3.

Wisconsin Word Processing Format (Approved 1/92)

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National Register of Historic Places
Continuation Sheet

Section 7 Page 3 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

The following inventory lists every building in the district and includes the names of the original owners, the construction date, the address, and contributing (C) or non-contributing (NC) status.⁽⁵⁾ The inventory is then followed by descriptions of some of the district's best and most representative resources, which are listed in rough chronological order according to style.

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Classification</u>
*138	Lodi St.	Dr. George H. Irwin House & Carriage Barn	pre-1892/1902	C
142	Lodi St.	Frank Klements House	1921	C
146	Lodi St.	J. I. McFarland Auto Garage & Showroom	1912	C
152-154	Lodi St.	Clements House Hotel	1892/1895	C
204	Lodi St.	James McCloud House	ca.1855	C
*205	Lodi St.	Edward E. Seville House & Carriage Barn	1897	C
*207	Lodi St.	Dr. W. R. Whitelaw House and Carriage Barn	ca.1870/1900	C
210	Mill St.	Ben Posta House	1915	C
216	Mill St.	Sherman H. Hindes House	pre-1874	C
110	Prairie St.	Richard Zoellner House	1928	C
114	Prairie St.	Otto Hinrichs, Sr. House	pre-1874	C
115	Prairie St.	William G. Bissell House	1897	C
201	Prairie St.	Fred C. Hutson House	1892	C
204	Prairie St.	H. E. Polley House	1895	C
205	Prairie St.	Otto Hinrichs, Jr. House	1896	C
206	Prairie St.	James Seville House	ca.1890-1897	C
209	Prairie St.	J. Baird House	1891/1897	C
212	Prairie St.	Robert Maney House	1961	NC
216	Prairie St.	Lemuel P. Hindes House	1891	C
122	Water St.	Almon H. Hinds House	1899-1901	C
124	Water St.	/Almon H. Hinds House	pre-1874/1899	C
130	Water St.	Julia Eaton House	pre-1874	C

*138, 205 and 207 Lodi St. have large, historic Carriage Barns and these resources are included in the resource count for the historic district

⁵ Determining construction dates for older buildings in Lodi was hampered by the fact that no real estate tax records for the city exist prior to 1897. Construction dates prior to 1897 were taken from historic newspaper articles and maps.

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Section 7 Page 4 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Italianate

Lodi is unusual for a city of its age and size in that it possesses relatively few examples of the Italianate style and even fewer that have retained their integrity. The city's finest example is the James McCloud house, which is located within the district at 204 Lodi Street. The McCloud house was built out of red brick between 1851 and 1855 and it is two-stories in height, has cut stone foundation walls, and its main block is nearly square in plan. The house has a shallow-pitched hip roof with wide overhanging eaves supported by paired brackets and the roof is crowned by a tall, square plan cupola. The main south-facing facade is three-bays-wide and was originally symmetrical in design. This facade features a centered entrance enframed with sidelights and a transom light and the windows on either side of it and in the second story above retain their original four-over-four light window sash, although the window to the right of the entrance was subsequently enlarged with sidelights of its own. Today, the main entrance of the house is sheltered by a flat-roofed entrance porch of simple but appropriate design that is probably not much different from the original. For much of the house's existence, however, the entire first story of the main facade and east-facing side elevation were sheltered by a one-story veranda that was in place from at least 1874-1919, but which was subsequently removed.

James McCloud (1822-1904) was one of the pioneers of Lodi, an important local landowner, and an early and successful Lodi merchant.⁽⁶⁾ Much of McCloud's original 160 acre land holding in the area was subsequently developed by him into four separate but contiguous additions to the original village plat. In addition, McCloud also developed the land immediately surrounding his house into a series of outlots, some of which became the lots belonging to the houses along the west side of Prairie Street that are now included within the district boundaries. Prior to being subdivided, however, this last parcel of land was apparently used by McCloud as a private park complete with fish ponds, exotic animals, and barns and other outbuildings, all of which were subsequently removed when the land was developed.

Greek Revival

Lodi is also unusual for a city of its age and size in that it possesses relatively few examples of the Greek Revival style and fewer still that have retained their integrity. The city's finest intact example is the first Almon H. Hinds house, which was built prior to 1874 and is located within the district at 124 Water Street.⁽⁷⁾ This two-story, Front Gable example is rectilinear in plan, is of frame construction, is clad in clapboards, and has such typical stylistic characteristics as corners decorated with two-story pilaster strips crowned with simple capitals and an east-facing main gable end having returned eaves that create the appearance of a broken pediment. The original appearance of the three-bay-wide east-facing main facade is not known, but the current hip-roofed enclosed one-story entrance porch is an early twentieth century addition to the house. It is known, however, that this house, like the McCloud house mentioned above, had its entire main facade and north-facing side elevation sheltered by a one-story veranda from at least 1874 until 1919.

This house is supported by a rubble stone foundation, which at first glance appears to be original to the house. In this case, however, the foundation actually dates from 1899, the year when Hinds built his new Queen Anne style house next door at

⁶ *Lodi Enterprise*, February 19, 1904, p. 1 (obituary of James McCloud).

⁷ *Bird's Eye View of Lodi, Wisconsin*. Madison: J. J. Stoner, 1874. The house appears in this view in its original location.

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Section 7 Page 5 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

122 Water Street and moved the older building south from the north part of the lot to its new location.(8) The date of construction of this house and the name of its original owner have not yet been identified.

Queen Anne

The district's ten Queen Anne style houses are its largest group of buildings belonging to a single style. These buildings were built between 1891 and 1902 and include several of the most outstanding examples of the style in Lodi, plus a number of good representative examples whose designs are typical of the examples found in the city's other historic neighborhoods. The designers of five of these houses are still unknown, but five others, including the three most notable examples, are the work of Carl C. Menes, a local carpentry contractor and architect of considerable ability. The size of these ten houses varies somewhat, but most are of medium to large size within their local context and all are of frame construction, have cut stone foundation walls, and are clad at least partially in clapboard and wood shingles. In addition, most of these houses are believed to be located on parcels that were either created by the subdivision of larger parcels that originally belonged to the district's older properties or that replaced older houses on the same site.

The oldest example of the Queen Anne style in the district is the Lemuel P. Hindes House, which occupies a corner lot at 218 Prairie St. The Hindes House was built in 1891 and is two-and-one-half stories in height, has a cruciform plan, cut stone foundation walls, clapboard-clad exterior walls, and it is sheltered by a combination hip and gable roof that has gable ends decorated with patterned wood shingles and bargeboards that are ornamented with pendants and other ornamental elements.(9) The main facade faces west onto Prairie Street and a small, gable-roofed entrance canopy shelters the main entrance to the house. The house is still highly intact and is very well maintained.

Lemuel P. Hindes was a Lodi merchant who was in business with his brother, Sherman H. Hindes, for some years in the firm of Hindes Bros. Sherman Hindes owned his own older Gable Ell form house a few blocks away in the south end of the district (216 Mill Street).

Perhaps the most impressive and elaborate example of the Queen Anne style in the district and in Lodi is the Edward E. Seville house at 205 Lodi Street. The Seville house occupies a large corner lot and it is two-and-a-half stories in height and was built in 1897.(10) The house has a cruciform plan, stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a combination gable-and-hip roof whose multiple gable ends feature variations on the theme of triple window Palladian-inspired window surrounds. A particularly outstanding feature of the house is the elaborate veranda that wraps around the southeast corner of the first story. The flat roof of this verandah is supported by paired Tuscan Order columns that rest on tall cut stone pedestals. Another outstanding feature and a hallmark of the style is the circular plan three-story corner tower attached to the northeast corner of the house, the flared conical roof of which was recently resurfaced with copper sheathing after the original sheathing was ripped off in a violent windstorm.

⁸ *Lodi Enterprise*; April 7, 1899, p. 4. See also: *Sanborn-Perris Fire insurance Maps of Lodi, WI*. 1898 and 1904.

⁹ *Lodi Valley News*: March 29, 1890, p. 3; May 17, 1890, p. 3; January 17, 1891, p. 3. See also: City of Lodi Real Estate Tax Rolls, 1897.

¹⁰ *Lodi Valley News*: May 29, 1897, p. 3; June 19, 1897, p. 3; July 24, 1897, p. 3; August 7, 1897, p. 3; November 6, 1897, p. 3; February 12, 1898, p. 3. See also: City of Lodi Tax Rolls, 1897-1898.

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Section 7 Page 6 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Edward E. Seville (1859-1907), the owner of this splendid house, was a prominent Lodi merchant who had owned a series of houses in the city before building this one, including the original one on this site, which he moved to a different location prior to building.(11) Seville's designer and carpentry contractor was Carl C. Menes, a native of Norway who moved to Lodi from the nearby Columbia County village of Morrisonville in 1895 and practiced as a contractor and architect based in Lodi for many years thereafter.

The quality of Seville's new house and its size made it an instant landmark in Lodi when finally completed as can be seen from praise published in one of the local papers.

Mr. and Mrs. E. E. Seville are now located in their new and handsome residence located on the site so long occupied by the home of Mr. Seville's parents, and adjoining the former home of Mrs. Seville's parents, on Water Street. This new home is a large and handsome dwelling just completed, having been nearly one year in building. It is as nearly perfect in its furnishings and arrangements as the best knowledge of the contractor and owner could make it, no expense having been spared in its construction to make all that mortal man could wish in the way of a home. It is so complete in its appointments that, once stocked, the owner or any of his family need not step outside from one year's end to another if disposed to shut themselves in. It is a beautiful home, beautifully furnished, and we believe there is not a better one in the whole county. They are to warmly congratulated on its possession. It is built of wood with stone foundations, the stone being from the Abelman quarries and of a reddish cast. We had the pleasure of looking through it after the family had moved in, but a technical description is more than we dare undertake.(12)

The current owners of the Seville house have recently restored it to like-new condition; the restoration also included the elaborately executed and remarkably preserved interiors. In addition to the house, the property also includes a small two-story, hip-roofed carriage barn, which is also in excellent, largely original condition.

Also built to one of Menes' designs is the almost equally fine Queen Anne style house at 115 Prairie St., built for William G. Bissell in 1897.(13) This example of the style exhibits the influence of the emerging Classical Revival, which can be seen in the variations on the theme of triple window Palladian-inspired window surrounds found in the multiple gable ends and in the verandah detailing described below. The Bissell house is also a two-and-one-half story building with a cruciform plan, Abelman stone foundation walls, and exterior walls that are clad in clapboard, and it is sheltered by a combination hip and gable roof whose multiple gable ends are clad in octagonal pattern wood shingles. A particularly outstanding feature of this house too, is its elaborate verandah, which wraps around the southeast corner of the first story of the house. The flat roof of this verandah is supported by multiple columns that rest on stone pedestals and the verandah is further ornamented with a spindled balustrade, a denticulated cornice, and by under porch grills made out of elaborately sawn wooden boards, this last element being especially characteristic of Menes's designs. Also characteristic of Menes's Queen Anne style designs is the integral porch that is inserted into the second story of the Bissell house's main east-facing facade. Such inset open porches are found on many of Menes's Queen Anne style houses including the Seville, Bissell, and Hinds houses.

11 *Lodi Enterprise*, February 28, 1908, p. 1 (Obituary of Edward E. Seville).

12 *Lodi Valley News*, June 25, 1898, p. 3.

13 *Lodi Valley News*: April 25, 1896, p. 3; December 19, 1896, p. 3; May 15, 1897, p. 3; February 12, 1898, p. 3.

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Section 7 Page 7 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

William G. Bissell (ca. 1854-1925) was a successful Lodi businessman and merchant who for a time was in partnership with Edward E. Seville, discussed previously.(14) In 1898, Bissell was elected to the state senate, where he was serving when the *Milwaukee Sentinel* newspaper ran a photo of his new house and the following description:

The new home of Senator W. G. Bissell is one of the handsomest residences in that part of the state. The foundation is of cream-colored sandstone. The exterior is of the latest architectural designs. The interior of the house is elaborate and complete, being planned to combine both convenience and comfort, giving plenty of sunlight and ventilation by fresh air. The finishings throughout are of hardwood. The rooms are provided with the latest improvements in gas and electric lighting, heating, waterworks, hot and cold baths and sanitary plumbing. The large reception room and stairway is one of the most attractive features of the house. Beveled plate mirrors of large dimension extend along the side walls, showing with splendid effect the palms and potted plants, arranged by Mrs. Bissell. Rugs of oriental design cover portions of the floor. Folding doors open into the library which has an old-fashioned fireplace. In the parlors where the furnishings are even more elegant, paintings in oil and pastel adorn the walls. These are from the brushes of the quiet and unassuming lady of the house, a lover of both art and music.

Senator Bissell is at present engaged in the mercantile business here [Lodi], being senior member of the firm of Bissell, Gunderson & Co.(15)

The current owners of the Bissell house have also recently restored it and the fine Queen Anne style F. C. Hutsons house next door (201 Prairie Street, built in 1892); the restorations also included the elaborately executed and remarkably preserved interior of the Bissell house. The two houses now comprise the aptly named Victorian Treasure B & B and, in addition to the houses, the Bissell house also now has a fine two-story, gable-roofed carriage barn located behind, which was constructed in 1978 in the same style as the houses.

Besides the Seville and Bissell houses, Carl C. Menes also designed three more Queen Anne style houses in the district as well, the highly intact H. E. Polley house at 204 Prairie Street, built in 1895 being the first of them.(16) This fine house occupies a lot on the northeast corner formed by the intersection of Prairie and First streets, and it is two-stories in height, has a cut stone foundation made of Abelman stone, walls clad in clapboard, a combination hip and gable roof, and an elongated and somewhat flattened cruciform plan. Directly across Prairie Street from the Polley house is the house Menes built for Otto Hinrichs, Jr. in 1895 at 205 Prairie Street.(17) This two-story house also has an Abelman stone foundation, a cruciform plan, and a combination hip and gable roof, but its most distinguishing feature is the rectilinear plan three-story tower that is attached at an angle to its southeast corner. Originally, the Hinrichs house also had a partial width open front porch as well, but this has since been modified and enclosed and the original clapboard siding has now been

14 *Lodi Enterprise*, March 12, 1925, p. 1 (Obituary of William G. Bissell).

15 *Milwaukee Sentinel*, February 18, 1900, Sec. 1, p. 12 (photo).

16 *Lodi Valley News*: May 4, 1895, p. 3; May 25, 1895, p. 3; and September 14, 1895, p. 3. See also: *Lodi Enterprise*: July 5, 1895, p. 1; September 13, 1895, p. 1, and also, City of Lodi Real Estate Tax Rolls, 1897.

17 *Lodi Valley News*: December 7, 1895, p. 3; December 14, 1895, p. 3; and February 12, 1896, p. 3. See also: *Lodi Enterprise*: July 5, 1895, p. 1; November 15, 1895, p. 1; December 6, 1895, p. 1; and also, City of Lodi Tax Rolls, 1897.

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Section 7 Page 8 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

covered with narrow gauge vinyl siding. The very fine Almon H. Hinds house at 122 Water Street has been treated the same way, its clapboard siding having been resided with narrow gauge vinyl and its original front porch having been enclosed. Despite these changes, though, the Hinds house is still one of Menes and Lodi's finest and largest Queen Anne style houses and it makes a fitting neighbor for the Seville house next door. Begun in 1899 and completed early in 1901, the two-and-one-half story Hinds house exhibits all the salient characteristics associated with Menes most elaborate designs.(18) These characteristics include: Abelman stone foundation walls; a cruciform plan, combination hip and gable roof; and two integral porches that are inserted into the second story of the Hinds house's main east-facing facade and another one on its north-facing side elevation (there are two porches in the rear as well). There is also a polygonal three-story-tall corner tower attached to the northeast corner of the house as well. The house and its very fine largely original interior are both very well maintained and are now in very good condition.

Two of the four remaining examples of the Queen Anne style in the district are equal in size to the most outstanding examples discussed above but are less elaborate in design and reflect the very common nineteenth century predilection for enlarging and updating existing houses. The large Queen Anne style house and associated carriage barn located at 138 Lodi St. is a cruciform plan two-story house whose original portion (of unknown design) is believed to have been built between 1874 and 1892. By 1891, however, the house had been purchased by Dr. George H. Irwin, who also kept his office in the house and who greatly enlarged it in 1902, the year that the house achieved its present appearance.(19) Like the more elaborate houses in the district, this one too has a stone foundation, clapboard-clad exterior walls, and a combination hip and gable roof, and, like the district's Menes designed houses, it also has an integral porch inserted into the second story of its main south-facing facade. A similar history is attached to the house at 207 Lodi Street, which began life as a Gable Ell form house that was built prior to 1874, according to the 1874 Bird's Eye View of Lodi. In 1900, the then owner, Dr. W. R. Whitelaw, expanded and modernized the original house in order to accommodate his office, thus giving the house its current appearance.(20) Again, like the district's other larger Queen Anne style houses, this two-and-one-half story one also has a stone foundation and a combination hip and gable roof, and its northeast corner is ornamented by a polygonal turret as well. Its original clapboard-clad exterior walls, however, have now been resided with narrow gauge vinyl siding.

Bungalow

There are three houses in the district that are examples of the Bungalow type. The largest and newest of them, and also the newest contributing building in the district, is the Richard Zoellner house at 110 Prairie Street, built in 1928.(21) This late example has a side gable form and the broad front porch that is a hallmark of the style and it also has a rock-

18 *Lodi Enterprise*: April 7, 1899, p. 4; August 11, 1899, p. 3; July 27, 1900, p. 2; April 5, 1901, p. 4; October 11, 1901, p. 4, and also, City of Lodi Real Estate Tax Rolls, 1898-1902.

19 *Lodi Valley News*: April 11, 1891, p. 3; June 6, 1891, p. 3; October 3, 1891, p. 3; May 9, 1896, p. 3. See also: *Lodi Enterprise*: April 11, 1902, p. 4; May 16, 1902, p. 4; June 27, 1902, p. 4; July 18, 1902, p. 4; October 17, 1902, p. 4. See also: City of Lodi Real Estate Tax Rolls, 1897-1903

20 *Lodi Valley News*: July 4, 1896, p. 3. See also: *Lodi Enterprise*: October 19, 1900, p. 4; July 29, 1910, p. 5. See also: City of Lodi Real Estate Tax Rolls, 1897-1903.

21 City of Lodi Real Estate Tax Rolls, 1925-1930.

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Section 7 Page 9 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

faced concrete block foundation and walls that are now clad in narrow gauge vinyl clapboards. The next oldest example of the style in the district is the Frank Klement house at 142 Lodi Street, which house was either built new in 1921 or else represents a remodeled and greatly expanded one that was already in existence.(22). As it appears now, Klement's house is a one-and-one-half story hip roofed example of the Bungalow Style that has stucco-clad exterior walls and overhanging boxed eaves. The main south-facing facade also features a full-width enclosed front porch that still retains its original four-over-one-light windows. In addition, there is also a fine, stucco-clad, one-car garage located in the rear of the lot that is also original to the 1921 date of construction. Klements was a carpenter and may well have done much of the work himself.

The third example of the Bungalow Style in the district, the Ben Posta house at 210 Mill St., was built in 1915 and is the most intact of the three.(23) The Posta house makes for an interesting comparison with the Klement house, which is very similar in its overall design. Like the Klement house, the Posta house is a hip roofed example of the Bungalow Style that has overhanging boxed eaves and a main entrance on its main south-facing facade that is also sheltered by a full-width enclosed front porch. Differences between the two include the Posta house's clapboard exterior cladding and its rock-faced concrete block foundation walls.

Commercial Vernacular

Ironically, the most unusual and perhaps the rarest building in the district is not a single family residence, but a small late nineteenth century frame construction Commercial Vernacular form building that was built at 152-154 Lodi Street as the Clements House hotel in 1892 and then expanded to its present size in 1895.(24) The original portion of this two-story L-plan building occupies the west part of the lot and its two-bay-wide main facade fronts on Lodi Street and its seven-bay-wide west-facing side elevation extends north along Prairie Street. Subsequently, the building was extended for four bays to the east along Lodi Street and the full width of the first story of the main facade was sheltered by a one-story hip-roofed verandah. Both portions of the building rest on cut stone foundation walls, their exterior walls are clad in clapboard, and the main facade is crowned by a bracketed wooden cornice.

The Clements House was built by retired teamster Alfred Clements and was later operated under the name of the Kimball Hotel. Not only is this building still in excellent, largely original condition today, but it is still used as a hotel known as the Hotel Lodi. Small frame construction Victorian Era hotels are now quite rare, most having either been lost to fire or neglect or replaced by newer and generally larger buildings. Thus, the intact survival of the Clements House is especially fortunate.

22 City of Lodi Real Estate Tax Assessment Rolls, 1919-1923. A small, earlier house of unknown appearance was already located on this site in 1921, but whether or not all of, part of it, or any of it was incorporated into the existing house has not yet been determined.

23 *Lodi Enterprise*: March 5, 1915, p. 4; July 2, 1915, p. 5; November 19, 1915, p. 5. See also: City of Lodi Real Estate Tax Assessment Rolls, 1914-1917.

24 *Lodi Valley News*: July 9, 1892, p. 3; July 16, 1892, p. 3; October 8, 1892, p. 3; March 2, 1895, p. 3; March 12, 1895, p. 3; April 13, 1895, p. 3; April 20, 1895, p. 3; April 27, 1895, p. 3; May 25, 1895, p. 3; May 16, 1896, p. 3. See also: *Lodi Enterprise*: January 1, 1895, p. 1; March 1, 1895, p. 1; April 12, 1895, p. 1; February 20, 1901, p. 5.

Lodi Street-Prairie Street Historic District
Name of Property

Columbia
County and State

Wisconsin

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

ca.1855-1928

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Menes, Carl C.

Narrative Statement of Significance

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

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Section 8 Page 1 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Significance

The proposed Lodi Street-Prairie Street Historic District is a predominantly residential district in the city of Lodi that is centered on a three-block-long stretch of the northwest-southeast-running Water Street and Prairie Street, the ends of which are bounded by Mill and Second streets, and which is crossed by a two-block long stretch of Lodi Street. The district is located just to the west of the proposed Lodi Downtown Historic District and two blocks west of the Portage Street Historic District, which is being listed concurrently. The Lodi Street-Prairie Street Historic District was identified by the Lodi Intensive Survey in 1998 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Greek Revival, Italianate, Queen Anne, and Bungalow styles and the Gabled Ell and Commercial Vernacular forms subsections of the Architectural Styles study unit of the CRMP.⁽²⁵⁾ The results of this research are detailed below and show that the Lodi Street-Prairie Street Historic District is locally significant under NR Criterion C as an architecturally important collection of mostly residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

This district is comprised of 24 contributing resources and one non-contributing resource. The contributing resources include very fine representative examples of the most popular styles applied to residential architecture in Lodi during the period of significance and also excellent individual examples of the Greek Revival, Italianate, Queen Anne, and Bungalow styles.⁽²⁶⁾ Individually, the district's resources are fine examples of architectural styles and vernacular forms that were important in Lodi during the period of significance and several are among the finest examples found by the Lodi Intensive Survey. Collectively, these buildings are notable architecturally because they typify the stylistic and historic evolution of the district and of the larger residential area that surrounds it during the period of significance (ca.1855-1927). During this period many of the multi-lot parcels associated with the district's oldest buildings were subdivided and larger, generally more fashionable and up-to-date houses were typically built upon the new parcels, a trend that resulted in a district that is now as notable for its stylistic diversity as for its historic continuity. In addition, several of the buildings in the district are the work of Carl C. Menes, the finest architect who practiced in Lodi during the period of significance.

Historic Context

A detailed history of the city and its built resources is also embodied in the City of Lodi Intensive Survey Report, printed in 1999. Consequently, the historic context that follows deals primarily with the history of the district itself and with the immediate surrounding area.

²⁵ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-3, 2-6, 2-15, 2-26, and 3-5 – 3-6 and 3-10.

²⁶ The period of significance is bounded by the construction dates of the contributing resources in the district.

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Section 8 Page 2 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Today, Lodi is located in Columbia County and has a population of 2,093. In 1836, though, when eastern speculators known as the Western Land Co. made the first purchase of land in the Town of Lodi (which encircles today's city of Lodi), all the land within the County was included within the boundaries of the larger and as yet undivided Portage County and was then without formal governmental organization. The first actual settlers in what is now the Town of Lodi were M. C. and G. M. Bartholomews, brothers who came to the Town from Illinois in 1844-1845. They were followed in 1845 by the Rev. Henry Maynard and his wife and family, by James McCloud, and by several others. In 1846, these first settlers were joined by the 33-year-old Isaac Palmer.(27)

Isaac H. Palmer (1809-1889), a native of Binghamton, New York, had arrived in Milwaukee in 1837 with his wife, Anne, with the intent of making his family a home in the open country of Wisconsin. His first efforts in this direction took him first to the just created capital "city" of Madison as one of the crew recruited by A. A. Bird to build the first state capitol building. Once there, Palmer quickly built himself a log cabin near the capital square and then returned to Milwaukee in order to bring back his wife and their household goods. The Palmer's first child, also named Anne, was born soon thereafter, she being the second child born in Madison, and the family's new home also served as the community's first school house in 1838. In 1839, Palmer was appointed the first probate judge of Dane County, thereafter being known as Judge Palmer, and he also served in the territorial legislature in 1842 and 1843. In 1845, a hunting trip brought Palmer to the headwaters of Spring Creek in nearby Columbia County and to the future site of the city of Lodi. Impressed by the water power potential this site offered, Palmer acquired 40 acres of land bordering Spring Creek in Sec. 27 of the Town of Lodi in 1846 and soon thereafter built himself a log cabin (non-extant) nearby. Palmer, like so many other town founders of that time, settled along a river or stream because it provided both a reliable source of water and the only readily available means of generating power for industrial purposes. This power source was put to good use later in the year when Palmer constructed a sawmill (non-extant) on the riverbank. Building such a mill was often the first step in building up a community because the lumber that came out of it was usually the only building material that was available for newly arrived merchants and farmers wishing to build their first permanent structures in the days before the coming of the railroads.(28)

By 1846, population in the region had grown to a point where it made sense to set Columbia County off from Portage County. Also in 1846, the first schoolhouse (non-extant) was built in the Town and in 1847, Palmer applied to the Federal government for permission to establish a post office in Lodi and to the Territorial Legislature for permission to establish a horse-powered ferry across the Wisconsin River just northwest of the community-to-be. Both were granted and, as a result, the new vestigial community was now a recognized place in the government's eyes and had made a place for itself on the shortest route between Madison and Baraboo. In 1848, Wisconsin became a state and Palmer took office as the community's first postmaster on April 17, 1848. On June 25, 1848, Palmer recorded the first plat of the new village, which he named Lodi, and he soon thereafter built the village's first store on the street that he had named Main Street. This store (non-extant) Palmer subsequently leased to the firm of Thomas & Pinney, late of Hanchetteville, Wisconsin, and two lots that Palmer donated to James Eaton at the same time resulted in the opening of a second store built by Eaton on Main Street (non-extant) by the end of the year. More donated lots fronting on Main Street resulted in the construction of Lodi's first hotel (non-extant), which was begun by Freedom Simons late in 1848 and partially completed in January of 1849 and completed later in the year by Samuel Ring. Also begun late in 1848 was the Village's first grist mill (non-extant), constructed on Spring Creek

27 Butterfield, Consul W. *The History of Columbia County*. Chicago: The Western Historical Co., 1880, pp. 768-770.
28 Ibid, pp. 777-778.

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Section 8 Page 3 Lodi Street-Prairie Street Historic District
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by Samuel Ring. Other arrivals in the village were its first blacksmith, Reuben Ring, whose shop opened on Main Street, and Mandras Randall, its first boot and shoemaker. With Palmer and Ring's mills in place, which were among the first in this section of the county, the rich prairie that surrounded Lodi became ever more attractive to settlers wishing to engage in agricultural pursuits. By the beginning of 1849, Lodi had become a natural gathering place for area farmers and was well on its way to becoming the trading center of the surrounding area. Situated as it was around what was becoming an important area crossroads, the evolving commercial core of the village gradually extended north and south along Main Street (which ultimately led to the communities of Madison to the south and Baraboo to the northwest), and it extended east along Portage Street (which ultimately led northeastward to Portage, the county seat), and west along Lodi Street to the Sauk Road (which ultimately led westward to the communities Sauk City and Prairie Du Sac). By 1850, the year in which Palmer built a flouring mill of his own (non-extant) on Spring Creek, farmers were coming from a wide area to have their grain milled in the village and the farms of new arrivals were beginning to dot the surrounding countryside. In 1851, a new frame school building (non-extant) was constructed to replace the original log building and by 1852 a writer could note that the village contained "about thirty dwelling houses, several stores, a tavern, two good flouring mills ... a saw mill and mechanics of all kinds ... three organized churches—Presbyterian, Baptist, and Methodist—an excellent school [and] a temperance organization."⁽²⁹⁾

Emboldened and encouraged by the growth of his village, Palmer platted the first and second additions to his original plat in August of 1852. Palmer's First Addition encompassed seven city blocks that line both sides of Mill Street, both sides of Water Street, and the south side of Lodi Street from Main Street west to what would become the right-of-way of the Chicago & NorthWestern RR tracks.⁽³⁰⁾ In February of the following year, James M. McCloud, another major Lodi landowner, platted the first of what would eventually be four additions of his own. McCloud's First Addition is located just to the north of Palmer's First Addition (on the north side of Lodi Street) and comprises three blocks bounded by Lodi, Main, Locust, and Prairie streets. All three of these plats were typical of their time in that they overlaid the topography of the land with a relentless grid of streets that respected the existing topography only where it was impossible not to do so.

The eight blocks contained within these three additions now comprise much of the historic core of Lodi, and almost all of the land within the district is included within them save only the land on the west side of Prairie Street, which remained part of McCloud's personal holdings until the beginning of the 1890s, when he sold them off as unplatted outlots. Another addition to the original plat was made in 1853 when John Foote platted Foote's Addition (bounded by Chestnut, N. Main, and Locust streets, and what would eventually be the railroad right-of-way).

In 1856, Lodi's first newspaper, *The Lodi Flag*, began its short existence and the following year saw both Methodist (non-extant) and Presbyterian (non-extant) churches being constructed in the village. By the beginning of the Civil War, James M. McCloud had platted his Second Addition in 1858, which is bounded by Prairie, Second and Seminary streets, and his Third Addition in 1859, which is bounded by Church, Seminary, Sauk and Second streets. These, however, would prove to be the last additions to the original village plat until the mid-1890s.

²⁹ Butterfield, op. cit., p. 779.

³⁰ Columbia County Registrar of Deeds Office, Columbia County Courthouse, Portage, Wisconsin. Water and Mill streets were named because of their proximity to Palmer's mill and its attendant pond and race. Palmer's Second Addition is located just south of his first one and consists of portions of five blocks of land on both sides of Summit Street.

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Section 8 Page 4 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

After the war, Lodi continued to increase slowly in size, with additional buildings constructed in the downtown and also a new Baptist Church in 1867 (extant) and a new Union School in 1869 (non-extant). In 1871, the future of the community was assured when the tracks of the Chicago and North Western Railroad arrived in the town. This all-important act guaranteed that Lodi would be able to hold on to its trading advantage in the area and it also created a very modest industrial zone bordering the tracks between Water Street and Locust Street that still exists to this day.⁽³¹⁾

With the coming of the railroad, Lodi experienced renewed population growth in the 1870s, the first sign of which was the incorporation of Lodi as a village in 1872. Still, growth remained modest throughout the rest of the nineteenth century, which would seem to indicate that Lodi had by that time almost reached its natural place in the economic order of things as a small but prosperous rural trading center whose economy was and would remain dependent on larger agricultural community that surrounded it. If this dependence placed limits on Lodi's growth and size, though, the village still benefited from the steadily increasing prosperity of the surrounding farms, which was also reflected in the increased prosperity of the city's mercantile establishments. As a direct result of this prosperity, new commercial, residential, and institutional buildings were built throughout the village in the 1870s, 1880s and 1890s. Especially numerous were the new houses built throughout the city in the 1890s in the newly fashionable Queen Anne style. The most notable examples were built by the city's merchants on or near Water, Lodi, and Prairie streets, and along Portage Street in areas that are now included within the boundaries of both the Lodi Street-Prairie Street Historic District and also the proposed Portage Street Historic District.

Lodi's continuing dependence on the economic well-being of area farms during this period can also be seen by looking at the Sanborn-Perris fire insurance maps of the period, which list the city's industries in their directories.⁽³²⁾ From 1892-1904, every directory lists only roller mills, grain elevators, tobacco warehouses, and wagon shops as the principal industries of the village, all of which were either directly or greatly dependent on agriculture for their economic existence. Yet another institution of this type took form in Lodi in 1909 when the Lodi Grain Co. elevator and feed mill (both non-extant) were built along the railroad tracks close to its point of intersection with Second Street near the railroad depot (non-extant). This was a significant event since it provided yet another up-to-date service to the agricultural community that surrounded Lodi. An even more important event, however, was the creation of the Lodi Canning Co. in 1917 (extant), a major packer of peas and corn that has been and still is the largest seasonal employer in Lodi. These additions to the local economy, however, represented just evolutionary changes in Lodi's relationship to the surrounding farmland, they were not changes in kind.

The Lodi Canning Co. proved to be the last major addition to the village's economy until after World War II. Only the largely intact Canning Co. plant complex and the quite small number of mostly modest-sized Craftsman and Bungalow style houses and their vernacular variants built throughout the city's residential areas in the years between 1900 and 1929 suggests the effect of this industry on the local economy. Still, the village managed to survive the Depression and by 1941 the population in the village had grown to the point where another advance in governmental status was deemed necessary. In that year an application was made and permission was given to reincorporate Lodi as a city, which it has remained to this day. Since the end of World War II, however, Lodi has experienced substantial growth, which can easily be seen in the post-war suburbs that now ring much of the city. Fortunately, this new growth has left much of the historic core of the city largely intact and it is to be hoped that this will continue to be true in the future.

³¹ Butterfield, op. cit., p. 780.

³² Fire Insurance Maps of Lodi, Wisconsin. New York: Sanborn-Perris Map Co., 1892, 1898, 1904, 1919, 1930.

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Section 8 Page 5 Lodi Street-Prairie Street Historic District
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The overall growth of Lodi in the 1850s was directly related to the growth of its commercial center, which developed during this decade on both sides of the two-block-long portion of S. Main Street, located between Lodi Street and Columbus Street. That the center developed where it did is not surprising because this portion of Main Street also parallels the course of Spring Creek at this point, which runs along the rear of the lots on the west side of Main Street. Also, the village's two mills were located at the north and south ends of this stretch. Thus, business activity in the village naturally evolved along the stretch between these two. In addition, the particular topography of Lodi dictated that the only feasible east-west roads leading into and out of the village and also the best route for a north-south road all came together at the north and south ends of the business district, which served to intensify development at this point.

The development of the commercial center of the village was accompanied by growth of other kinds as well. The growth of Lodi's residential districts in the 1850s was also dictated in large part by topography. During this period, much of the land to the north and east of the business district was characterized by marshy areas through which Spring Creek and its tributaries ran after passing through the mills, thus limiting residential growth to the higher and drier areas just to the west of the business district.⁽³³⁾ Not surprisingly, the lots closest to the business district and bordering on the principal access routes into the village were the first to be developed for residential purposes, one of the earliest of those whose original house still survives is the James M. McCloud house at 204 Lodi Street, built between 1851 and 1855, which was then considered to be one of the grandest houses in the city and sat in what amounted to its own private park. By 1874, when the only Bird's Eye View of Lodi was printed, the most heavily developed residential areas were all west of the downtown and within three blocks of it, with the densest development being located within the boundaries of the Lodi Street-Prairie Street Historic District on the blocks facing onto Lodi Street and Water Street. Besides the McCloud house, the residences in the district shown on the View that still survive are: the Gable Ell form Sherman H. Hinds house at 216 Mill Street; the Front Gable form Julia Eaton house at 130 Water Street; the Greek Revival style first Almon H. Hinds house at 124 Water Street; and the Front Gable form Otto Hinrichs, Sr. house at 114 Prairie Street.⁽³⁴⁾

The 1880s were a slow time for building in Lodi generally and this was true in the district as well; no houses are known to have been built within its boundaries during this decade. As the subsequent history of the district demonstrates, however, the convenience of living close to the downtown and near to or on the village's major thoroughfares would continue to be a significant factor in the choice of land for home sites. By the beginning of the 1890s, many potential Lodi homeowners had begun to look outside the established areas immediately adjacent to the village's commercial center for their sites.⁽³⁵⁾ Others, however, were looking hard at buildings and lots that already existed in the district. Included among this latter group

³³ A. Ligowsky and C. Wasmund. Map of Columbia County, Wisconsin. Madison: A. Menges & Co., 1861. This large scale also has a smaller map showing the village of Lodi, on which the topographically limiting features of the site are clearly show, as well as the first platted areas. Note: the two platted areas shown to the east of the village on this map (the Railroad Addition, 1853, and Noyes' Addition, 1857) were later vacated and these areas would not be significantly developed until much later in the century.

³⁴ Other houses within the district boundaries present in 1874 that have since been moved or demolished included the original houses that once occupied the lots now occupied by the Clements House hotel (152-154 Lodi Street), the Edward E. Seville house (205 Lodi Street), and the H. E. Polley house (204 Prairie Street).

³⁵ No less than five new additions to the original plat were recorded in the 1890s: the Dunlap Addition (1894); the Mills Addition (1895); the Oak Park Addition (1897); and McCloud's Third and Fourth Additions (both in 1897).

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were several of the most successful businessmen in the village, most of whom had stores or other types of businesses located nearby in the downtown. A few of these men, like Almon Hinds, Edward Seville, and H. E. Polley, already owned older houses in the district and had decided to move them to other locations and build new houses on the old sites. Other district homeowners such as Dr. George H. Irwin and Dr. W. R. Whitelaw, decided to embark on remodeling projects that transformed their existing homes into bigger and more up to date ones with room for their professional offices. Still others, such as F. C. Hutsons, Otto Hinrichs, Jr., and William G. Bissell, built entirely new homes on lots subdivided from larger holdings.

The 1890s witnessed a revival of building activity throughout Lodi and also in the district. Starting in 1890, the next 10 years saw the gradual filling in of the district as new houses were built for the most part on parcels that had not yet been built upon or that were either being sold off from larger ones belonging to earlier houses. Eleven Queen Anne style houses were built in the district in this decade and they are among some of the city's finest buildings. These houses include: the William G. Bissell house at 115 Prairie St., built in 1897; the F. C. Hutsons house at 201 Prairie St., built in 1892; the H. E. Polley house at 204 Prairie St., built in 1895, the Otto Hinrichs, Jr. house at 205 Prairie St., built in 1896, the James Seville house at 206 Prairie St., built ca. 1894; the J. Baird house at 209 Prairie St., built in 1891; the Lemuel P. Hindes house at 216 Prairie St., built in 1891; the Almon H. Hinds house at 122 Water St., built between 1899-1901; the Edward E. Seville house at 205 Lodi St., built in 1897; the Dr. George H. Irwin house at 138 Lodi St., remodeled in 1902; and the Dr. W. R. Whitelaw house at 207 Lodi St., remodeled in 1900. Also built in the district during this decade was the Clements House Hotel at 152-154 Lodi St., built in 1892 and expanded in 1895.

The first half of the new century that followed saw the construction of just four buildings in the district. Three of these were examples of the Bungalow style; the Ben Posta house (210 Mill Street, 1915), the Frank Klements house (142 Lodi Street, 1921), and the Richard Zoellner house (110 Prairie Street, 1928). The fourth building is a Twentieth Century Commercial style automobile showroom and garage constructed for J. I. McFarland (146 Lodi Street, 1912).

By the beginning of the Great Depression, the Lodi Street-Prairie Street Historic District had assumed most of its present appearance. Fortunately, the ongoing prestige of the street continues to attract owners who share much the same status in the community as the ones who built these houses in the first place. This has helped the district to remain fundamentally unchanged, both visually and in terms of its role in the community, since it reached maturity. Partly, this is because the district continues to be largely a neighborhood of single family residences. Partly too, it is due to the superior design quality of these buildings, which are once again being appreciated and lived in as they were meant to be. These factors have also resulted in a great deal of very high quality restoration activity in the district, which is helping to ensure that the district continues to maintain its historic appearance.

Architecture

The Lodi Street-Prairie Street Historic District was identified by the Lodi Intensive Survey as one of the areas in Lodi that is most worthy of listing in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because it is a well-defined residential neighborhood whose buildings are very good to outstanding, largely intact, representative examples of several of the successive architectural styles that were applied to residential buildings in Lodi between the years 1855 and 1928. The architectural significance of the contributing resources in the district is based in part on their ability to portray the architectural evolution of the larger neighborhood that surrounds the district, but their greatest significance is as

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representative examples of locally important architectural styles. In addition, the district contains numerous excellent buildings of individual architectural distinction. These buildings include the best examples of the Italianate and Greek Revival styles in Lodi, ten examples of the Queen Anne style houses, including five of the best in the city, two fine examples of the Bungalow style, a very rare surviving frame construction Commercial Vernacular form hotel, plus other less notable but still fine buildings. Also of importance is the fact that at least five of the district's Queen Anne style buildings are the work of Carl C. Menes, perhaps the finest builder/architect to practice in Lodi during the period of significance.

The buildings within the Lodi Street-Prairie Street Historic District today constitute a mix of twenty-one single family houses, three historic carriage barns associated with these houses, one hotel building, and one automobile showroom and garage building. Of the twenty-five buildings in the district, one is known to have been built prior to 1860, at least four were built prior to 1874, twelve between 1890 and 1900, four in the first decade of the twentieth century, two in the 1910s, two in the 1920s, and one in the 1960s. Several of the buildings built in the district in the 1850s and 1860s are believed to have survived to the present day, enough to suggest that the district's first houses were mostly frame construction, clapboard-sided, Gabled Ell form and Front Gable Form buildings, although there was also at least one fine frame construction, clapboard-clad, Greek Revival style house, the first Almon H. Hinds house at 124 Water Street, and one larger, very fine brick Italianate style building, the James M. McCloud house at 204 Lodi St., built ca. 1855. This stylistic distribution mirrored the building situation in the other residential neighborhoods that closely surrounded the downtown commercial core of Lodi during the 1850s and 1860s. As the Gabled Ell form, Front Gable form, Greek Revival style, and Italianate style study sections of the Architectural Styles study unit of the CRMP make clear, the architectural styles found in Lodi prior to 1874 were typical of other Wisconsin communities of that day, which were then just beginning to follow national architectural trends. Thus, the oldest houses in pre-Civil War Wisconsin communities tend to have been built in the Greek Revival style or were vernacular expressions of it, such as the Gabled Ell and Front Gable form, as were their first commercial buildings, and they were mostly built of wood.

The Lodi Street-Prairie Street Historic District is especially notable for its very fine collection Queen Anne style residences, there being eleven in all including the Clements House Hotel, a frame construction Queen Anne style-influenced Commercial Vernacular form building. Several of these houses exhibit almost every feature typically associated with Queen Anne style residences including varied cladding materials, irregular plans, complicated asymmetrical facades, wraparound verandahs, and polygonal or circular towers. Of the eleven examples in the district, the best and most elaborate are the five houses designed by Carl C. Menes, these are: the H. E. Polley house at 204 Prairie St., built in 1895; the William G. Bissell house at 115 Prairie St., built in 1897; the Edward E. Seville house at 205 Lodi St., built in 1897; the Otto Hinrichs, Jr. house at 205 Prairie St., built in 1896; and the Almon H. Hinds house at 122 Water St., built between 1899-1901. Of the five, the Seville house in particular is a textbook example of the Queen Anne style, having all of the features listed above plus excellent, quite elaborate detailing, as well as several inset second story porches; a design element that is especially characteristic of Menes' Queen Anne designs. Almost equally fine, but having a somewhat more Classical Revival style-inspired feeling, is the Bissell house, which lacks a corner tower and has more restrained ornamentation and detailing, but which is otherwise just as large and as impressive and costly a house as the Seville house built in the same year (1897).

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Section 8 Page 8 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Architects and Builders

As is the case with most residential districts in Wisconsin that involves buildings constructed in the nineteenth and early twentieth centuries, the identities of the designers of most of the buildings within the Lodi Street-Prairie Street Historic District are unknown, as are the builders. The only exception, but a happy one, is Carl C. Menes, a native of Norway who, by 1894, had settled in the Columbia County village of Morrisonville and was working from there as a carpenter contractor. Menes' first known project in Lodi was begun in 1894, while he was still living in Morrisonville, this being the fine Queen Anne style Nels Thompson house at 204 Columbia Street.⁽³⁶⁾ In the following year, Menes moved to Lodi with his wife and family and he is believed to have lived there for the rest of his career. Nothing about Menes' early career or training is known and even his birth and death dates have not yet been discovered. Nevertheless, the Lodi Intensive Survey was able to identify some 28 projects that Menes was associated with between 1894 and 1923, projects that ranged from cottages and residences to schools, commercial buildings, churches, and even a city hall proposal (unbuilt) for Lodi. Of these 28 projects, eleven were for projects outside of Lodi and the exact location of nearly all of these is unknown as is the answer to the question of whether or not they were actually built. The remaining seventeen projects represent Menes' known work in Lodi. For many of these projects Menes was the designer, and for others he was both designer and contractor. Still others were designed by someone else with Menes acting as the carpentry contractor for the project.

Menes' career was in many ways typical of most builder/architects who worked in the last century and in the early years of this one. These persons possessed widely differing skills and design capabilities but they were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1850 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even when the needs of society became more complex and the buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

Carl Menes, however, appears to have possessed more than the usual level of ability one would have found in the typical small city builder. Menes' known designs in Lodi included not only residences and small businesses, but churches (Norwegian Lutheran Church, Pleasant St., 1904, non-extant), schools (Lodi High School, Pleasant St., 1898, non-extant), and government buildings (Lodi City Hall project, Main Street, 1914, not built). Menes also had sufficient ability to be able to adapt to new architectural styles as they became fashionable. His works in Lodi in the 1890s were mostly residential ones in the Queen Anne style, which was clearly his forte, while at the same time he was also designing churches in the Gothic Revival style and schools in an eclectic Late Victorian fashion. By the 1920s, however, Menes was

³⁶ *Lodi Enterprise*: April 7, 1894, p. 4; April 20, 1894, p. 4; April 27, 1894, p. 4; July 13, 1894, p. 4. See also: *Lodi Valley News*: May 15, 1894, p. 3.

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Section 8 Page 9 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

also designing a fine brick Twentieth Century Commercial style building for M. R. Heggstead (115 Lodi Street, 1921) and the very fine Craftsman style, wood shingle-clad Summerville Park Hotel on Lake Wisconsin in nearby Okee, Wisconsin (1923, non-extant). Clearly, then, Menes was able to move with the times and the fact that he remained active as a designer and builder until at least the early 1920s means that there is a great deal more about his career that is yet to be discovered.

Given the lack of knowledge about so much of Menes' life it is especially fortunate that many of his projects have been identified and have survived largely intact. Most of these projects are residences and of these it is his Queen Anne style houses that are the most notable. Three of the best, the Bissell, Hinds, and Seville houses, are all located within the Lodi Street-Prairie Street Historic District and these houses are not only in excellent physical condition but contain really exceptional and intact interiors as well.

The Lodi Street-Prairie Street Historic District is therefore being nominated to the NRHP because the buildings within it designed by Carl C. Menes and others constitute a visually impressive residential grouping that is also representative of the historic patterns that shaped the larger neighborhood of which the district is a part. Not only are these buildings within the district impressive as a group, but several of the individual houses are also the best and the most intact examples of the more important architectural styles found in Lodi. The significance of the district is further enhanced by its highly intact and very well maintained state of preservation.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. Earlier buildings are known to have occupied the sites of a number of the existing buildings in the district including 152-154 and 205 Lodi Street, and 206 Prairie Street. Sanborn-Perris maps and the Bird's Eye View of the city (1874) indicate that there were also earlier buildings on several other lots in the district that faced onto the district streets as well. Despite subsequent construction activity, some archeological remains from all of these earlier buildings may still be extant. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of these pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

Criteria Consideration B

The first Almon H. Hinds house at 124 Water Street is known to have been moved to its present location from its original location just to the north on the same lot in 1899, and is thus subject to Criteria Consideration B, which it satisfies because this move was made within the period of historic significance. Indeed, this move now has a historical significance of its own, being representative of a local trend (the moving of older houses to new locations within the community to facilitate new construction) that was actually an important shaper of Lodi's historic landscape.

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Section 8 Page 10 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Preservation Activity

The Lodi Street-Prairie Street Historic District has been fortunate in that it has recently been able to attract new owners who have taken pride in their historic houses and have the means to maintain them. Fortunately, the area surrounding the district still enjoys the same advantage of proximity to the downtown that led to its initial development and as the price of new housing in Lodi continues to rise, interest in this neighborhood is increasing and it is hoped that the creation of the Lodi Street-Prairie Street Historic District will help this interest gather momentum. Fortunately too, several of the best of the district's buildings (the Seville, Bissell and Hutsons houses) recently been the subject of meticulous restoration projects. It is hoped that these highly visible restorations will inspire other property owners in the area with similar houses to begin their own restoration projects.

Lodi Street-Prairie Street Historic District
Name of Property

Columbia
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:
Lodi Valley Historical Society

10. Geographical Data

Acreage of Property 5.5 Acres

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

1	16	294960	4798500	3	Zone	Easting	Northing
	Zone	Easting	Northing				
2				4	Zone	Easting	Northing
	Zone	Easting	Northing				

See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland/ Consultant for	date	June 31, 1999
organization	Lodi Valley Historical Society	telephone	608-251-9450
street & number	1311 Morrison Street	zip code	53703
city or town	Madison	state	Wisconsin

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Section 9 Page 1 Lodi Street-Prairie Street Historic District
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Heggland, Timothy F. *Intensive Survey Report of Lodi, Wisconsin.* Madison: July, 1999.

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Lodi Valley News: March 29, 1890; May 17, 1890; January 17, 1891; April 11, 1891; June 6, 1891; October 3, 1891; July 9, 1892; July 16, 1892; October 8, 1892; May 15, 1894; March 2, 1895; March 12, 1895; April 13, 1895; April 20, 1895; April 27, 1895; May 4, 1895; May 25, 1895; September 14, 1895; December 7, 1895; December 14, 1895; February 12, 1896; April 25, 1896; May 9, 1896; May 16, 1896; July 4, 1896; December 19, 1896; May 15, 1897; February 12, 1898; June 25, 1898.

The Milwaukee Sentinel. February 18, 1900.

Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin.* Madison: State Historical Society of Wisconsin, State Historic Preservation Division, 1986, Vol. 2 (Architecture).

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Section 10 Page 1 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

VERBAL BOUNDARY DESCRIPTION

The boundaries of the district begin at a point located on the E corner of Block 1, Palmer's First Addition to the Village of Lodi, this corner being formed by the intersection of Water and Mill streets. The boundary line then proceeds in a SW direction along the NW curbline of Mill St. to a point that corresponds to the S corner of said block. The line then turns 90° and proceeds in a NW direction along the NE curbline of Hill St. to a point on the SE curbline of Lodi St. that corresponds to the W corner of said block, then continues in a NW direction across Lodi St. to a point on the NW curbline of Lodi St., then turns and follows said curbline in a SW direction until reaching the SW corner of the lot associated with 204 Lodi St. The line then continues along the westerly lot line of said lot to the point of intersection with the S corner of the lot associated with 115 Prairie Street. The line then continues in a NW direction along the rear lot lines of the lots associated with 115, 201, 205, and 209 Prairie Street to the NW corner of the lot associated with 209 Prairie Street. The line then turns and runs in a NE direction along the NW lot line of said lot until reaching a point of intersection with the SW curbline of Prairie St. then continues across Prairie St. to a point directly opposite on the NE curbline of said street, then turns 90° and runs in a NW direction along said curbline to the W corner of Block 2, McCloud's First Addition to the Village of Lodi, this corner being formed by the intersection of Prairie and Second streets. The line then turns 90° and runs in a NE direction along the SE curbline of Second St. until reaching a point that corresponds to the N corner of the lot associated with 218 Prairie St. The line then turns 90° and runs in a SE direction along the rear lot lines of the lots associated with 218, 212, 206, and 204 Prairie St. until reaching a point of intersection with the NW curbline of First Street. The line then continues in a SE direction across said street to the SE curbline, then continues in a SE direction along the rear lot lines of the lots associated with 114 and 110 Prairie St. until intersecting with the W corner of the lot associated with 146 Lodi St. The line then turns 90° and runs in a NE direction along the rear lot lines of the lots associated with 146, 142, and 138 Lodi St. until reaching the N corner of the lot associated with 138 Lodi St. The line then turns 90° and runs in a SE direction along the SW lot line of said lot to the point of intersection with the NW curbline of Lodi St. The line then turns 90° and runs in a SW direction along said NW curbline to a point that is located directly opposite the N corner of Block 1, Palmer's First Addition to the Village of Lodi. The line then turns and crosses Lodi St. in a southerly direction to said point, then continues in a SE direction along the SW curbline of Water St. to the POB. These boundaries enclose an area of approximately 5.5 acres.

BOUNDARY JUSTIFICATION

The boundaries of the Lodi Street-Prairie Street Historic District contain all the land historically associated with the district's individual resources. Buildings were included within the district based on their type, degree of integrity, and their date of construction, with those buildings included within the district being generally larger, more architecturally distinctive, and more intact than adjacent buildings of the same type located outside it. Areas located to east, west, north and south of the district consist of other neighborhoods of single family houses whose individual resources are generally smaller and have a lesser degree of integrity than do the resources within the district.

Lodi Street-Prairie Street Historic District

Columbia

Wisconsin

Name of Property

County and State

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	Various, See Inventory		
organization			date
street & number			telephone
city or town	state	Wisconsin	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 Photos Page 1 Lodi Street-Prairie Street Historic District
Lodi, Columbia County, WI

Items a-d are the same for each photo.

Photo 1

- a) Lodi Street-Prairie Street Historic District
- b) Lodi, Columbia County, WI
- c) Timothy F. Heggland, April 23, 1999
- d) State Historical Society of Wisconsin
- e) 216 & 210 Mill St., View looking N
- f) Photo 1 of 11

Photo 9

- e) 115 Prairie St., View looking W
- f) Photo 9 of 11

Photo 10

- e) 205 Prairie St., View looking SW
- f) Photo 10 of 11

Photo 2

- e) 124 Water St., View looking W
- f) Photo 2 of 11

Photo 11

- e) 204, 206, 212 Prairie St., View looking N
- f) Photo 11 of 11

Photo 3

- e) 122 Water St. View to SW
- f) Photo 3 of 11

Photo 4

- e) 205 Lodi St., View looking SW
- f) Photo 4 of 11

Photo 5

- e) 138 & 142 Lodi St., View looking NNW
- f) Photo 5 of 11

Photo 6

- e) 152-154 & 146 Lodi St., View looking N
- f) Photo 6 of 11

Photo 7

- e) 207 & 205 Lodi St., View looking S
- f) Photo 7 of 11

Photo 8

- e) 204 Lodi St., View looking NW
- f) Photo 8 of 11

