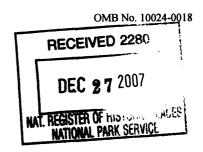
'NPS Form 10-900 (January 1992) Wisconsin Word Processing Format (Approved 1/92)

United States Department of Interior National Park Service

Name of Property

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.

historic name Sto	one, Ben and Margaret, Boathouse	e				
other names/site nun	ıber					
2. Location						
street & number city or town state Wisconsin	8810 County Highway N Town of Plum Lake code WI county	Vilas	code	N/A N/A 125	not for p vicinity zip code	sublication 54560
3. State/Federal A	Agency Certification					
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State or Federal agency	and bureau		V			

Stone, Ben and Margaret, B	oathouse	Vilas	Wisconsin
Name of Property		County and St	tate
4. National Park Servi	ce 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. See continuation sheet.	Colonia Coloni	N. Ball	Z-7·04
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5. Classification			
Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)		rces within Property eviously listed resources
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Movements/Craftsman		walls Clapboard	
		roof Asphalt	
		other N/A	

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

	ne, Ben and Margaret, Boathouse	Vilas Wisconsii		
Nam	e of Property	County and State		
8. S	tatement of Significance			
(Mar	licable National Register Criteria k "x" in one or more boxes for the criteria fying the property for the National Register listing.)	Areas of Significance (Enter categories from instructions) ARCHITECTURE		
_ 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.			
<u>x</u> c	Property embodies the distinctive characteristics	Period of Significance		
<u></u> 0	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.	1928		
D	Droporty has yielded or is likely to yield	Significant Dates		
_D	Property has yielded, or is likely to yield, information important in prehistory or history.	1928		
	eria Considerations k "x" in all the boxes that apply.)			
Prop	erty is:	Significant Person		
_ A	owned by a religious institution or used for religious purposes.	(Complete if Criterion B is marked) N/A		
_B	removed from its original location.			
_C	a birthplace or grave.	Cultural Affiliation		
_ D	a cemetery.	N/A		
_ E	a reconstructed building, object, or structure.			
_ F	a commemorative property.	Architect/Builder		
_G	less than 50 years of age or achieved significance within the past 50 years.	Unknown		

Narrative Statement of Significance

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

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Vilas

Wisconsin

Stone, Ben and Margaret, Boathouse

Stone, Ben and Margaret, Boathouse	Vilas	Wisconsin
Name of Property	County and State	

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A U.S. Geological Survey 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 Ruth Alexander Real Estate Trust organization

organizationdateJuly 2006street&number500 Third Street, Suite 320; P.O. Box 2137telephone715-845-4556city or townWausaustateWIzip code54402-2137

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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United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

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Description

The land on which the Ben and Margaret Stone Boathouse is located was deeded to Ben and Margaret (Bissell) Stone by Walter H. Bissell in 1923. The boathouse is situated on the south bank of Plum Lake in the unincorporated community of Sayner in Vilas County. The 1928 two-story, two-slip wet boathouse is located on the property at 8810 County Highway N. The larger property includes a main house, two cottages, a garage, and a shed. The property, currently owned by the Ruth Alexander Real Estate Trust, is a wooded lot that slopes down to the shore of Plum Lake. The Stone Boathouse is the only resource on the property being nominated to the National Register. The other buildings on the property exhibit more recent construction or have been altered and do not appear to currently meet National Register criteria.

A pathway leads from the main house down the bank to an upper-level wood walkway that provides entrance to the second story of the boathouse. The elevated wood plank walkway adjoins a staircase that leads to the southeast corner of the boathouse deck. Alternative access to the boathouse is provided by a lift that begins at the top of the sloped bank and connects with the elevated walkway and a wood plank ramp leading to the southwest corner of the boathouse deck. The lift was installed in 2002. Thus, the lift provides access to both the first and second levels of the boathouse. The deck wraps around the west, rear (south) and east side of the boathouse. Wood pilings support and secure the deck in the water.

The Stone Boathouse has a simple, nearly square footprint and faces north towards Plum Lake. It is approximately 28.5 feet long and 24 feet wide. The boathouse retains its original horizontal clapboard siding. The low-pitched, hip roof is covered with asphalt shingles and the wide overhanging eaves feature exposed rafters. Windows are original and feature the wood casings and screens. There is minimal exterior decoration, and the low-pitched hip roof, ribbon windows on the second story, and clapboard exterior emphasize the horizontal lines of this Craftsman style influenced boathouse.

The front (north) facade features two overhead garage doors that enclose the boat slips. Facing the boathouse from the water, the door on the right (westernmost) is two-thirds the size of the adjacent door. Five pairs of multi-light casement windows, which open inward, are located at the upper level, just beneath the eaves. Contrasting wood trim delineates the windows and serves as the corner board for the upper level.

On its first level, the west elevation features three fixed, six-light windows and one replacement screen window. Six pairs of multi-light casement windows are located at the upper level of the elevation, continuing the ribbon from the front (north) facade. The rear (south) elevation features an exterior staircase leading to the elevated wood walkway and a central, upper-level, ten-light door. Two pairs of multi-light casement windows flank the entrance. A single replacement screen window is located on the lower level of the rear elevation, east of the staircase. The east elevation features a six-panel wood door and two pairs of fixed, six-light by four-light sash windows on its first level. Like the west elevation, six pairs of multi-pane casement windows are located beneath the eaves, continuing the

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ribbon windows of the front (north) facade. All first-story windows maintain original window sills.

Interior

The first-floor interior can be accessed by a door on the east side of the boathouse or by boat from the front (north) elevation. The interior of the boathouse is functional and simple in design with two boat slips. Unfinished wood rafters are exposed by the open ceiling. Additionally, an interior ceiling beam features the date of the boathouse's construction – 1928. A wood deck extends around and between the interior boat slips. A hand-crank hoist is used to elevate boats out of the water.

The second floor is accessed by the exterior staircase and elevated walkway at the rear (south) of the boathouse. This level is one large, open recreational room with a wood floor. The interior walls are constructed of unfinished 2 x 4s. Unfinished wood tie-beams and rafters are exposed by the open ceiling and support the roof. Two pendant lights hang from the rafters.

Alterations and condition

The Stone Boathouse remains in excellent condition. The building has been well maintained and general maintenance and repairs have been completed in a manner sensitive to the historic character of the building. The replacement screen windows maintain the size and frames of the building's original windows. The structure of the boathouse has not been altered. Overall, the Stone Boathouse retains good integrity and reflects its original 1928 construction.

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National Register of Historic Places Continuation Sheet

		Stone, Ben and Margaret, Boathouse
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Statement of Significance

The Ben and Margaret Stone Boathouse is eligible for the National Register at the local level under *Criterion C:*Architecture as a representative example of an early twentieth-century wet boathouse designed with elements of the Craftsman style. With its original location, design, setting, materials, and workmanship, the Stone Boathouse retains historic integrity and is a good example of twentieth-century boathouse design. The Stone Boathouse is distinctive when compared to the approximately 20 other boathouses on Plum Lake, which are typically one story and more vernacular in design, and it compares favorably to other boathouses in north-central Wisconsin listed in the National Register. The period of significance for the Stone Boathouse is 1928, the building's construction date.

Historic overview

The Stone Boathouse is located in Wisconsin's North Woods in the unincorporated community of Sayner, approximately 22 miles northwest of Eagle River in Vilas County. Sayner is situated on the south bank of Plum Lake, and together with the community of Star Lake, comprises Plum Lake Township. Although tourism began in the late nineteenth century and has continued through the twentieth century as a major industry in northern Wisconsin, logging provided Sayner and Star Lake with their first settlers and industry. The Charles A. Goodyear Company and Yawkey-Bissell Lumber Company were just two of the firms that cut timber in the vicinity of Plum Lake. In 1894 the Chicago, Milwaukee, & St. Paul Railway extended a line from Minocqua to a terminus in Star Lake, where the Salsich and Wilson sawmill was located. An additional depot was constructed in Sayner, along the railroad branch. The arrival of the railroad stimulated the area's economic development and population growth. Coinciding with the expansion of the lumber industry, the area's natural beauty and lakes began attracting visitors to Plum Lake and the greater North Woods area. Once the lumber supply was depleted and logging practices faded, the recreation industry provided visitors and income to the area.\(\)

In 1891 Orrin W. Sayner, for whom the village was named, purchased 25 acres on the south bank of Plum Lake. Sayner, the first homesteader on Plum Lake, believed the area held the potential to become one of the country's greatest recreational destinations. He completed his resort's main lodge, also known as Plum Lake House, in 1892. By 1924 the property, currently known as Froelich's Sayner Resort, had grown to include ten additional cottages. Orrin Sayner established the first post office in Sayner in the main lodge's kitchen and operated as postmaster from 1892 to 1917. By 1899 Herbert M. Warner's Forest Home Resort was in operation, and in 1912 Plum Lake Golf

¹ Heritage Research, *Historical/Architectural Resources Survey: Historic Resorts of Vilas County* (N.p.: Heritage Research, Ltd., 2004), 4, 23-24.

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Course, the oldest nine-hole golf course in Wisconsin, opened its links for recreation on the shore of Plum Lake. The golf course, numerous resorts, and boys' and girls' camps, such as Camp Highlands for boys, in operation since 1904, ensured Sayner's reputation as a recreational haven.²

The logging industry in Plum Lake Township effectively ended in 1906 when Star Lake's sawmill closed. As Orrin Sayner and Herbert Warner anticipated, the tourism industry became a lucrative alternative to lumber. Land previously owned by Goodyear Lumber Company and W.H. Bissell Lumber Company was divided and sold as recreational property.³

The railroad was an important component in the development of the North Wood's tourism industry. By the late 1880s passenger trains carried tourists to the northern wilderness and the railroad companies actively promoted this area. A majority of the early tourists were fishing parties consisting of men who came from all over the Midwest to fish in the numerous lakes. However, entire families also traveled to the North Woods for relaxation and entertainment, and many would stay for extended periods of time, often a month at a time or the entire summer. By the early twentieth century many tourists were staying at resorts like the Plum Lake House and Forest Home Resort. However, it was not long before families from across the United States began to purchase lake-side land and build their own North Woods retreats.

The introduction of the automobile and the improvement and construction of roadways led to a decline in passenger rail travel. Eventually, passenger trains were unable to compete with the automobile, which became the preferred method of transportation. Regardless of the method of transportation for vacationers, the popularity and development of the North Woods as a summer home and resort area has continued from the late nineteenth century to the present day.

² "Camp Highlands History," http://camphighlands.com/history.html (accessed 30 June 2006); Cecelia M. Ellerman, *This Land The Way It Was: Sayner-Star Lake* (N.p.: [Cecilia M. Ellerman], 1983), 8; Heritage Research, *Historical/Architectural Resources Survey: Historic Resorts of Vilas County*, 23, 61; Bill Hintz, "Sayner and Star Lake," in *Vilas County, Headwaters to Wisconsin: A Historical Reflection on the Towns in Vilas County, Wisconsin* (Vilas County, Wisc.: Vilas County Chamber of Commerce, n.d.), 32; George O. Jones and Norman S. McVean, eds., *History of Lincoln, Oneida and Vilas Counties Wisconsin* (Minneapolis: H.C. Cooper, Jr. Co., 1924), 21, 203, 483.

³ Heritage Research, Historical/Architectural Resources Survey: Historic Resorts of Vilas County, 24; Mary E. S. Hickey, ed., Lake People: Summers at Plum Lake: Based on the Journals of W.B. Scholfield, 1884-1934, 2d ed. (N.p.: 1985), 34, 47.

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History of the property

The Stone Boathouse is located adjacent to Plum Lake on a part of Government Lot 4, of Section 31, Township 41, Range 8 East, in Vilas County, Wisconsin. In 1923 Walter H. Bissell, co-founder of Yawkey-Bissell Lumber Company, deeded the vacant property to Ben and Margaret (Bissell) Stone. Ben Stone was the son of Fowler Stone, Sr., and the local business manager of the Bissell Lumber Company in Tripoli. The main house on the property was built in 1923-24, and the boathouse was added in 1928, although the builder is unknown. W.B. Scholfield's journal suggests that the boathouse was "initiated" the night of August 8, 1928. Ben and Margaret Stone spent summers at the property until 1938 when they sold it to Judd and Anne Alexander. In 1964 Anne Alexander deeded the property to her niece, Jean Alexander Koskinen. The property is currently in the ownership of the Ruth Alexander Real Estate Trust. Trust.

Boathouse design and architecture⁶

Boathouses are a resource uniquely tied to the resorts and summer homes of Vilas County. Most late nineteenth- and early twentieth-century wet boathouses, cottages and resorts located in northern Wisconsin were not architect-designed. These buildings were often completed by local builders and carpenters and were sometimes based on pattern books and building design guides.

Just as garages were built to house automobiles, boathouses were constructed to protect boats from the elements. Boathouse construction was typically initiated in the winter with the driving of wood piles through the ice to create the building's foundation. The boathouse was then erected on the pilings.

Wet boathouses in northern Wisconsin are typically one- or two-story frame buildings with hip or front gable roofs. The buildings are located over the water and typically rest on a foundation of wood pilings. Boathouses generally have square or rectangular floor plans with docks that wrap around several sides of the building. The lake side of the boathouse is the main facade and public face of the boathouse. This facade typically includes one to three bays on the lower elevation that houses the boats. The interior of the first level is often fairly rustic with exposed wall framing. The second level typically includes bands of windows providing views of the lake. The second level is

⁴ It has been suggested that someone from the Sayner family may have been involved in the construction of the boathouse; however, this could not be confirmed. A review of the *Vilas County News-Review* publications in 1928 did not reveal any information regarding the construction or builder of the Stone Boathouse.

⁵ Mary E. S. Hickey, ed., Lake People: Summers at Plum Lake: Based on the Journals of W.B. Scholfield, 1884-1934, 47, 51, 60.

⁶ This discussion of boathouse design and architecture has been compiled using Mead & Hunt's Land of Silver Lakes and Streams, Survey of Resorts and Boathouses in Oneida County, Wisconsin, report (Prepared for the Wisconsin Historical Society, 1998), field surveys by the author of boathouses in Oneida and Vilas Counties, and John De Visser, At the Water's Edge: Muskoka's Boathouses (Toronto: Stoddart Publishing Co. Limited, 1993).

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often a living space that may include bedrooms, bathroom and kitchen or it can be an open space used for recreational activities. As a result, this space may have finished walls or may be left more rustic, displaying exposed roof rafters and wall framing.

Even though these buildings are largely vernacular, elements of the Craftsman, Rustic and Queen Anne styles were incorporated into boathouse design in northern Wisconsin. Typically the overall form, massing and wall materials contribute to the display of the architectural style. The application of architectural details is frequently limited to smaller details, such as exposed rafters, window style, and flower boxes.

The Rustic style, as applied to a boathouse, utilizes log or partial log construction to imitate the rustic character of log buildings constructed during the early settlement of the area. The Queen Anne style, as applied to boathouse construction, is demonstrated primarily through a prominent turret/lookout tower, wall texture variation, and architectural details. Characteristics of the Craftsman style that have been adapted to boathouse construction include broad gable or hip roofs, decorative brackets or exposed rafters, multi-pane windows, and dormers on the roof. The Stone Boathouse features the following traits of the Craftsman style: a broad hip roof, exposed rafters, clapboard exterior, and casement windows with multiple lights.

The construction of larger, two-story, architecturally distinctive boathouses was most popular in north-central Wisconsin in the first half of the twentieth century. By the 1950s, architectural pattern books of summer cabins and boathouses were largely promoting one-story, single-craft designs. However, the 1955 pattern book, *How to Build 20 Cabins*, includes one, two-story, two-craft structure with a second-floor sundeck. The designs in the pattern books of the 1950s are either Rustic, using half-log siding, or functional vernacular, with little architectural detail. Both sources advocate the adaptability of their designs, providing the same design for dry or wet boathouses. Overall, the summer cabin pattern books of the 1950s with simpler boathouse designs provide little concordance with the earlier Stone Boathouse of Sayner and other architecturally significant boathouses in the North Woods region.

Two-story boathouses dating from the first half of the twentieth century, with upstairs living spaces, have been found to possess a higher level of architectural interest. Examples of these buildings that retain good integrity have been listed in the National Register. Due to their larger scale, the application of architectural details, although limited, is more common on these boathouses and contributes to their significance. Additionally, two-story boathouses are less

⁷ The construction period for boathouses was determined based on the time period of recreational settlement of the area, known construction date of a number of boathouses and an assessment of the commonly used building form, materials and architectural styles.

⁸ The following information comes from: *How to Build 20 Cabins* (New York: Arco Publishing Co., 1955), 128-139; *Summer Living* (1953), 30-31.

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prevalent than their one-story counterparts. On Plum Lake only five of the approximately 20 extant wet boathouses are two story. These boathouses exhibit greater attention to architectural detail than Plum Lake's one-story, predominately functional vernacular examples.

The Stone Boathouse compares favorably to other wet boathouses identified on Plum Lake. This two-story boathouse with two bays retains its overall form, fenestration pattern, windows and wall material, and displays elements of the Craftsman style in the hip roof, exposed rafters, and multi-light windows. The Stone Boathouse also displays similar architectural distinction as other boathouses in Oneida and Vilas counties that have been listed in the National Register, including the Ella M. Boesel Boathouse on Lake Minocqua, the Reay Boathouse on the Three Lakes chain of lakes, and the Hagge Boathouse on Lake Katherine. The Stone Boathouse and these listed boathouses share the following characteristics: they are large-scale, two-story buildings with two or three bays; they contain upper-story living areas; and they retain the original building materials, use, and function. In addition, their architectural details, though modest, are indicative of a distinct architectural style.

Conclusion

The Stone Boathouse is eligible for the National Register under *Criterion C: Architecture* as a distinctive example of an early twentieth-century wet boathouse. The building demonstrates characteristics of the Craftsman style as applied to the boathouse property type. The boathouse retains its original location, design, setting, materials, and workmanship, allowing it to retain integrity and convey its 1928 construction. The boathouse's large-scale, upperstory living area, and Craftsman-style details demonstrate the building's architectural significance compared to other boathouses on Plum Lake, which tend to be one story and more vernacular in design.

Preservation potential

Boathouses have been a fixture on northern Wisconsin's lakes since the beginning of the area's summer tourist industry. These structures, located on the water, are more visible to the boater than the lake cottages or resorts on the shores. The boathouses have often served as landmarks for the generations that have enjoyed recreating on the lakes. Since 1979 the Wisconsin Department of Natural Resources has banned the construction of new wet boathouses and placed a limitation on repairs of existing boathouses to 50 percent of the assessed value of the building under State Statue 30.121 Regulation of boathouses and houseboats. As a result, the amount of maintenance that can be completed on a wet boathouse over its lifetime is limited. However, under Section (2) (3g), the repair limit does not apply for boathouses with "historic or cultural value, as determined by the state historical society or a local or county historical society established under Section 44.03." Nomination of these buildings to the National Register not only recognizes their historic and cultural value, it also offers a degree of protection by allowing for their continued maintenance.

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National Park Service

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Geographical Data

Verbal boundary description

The boundary of the Ben and Margaret Stone Boathouse is shown as a dashed line on the accompanying map entitled "Ben and Margaret Stone Boathouse." The boundary extends 20 feet beyond the edge of the boathouse and deck on the north, east, south, and west sides. The other buildings on the property and the lift have been excluded from the historic boundary because they currently do not meet the National Register criteria.

Boundary justification

The boundary of the Stone Boathouse was delineated to encompass the historic property and provide an appropriate setting.

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Photographs

The following information pertains to the following photographs:

Ben and Margaret Stone Boathouse 8810 County Highway N Town of Plum Lake, Vilas County, Wisconsin Photographer: Mead & Hunt, June 2006 Negatives at the Wisconsin Historical Society

Photograph No. 1 of 10

Boathouse – front (north) elevation
View looking south

Photograph No. 2 of 10

Boathouse – front and side (north and west) elevations

View looking southeast

Photograph No. 3 of 10

Boathouse – front and side (north and east) elevations

View looking southwest

Photograph No. 4 of 10

Boathouse – rear (south) elevation

View looking north

Photograph No. 5 of 10

Boathouse – rear (south) elevation

View looking northwest

Photograph No. 6 of 10

Boathouse – first-story interior with boat slips
View looking northwest

Photograph No. 7 of 10

Boathouse – second-story interior

View looking north

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Photograph No. 8 of 10

Boathouse – second-story interior

View looking south

Photograph No. 9 of 10 Boathouse – mechanical lift View looking northwest

Photograph No. 10 of 10 Mechanical lift View looking south

