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**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** South First Street Residential Historic District  
**other names/site number** N/A

**2. Location**

**street & number** 341, 348, 349, 402, 408, 409, 412, 419, 433, 439, 443 South N/A **not for publication**  
First Street  
**city or town** Evansville N/A **vicinity**  
**state** Wisconsin **code** WI **county** Rock **code** 105 **zip code** 53536

**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.)

Signature of certifying official/Title  Date 6/28/11

State Historic Preservation Officer - Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

South First Street Residential Historic District

Rock

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*

8-10-11

*[Signature]*

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 |
| 10           | 1 buildings     |
|              | sites           |
|              | structures      |
|              | objects         |
| 10           | 1 total         |

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

N/A

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

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Queen Anne

Colonial Revival

**Materials**

(Enter categories from instructions)

Foundation STONE

walls WEATHERBOARD

SHINGLE

roof ASPHALT

other WOOD

**Narrative Description**

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

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Section 7 Page 1

South First Street Residential Historic District  
Evansville, Rock Co., Wisconsin

**Description:**

The South First Street Residential Historic District is a small residential district located in the south part of the city of Evansville.<sup>1</sup> The district contains eleven very intact single family residences. Ten of these eleven buildings are contributing resources, five of which were built between 1885 and 1891 and another five of which were built between 1891 and 1928, and nine of these ten houses are very fine examples of the Queen Anne style and another is an early example of the Dutch Colonial Revival style. The sole exception and the district's only non-contributing principal resource is a Contemporary Style ranch house located at 439 S. First St. that was built after 1970. Of special interest are the five houses in the district that were designed by Evansville builder/architect Benjamin S. Hoxie between 1885 and 1900. The three earliest of these are: the Darlin Mihills House located at 419 S. First St., built in 1885; the James & Elpha Gillies House at 349 S. First St., built in 1885; and Benjamin S. Hoxie's own house, located at 409 S. First St., built in 1885 on the opposite corner from the Gillies House across Highland Street. In addition, Hoxie also designed and built two more houses in the district at 408 S. First St., in 1895, and 402 S. First St., in 1900, that were intended as investment properties for himself. Besides this important group of houses, the district also contains the Vivas & Phila Holmes House, located at 443 S. First St., built in 1910. The Holmes House was one of the last Queen Anne style houses to be built in Evansville, and although its designer has not been identified, it is also almost certainly an architect-designed building and it is the largest and most impressive of all of Evansville's numerous, excellent Queen Anne style houses.

The district's resources consist of houses that line both sides of portions of the 300-400 blocks of South First Street. Four of the district's houses retain their original carriage barns, two others have recently built garages that were carefully designed to complement their associated houses. (None of the carriage houses or garages is included in the property count.) Four of the district's houses face west onto the north-south-running S. First Street, and the other seven face east. All of these houses were originally clad in clapboards, several were also partially clad in decorative wood shingles, and all but three of these houses still retain their original cladding. Land at the north end of the district slopes very slowly and gently uphill to the south end of the district and most of the district's houses have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees. The district covers portions of three city blocks whose streets have concrete curbs and gutters and are lined with wide grass-covered parkways, mature shade trees, and concrete sidewalks. Houses in the district generally respect uniform setbacks and most of their lots are typical of nineteenth century urban practice, being long and narrow and mostly rectilinear in shape, resulting in houses that are set quite close together unless occupying double lots. There are no alleys in the district and carriage barns and garages are

<sup>1</sup> The 2000 population of the city of Evansville was 4039. Evansville is located 22 miles south of the capital city of Madison.

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detached, are usually located at the rear of their respective lots, and are reached by long driveways. The only vacant lots within the district are those belonging to houses whose parcels contain more than one lot.

The South First Street Residential Historic District is a well-defined portion of the much larger nineteenth and early twentieth century residential area that surrounds it, much of which is already listed in the NRHP as the Evansville Historic District (NRHP 1978). Size, a high standard of design, and the numerous associations with Benjamin S. Hoxie set the houses in the district apart from the houses in the other historic residential neighborhoods that surround it. While numerous buildings having architectural merit can be found in all of these neighborhoods, the district contains the only concentration of intact, larger Queen Anne style houses in this part of Evansville and it comprises a cohesive and intact whole that meets NRHP criteria for an eligible historic district.

**INVENTORY**

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

- CON = Contemporary
- DU = Dutch Colonial Revival
- QU = Queen Anne

|   |     |    |           |   |               |    |
|---|-----|----|-----------|---|---------------|----|
| C | 341 | S. | First St. | Joseph B. Hartley House<br>(and Carriage Barn)    | 1894          | QU |
| C | 348 | S. | First St. | Thomas Gleave House<br>(and Carriage Barn)        | 1894          | QU |
| C | 349 | S. | First St. | James & Elpha Gillies House                       | 1885          | QU |
| C | 402 | S. | First St. | Benjamin Hoxie Investment<br>House                | 1896          | QU |
| C | 408 | S. | First St. | Benjamin Hoxie Investment<br>House                | 1900          | DU |
| C | 409 | S. | First St. | Benjamin & Ellen Hoxie House                      | 1885          | QU |
| C | 412 | S. | First St. | House   | 1891-<br>1928 | QU |
| C | 419 | S. | First St. | Darlin Mihills House (and<br>Carriage Barn, 1890) | 1885          | QU |

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South First Street Residential Historic District  
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|    |     |    |           |                            |           |     |
|----|-----|----|-----------|----------------------------|-----------|-----|
| C  | 433 | S. | First St. | House (and Carriage Barn)  | 1891-1928 | QU  |
| NC | 439 | S. | First St. | House                      | Post-1970 | CON |
| C  | 443 | S. | First St. | Vivas & Phila Holmes House | 1910      | QU  |

The following are brief descriptions of the district's major contributing resources, listed in roughly chronological order.

**Queen Anne Style**

409 S. First St. Benjamin & Ellen Hoxie House 1885<sup>2</sup>

Benjamin Hoxie designed and built this very intact, cruciform plan, two-story-tall house as his own home and it is an excellent example of Hoxie's early Queen Anne style designs. The Hoxie house occupies a large corner lot and has principal elevations that face onto both S. First St. and Highland Ave. and its asymmetrical main façade faces east onto S. First St. The house has a plastered over stone foundation, exterior walls above that are clad in clapboard, multiple gable ends that are clad in vertical wood boards, and the entire house is sheltered by a steeply pitched multi-gable main roof that is clad in asphalt shingles. A one-story veranda spans almost the full-width of the main facade and wraps around the house's northeast corner and it has an almost flat roof that is supported by slender turned Tuscan Order wood columns.<sup>3</sup> A smaller bracketed wooden porch of more elaborate design that is original to the house is placed across the north-facing side elevation of the rear wing of the house and shelters the rear entrance and a porch of similar design is located on the second story of the main facade.

A brief biography of Benjamin Hoxie will be found at the end of this nomination in Section 8 but much more information about both him and his house can be found in the article by Ruth Ann Montgomery that is cited below, including the fact that Hoxie published the plans of this house in the February 1889 issue of *Carpentry and Building* magazine.<sup>4</sup>

<sup>2</sup> *The Evansville Review*: October 3, 1884; December 23, 1884; January 23, 1885.

<sup>3</sup> An excellent early photo of the Hoxie house published in 1900 shows that this veranda replaced a much smaller one-story entrance porch that originally sheltered the main entrance and which was identical in design in its details to the main façade's still extant second story porch. The date when the veranda was built is not known but it is shown on the 1928 Sanborn-Perris map of Evansville.

<sup>4</sup> Montgomery, Ruth Ann. "Stop on Historic House Tour Sunday, Sept. 27." *The Evansville Review*, September 9, 1998, p. 14 (illustrated).

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349 S. First St.

James and Elpha Gillies House

1885<sup>5</sup>

Benjamin Hoxie also designed and built this very well restored, cruciform plan, two-story-tall house and it is also an excellent example of Hoxie's early Queen Anne style designs and is almost identical to Hoxie's own house, which is located just across Highland Avenue. The Gillies house also occupies a large corner lot, it also has principal elevations that face onto both S. First St. and Highland Ave., and its asymmetrical main façade also faces east onto S. First St. The Gillies house has a plastered over stone foundation, exterior walls above that are clad in clapboard, multiple gable ends that are clad in courses of dart pattern wood shingles, and the entire house is sheltered by a steeply pitched multi-gable main roof that is clad in asphalt shingles. An original one-story veranda spans almost the full-width of the main facade and wraps around the house's northeast corner and it has a hip roof that is supported by very slender turned Tuscan Order wood columns.<sup>6</sup> The only major change that has affected the exterior of the house has been the addition of a mansard-roofed three-story-tall tower to the north-facing side elevation of the house. This occurred when the house was being restored in the 1990s and while the tower is not original, this owner took great pains to utilize the same trim and materials that are found on the original portion of the house.

James Gillies was born in 1848, just a few miles north of Evansville in the hamlet of Cooksville, Wisconsin, and he was a dealer in real estate when his house was built.<sup>7</sup>

419 S. First St.

Darlin Mihills House

1885<sup>8</sup>

The two-and-one-half-story-tall Darlin Mihills house is the third house in the district to be designed and built by Benjamin Hoxie in 1885, which must have been a very busy year for him. The Mihills house is the largest of these three houses and, while it shares many characteristics, it is more formal in design. This house occupies a large multi-lot parcel that is located next door to Hoxie's own house and it has a cut stone foundation and the exterior walls above were originally clad in clapboard but which are currently being resided in narrow gauge vinyl clapboards. The house's window openings,

<sup>5</sup> *The Evansville Review*: October, 1884; January 15, 1886.

<sup>6</sup> An excellent early photo of the Hoxie house published in 1900 shows that this veranda replaces the much smaller original one-story entrance porch that originally sheltered the main entrance and which was identical in design in its details to the main façade's still extant second story porch. The date when this veranda was built is not known but it is shown on the 1928 Sanborn-Perris map of Evansville and it may well have been built during the period of significance.

<sup>7</sup> Montgomery, Ruth Ann. "Stop on Historic House Tour Sunday, Sept. 27." *The Evansville Review*, September 23, 1998, p. 13 (illustrated), and: September 24, 1998, p. 14 (illustrated).

<sup>8</sup> *The Evansville Review*: July 25, 1885; November 20, 1885.

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with their decorative wooden surrounds, are all still intact, the building's multiple gable ends are still clad in alternating courses of dart and fish scale pattern wood shingles, and the full attic story that crowns the house is sheltered by the building's steeply pitched combination gable-and-hip main roof, which is clad in asphalt shingles. The main façade of the house faces east onto S. First St. and it is slightly asymmetrical and is dominated by the two-and-one-half-story-tall, polygonal plan, gable-roofed bay that is centered on it. This bay is flanked on either side by single bays, the left-hand (south) one of which contains the main entrance to the house in its first story and this façade now has no front porch.<sup>9</sup> Aside from the fact of its now having been resided in vinyl, the Mihills house has otherwise lost none of its style-defining characteristics.

In addition to the house, this property also retains its original Astylistic Utilitarian form two-story gable-roofed carriage barn. This barn is clad in clapboard; it was built in 1890.<sup>10</sup>

Darlin Mihills was the manager of the Foster Lumber Co. in Evansville.

433 S. First St.

House

1891-1928

This large house originally also occupied a large multi-lot parcel and it has a cruciform plan, cut stone foundation walls, and the exterior walls above were originally clad in clapboard, but have now been resided in narrow gauge vinyl clapboards. The house's numerous window openings, with their decorative wooden surrounds, are all still intact; the building's multiple gable ends are still clad in their original chisel pattern wood shingles; and the house is sheltered by the building's steeply pitched combination gable-and-hip main roof, which is clad in asphalt shingles. The main façade of the house faces east onto S. First St. It is asymmetrical and is dominated by a two-story-tall, rectilinear plan, gable-roofed bay that is offset to the left on it. This bay is flanked on the right (north) by the main entrance to the house, which is placed on the main wall surface of the house and is sheltered by the still totally intact original combination hip and shed-roof entrance porch, which still retains its spindled frieze, turned posts, and turned porch railings. Also intact are the house's several decorative scroll-sawn wooden gable ornaments and the several oriel bays that are located on the main facade and both north and south-facing side elevations.

In addition to the house, this property also retains its original Astylistic Utilitarian form two-story gable-roofed carriage barn. This barn is clad in clapboard and was built between 1891 and 1928.

<sup>9</sup> The 1928 Sanborn-Perris map of Evansville shows that the Mihills house had no front porch at that time, but it is likely that a porch of some kind existed when the house was built.

<sup>10</sup> *Evansville Tribune*. Nov. 20, 1890, May 20, 1890.

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412 S. First St.

House

1891-1928

Although it may appear to be smaller than the district's other Queen Anne style houses, this recently restored house is actually quite large; the fact that it is only one-and-one-half-stories-tall is deceptive. Like the district's other houses, this one has a cut stone foundation and exterior walls that are clad in clapboard. The main block of the house is essentially rectilinear in plan, but a polygonal plan one-and-one-half-story-tall bay located on its south-facing side elevation is almost large enough to give this block a T-plan. In addition, a narrower one-and-one-half-stories-tall rear wing is attached to the east-facing rear elevation of the main block. The main façade of the house faces west onto S. First St. and it is slightly asymmetrical and is dominated by the full-width one-story-tall front porch that shelters its first story, the hip roof of which is upheld by four evenly spaced Tuscan Order columns. Decorative elements on the exterior of this late example were kept to a minimum and consist mostly of the sunburst pattern wood ornamentation that crowns each of the house's several gable ends.

443 S. First St.

Vivas and Phila Holmes House

1910<sup>11</sup>

If the general trend in Queen Anne style design by 1910 was towards a greater simplicity, there were still exceptions, and the outstanding, highly intact house built for Vivas Holmes in 1910 is a notable example. The Holmes house is the largest and the most elaborate of all of Evansville's Queen Anne style houses and it was built in 1910 by local contractor Robert Hankinson from a design that was probably supplied by a still unknown architect. The house occupies a prominent multi-lot parcel and it is two-and-one-half-stories-tall, has a tall, raised rusticated concrete block foundation, and has exterior walls clad in clapboards that are sheltered by the house's gabled main roof.

That this house also has an essentially square plan main block is not so readily apparent because its southeast corner is covered by a three-story-tall tower octagonal plan tower. The main facade of the house faces east onto S. First St. and it is asymmetrical in design and is dominated by the octagonal plan three-story-tall tower that comprises the left-hand (southeast) corner of the facade. The facade's right-hand (northeast) corner consists of a shallow two-story-tall polygonal plan bay that is crowned by a highly elaborate gable-roofed dormer that contains a triple window group of Palladian inspiration. The house's main entrance is roughly centered on this facade and it is sheltered by a large, classically derived, flat-roofed, one-story-tall full-width open front porch. The first and second stories of the

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<sup>11</sup> Montgomery, Ruth Ann. "History Behind 443 South First Street — Leota School." *The Evansville Review*, July 17, 1996, 8 (illustrated).

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north and south-facing side elevations of the house display a multiplicity of windows, some of which are arranged in groups, others in projecting oriel bays, while still others are treated individually. The most visually impressive features of both elevations, however, are the main roof's very large triangular gable ends, the clapboard-clad surfaces of which both contain triple window groups of Palladian inspiration that are centered in very large semi-circular-arched recesses that are set deeply into these gable ends.

Vivas Holmes was a major stockholder and officer in the Evansville Mercantile Association, which owned and operated the Grange store in Evansville, which was the city's largest retail outlet.

**Dutch Colonial Revival**

408 S. First St.

Benjamin Hoxie Investment House

1900<sup>12</sup>

Like most architects of his time, Benjamin Hoxie kept abreast of the changes that were occurring in architectural fashions and while he is most closely associated with buildings designed in the Queen Anne style, this house shows that he was ready to adapt to changes in fashion as necessity dictated. This one-and-one-half-story-tall house, which Hoxie designed and built for himself as an investment property in 1900, just one year before his death, is in many ways still almost a Queen Anne style house that has been given a Gambrel roof. The house, like other in the district, has a cut stone foundation, a cruciform plan, and exterior walls that are clad in clapboards. Large polygonal plan bays topped with gambrel roof dormers are located on both its south and north-facing side elevations while the slightly asymmetrical west-facing main façade has a first story that is clad in clapboards and a gambrel end above that is clad in fish scale wood shingles. The entire first story of this façade is dominated by a full-width one-story-tall front porch, whose nearly flat roof is upheld by four evenly spaced Tuscan Order columns.

This house remained in the possession of the Hoxie family until 1906, when it was sold to Priscilla Partridge.

<sup>12</sup> City of Evansville Real Estate Tax Rolls, 1850-2006. See also: *Evansville Tribune*: May 30, 1899.

South First Street Residential Historic District  
Name of Property

Rock  
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

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### Period of Significance

1885-1928

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### Significant Dates

N/A

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### Significant Person

(Complete if Criterion B is marked)

N/A

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### Cultural Affiliation

N/A

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### Architect/Builder

Hoxie, Benjamin S.

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### Narrative Statement of Significance

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

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**Significance:**

The South First Street Residential Historic District is a locally architecturally significant district located on the south edge of the historic core of the city of Evansville. The City of Evansville Intensive Survey Report, which was undertaken in 2005-2006, identified this area as one of two potential new historic districts in the city.<sup>13</sup> Research was undertaken to assess the potential for nominating the district to the 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 Queen Anne styles subsection of the Architectural Styles study unit of the CRMP.<sup>14</sup> The results of this research are detailed below and show that the South First Street Residential Historic District is locally significant under NR Criterion C as an architecturally significant collection of single family residences that together constitute a well-defined and visually distinct geographic and historic entity within the city of Evansville.

The South First Street Residential Historic District is comprised of ten contributing houses and one non-contributing one and it is believed to be of local architectural significance (Criterion C) because it contains a small but exceptionally intact concentration of larger scale Queen Anne style single family residences initially constructed between 1885 and 1910.<sup>15</sup> Individually, the most architecturally significant buildings in the district are fine, sometimes outstanding examples of the Queen Anne style. Collectively, these buildings are also significant because almost half of them are known examples of the work of Evansville architect/builder Benjamin S. Hoxie. Hoxie is now, and was in his lifetime, the best known of the several architect/builders who were active in Evansville in the last half of the nineteenth century and the district's concentration of at least five of his houses, including three of his own, offers an unusual opportunity to study several works of a master builder in a single place. Numerous isolated examples of Hoxie's work may be found elsewhere in the city, but this is the only concentration of them and the only place where examples of his work can be seen standing side by side.

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<sup>13</sup> Heggland, Timothy F. *City of Evansville Intensive Survey Report*. Evansville: City of Evansville, 2006. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

<sup>14</sup> Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-15 and 2-29.

<sup>15</sup> The years 1885-1928 encompass the construction dates of all the contributing buildings and major alterations in the district and is therefore the period of significance. While most houses were completed by 1910, changes that influenced the current appearance of the houses, including major porch alterations, occurred by 1928, as indicated by the 1928 Sanborn – Perris Fire Insurance map of that year.

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History:

What is now called Evansville was first settled as early as 1839, and by 1845 the settlement, which was originally called "the Grove" because of a large stand of timber that was then located just to the northwest of it, consisted of four or five log houses and a single frame house. In 1847 and 1848, Erastus Quivey built a saw mill and grist mill on Allen's Creek, a small river that runs diagonally through the community and which for many years thereafter was Evansville's source of water power.

In 1855, the community was finally surveyed, platted into lots, and renamed "Evansville," although by that time a number of buildings were already in existence in the community.

The original plat consisted of a rectangular [shaped] elongated grid, and included Main, Church and Liberty streets crossed by Fourth Street on the west and extending to Railroad Street (now Maple Street) on the east side. Main Street continued eastward almost to Cemetery Road. There were no deviations provided for natural features such as winding Allen's Creek. Although there was no village green or town square, the ample square plot for the Methodist Seminary (built in 1855) provided a focal point at the [west] end of Church Street. Its site on a knoll, now obstructed by tree canopy and subsequent town development, also contributed to its importance on the plan. This aspect of the original plat is cultural as well as visual, as the early settlers were traditionally religious-centered New Englanders. However, the center of the town's activity, then as now, was at the corner of Main and Madison [streets].

The 1855 plat shows that Evansville's citizens were interested in town-building and future development; the right-of-way of a proposed railroad is clearly shown. But its delineated lots and streets do not reveal the town's true mid-nineteenth century spatial character. An 1858 map showing existing structures, in conjunction with research on land ownership at the time, does illustrate that Evansville's population of about 800-900 ca.1860 was limited mainly to just Main and Church streets.<sup>16</sup> Land was [typically] owned in several adjacent plots, and the distance between houses was relatively great. While development occurred by regular lot size accretions on the south side of Main Street, the north side of West Main was characterized by long linear strips of land stretching [north] to what is now Lake Leota. Thus village lots were contiguous to farm fields. This pattern of land

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<sup>16</sup> Zellie, Carole and Gail Hunton. *Evansville Architectural Survey & Presentation Plan*. Evansville: Evansville Historic Preservation Commission, 1976, p. 8. Map of Rock County, Wisconsin. Chicago: A. B. Miller & Orrin Guernsey, 1858. This map is also reproduced on p. 19 of *Evansville: Glimpses of the Grove*. The houses and other buildings shown on it, however, probably represent only the more prominent buildings in the village. Never-the-less, Zellie & Hunton's analysis is essentially accurate.

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utilization along the north side of West Main Street remained until the 1890's, when lots were gradually subdivided and sold as additions to the town plat.<sup>17</sup>

The railroad finally arrived in Evansville in 1864, augmenting Evansville's role as an area agricultural center. The coming of the Beloit and Galena Railroad (which almost immediately became a part of the Chicago & North Western Railroad system) also physically altered Evansville's built environment. This was especially noticeable in the area south of E. Main Street between the railroad tracks and Allen Creek, where almost all of Evansville's new industrial construction would be concentrated for the rest of the century.

By 1879, Evansville was well established as the principal community of Union Township and its role as the area's trading center was secure. A description of the community in the *History of Rock County* that was published in that year described the village as follows:

The prevailing characteristics of Evansville are to be found principally in the admirable manner in which it is laid out, and the care and attention which have been lavished on its streets and avenues. Every street and outlet is lined with shade trees of various kinds, while upon each side are to be found handsome residence of every description. Altogether, it is the prettiest town of its size in the country. It supports two drug stores, four dry-goods stores, two clothing stores, one clothing and boot and shoe store, one boot and shoe and four harness shops, four blacksmith shops, three wagon shops, three lumber yards, one book store, three barber shops, two hardware stores, two meat markets, three hotels, one furniture store, two livery stables, three millinery stores, three shoemaker shops, five grocery, provision, and confectionery stores, two tailor shops, two jewelry stores, two marble shops, one flour mill, one foundry and machine shop, one furniture manufactory, one cabinet shop, one bakery, four doctors, two lawyers, one dentist, one photographic artist, one egg and fruit house, one warehouse and firm that buys stock, grain, produce, one fine Masonic hall, owned and built by the Order; the first floor of said building is used for the post office, and the State is challenged to show as fine and well-constructed an office of its size as this. One weekly paper—*Evansville Review*.<sup>18</sup>

The following decade would see a considerably enlarged community come into being.

An 1883 bird's eye view reveals that the main change in the physical development of Evansville since the early 1870's is not the extension of streets, but rather, the [higher] intensity of [the use of] space

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<sup>17</sup> Zellie, Carole and Gail Hunton. Op. Cit., p. 8.

<sup>18</sup> *The History of Rock County, Wisconsin*. Chicago: Western Historical Society, 1879, pp. 662-663.

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Continuation Sheet

Section 8 Page 4

South First Street Residential Historic District  
Evansville, Rock Co., Wisconsin

within the older area of Main, Church, and Liberty streets. It is also interesting to note the high number of barns and carriage house, [still] a feature of residential Evansville today. But despite such rural attributes, Evansville had taken on the visual appearance of a nucleated town instead of a scattered rural settlement.<sup>19</sup>

The increased construction that is evident in the 1883 Bird's Eye View of Evansville was also accompanied by the largest period of new platting activity that Evansville had ever seen. Between 1881 and 1885, seven new additions had been made to the existing plat: Babcock's Addition; the Evansville Plat; Hunt & Spencer's Addition; Leonard & Mygatt's Addition; Longfield & Smiths Addition; McEwen & Pullen's Addition; and Spencer's Addition. Most of this activity occurred south of Main Street, but one, the Leonard & Mygatt Addition, which encompassed both sides of N. Second St. between W. Main St. and Garfield St., began the gradual transformation of the long lots north of W. Main St.<sup>20</sup>

The development of the land that now makes up the South First Street Residential Historic District began in July of 1883, when Samuel Hunt, Peter F. Spencer, Seymour Smith, and George A. Backenster platted Hunt & Spencer's Addition to the plat of Evansville. This addition created lots along S. Second St. and on both sides of the one-block-long east-west running Highland Street, and these lots reached as far east as S. First St. Among the first to purchase some of these lots were Benjamin S. Hoxie, James Gillies, and Darlin Mihills, and there is reason to believe that Hoxie was a prime factor in these purchases. Benjamin S. Hoxie had been born in Maine in 1827 and had come to the nearby Rock County community of Cooksville in 1846. By the time of his arrival in Wisconsin, Hoxie was already an accomplished carpenter and builder, and like so many of the best of these men, he was also a competent, probably self-taught designer and architect as well. After completing a number of buildings in Cooksville and in Evansville, Hoxie finally moved his family to Evansville permanently in 1879. Like so many other builders, Hoxie, on occasion, acted as a small scale developer, and he sometimes built houses as a speculative venture and also as investment properties for himself. It is believed that Hoxie also did this when the Hunt & Spencer lots came up for sale, although this is not certain. What is certain is that Hoxie's decision to construct his own house on one of his lots apparently encouraged others to have him design and build their own houses nearby.

The first group of houses built in the district was built between 1884 and 1885. These properties include Benjamin Hoxie's own house, located at 409 S. First St., the house Hoxie designed and built at 349 S. First St. for James Gillies, and the house that Hoxie designed and built at 419 S. First St. for

<sup>19</sup> Zellie, Carole and Gail Hunton. Op. Cit., p. 12.

<sup>20</sup> A good overview of the effect of the 1880s on Evansville's built environment was written by Ruth Ann Montgomery and printed in the *Evansville Review*, April 16, 1998, p. 10.

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Darlin Mihills. The next group was built between 1894 and 1900 and the circumstances surrounding their construction were much the same. In 1890, Peter F. Spencer platted more of his property as Spencer's Second Addition, a plat that included lots on the east side of S. First Street opposite the Highland Street intersection and extending east to S. Madison St. Construction on these lots was slowed by the severe economic depression that gripped the entire country in 1893-94. By the end of 1894, Joshua France had built a Queen Anne style house at 349 S. First St. for Thomas Gleave on one of these lots and Joseph B. Hartley had built another Queen Anne style house at 341 S. First St. that he then sold to his son, Robert Hartley. In 1896, Benjamin Hoxie, who had also purchased lots in the new plat, built a speculative house on one of them that is located at 402 S. First St., and in 1900 he completed a second one next door located at 408 S. First St.

By the end of the nineteenth century, Hoxie's efforts had resulted in the creation of an impressive semi-rural, semi-urban enclave of Queen Anne style houses located at the end of S. First St. that is notable especially for an architecturally stylistic unity that can be attributed to the fact that so much of it was designed and built by just one man. This enclave would then be crowned by the construction of the Vivas & Phila Holmes House in 1910. This house, located at 443 S. First St., is Evansville's largest and most impressive Queen Anne style house and it was built by Robert Hankinson, an Evansville contractor, for Vivas Holmes, one of the partners in Evansville's important Grange Store.

In the years that followed, all the vacant lots that adjoined the lots in the district were purchased and new houses were built upon them and gradually the district's early semi-rural aspect was replaced by a more urban appearance. And yet even today the South First Street Residential Historic District continues to be a distinctive late nineteenth century entity within the larger historic residential neighborhood that surrounds it and this impression is heightened by the generally high degree of integrity that the district's buildings display.

**Architecture:**

The South First Street Residential Historic District is believed to be of architectural significance under NRHP Criterion C because it contains Evansville's most significant and concentrated collections of intact Queen Anne style residential buildings and also one of Evansville's most architecturally important houses, the outstanding Queen Anne style Vivas and Phila Holmes House. The district contains eleven single family houses, ten of which were built between 1885 and 1910, and nine of which are fine examples of the Queen Anne style. In addition, five of these eleven houses are known examples of the work of Benjamin S. Hoxie, the most prominent and prolific of Evansville's several nineteenth century architect/builders, three of them being Hoxie's own houses: his personal residence

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South First Street Residential Historic District  
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and two income producing properties. Most of these houses are still highly intact today and they provide an excellent opportunity to explore some of the stylistic choices that were made by Evansville's citizens who built homes for themselves between 1885 and 1910.

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

Queen Anne style houses are the most frequently encountered examples of late nineteenth and early twentieth century high style architecture in Evansville. The very large NRHP-listed Evansville Historic District contains 75 examples of the Queen Anne style, as well as the lion's share of the city's most architecturally impressive houses. Never-the-less, very fine examples of the Queen Anne style are located elsewhere in the city as well. The Evansville Intensive Survey conducted in 2005 surveyed an additional 20 intact examples of the Queen Anne style that were located in parts of the city that were not included within the boundaries of the Evansville Historic District; included among them is one of Evansville's most elaborate and impressive examples, the Vivas C. & Phila Holmes House at 443 S. First St. This house was built in 1910 and it is still highly intact, still occupies its original large multi-lot parcel, and was one of the last and largest examples of the style to be built in Evansville and is located in the South First Street Residential Historic District.<sup>21</sup>

The great majority of Evansville's Queen Anne style houses, however, lack the wealth of detailing that is usually associated with the highest examples of this style. This is also true in most other cities in Wisconsin and is indicative of the expense involved in creating really elaborate Queen Anne style designs. Most home builders of the period were content to use just the most basic design elements

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<sup>21</sup> The Thomas C. & Amy Richardson House, located at 117 W. Main St. in the NRHP-listed Evansville Historic District is an equally fine and almost equally large example that was built in 1896. These two large, elaborate houses are both clad in clapboards and they are both large enough to contain third story ballrooms. Ironically, neither of the designers of these exceptional houses has been identified.

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associated with the style, such as an irregular floor plan and an exterior that combined a clapboard-clad first story with upper floors and gable ends clad in two or three different patterns of wood shingles. Other design elements that often were used included both large and small porches decorated with varying degrees of trim, multiple dormers, bay and oriel windows, and towers or turrets.

The most elaborate nineteenth century examples of the Queen Anne style in Evansville, other than the Holmes and Richardson houses, are almost all the work of either Benjamin S. Hoxie or William Libby, both of whom were exceptionally able carpenter contractor/architects who lived in Evansville. Together, these men were responsible for the large majority of the finest nineteenth century Queen Anne style houses in the city.

Architect

It is ironic that although almost nothing is known about Benjamin S. Hoxie's education or early architectural experience, more examples of his works have been identified than those of any other Evansville designer-builder. Benjamin Sargent Hoxie (1827-1901) was born in Orneville, Maine on August 6, 1827 and he first came to the nearby Rock County community of Cooksville, Wisconsin, in the summer of 1846. Here Hoxie developed a considerable local reputation as an architect and builder and his earliest identified Rock County project is his own house in Cooksville on Webster Street, which is a small but charming vernacular form, brick, cruciform plan house that has Gothic Revival style massing but flat-arched windows.<sup>22</sup> By the time this house was built, Hoxie had married and he and his wife, Ellen, had three daughters who would all survive them. In 1869, Hoxie built his two earliest identified buildings in the nearby community of Evansville, these being the no longer extant Italianate Style Third School House located on S. First St. that was designed by a Janesville architect named Nettleton, and was demolished in 1939, and the no longer extant Gothic Revival style St. John's Episcopal Church, also located on S. First St.<sup>23</sup> A year later, the following ad appeared in the *Evansville Review*:

B. S. Hoxie, practical building and designer – Will prepare plans and specifications. Residence, Cooksville, where all communications may be addressed. Office in Evansville at the Review Building.<sup>24</sup>

<sup>22</sup> Perrin, Richard W. E. *Historic Wisconsin Buildings: A Survey of Pioneer Architecture 1835-1870*. Milwaukee: Milwaukee Public Museum, 1975, p. 58 (Photo).

<sup>23</sup> Montgomery, Ruth Ann. *The Evansville Review*: February 2, 2000; February 9, 2000; September, 2001.

<sup>24</sup> *Evansville Review*. March 15, 1870.

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South First Street Residential Historic District  
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In 1874, while still living in Cooksville, Hoxie designed and did the carpentry work on the small but excellent Second Empire style Dr. E. W. Beebe House in Evansville, a still extant house that shows that Hoxie was fully conversant with the evolving architectural styles of his time.<sup>25</sup> In 1879, Hoxie designed another building in Cooksville, the frame construction Cooksville Congregational Church, which is an interesting mixture of Italianate and Gothic Revival style elements and which has recently been restored.<sup>26</sup>

After 1879, Hoxie's known works are all in Evansville, where he had moved, and they include many of this city's finest nineteenth century homes and other buildings. Hoxie was also heavily involved in the study of agriculture and horticulture as an avocation and was at one time the president of the Wisconsin State Forestry Association and secretary of the Wisconsin State Horticultural Society. Hoxie died in Evansville late in 1901 and his passing left a substantial built legacy in his adopted city that is the largest body of work there that can be attributed to a single person.<sup>27</sup>

**Conclusion:**

The South First Street Residential Historic District is therefore believed to be eligible for inclusion in the NRHP at the local level for its architectural significance as an intact ensemble of historic single family residences that is clearly visually distinct from the surrounding historic residential neighborhood and because it contains individual buildings of considerable architectural merit. Individually, most of the district's buildings are fine, representative examples of their particular styles. Collectively, they are also of significance to the history of Evansville because they illustrate the evolution of architectural design in Evansville during the period of significance. Most of the district's buildings are individually excellent examples of the Queen Anne style and almost half of them are the known work of locally prominent builder/architect Benjamin S. Hoxie. The district's significance is further enhanced by the generally well maintained status and high degree of integrity that characterizes most of its resources.

<sup>25</sup> Montgomery, Ruth Ann. *Evansville Review*, n.d. See also: *Evansville Review*, December 2, 1874. Hoxie is also reputed to have designed a similar house at about the same time for Henry and Vie Campbell. This house is still extant and is located outside of Evansville at W13208 USH 14.

<sup>26</sup> Rock County Bicentennial Commission. *Rock County Historic Sites and Buildings*. Janesville: Rock County Planning Department, 1976, pp. 43, 140.

<sup>27</sup> *Evansville Review*. December 12, 1901, p. 1 (Obituary of Benjamin S. Hoxie).

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Continuation Sheet

Section 8 Page 9

South First Street Residential Historic District  
Evansville, Rock Co., Wisconsin

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**Preservation Activity:**

The South First Street Residential Historic District is fortunate in that it has been able to attract owners who take pride in their historic houses and have, in some cases, restored them. In addition, the City of Evansville's Historic Preservation Commission has been active in educating owners of historic resources in Evansville as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

**Archeological Potential**

The extent of any archeological remains in the district is conjectural at this time. No other historic buildings are known to have been located within the district boundaries prior to the construction of the district's first buildings and no information about possible prehistoric remains in this area was found in the course of this research. Furthermore, it is likely that any remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the development of the area.

**Acknowledgment**

This project has been funded with the assistance of a grant-in-aid from the Park Service, U.S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Historic Preservation and Public History of the Wisconsin Historical Society. However, the contents and opinions contained in this nomination do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

South First Street Residential Historic District  
Name of Property

Rock  
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:

Eger Free Public Library

## 10. Geographical Data

Acreage of Property 6.0 acres (approx.)

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

1 16 311750 4738110  
Zone Easting Northing

3 \_\_\_\_\_  
Zone Easting Northing

2 \_\_\_\_\_  
Zone Easting Northing

4 \_\_\_\_\_  
Zone Easting Northing

See Continuation Sheet

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

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

## 11. Form Prepared By

|                 |   |       |    |           |                 |
|-----------------|---|-------|----|-----------|-----------------|
| name/title      | Timothy F. Hegglund/ Consultant for the Evansville Historic Preservation Commission |       |    | date      | August 13, 2010 |
| organization    |   |       |    | telephone | 608-795-2650    |
| street & number | 6391 Hillsandwood Rd.   |       |    | zip code  | 53560           |
| city or town    | Mazomanie   | state | WI |           |                 |

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

**National Register of Historic Places**  
**Continuation Sheet**

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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**Major Bibliographical References:**

Address Files. Leonard P. Eager Local History Room, Eager Free Public Library, Evansville.

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*The Evansville Enterprise*. Various issues.

*The Evansville Review*. Various issues.

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*The History of Rock County, Wisconsin*. Chicago: Western Historical Society, 1879.

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“ *Evansville Review*. Various Issues.

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Continuation Sheet

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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**Verbal Boundary Description:**

The district boundary begins at a point on the W curbline of S. First St. that corresponds to the SE corner of the lot associated with 341 S. First St. The line then continues E across S. First St. to a point on the E curbline that corresponds to the NW corner of the lot associated with 348 S. First St. The line then continues E along the north lot line of said lot to the NE corner, then turns 90° and continues S along the rear lot line of said lot and along the rear lot lines of the lots associated with 402, 408, and 412 S. First St. to the SE corner of the lot associated with 412 S. First St., then turns 90° and continues W along the S side lot line of said lot to a point on the E curbline of S. First St. that corresponds to the SW corner of said lot. The line then continues W across said S. First St. to the W curbline, then turns 90° and continues south along said W curbline to a point that corresponds to the SE corner of the lot associated with 443 S. First St. The line then turns 90° and continues W along the S lot line of said 443 S. First St. to the SW corner of said lot, then turns 90° and continues N along the W lot line of said lot and along the rear lot line of the lot associated with 419 S. First St. until reaching the NW corner of said lot. The line then turns 90° and continues E along the N lot line of said lot for 198 feet, then turns 90° and continues N to a point on the S curbline of Highland Street that corresponds to the NW corner of the lot associated with 409 S. First St. The line then continues N across Highland Street to a point on the N curbline that corresponds to the SW corner of the lot associated with 349 S. First St., then continues N along the rear lot line of said lot to the NW corner, then turns 90° and continues W along the S lot line of the lot associated with 341 S. First St. to the SW corner of said lot, then turns 90° and continues N along the rear lot line of said lot to the NW corner, then turns 90° and continues E along the N lot line of said lot to a point on the W curbline of S. First St. that corresponds to the NE corner of said lot, then turns 90° and continues S along said curbline to the POB. Said boundaries enclose approximately 6 acres. (See attached district map.)

**Boundary Justification:**

The boundaries of the district enclose all the land that has historically been associated with the district's resources. The buildings within the boundaries are both larger than those around them and they have superior designs and a higher degree of integrity. The other buildings adjacent to the district are usually either smaller than the ones within the district, were too altered to be included in it, or both.

South First Street Residential Historic District  
Name of Property

Rock  
County and State

Wisconsin

### 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.)

|                            |              |                  |                 |
|----------------------------|--------------|------------------|-----------------|
| <b>name/title</b>          | Various      | <b>date</b>      | August 13, 2010 |
| <b>organization</b>        |              | <b>telephone</b> |                 |
| <b>Street &amp; number</b> |              | <b>zip code</b>  |                 |
| <b>city or town</b>        | <b>state</b> |                  |                 |

**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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South First Street Residential Historic District  
Evansville, Rock Co., Wisconsin

Section photos Page 1

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**Items a-d are the same for photos 1 – 11.**

Photo 1

- a) South First Street Residential Historic District
- b) Evansville, Rock County, WI
- c) Timothy F. Heggland, November 2009
- d) Wisconsin Historical Society
- e) General View, View looking S
- f) Photo 1 of 11

Photo 9

- e) 409 S. First St., View looking SW
- f) Photo 9 of 11

Photo 2

- e) 348 S. First St., View looking SE
- f) Photo 2 of 11

Photo 10

- e) 349 S. First St., View looking SW
- f) Photo 10 of 11

Photo 11

- e) 341 S. First St., View looking NW
- f) Photo 11 of 11

Photo 3

- e) 402 S. First St., View looking SE
- f) Photo 3 of 11

Photo 4

- e) 408 S. First St., View looking SE
- f) Photo 4 of 11

Photo 5

- e) 412 S. First St., View looking NE
- f) Photo 5 of 11

Photo 6

- e) 443 S. First St., View looking SW
- f) Photo 6 of 11

Photo 7

- e) 433 S. First St., View looking SW
- f) Photo 7 of 11

Photo 8

- e) 419 S. First St., View looking WSW
- f) Photo 8 of 11



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY South First Street Residential Historic District  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: WISCONSIN, Rock

DATE RECEIVED: 7/01/11 DATE OF PENDING LIST: 7/22/11  
DATE OF 16TH DAY: 8/08/11 DATE OF 45TH DAY: 8/16/11  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000532

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT 8.10.11 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in  
The National Register  
of  
Historic Places

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



South First Street Residential Historic District  
Evansville, Rock Co., WI

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SOUTH FIRST STREET Residential Historic District  
Evansville, Boone Co., IN

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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South First Street Residential Historic District  
Evansville, Rock Co., WI

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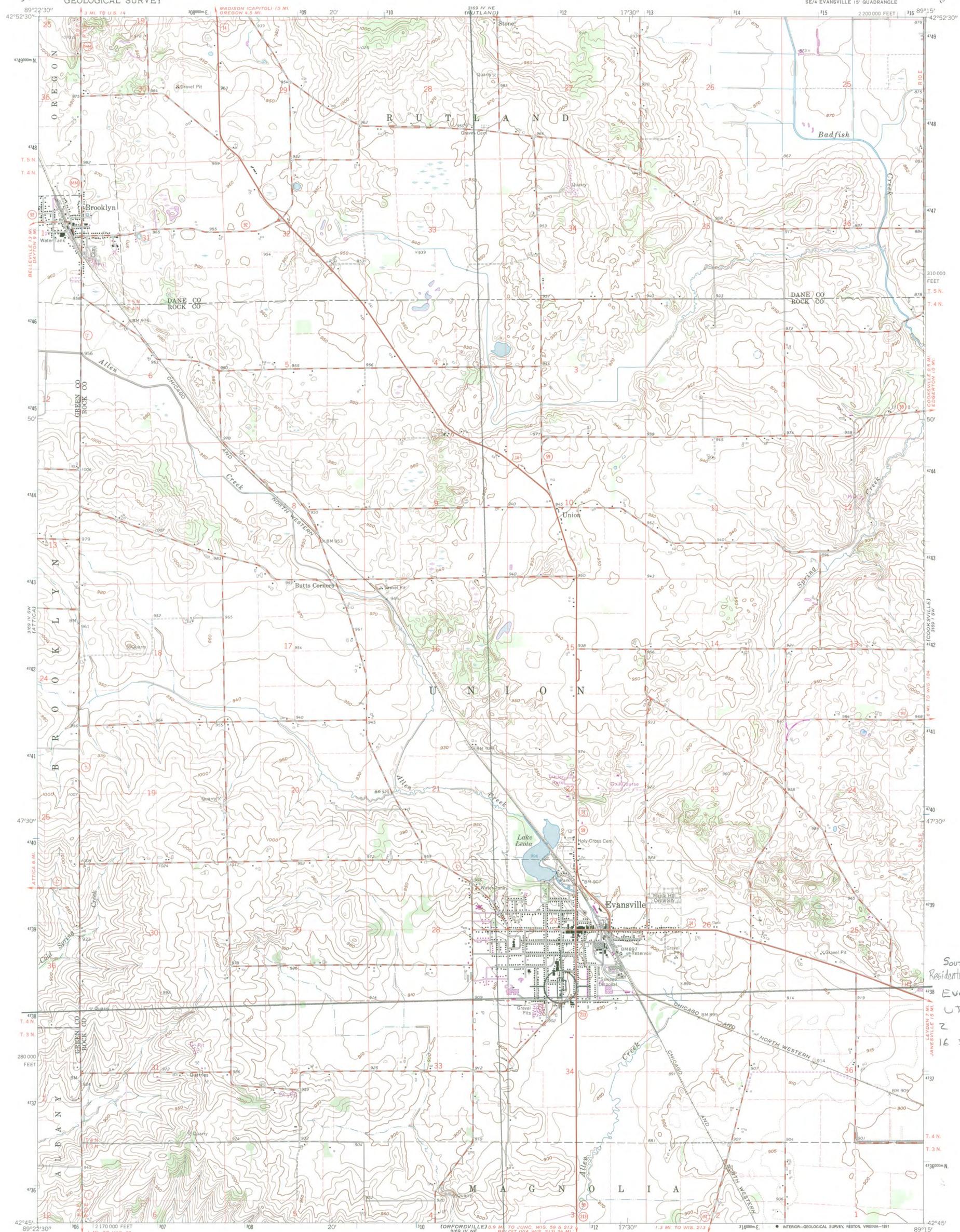
South First Street Residential Historic District  
Evansville, Rock Co, WI

10 cF 11



South First Street Residential Historic District  
Evansville, Rock Co., WI

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Maped, edited, and published by the Geological Survey in cooperation with State of Wisconsin agencies  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1960. Field checked 1961  
Polyconic projection. 1927 North American datum 10,000-foot grid based on Wisconsin coordinate system, south zone 1000-meter Universal Transverse Mercator grid ticks, zone 16, shown in blue  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked  
Revisions shown in purple compiled from aerial photographs taken 1971. This information not field checked  
Map photospected 1981  
No major culture or drainage changes observed



SCALE 1:24 000  
CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— Slate Route ———  
The difference between 1927 North American Datum and North American Datum of 1983 (NAD 83) for 7.5-minute intersections is given in USGS Bulletin 1875. The NAD 83 is shown by dashed corner ticks

EVANSVILLE, WIS.  
SE/4 EVANSVILLE 15' QUADRANGLE  
42089-G3-TF-024  
PHOTOINSPECTED 1981  
1961  
PHOTOREVISED 1971  
DMA 3169 IV SE—SERIES V861

South First Street  
Residential Historic District  
Evansville, Rock Co., WI  
UTM Co-ordinates  
2 E N  
16 311750 4738110

RECEIVED

NOV 15 2010

November 9, 2010

DIV HIST PRES

66 N. Water St.  
Evansville, WI 53536

Mayor Sandy Decker  
City Hall  
31 S. Madison St.  
Evansville, WI 53536

Dear Mayor Decker,

At its meeting on October 20, 2010 the Evansville Historic Preservation Commission (HPC) reviewed the applications for the establishment of a Grove Street Historic District and a South First Street Historic district.

I am pleased to be able to report that the Evansville HPC has voted unanimously to recommend to you the establishment of both a Grove Street Historic District and a South First Street Historic District. The establishment of these districts is a goal towards which the HPC has been working for a number of years.

Thank you for your hard work in support of these districts. It is exciting to see our fellow Evansville residents appreciate and preserve the historic character of our city for future generations.

Sincerely,



Betsy Ahner  
Secretary  
Evansville Historic Preservation Commission

NOV 15 2010

**Evansville Historic Preservation Commission**  
**Minutes**  
**Wednesday, October 20, 2010 7:00 P.M.**  
**3rd<sup>nd</sup> Floor, City Hall**

DIV HIST PRES

**Present:** Dennis Wessels, Steve Christens, Rich Modaff, Steve Culbertson, Betsy Ahner and John Decker

**Absent:** Rick Schuch (excused)

**Also Present:** Scott & Erika Stoker and daughters, David Huset, Mayor Sandy Decker (arrived during discussion of old business)

The meeting was called to order at 7:00 PM by chair Rich Modaff. *Motion by Culbertson to waive the reading of the August 18, 2010 minutes and approve them as read. Second by Wessels. Motion carried.* (The September meeting was canceled so there were no September minutes.)

**Applications – Appearances**

- a. 35 W. Liberty St. – the owner was not present but had discussed the work to be done with chair Rich Modaff and had submitted a detailed explanation and drawings of the work to be done. He would like to replace the non-original screen porch on the rear of the home with a three-season porch. Siding will match that of the home with all wood framing and decking. The footprint will not change but the roofline will change slightly and the low angled roof will be covered with roll roofing material. The existing porch is rotted and dangerous. *Motion to accept the application by Wessels. Second by Culbertson. Motion carried.*
- b. 20 N. First St. – Scott Stoker explained the agenda incorrectly stated, porch but the work to be done is the replacement of six double hung windows. No trim work will be changed as the new double hung windows will be inserted into the existing framework and will be the same size. His application included photos of a new window and the windows that would be replaced. Four windows face the back yard and two face south. Since the new windows will be double paned glass, the aluminum storms will not need to be put back up. *Motion to accept the application by Christens. Second by Wessels. Motion carried.* Commission members thanked the Stokers for attending the meeting.
- c. 242 W. Church St. – David Huset explained he also wanted to replace windows on the second story of his home and it would be done in the same way as the Stoker's home. The energy efficient vinyl double hung windows will fit into the existing frames and no trim will be changed. He will also remove the aluminum screens and storms that are currently on the windows. *Motion by Culbertson to accept the application. Second by Wessels. Motion carried.* David was also thanked for attending the meeting.

At this point John Decker vacated his chair to appear before the Commission.

- d. 143 W. Main St. – John showed photos of his home and explained the work to be done includes 1) replacing the almost flat roof on the second level with a rubber membrane roof which will not be visible from the ground. 2) Install rain gutters and downspouts, where there are none, to stop water infiltration into the basement. 3) Install wooden storm doors on the east and south doors. *Motion by Christens to accept the application. Second by Culbertson. Motion carried.*

John Decker resumed his seat on the Commission.

**Old Business**

- a. HP Ordinances – the Uniform Land Development Code Committee spent time at its last meeting reviewing the Historic Preservation Code and John Stockham has made a number of recommendations to clarify the code. There are two changes of substance. The first extends the waiting period after denial of an application by the Commission from 14 days to 15 days.

Commission members discussed this and suggested it be changed to 30 days, to allow time to work with the homeowner for a more appropriate historic approach. The second would require that conditional use permits and sign permits (not including sandwich boards) for properties in a Historic District be reviewed by the Historic Preservation Commission. John Decker has also explained to the Code Committee that the HPC sometimes feels that it is necessary to table an application when there is not enough information on the application and/or the property owner is not present. There is also a question of what to do if an application is approved and the property owner changes their plan and does something different than was presented to and approved by the HPC. This will be discussed further at a future meeting.

- b. Public Hearing for survey findings – a public hearing has been set for November 8, 2010 at 6:30 in City Hall. Tim Heggland will make a presentation on the survey he has done for the proposed historic districts and individual sites. A representative of the Wisconsin Historical Society will also be present. On November 19, 2010 the Wisconsin Historical Society will consider our applications and if they find them acceptable they will forward them on to the National Parks Board with their recommendation for placement on the National Historic Register.
- c. *A motion was made by Culbertson to recommend to Mayor Decker the establishment of a Grove Street Historic District. Second by Christens. Motion carried unanimously.*

*Motion by Wessels to recommend to Mayor Decker the establishment of a South First Street Historic District. Second by Culbertson. Motion carried unanimously.*

South  
First  
Street  
Residential  
HD

#### **New Business**

- a. Funding towards purchase of books for Eager Free Public Library. It has been several years since money has been given to increase the library's collection of books on topics like preservation, architecture, formal gardening, etc. Modaff will review funding commitments and our fund balance and a decision on this can be made at the November meeting.
- b. *Motion by Decker to again give \$250 to the History Hunters. Second by Wessels. Motion carried.*

#### **Administrative**

- a. Grove Society – Decker invited Commission members to attend the Annual Meeting of the Evansville Grove Society, Inc on Tuesday, October 26 at 7 PM in the Eager Economy Store, 7 East Main Street, Evansville, WI. The program will include a presentation by Carol Culbertson, "The Art of the Barn Quilt."  
Old Fashioned Christmas, November 20 – The Grove Society will be sponsoring a Victorian Progressive Hors d'oeuvres and Wine Party beginning at the Baker Museum and proceeding to two Victorian Homes at 4:30 PM. Tickets will be \$15 per person.
- b. Management of HPC Documents – the need for a city policy on what documents should be digitized and where they should be kept and posted was discussed.
- c. Landmark and Historic District Discussions were covered under Old Business and there was nothing to add.
- d. Remembrance Day Planning – the role of the First Brigade Band has been expanded. They will march in the parade and perform in the park during the afternoon and play for a Ball in the evening. Creekside Place has been reserved for the Ball on May 21, 2011.

*There being no other business motion was made by Wessels to adjourn. Second by Culbertson. Motion carried.*

The minutes of the Evansville Historic Preservation Commission are not official until approved by the Commission.



City of Evansville

[www.ci.evansville.wi.gov](http://www.ci.evansville.wi.gov)

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NOV 15 2010

31 S Madison St  
PO Box 76  
Evansville, WI 53536  
(608) 882-2266

November 11, 2010

DIV HIST PRES

Ms. Daina Penkiunas  
National Register Coordinator  
Wisconsin Historical Society  
816 State Street  
Madison, Wisconsin 53706

Dear Daina,

It is with pleasure that I recommend the proposed nominations for listing the Grove Street and the South First Street Residential Historic Districts in Evansville on the National Register of Historic Places. These proposed neighborhood residential historic districts are distinctive clusters of buildings that constitute specific architectural styles of a given period of significance.

I enclose a recommendation letter from the Evansville Historic Preservation Commission and a copy of the minutes of the most recent Historic Preservation Commission meeting. Neither the Historic Preservation Commission nor I have received any objections to the proposed formation of either proposed district. Our community continues to embrace our rich history and wonderful architecture.

Please feel free to contact me with any questions at (608) 882-2266 or [sandy.decker@ci.evansville.wi.gov](mailto:sandy.decker@ci.evansville.wi.gov). John and I are planning to attend the Preservation Review Board Meeting on November 19.

Sincerely,

Sandy Decker  
Mayor, City of Evansville

Enclosures

RECEIVED

NOV 19 2010

DIV HIST PRES

TAMMY BALDWIN  
2ND DISTRICT, WISCONSIN

Website: [tammybaldwin.house.gov](http://tammybaldwin.house.gov)

COMMITTEE ON  
ENERGY AND COMMERCE  
SUBCOMMITTEE ON HEALTH

SUBCOMMITTEE ON  
ENERGY AND ENVIRONMENT

COMMITTEE ON  
THE JUDICIARY  
SUBCOMMITTEE ON  
CONSTITUTION, CIVIL RIGHTS AND  
CIVIL LIBERTIES

Congress of the United States  
House of Representatives  
Washington, DC 20515

2446 RAYBURN HOUSE OFFICE BUILDING  
WASHINGTON, DC 20515  
TEL: (202) 225-2906  
FAX: (202) 225-6942

10 EAST DOTY STREET, SUITE 405  
MADISON, WI 53703  
TEL: (608) 258-9800  
FAX: (608) 258-9808

400 EAST GRAND AVENUE, SUITE 402  
BELOIT, WI 53511  
TEL: (608) 362-2800  
FAX: (608) 362-2838

November 18, 2010

Wisconsin Historic Preservation Review Board  
c/o Daina Penkiunas  
Wisconsin Historical Society  
816 State Street  
Madison, Wisconsin 53706

Dear Ms. Penkiunas,

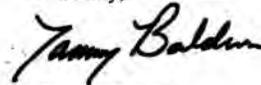
I am pleased to write in strong support of four Wisconsin Historic Places that are nominated to be placed on the Wisconsin State Register of Historic Places and the National Register of Historic Places in order to preserve their history and heritage for many generations and to enhance the tourism that accompanies such historic designations.

The nominees are:

- The Frey School at 8847 County Highway Y in the Town of Roxbury, Dane County
- The Island Woolen Company Office Building at 900 Second Avenue in Baraboo, Sauk County
- The Grove Street Historic District in Evansville, Rock County, and
- The South First Street Residential Historic District in Evansville, Rock County.

If entered into the Wisconsin State and National Registers, the heritage and the tradition of these properties will be celebrated for years to come. I appreciate your full consideration of these nominations and ask that you please keep Helen Forbeck in my Beloit office informed on the progress of the application process. She may be reached by facsimile at (608) 362-2838 or by email at [Helen.Forbeck@mail.house.gov](mailto:Helen.Forbeck@mail.house.gov).

Sincerely,

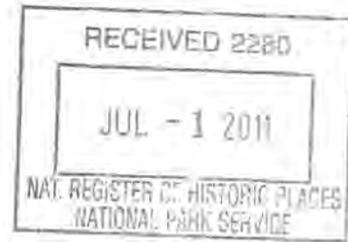


Tammy Baldwin  
Member of Congress

cc: Ellsworth Brown, Director



WISCONSIN  
HISTORICAL  
SOCIETY



**TO:** Keeper  
National Register of Historic Places

**FROM:** Daina Penkiunas

**SUBJECT:** National Register Nomination

The following materials are submitted on this 28th day of June 2011,  
for nomination of the South First Street Residential Historic District to the National  
Register of Historic Places:

- 1 Original National Register of Historic Places nomination form
- Multiple Property Nomination form
- 11 Photograph(s)
- CD with electronic images
- 1 Original USGS map(s)
- 1 Sketch map(s)/figure(s)/exhibit(s)
- 4 Piece(s) of correspondence
- Other \_\_\_\_\_

**COMMENTS:**

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