

048

**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**

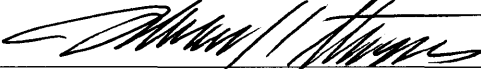
**historic name** Mills, Richard W. and Margaret, House  
**other names/site number** N/A

**2. Location**

<b>street &amp; number</b>	104 Grand Avenue					N/A	<b>not for publication</b>		
<b>city or town</b>	Lodi					N/A	<b>vicinity</b>		
<b>state</b>	Wisconsin	<b>code</b>	WI	<b>county</b>	Columbia	<b>code</b>	021	<b>zip code</b>	53555

**3. State/Federal Agency Certification**

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

 \_\_\_\_\_  
Signature of certifying official/Title 12/3/08  
Date

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

Mills, Richard W. and Margaret, House

Columbia

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

*Edgar H. Beall*

2-18-09

*for*

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(check as many boxes 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
1	1 buildings
	sites
	structures
	objects
1	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 is previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Queen Anne

**Materials**

(Enter categories from instructions)

Foundation Stucco/Stone

walls Weatherboard

roof Asphalt

other Wood

**Narrative Description**

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

Mills, Richard W. and Margaret, House  
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## 8. Statement of Significance

### Applicable National Register Criteria

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

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

### Criteria Considerations

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

Property is:

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

### Areas of Significance

(Enter categories from instructions)

Architecture

### Period of Significance

1896-1898

### Significant Dates

1896

1898

### Significant Person

(Complete if Criterion B is marked)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Unknown

### Narrative Statement of Significance

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

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### 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:**

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

Name of repository:  
\_\_\_\_\_

### 10. Geographical Data

**Acreeage of Property** Less than one acre

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

1    16    294626    4798606  
    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

<b>name/title</b>	Timothy F. Heggland/ Consultant for the Lodi Historic Preservation Commission	<b>date</b>	November 11, 2007
<b>organization</b>		<b>telephone</b>	608-795-2650
<b>street &amp; number</b>	6391 Hillsandwood Rd.	<b>zip code</b>	53560
<b>city or town</b>	Mazomanie	<b>state</b>	WI

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### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

#### Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A sketch map for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

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

### Property Owner

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

<b>name/title</b>	Brendan & Meredyth McLaughlin	<b>date</b>	November 11, 2007
<b>organization</b>		<b>telephone</b>	608-206-7646
<b>Street &amp; number</b>	104 Grand Ave.	<b>zip code</b>	53555
<b>city or town</b>	Lodi	<b>state</b>	WI

**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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Mills, Richard W. and Margaret, House  
Lodi, Columbia County, Wisconsin

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**Description**

The Richard W. and Margaret Mills house is a very fine and very intact two-story, Queen Anne style, single family residence built for the Mills' in the city of Lodi between 1895 and 1896.<sup>1</sup> This house sits on a two-lot corner parcel located in one of the historic residential neighborhoods of the city. The house is situated on a hillside overlooking the downtown, and its principal facade faces east onto Grand Avenue. The house has an L-shaped plan, it measures approximately 37-feet-wide at its widest point by 54-feet-deep, and its exterior walls rest on a cut stone foundation, most of which has now been covered over with stucco. These walls are sided for the most part in narrow clapboards, although an encircling belt course and the gable ends are clad in wood shingles, and these walls are surmounted by the asphalt shingle-covered combination gable and hip roof that covers the house. The Mills house is a fine representative example of the kind of medium size Queen Anne style residential designs that can be found in most Wisconsin cities of the period, and Lodi contains several other houses that are somewhat similar in design. However, most of these other examples are simpler in design and have been altered over the course of time, so the Mills house's high degree of exterior and interior integrity makes it especially notable today within its local context.

The front of the generous corner parcel associated with the Mills house faces east onto north/south-running two-block-long Grand Avenue, the north-facing side elevation of the house faces onto Sauk St., and a concrete sidewalk and concrete gutters edge both the Grand Ave. and Sauk St. sides of the parcel. This very gently sloping parcel is landscaped with shrubs, mature trees, and lawn, and a very short paved driveway leads from Sauk St. to a modern two-car garage that occupies the northwest corner of the parcel. Most of the other lots in the surrounding area also contain single family dwellings dating from the late 1890s to the 1930s, and most of these dwellings are also still single family residences today.

**Exterior**

The original portion of the Mills house was begun in 1895 and completed in 1896, and it is asymmetrical in appearance, has an L-plan, is two-stories-tall, and its design is an excellent example of the "hipped roof with lower cross gables" subtype of the Queen Anne style identified by Virginia and Lee McAlester.<sup>2</sup> In this instance the design consists of a gable and hipped roof, two-story-tall, 37-foot-wide by 38-foot-deep main block that was built in 1896, and this block also has a 20-foot-wide by 16-foot-deep one-story gable-roofed ell attached to its west-facing rear elevation that was built in 1898.

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<sup>1</sup> The 2000 population of Lodi was 2882.

<sup>2</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984, p. 263-265.

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Both the main block and the ell rest on cut stone foundation walls that have mostly been covered over with stucco, and these walls enclose a full basement story that underlies the entire house. The original clapboard siding still covers all the exterior walls of the main block up to the level of a broad, flared belt course that is clad in courses of half-circle pattern wood shingles and which encircles the block just above the level of the first story window heads. Each of the first story's wall surfaces is also enframed by corner boards, a frieze board, and a wooden water table that encircles the house just above the foundation wall. The wall surfaces of the second story are similarly enframed and these surfaces are clad in narrow clapboards as well, while the wall surfaces of the gable ends are clad in half-circle pattern wood shingles. These walls then rise up to the steeply pitched, asphalt shingle-covered combination gable and hip roof that covers the attic story of the main block, and overhanging eaves help to shelter the walls. In addition, narrow clapboards that are enframed with corner boards, frieze boards, and a water table also cover the wall surfaces of the one-story, gable-roofed ell that is attached to the rear elevation of the original main block.

East-Facing Main Facade

The principal facade of the house faces east onto Grand Avenue. It is asymmetrical in composition, is three-bays-wide, with each bay stepping back from right (north) to left, and its design is dominated by a broad gable-roofed, two-story ell that forms the facade's right-hand bay. This 16-foot-wide ell covers approximately 40% of the facade's total width and its first story is polygonal in plan and consists of a three-sided canted bay. The east-facing face of this bay is the widest and it contains a single large fixed light picture window that is topped with a transom, while the narrower canted sides of the bay both contain a smaller one-over-one-light, double hung wood sash window, all three of which provide light to the front parlor inside.<sup>3</sup> A scroll-sawn wood sandwich bracket is placed at the top of each of the canted sides of this bay and they appear to support the exposed portions of the bottom of the rectilinear plan, gable-roofed second story of the ell. The east-facing wall surface of this ell's second story is also covered in narrow clapboards and a pair of one-over-one-light double hung wood sash windows is centered on it and provides light to a second story bedroom. The gable end above is clad in half-circle pattern wood shingles and it has a single square window opening centered on its face. In addition, the gable end features overhanging open eaves and it is enframed by molded rake boards and it is ornamented with paneled bargeboards that are decorated with patera ornament.

The facade's middle bay steps back slightly from the right-hand bay and its first story contains a single rectilinear plan window. This window consists of a clear central light that is enframed by twenty small

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<sup>3</sup> For the sake of brevity, please note that all the windows and doors in the house have rectilinear openings.

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square red, yellow, or blue lights and this window lights the entrance hall of the house. The second story of this bay consists of an open porch that is sheltered by a hipped deck roof. This roof is upheld by turned wood posts and the porch's floor is encircled by a balustrade that is composed of a wooden grid whose bottom course is open and whose upper half contains squares pierced by cutout circles, a motif that is also repeated in the spandrel that crowns the porch.

The left-hand bay of the facade is a portion of the main block of the house and the first story of this bay contains a tall, centered, one-over-one-light double-hung window while the second story contains a smaller one-over-one-light double-hung window that is placed off-center to the right and whose upper sash contains a single clear center light enframed by smaller colored lights. The entire first story of this bay is sheltered by an elaborate, open, wooden corner porch that also shelters the main entrance to the house, and this porch consists of two unequal-width sections. The two-foot-wide right-hand section has a flat roof that shelters the main entrance door, which is placed in the south-facing side of the first story of the middle bay. The eight-foot-wide left-hand section of the porch has a gable roof and it is accessed by a flight of three wooden steps. The floor of the porch is fashioned from tongue-and-groove boards and the entire porch is still edged by its very fine, original wooden balustrade, which, like the balustrade of the middle bay's second story porch, is composed of a wooden grid whose bottom course is open and whose upper half contains squares pierced by cutout circles, a motif that is also repeated the bracketed spandrel above. The roof of this porch is supported by seven turned columns and by two engaged columns that are attached directly to the walls of the main block and the east-facing ell. In addition, the east-facing gable end of the porch, which is located directly above the entrance stairs, is decorated with a wooden sunburst pattern.

South-Facing Side Elevation

The 38-foot-wide south-facing side elevation of the original main block of the house is asymmetrical in design and it is made up of two separate sections. The right-hand (east) section is six-feet-wide and it consists of the south elevation of the main façade's two-story-tall east-facing ell. The main entrance to the house is located in the first story of this section and it is sheltered by the front porch, while a second door located in the second story above opens onto the second story porch.

The 32-foot-wide left-hand section of the main block's south-facing elevation is asymmetrical in design and its first story is four-bays-wide. The first and second bays from the left (west) both contain identical tall, narrow window openings that contain one-over-one-light double hung wood sash windows that light the dining room of the house. The third bay from the left contains a side door sheltered by a shed-roof that is supported by simple braces, and this door opens into the stairwell



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inside and it is believed to date from 1942, when the house was converted into a two-flat dwelling. The first story's right-hand bay contains a larger one-over-one-light double hung wood sash window and provides light for the library. The second story of this section is three-bays-wide and each bay contains a one-over-one-light double hung wood sash window. The left and right windows each provide light to a bedroom, while the middle window provides light for the second story's hall.

In addition, the overall length of this elevation is further extended to the west by the south-facing 16-foot-wide side elevation of the one-story-tall gable-roofed ell that was added to the rear of the house in 1898. This elevation lies in the same plane as that of the main block and it has a single small one-over-one-light double hung wood sash window centered on it that provides light for the kitchen inside.

West-Facing Rear Elevation

The 37-foot-wide, west-facing rear elevation of the house is asymmetrical in composition and it is comprised of two main components. The gable-roofed 16-foot-wide left-hand portion is actually part of the west-facing elevation of the original two-story main block of the house and its first story contains two one-over-one-light double hung wood sash windows that provide light to the first story's back parlor, while a single one-over-one-light double hung wood sash window that is centered in the second story above now provides light to a second story bathroom. This section is then crowned by a gable end that has no openings and which is clad in half-circle pattern wooden shingles.

The 21-foot-wide right-hand portion of this elevation consists of the two-story-tall hip-roofed right-hand portion of the original main block, but almost this entire portion is now covered by the one-story-gable-roofed ell that was added to the house in 1898. This ell covers the entire first story of this portion of the main block and most of its second story, which now exhibits no openings of any kind. The west-facing gable end of the 1898 ell is clad in clapboards and it also has no openings, but the ell's west-facing first story is more complex. The left (north) half of this story contains the rear entrance to the house and this entrance is sheltered by an open porch whose flat roof is upheld by two turned posts. The right half of the ell's first story, however, is covered by a flat-roofed addition that contains the kitchen pantry, the clapboard-covered walls of which exhibit no openings of any kind.<sup>4</sup>

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<sup>4</sup> This addition is an original part of the 1898 ell.

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North-Facing Side Elevation

The 54-foot-wide north-facing side elevation of the house is also asymmetrical in design and it consists of two portions. The left-hand (east) portion consists of the 38-foot-wide north-facing side elevation of the two-story-tall main block and this elevation is two-bays-wide. Both stories of each of these bays contain a single one-over-one-light double hung wood sash window, the first story of the one on the left (east) of which provides light to the front parlor and the one on the right, the back parlor, while the second story windows provide light to a second story bedroom and bathroom.

The 16-foot-wide right-hand portion consists of a six-foot-wide portion of the two-story-tall side elevation of the original main block and the 12-foot-wide side elevation of the one-story-tall 1898 ell. The first story of the six-foot-wide portion contains a single one-over-one-light double hung wood sash window that provides light to the dining room while a smaller one-over-one-light double hung wood sash window in the story above now provides light to a second story bathroom. The 12-foot-wide side elevation of the 1898 ell contains a single one-over-one-light window that provides light to the kitchen, and the elevation of the ell is continued to the west by the width of the rear porch.

**Interior**

The asymmetrical design of the exterior of the Mills house is reflected in the plan of its very well-preserved interior. The front (east) section of the first story of the main block consists of the front parlor to the left (north) an entrance hall, and the library to the right, while the rear (west) is occupied by the back parlor and the dining room, which is located to the right (south) of the back parlor. The kitchen and its pantry occupy the 1898 ell. The second story has a central hallway off of which are located three bedrooms and two bathrooms. Floors in the first story are made of various hardwoods, all of the walls and ceilings are plastered, and with the exception of the kitchen, all of the house's interior woodwork is original and is varnished, including the five-panel doors, windows, door and window casings, and baseboards. Fortunately, most of the house's high quality original woodwork and its decorative features have survived intact.

A full basement story underlies the house and it has stone perimeter walls, a poured concrete floor, and it is divided into rooms by partition walls. Access to the basement is from an internal staircase that is accessed from the dining room.

One enters the house by passing through the four-panel, one-light, oak main entrance door, which opens directly into a 10-foot-deep by 5-foot-wide entrance hall that is lit by the entrance door and by a

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window that is placed on its east wall. A five-panel oak door placed in the entrance hall's north wall opens into the front parlor and a second identical door in the west wall opens into the library. Both the doors and the window in this hall feature the quite elaborate varnished wood casings that are found throughout the first story of the house. These casings have plinth blocks and head blocks, which in this instance have cut tops, and the casings themselves are molded, and in this instance, they also have a spiral bead attached to their centers. In addition, the hall is also encircled by the tall, molded and varnished baseboards that are found throughout the house.

The front parlor measures 15-foot-wide by 17-foot-deep and the east wall of this room consists of a three-sided, 3-foot-deep bay window that contains a one-over-one-light double hung window in each of its northeast and southeast faces, and a large plate glass picture window in its east face. Doors to the entrance hall and to the library are placed on the room's south wall and a fourth window is centered on its north wall. The west wall of the parlor contains a broad opening that contains a pair of five-panel pocket doors that open into the back parlor. All of this room's windows and doors have molded side and head casings and they also have head blocks whose fields bear an incised foliate pattern. In addition, the spandrels below each of the room's four windows are covered with molded and varnished wood paneling.

The 15-foot-wide by 13-foot-deep back parlor is located adjacent to and west of the front parlor and its principal access is via the pair of pocket doors in its east wall, but two additional doors placed on the room's south wall also provide access to a closet and to the dining room. Natural light is provided from two windows located on the room's west wall and a third window located on the north wall. These windows and doors all have varnished, molded side and head casings and these are also all ornamented with head blocks having cut out tops that are identical to those found in the entrance hall incised head blocks. The side casings of the back parlor's doors and windows, however, bear a center strip that is incised with a chevron pattern rather than the spiral pattern that is found in the entrance hall.

The 15-foot-wide by 12-foot-deep library is located to the south of the front parlor and it can be accessed from doors that open from the entrance hall (east wall), from the front parlor (north wall), and from the stair hall (west wall). Natural light is provided from two windows located on the room's east and south walls. These windows and doors all have varnished, molded side and head casings and these are also ornamented with incised head blocks.

The house's stair hall is placed between the library and the dining room, and this hall measures 4-foot-wide by 11-foot-long and consists of the enclosed straight run staircase itself and a small landing that is

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placed at its foot. Access to the hall is through doors placed on the east and west walls of the hall on either side of the landing, and a side entrance door to the outside that was added to the house in 1942 when the house was converted into a two-flat is located on the south wall of the hall. The placement of this hall and its small size are much more typical of the service stairs that are found in so many Queen Anne style houses of the period, but this is the only means of accessing the house's second story, and the turned newel post that is located at the top of the staircase and the spindled balustrade that is attached to it make it clear that this is indeed the house's original main staircase.

The 15-foot-wide by 12-foot-deep dining room dates from the 1898 remodeling of the house and it can be accessed from the back parlor through a door in the dining room's north wall. Another door located at the far left (north) end of the dining room's east wall gives access to the basement and a third door placed at the far right end on the same wall opens into the stair hall. The south wall of this room contains two one-over-one-light double hung windows and another identical window is located on the room's north wall. The west wall of the dining room contains the room's original inset china closet to the left (south) and an original door opening that opens into the kitchen is located to the right (north). Placed between these last two elements is a large rectilinear pass-through that opens into the kitchen, but this is the result of a later remodeling and is not original to the room. The wall surfaces below the level of the room's window sills are clad in varnished beaded boards and all the room's door and window casings are molded and feature head blocks whose faces are incised with a foliate pattern.

The 15-foot-wide by 13-foot-deep kitchen that makes up the southwest corner of the first story is the most altered room in the house and most of its appliances and cabinetry are modern, although care has been taken to integrate them with the appearance of the rest of the house. A single, small, one-over-one-light double hung window is placed on the kitchen's south wall, while a larger window of the same type is placed on the room's north wall. Two doors on the kitchen's west wall open into the kitchen pantry (south) and the rear entrance porch (north).

The second story of the house consists of the second story of the original main block; there are no habitable rooms over the kitchen ell. This story has three original bedrooms and a bathroom that open off a centrally positioned hall; what was once a fourth bedroom has now been made into a second bathroom that is part of the master suite that now occupies the entire north side of this story. The doors used throughout the second story are of the five-panel type and the wood casings that enframe all the doors and windows of this story are varnished as well.

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**Garage (NC)**

The present owners constructed a large modern garage behind (northwest of) the house. This two-car garage was designed specifically to blend in with the house. It uses the same exterior siding and some of the same decorative features, and the results were largely successful. Never the less, this building is considered to be a non-contributing resource for the purposes of this nomination.

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**Significance**

The Richard W. and Margaret Mills house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Mills house is being nominated because of its association with the significance area of Architecture; a theme that is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Mills house utilizing the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.<sup>5</sup> The results of this research are detailed below and confirm that the Mills house is locally significant under NR criterion C as a fine and highly intact example of a middle size residence designed in the Queen Anne style. The period of significance of the house is 1896-1898, beginning with the completion of the original portion of the house on 1896 and including the 1898 addition.

The house was built for Richard W. and Margaret Mills and their family. Richard W. Mills was a prominent businessman in Lodi and a partner with his older brother, Job Mills, and an uncle, Thomas Albiston, in the grain dealership known as Mills & Albiston. Mills lived in this house until 1905, when it passed into the hands of the John Caldwell family, who owned it until at least 1931. In 1942, subsequent owners divided the house into two apartments, which was a common occurrence during World War II. Fortunately, when the present owners bought the house fourteen years ago, most of the important original features of both the exterior and the interior of the Mills house were still intact. Today, the house is once again a single family residence and it is in excellent condition and continues to be one of Lodi's best mid-size representatives of Queen Anne style residential design.

**Historic Context**

A detailed history of the city and its built resources is also embodied in the City of Lodi Intensive Survey Report, printed in 1999.<sup>6</sup> Consequently, the historic context that follows deals primarily with the history of the Mills house itself and with those associated with it.

Today, Lodi is located in Columbia County and has a population of 2093. In 1836, though, when eastern speculators known as the Western Land Co. made the first purchase of land in the Town of Lodi (which encircles today's city of Lodi), all the land within the county was included within the boundaries of the

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<sup>5</sup> Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986, Vol. 2, 2-15 (Architecture).

<sup>6</sup> Heggland, Timothy F. *City of Lodi Intensive Survey Report*. [Lodi, Wis.]: Lodi Valley Historical Society, [1999].

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larger and as yet undivided Portage County and was then without formal governmental organization. The first actual settlers in what is now the Town of Lodi were M. C. and G. M. Bartholomews, brothers who came to the Town from Illinois in 1844-1845. They were followed in 1845 by the Rev. Henry Maynard and his wife and family, by James McCloud, and by several others. In 1846, these first settlers were joined by the 33-year-old Isaac Palmer.<sup>7</sup>

Isaac H. Palmer (1809-1889), a native of Binghamton, New York, had arrived in Milwaukee in 1837 with his wife, Anne, with the intent of making his family a home in the open country of Wisconsin. His first efforts in this direction took him first to the just created capital "city" of Madison as one of the crew recruited by A. A. Bird to build the first state capitol building. Once there, Palmer quickly built himself a log cabin near the capital square and then returned to Milwaukee to bring back his wife and their household goods. The Palmers' first child, also named Anne, was born soon thereafter, she being the second child born in Madison, and the family's new home also served as the community's first school house in 1838. In 1839, Palmer was appointed the first probate judge of Dane County, thereafter being known as Judge Palmer, and he also served in the territorial legislature in 1842 and 1843. In 1845, a hunting trip brought Palmer to the headwaters of Spring Creek in nearby Columbia County and to the future site of the city of Lodi. Impressed by the water power potential this site offered, Palmer acquired 40 acres of land bordering Spring Creek in Sec. 27 of the Town of Lodi in 1846 and soon thereafter built himself a log cabin (non-extant) nearby. Palmer, like so many other town founders of that time, settled along a river or stream because it provided both a reliable source of water and the only readily available means of generating power for industrial purposes. This power source was put to good use later in the year when Palmer constructed a saw mill (non-extant) on the river bank. Building such a mill was often the first step in building up a community because the lumber that came out of it was usually the only building material that was available for newly arrived merchants and farmers wishing to build their first permanent structures in the days before the coming of the railroads.<sup>8</sup>

By 1846, population in the region had grown to a point where it made sense to set Columbia County off from Portage County. Also in 1846, the first schoolhouse (non-extant) was built in the Town and in 1847, Palmer applied to the Federal government for permission to establish a post office in Lodi and to the Territorial Legislature for permission to establish a horse-powered ferry across the Wisconsin River just northwest of the community-to-be. Both were granted and as a result, the new vestigial community was now a recognized place in the government's eyes and had made a place for itself on the shortest route between Madison and Baraboo. In 1848, Wisconsin became a state and Palmer took office as the

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<sup>7</sup> Butterfield, Consul W. *The History of Columbia County*. Chicago: The Western Historical Co., 1880, pp. 768-770.

<sup>8</sup> Butterfield, Consul W. *Op. Cit.*, pp. 777-778.

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community's first postmaster on April 17, 1848. On June 25, 1848, Palmer recorded the first plat of the new village, which he named Lodi, and he soon thereafter built the village's first store on the street that he had named Main Street. This store (non-extant) Palmer subsequently leased to the firm of Thomas & Pinney, late of Hanchetteville, Wisconsin, and two lots that Palmer donated to James Eaton at the same time resulted in the opening of a second store built by Eaton on Main Street (non-extant) by the end of the year. More donated lots fronting on Main Street resulted in the construction of Lodi's first hotel (non-extant), which was begun by Freedom Simons late in 1848 and partially completed in January of 1849 and completed later in the year by Samuel Ring. Also begun late in 1848 was the village's first grist mill (non-extant), constructed on Spring Creek by Samuel Ring, and other arrivals in the village was its first blacksmith, Reuben Ring, whose shop opened on Main Street, and Mandras Randall, its first boot and shoemaker. With Palmer and Ring's mills in place, which were among the first in this section of the county, the rich prairie that surrounded Lodi became ever more attractive to settlers wishing to engage in agricultural pursuits. By the beginning of 1849, Lodi had become a natural gathering place for area farmers and was well on its way to becoming the trading center of the surrounding area. Situated as it was around what was becoming an important area crossroads, the evolving commercial core of the village gradually extended north and south along Main Street (which ultimately led to the communities of Madison to the south and Baraboo to the northwest), and it extended east along Portage Street (which ultimately led northeastward to Portage, the county seat), and west along Lodi Street to the Sauk Road (which ultimately led westward to the communities Sauk City and Prairie Du Sac). By 1850, the year in which Palmer built a flouring mill of his own (non-extant) on Spring Creek, farmers were coming from a wide area to have their grain milled in the village and the farms of new arrivals were beginning to dot the surrounding countryside. In 1851, a new frame school building (non-extant) was constructed to replace the original log building and by 1852 a writer could note that the village contained "about thirty dwelling houses, several stores, a tavern, two good flouring mills ... a saw mill and mechanics of all kinds ... three organized churches—Presbyterian, Baptist, and Methodist—an excellent school [and] a temperance organization."<sup>9</sup>

Emboldened and encouraged by the growth of his village, Palmer platted the first and second additions to his original plat in August of 1852. Palmer's First Addition encompassed seven city blocks that line both sides of Mill Street, both sides of Water Street, and the south side of Lodi Street from Main Street west to what would become the right-of-way of the Chicago & Northwester RR tracks.<sup>10</sup> In February of the following year, James M. McCloud, another major Lodi landowner, platted the first of what would

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<sup>9</sup> Butterfield, Consul W. *Op. Cit.*, p. 779.

<sup>10</sup> Columbia County Registrar of Deeds Office, Columbia County Courthouse, Portage, Wisconsin. Water and Mill streets were named because of their proximity to Palmer's mill and its attendant pond and race. Palmer's Second Addition is located just south of his first one and consists of portions of five blocks of land on both sides of Summit Street.



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eventually be four additions of his own. McCloud's First Addition is located just to the north of Palmer's First Addition (on the north side of Lodi Street) and comprises three blocks bounded by Lodi, Main, Locust, and Prairie streets. All three of these plats were typical of their time in that they overlaid the topography of the land with a relentless grid of streets that respected the existing topography only where it was impossible not to do so.

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

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

After the Civil War, Lodi continued to increase slowly in size, with additional buildings constructed in the downtown and also a new Baptist Church in 1867 (extant) and a new Union School in 1869 (non-extant). In 1871, the future of the community was assured when the tracks of the Chicago and NorthWestern Railroad arrived in the town. This all-important act guaranteed that Lodi would be able to hold on to its trading advantage in the area and it also resulted in the creation of a very modest industrial zone bordering the tracks between Water Street and Locust Street that still exists to this day.<sup>11</sup>

Among the first to take advantage of Lodi's enhanced commercial potential were Job Mills (1840-1913) and his brother, Richard W. Mills (1843-?). Job Mills was born in Lancashire, England in 1840, and came to the United States with his father, William Mills, and his mother, Rachel Mills, in 1842.<sup>12</sup> The family first came to New York City, then moved to Paterson, New Jersey, then to Oswego County, in New York State, where Richard W. Mills was born in 1843. The Mills family then moved to Walworth County in Wisconsin in 1844, where William Mills engaged in farming for the next ten years. The family then moved to Dodge County for two more years before finally settling in the Town of Scott, in northern Columbia County. Both Job and Richard Mills received their educations in the

<sup>11</sup> Butterfield, Consul W. *Op. Cit.*, p. 780.

<sup>12</sup> *Ibid*, p. 993.

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public schools of Wisconsin and Job Mills, like his father before him, subsequently engaged in the practice of farming. In 1863, Job Mills married Mary A. Dye, and by 1880, the couple had five children and a substantial 300-acre farm in the Town of Lodi. Richard W. Mills, on the other hand, opted for town life instead and engaged in the business of buying and selling grain. In 1871, the two brothers formed their own grain-buying firm in Lodi under the name of Mills Brothers. In May of 1872, the brothers brought their uncle, Thomas Albiston, into the firm, which was first named Mills Bros. & Albiston. In 1872, the success of their new firm enabled Richard Mills to marry Margaret A. Wells, the daughter of Lodi mill owner Timothy S. Wells. In 1876, the firm was renamed Mills & Albiston, and by 1880, Richard and Margaret Mills had two children of their own.<sup>13</sup>

With the coming of the railroad, Lodi experienced renewed population growth in the 1870s, the first sign of which was the incorporation of Lodi as a village in 1872. Still, growth remained modest throughout the rest of the nineteenth century, which would seem to indicate that Lodi had by that time almost reached its natural place in the economic order of things as a small but prosperous rural trading center whose economy was and would remain dependent on the larger agricultural community that surrounded it. If this dependence placed limits on Lodi's growth and size, the village still benefited from the steadily increasing prosperity of the surrounding farms, which was reflected in the increased prosperity of the city's mercantile establishments. Lodi's continuing dependence on the economic well-being of area farms during this period can also be seen by looking at the Sanborn-Perris fire insurance maps of the period, which list the city's industries in their directories.<sup>14</sup> From 1892-1904, every directory lists only roller mills, grain elevators, tobacco warehouses, and wagon shops as the principal industries of the village, all of which were either directly or largely dependent on agriculture for their economic existence.

As a direct result of this prosperity, new commercial, residential, and institutional buildings were built throughout the village in the 1870s, 1880s and 1890s. Especially numerous, however, were the new houses built throughout the village in the 1890s in the newly fashionable Queen Anne style, and most of Lodi's most notable examples were built close to their places of business by the village's merchants on or near Water, Lodi, and Prairie streets, and along Portage Street, in areas that are now included within the boundaries of both the NRHP-listed Lodi Street-Prairie Street Historic District and the NRHP-listed Portage Street Historic District.

By the mid-1890s, however, some potential Lodi homeowners had begun to look outside the established

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<sup>13</sup> Butterfield, Consul W. *Op. Cit.*, p. 993.

<sup>14</sup> Fire Insurance Maps of Lodi, Wisconsin. New York: Sanborn-Perris Map Co., 1892, 1898, 1904, 1919, 1930.

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areas immediately adjacent to the village's commercial center for their building sites.<sup>15</sup> Among them was Richard W. Mills, whose successful career as a dealer in grain with his brother, Job Mills, had made it possible for him to build a new house for himself and his family. The site that Mills chose for his new house was a double lot on a hillside overlooking downtown Lodi in the recently laid out McCloud's Fourth Addition. Unfortunately, nothing is known about either the designer or the builder of the Mills' house but its design was one that could have readily been found in one of the many pattern books that were in print at the time.

In March of 1895, the local newspaper noted that Mills was actively planning to construct his new house in what was then still a sparsely settled part of the village.

In the published list of new buildings to be erected this spring and summer we inadvertently omitted the fact that R. W. Mills will build a residence on the lot north of Mrs. Wood's house on Grand Avenue.<sup>16</sup>

Mills' new house was completed in 1896. Two years later, however, Mills enlarged his house still further by expanding its service area and improving its heating system.

Mr. R. W. Mills is making some extensive improvements in the rear part of his dwelling on Grand Avenue, so as to make a more commodious dining room and kitchen, and will lower the bottom of the cellar so as to get room to put in a furnace, with which he will warm his whole house. It will greatly add to the value and convenience of the house when all is completed.<sup>17</sup>

Mills continued to live in his new Lodi home until 1905, when it was purchased by John Caldwell.

John Caldwell has taken possession of the R. W. Mills residence recently purchased. Mr. Mills and son, George have taken rooms at O. H. Hinrichs', Jr., and will board. Mrs. George P. Hawley, who has been here a couple of weeks to help her father pack up, returned to DePere today.<sup>18</sup>

Tax records show that the Caldwells continued to own the Mills house until at least 1931. Subsequent owners responded to the need for more housing in World War II by subdividing the house into two

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<sup>15</sup> No less than five new additions to the original plat were officially recorded in the 1890s: the Dunlap Addition (1894); the Mills Addition (1895); the Oak Park Addition (1897); and McCloud's Third and Fourth Additions (both in 1897).

<sup>16</sup> *The Lodi Enterprise*. March 15, 1895, p. 1.

<sup>17</sup> *Ibid*, April 30, 1898, p. 3.

<sup>18</sup> *Ibid*, August 18, 1905, p. 3.

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apartments in 1942. Fortunately, little that was important in the interior of the house was lost as a result of this subdivision, and the present owners have since restored the house to its original single family configuration and it is now once again one of Lodi's most intact representative examples of the Queen Anne style.

**Architecture**

The Richard W. and Margaret Mills house is believed to be eligible for listing in the NRHP because it is an excellent representative example of the kind of mid-size Queen Anne style residences that were built in Wisconsin's smaller cities between 1885 and 1905. This significance is considerably enhanced by the high degree of integrity that is still present in the fabric of the Mills house today. The design of this house makes good use of the "irregularity of plan and massing" and a "variety of surface textures, roofs, and wall projections" that are hallmarks of the Queen Anne style that are specifically mentioned in the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.<sup>19</sup>

The Mills house is also an excellent example of the "hipped roof with lower cross gables subtype" of the Queen Anne style that was identified by Virginia & Lee McAlester in their important work *A Field Guide to American Houses*.<sup>20</sup> Such houses were described by the McAlester as follows.

Over half of all Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most common are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front to back, parallel to the sides of the house. The roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.<sup>21</sup>

The design of the Mills house also utilizes such typically Queen Anne style elements as "wall projections," "steeply pitched roofs," "cutaway bay windows," and "an asymmetrical façade," all of which are mentioned as specific attributes of Queen Anne style houses in the CRMP. These attributes all combine to make the Mills house a fine, representative example of the kind of Queen Anne style residential design that was in fashion in Wisconsin's smaller communities in the mid-1890s and it is this, plus the very high degree of integrity that the house possesses, that sets it apart from the numerous

<sup>19</sup> Wyatt, Barbara (Ed.). *Op. Cit.* Vol. 2, 2-15 (Architecture).

<sup>20</sup> McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984, p. 263-265.

<sup>21</sup> *Ibid*, p. 263.

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other excellent Queen Anne style houses in Lodi. The Mills house is also notable because within a couple of years its design would begin to seem old-fashioned when compared to the new Queen Anne style residences that were being designed and built in Lodi in the last years of the decade. These new examples tended to be larger than their predecessors and yet they were more compact in terms of their plans. Their eaves, for instance, when present, are typically wider and less deep than those found on older examples, and whereas houses such as the one that Mills built typically had either cruciform or irregular plans, the newer examples are more likely to have plans that are essentially square or rectilinear in shape. Ornamentation on these new houses was also usually more restrained and it was typically classically derived, as can be seen on most of the Queen Anne style houses in Lodi that were designed and built after 1895. In contrast, most of the details of the Mills design, such as its use of both clapboard and wood shingle siding, paneled bargeboards, spindled or jigsaw bay window brackets, and spindled porch elements, all harken back to the early phases of the style. Consequently, the still highly intact Mills house helps to provide a fuller context in which to study Lodi's unusually rich Queen Anne style heritage.

The Mills house is thus believed to be locally significant under National Register Criterion C in the area of Architecture as an excellent, highly intact, and representative example of the Queen Anne style houses that are an especially important part of Lodi's architectural heritage. It is also one of Lodi's most characteristic examples of the Queen Anne style. The building has almost all of the typical features of a Queen Anne style house of its time such as an irregular plan, asymmetrical facades, steeply pitched roofs, cutaway bay windows, an elaborate front porch, and variegated siding. In addition, the house has a highly intact interior whose elaborate original woodwork adds considerably to the overall significance of the house.

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**Verbal Boundary Description**

City of Lodi: McCloud's Fourth Addition. Block 1, Lots 1 and 2.

**Boundary Justification**

The boundary encloses all the land that has historically been associated with the Mills House.

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

Photo 1

- a) Mills, Richard W. and Margaret, House
- b) Lodi, Columbia County, WI
- c) Timothy F. Hegglund, October 2007
- d) Wisconsin Historical Society
- e) General View, View looking SE
- f) Photo 1 of 10

Photo 9

- e) Front Parlor, View looking SE to Entrance Hall
- f) Photo 9 of 10

Photo 10

- e) Back Parlor, View looking S to Dining Room
- f) Photo 10 of 10

Photo 2

- e) Main Facade, View looking W
- f) Photo 2 of 10

Photo 3

- e) General View, View looking NW
- f) Photo 3 of 10

Photo 4

- e) South-facing Side Elevation, View looking N
- f) Photo 4 of 10

Photo 5

- e) Rear Elevation, View looking E
- f) Photo 5 of 10

Photo 6

- e) North-facing Side Elevation, View looking S
- f) Photo 6 of 10

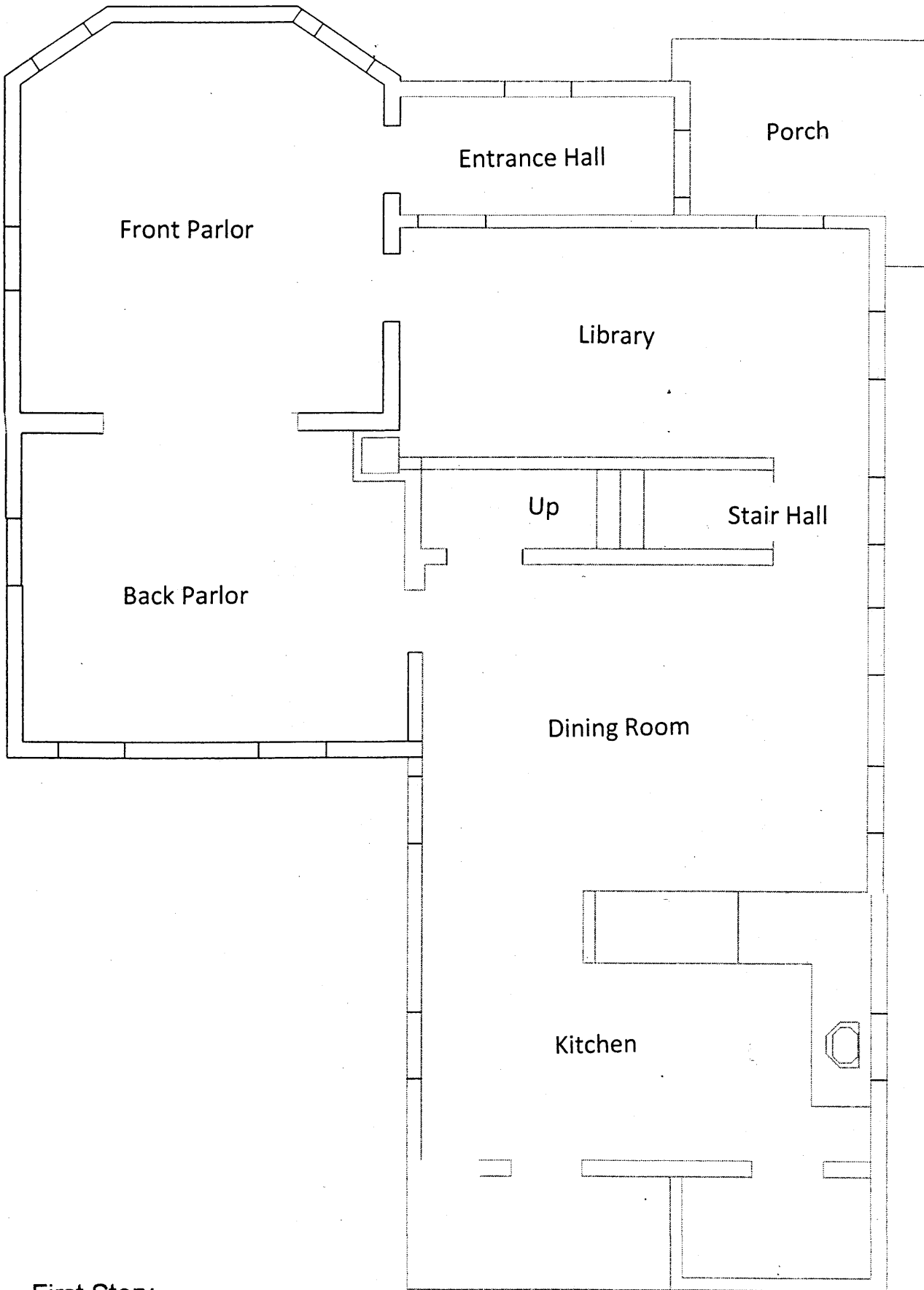
Photo 7

- e) Entrance Hall, View looking N
- f) Photo 7 of 10

Photo 8

- e) Front Parlor, View looking E
- f) Photo 8 of 10





First Story

Not to Scale

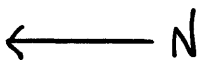
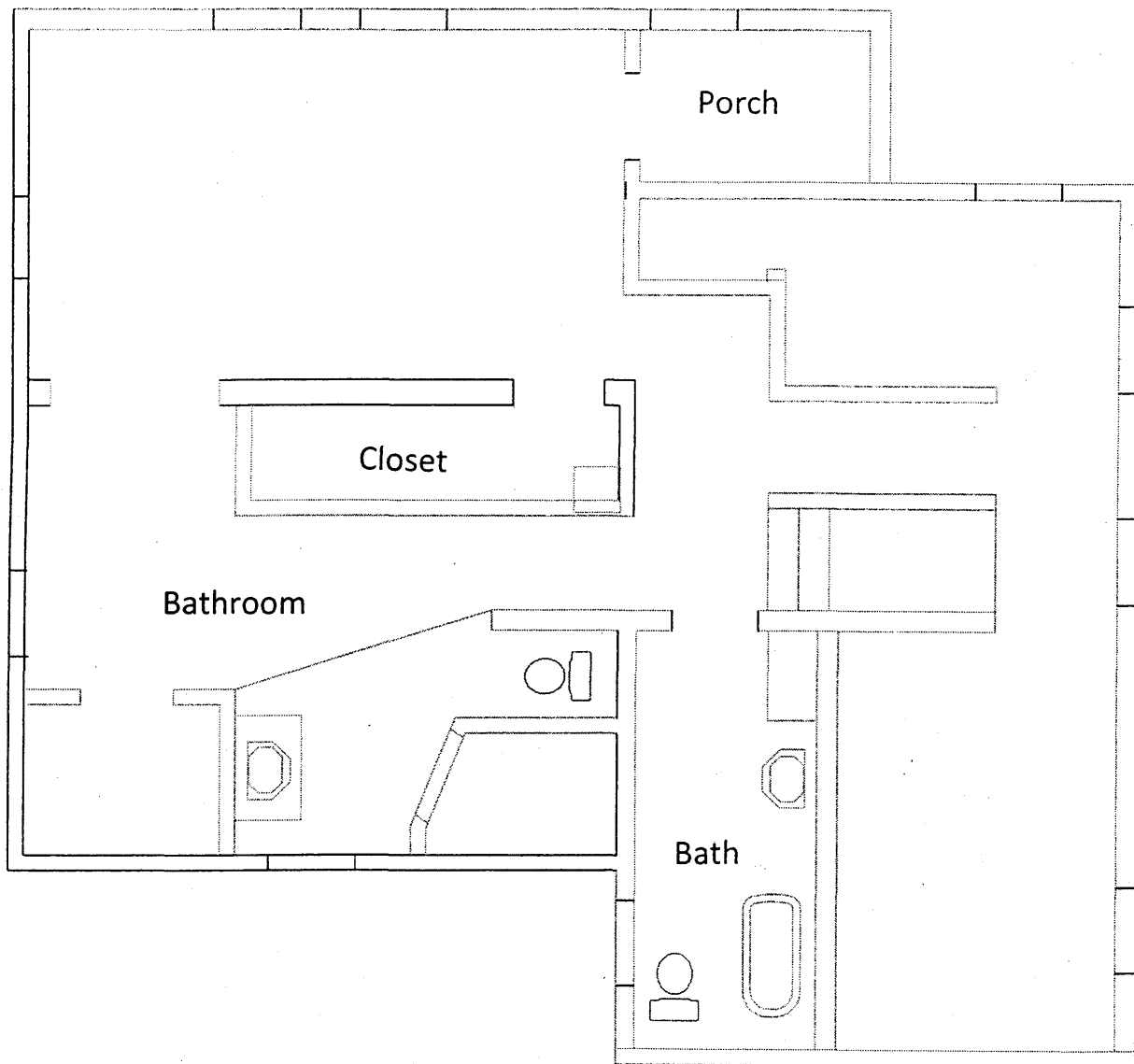


FIGURE 1:  
Richard W. and Margaret Mills, House  
104 Grand Avenue  
Lodi, Columbia County, Wisconsin



Second Story

Not to Scale

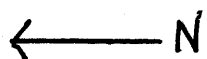


FIGURE 2:  
Richard W. and Margaret Mills, House  
104 Grand Avenue  
Lodi, Columbia County, Wisconsin