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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 Grove Street Historic District
other names/site number N/A

2. Location

street & number	103, 111, 112, 116, 119, 125, 126, 133, and 134 Grove Street	N/A	not for publication
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 X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

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

Grove Street 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
9	buildings
	sites
	structures
	objects
9	0 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

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Queen Anne

Colonial Revival

Tudor Revival

Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation CONCRETE

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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Continuation Sheet

Section 7 Page 1

Grove Street Historic District
Evansville, Rock Co., Wisconsin

Description:

The Grove Street Historic District is a small residential district located in the north part of the city of Evansville.¹ The district contains nine very intact single family residences, all of which are considered to be contributing resources in the district. Of these buildings, four were built between 1910 and 1919 and three are fine examples of the Bungalow and Craftsman styles. The Louis N. Spencer House (116 Grove St.), designed by Evansville architect William B. Meggott in 1910, is the finest example of the Craftsman style in Evansville. The rest of the buildings in the district, save for a single late Queen Anne style example built in 1912, are excellent representative examples of the several Period Revival styles that were built in Evansville between 1920 and 1946, and at least one, the excellent brick-clad Tudor Revival style Harley A. Smith House (112 Grove St.), is known to have been designed by Madison, Wisconsin architect Grover H. Lippert. The Paul R. Pullen House (134 Grove St.), built in 1922, is almost surely an architect-designed building as well; it is one of Evansville's largest and finest Colonial Revival style houses. While these nine houses vary in size, plans, materials, and in the details of their construction, all are of high quality and they have been well maintained and are still occupied as single family residences today.

The district's resources consist of houses that line both sides of portions of the 100 block of the east-west-running Grove Street. Five of these buildings face north onto Grove Street, and the other four face south. These houses exhibit a variety of different exterior claddings, including brick, stone, stucco, clapboard, and wood shingles, and all but three of these houses retain their original cladding. The district covers portions of two city blocks and Grove Street itself has concrete curbs and gutters and is lined with wide grass-covered parkways, mature shade trees, and concrete sidewalks. Land at the east end of the district slopes very slowly and gently uphill to the district's west end and most of the district's houses have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees. Houses in the district generally respect uniform setbacks and most of their lots are typical of nineteenth century urban practice, being much longer than they are wide and mostly rectilinear in shape. There are no alleys in the district and the garages of the district's earlier houses are detached and are usually located at the rear of the their respective lots and are reached by long driveways, while the garages of the district's later houses are attached directly to the houses themselves. The freestanding garages are not included in the resource count. The only vacant lots within the district belong to houses whose parcels contain more than one lot.²

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

² While there is a house (120 Grove Street) that falls within the address range of the historic district, the house itself is located outside of the district boundaries. 120 Grove is a house of modern construction and is reached by a long driveway shared with an adjacent property. The house is located well behind the rear yards of the district's even numbered houses.

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Section 7 Page 2

Grove Street Historic District
Evansville, Rock Co., Wisconsin

The Grove Street Historic District is a well-defined portion of the much larger nineteenth and early twentieth century residential area that exists just to the south of it, much of which is already listed in the Evansville Historic District (NRHP 1978). While numerous buildings having architectural merit can be found in this adjacent neighborhood, the Grove Street Historic District contains Evansville's only concentration of later Progressive style and Period Revival style examples and it comprises a cohesive and intact whole that meets the 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:

QU = Queen Anne
BU = Bungalow
CR = Craftsman
CO = Colonial Revival
TU = Tudor Revival

C	103	Grove St.	Arthur Rasmussen House	1946	TU
C	111	Grove St.	House	C. 1920-1940	CO
C	112	Grove St.	Harley A. Smith House	1925	TU
C	116	Grove St.	Louis N. Spencer House	1910	CR
C	119	Grove St.	George Cram House	1919	CR
C	125	Grove St.	Matt L. Ellis House	1912	QU
C	126	Grove St.	Forrest T. Durner House	1941	CO
C	133	Grove St.	August Fruchen House	1912	BU
C	134	Grove St.	Paul R. Pullen House	1922	CO

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

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Grove Street Historic District
Evansville, Rock Co., Wisconsin

Queen Anne Style

125 Grove St.	Matt L. Ellis House	1912 ³
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This large, essentially rectilinear plan, two-story-tall house was built in 1912 and it is a very late example of Queen Anne style design. The Ellis house has an asymmetrical main façade that faces north onto Grove Street and it has a rock-faced concrete block foundation, exterior walls above that are now clad in wide gauge metal clapboards, and the entire house is sheltered by a steeply pitched combination gable-and-hip main roof that is clad in asphalt shingles. An intact one-story open front porch spans the full-width of the main facade and it has a very shallow-pitched hip roof that is supported by four Tuscan Order wood columns. The right-hand (west) third of the main façade features a two-story-tall projecting bay, whose first story contains the main entrance to the house and has a rectilinear plan, while the second story above has a polygonal plan. In addition, a one-story-tall polygonal bay window is attached to the first story of the east-facing side elevation of the house and both the east and west-facing side elevations have large gable-roofed wall dormers centered on them that contain triple window groups. A similar triple window group is also contained in a gable-roofed dormer that is located on the main roof of the north-facing main façade.

Matt L. Ellis was a grocer in Evansville who first operated a grocery department in the Grange Store building in Evansville in 1904 before moving into a store of his own in 1910 in the former Crystal Theater building on West Main Street.⁴ Tax rolls indicate that he and his descendants owned this house until at least 1950.

Bungalow / Craftsman Style

116 Grove St.	Louis N. Spencer House	1910 ⁵
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Evansville architect William B. Meggott designed this highly intact, T-plan, two-story-tall house and it is an excellent example of Craftsman style design. The Spencer house occupies a large multi-lot parcel and its asymmetrical main façade faces south onto Grove Street. The Spencer house has brick-clad foundation walls, its first story walls are clad in stucco, the second story and the house's multiple gable ends are clad in stained wood shingles, and the entire house is sheltered by an asphalt shingle-clad multi-gable main roof that has wide, overhanging eaves. One of the most striking features of this fine

³ City of Evansville Real Estate Tax Assessment Rolls: 1850-2010.

⁴ Montgomery, Ruth Ann. *Evansville: Glimpses of the Grove*. Evansville: n.d. (ca.1989), pp. 163, 189.

⁵ *Evansville Review*: June 30, 1910. See also: *Janesville Daily Gazette*: Nov. 30, 1909; *Evansville Enterprise*: Dec 2, 1909.

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Grove Street Historic District
Evansville, Rock Co., Wisconsin

house is its open front porch. This porch shelters the main entrance to the house, which is placed in the first story of a two-story-gable-roofed bay that projects out from the left side of the main façade. The porch itself forms the first story of this bay and it is made out of brick and its boldly battered brick columns actually serve to support the second story of the bay, the underside of which serves as the roof of the porch. In addition, the raised floor of this porch extends a few feet further south beyond the house and forms a small terrace that is surrounded by solid balustrades and which is partially sheltered by a cantilevered pergola-like wooden roof.

Louis N. Spencer (1850-1925) was a member of the second generation of the large Spencer family, the six original brothers of whom were among Evansville's founding families. Spencer was born in Evansville in 1850, and he farmed just south of Evansville until 1910, when he retired and moved with his wife to their new house on Grove Street.⁶

133 Grove St.	August Fruchen House	1912 ⁷
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The Bungalow Style, one-and-one-half-story-tall August Fruchen house has an almost square plan, its foundation walls are made out of rock-faced concrete block, and its exterior walls are clad in clapboard and are sheltered by a low-pitched cross gable roof having wide overhanging eaves. The Fruchen house occupies a corner lot and its slightly asymmetrical main façade faces north onto Grove St. and features an open gable-and-hipped roof front porch that shelters the centered main entrance to the house. Window groups are centered in the gable ends on each elevation of the house and these and all the other windows in the house are original and feature vertical glazing bars, which are a Craftsman style characteristic.

119 Grove St.	George Cram House	1919 ⁸
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The T-plan Craftsman style-influenced Cram House has a two-story-tall rectilinear plan main block and a one-and-one-half-story-tall rectilinear plan wing⁹ that is attached to the west-facing side elevation of the main block. The house has a rock-faced concrete block foundation, exterior walls that are now clad in wide gauge steel clapboards, and these walls are sheltered by a multi-gable roof that has wide overhanging open eaves that are supported by heavy wood brackets. The main facade of the house faces north onto Grove Street and its dominant feature is a gable roofed open front porch that shelters the main entrance to the house and which spans the entire width of the main block. The gable end of

⁶ *The Evansville Review*: July 25, 1925 (Obituary of Louis N. Spencer).

⁷ City of Evansville Real Estate Tax Assessment Rolls: 1850-2010.

⁸ Ibid. See also: *Evansville Review*; March 13, 1919, p. 5.

⁹ While the enclosed wing may be an alteration, its footprint appears in historic period Sanborn maps.

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this porch is clad in stucco and false half-timber work and the wide overhanging eaves of its roof are also supported visually by wood brackets. Windows on the main façade of both the main block and the side wing are grouped and retain their multi-light original wood sash.

When news of the pending construction of this house appeared in the local newspaper, the house was referred to as a "California Bungalow," a reference to its multi-story design and to its less compact, more spread out plan. Tax rolls show that Cram must have sold the house almost immediately after completion, because the next owners were Dr. & Mrs. J. P. Guilfoyle, who first occupied the house in the following year and for many years thereafter.¹⁰

Besides having been resided this house has also had a later one-car garage attached to the rear of the west-facing elevation of its side wing.

Tudor Revival

112 Grove St.

Harley A. Smith House

1925¹¹

The two-story-tall L-plan Harley A. Smith house was designed by prominent Madison, Wisconsin architect Grover H. Lippert and, while it is not a particularly large house, it is an excellent, beautifully detailed example of the Tudor Revival style. The house has a poured concrete foundation, its exterior walls are clad in brick laid with so-called "weeping" mortar, and these walls are sheltered by the house's steeply pitched multi-gable roof, which is clad in asphalt shingles. The main façade of the house faces south onto Grove Street and it is asymmetrical in design and features a shed-roofed one-story-tall entrance vestibule that is located in the juncture of the main block and the projecting front-facing two-story-tall wing that forms the right-hand (east) portion of the façade. Typical Tudor Revival style details include a massive chimney stack whose upper portion has battered sides, and grouped wood sash casement windows, but a close examination of the house will also reveal numerous small details that are excellent examples of the mason's craft such as the house's brick window surrounds.

¹⁰ *Evansville Review*: October 14, 1920, p. 5.

¹¹ City of Evansville Real Estate Tax Assessment Rolls: 1850-2010. See also: *Evansville Review*. September 25, 1924; May 21, 1925 (illustrated); July 16, 1925.

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Grove Street Historic District
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Colonial Revival

134 Grove St.	Paul R. Pullen House	1922
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The Pullen house occupies a large corner lot and it is one of Evansville's two finest examples of the Colonial Revival style.¹² This house has a poured concrete foundation and it consists of a large, clapboard-clad, two-story-tall, rectilinear plan, side-gabled main block whose main facade faces south onto Grove Street, and to whose west-facing side elevation is attached a one-story-tall gable-roofed garage wing. The main facade of the house is symmetrical in design and seven-bays-wide. Rectangular window openings that contain six-over-six-light double hung wood sash windows flank the centered main entrance, which has side lights and a fanlight, and this entrance is sheltered by a deep, classically derived front entrance porch that features a pediment that is supported by paired Tuscan Order columns.

The owner, Paul R. Pullen, was a member of prominent Evansville family long associated with banking in the city. The designer and the builder of this house have not yet been identified, but it is probable that the house was architect-designed.

111 Grove St.	House	1920-40 ¹³
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Although smaller and less finely detailed, this Colonial Revival style house is actually quite similar to the Pullen house in its overall design. This house also has a poured concrete foundation and it consists of a clapboard-clad two-story-tall rectilinear plan main block whose main facade in this instance faces north onto Grove Street. The main facade of this house is symmetrical in design but is three-bays-wide. Rectangular window openings that contain paired nine-over-one-light double hung wood sash windows flank the centered main entrance, which is sheltered by a deep, classically derived front entrance porch that features a pediment that is also supported by Tuscan Order columns. The apparently modest size of this house is deceptive. From the front, the house appears to have a main block that is sheltered by a side-gabled main roof, but in actuality the house extends back further than just that portion that is covered by the side gable part of the roof and this full-width two-story-tall rear portion is covered by a slightly less tall intersecting gable roof of its own.

¹² The other outstanding example is the Cleland Baker house, located at 227 Garfield St., which was built in 1940 and is believed to be individually eligible for NRHP-listing.

¹³ City of Evansville Real Estate Tax Assessment Rolls: 1850-2010.

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Grove Street Historic District
Evansville, Rock Co., Wisconsin

126 Grove St.	Forrest T. Durner House	1941 ¹⁴
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The Durner house was the last of the Colonial Revival style houses built in the district and its design is typical of the less formal Colonial Revival style designs that were being built by the end of the Depression. This house has a poured concrete foundation and it consists of a two-story-tall rectilinear plan side gabled main block whose main façade faces south onto Grove Street. A one-story-tall side gabled wing is attached to its west-facing side elevation.

The main facade of the main block of this house is asymmetrical in design and it is two-bays-wide, its first story is clad in dressed stone, and its overhanging second story is clad in wide wood clapboards, as is the rest of the house. The main entrance to the house is placed in the left-hand bay of the first story and it has a classically derived wood surround and is flanked to the right by a triple window group that contains two six-over-nine-light wood sash windows that flank a wider ten-over-fifteen-light center window. Two eight-over-twelve-light windows are located in the second story above and a pair of six-over-nine-light windows are placed in the south-facing elevation of the adjoining side wing.

An original one-car garage is attached to the rear of the side wing of the house.

Tudor Revival

103 Grove St.	Arthur Rasmussen House	1946 ¹⁵
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The Rasmussen house was the last house to be built in the district and, like the Durner house, it is also typical of the less elaborate Tudor Revival style designs being built by the end of the Depression. This house occupies a corner lot, it has a poured concrete foundation, and it consists of a two-story-tall rectilinear plan main block that is clad in stone, whose main façade faces north onto Grove Street, and to whose west-facing side elevation is attached a shorter two-story side-gabled wing. This main block has a side gabled main roof, but its asymmetrical main façade is dominated by a slightly shorter, projecting, gable roofed two-story bay. The remainder of the main block's façade consists of a tall stone chimney mass and an adjacent, projecting, one-story-tall, gable-roofed, stone-clad entrance vestibule.

The first story of the adjoining side wing is also clad in stone and its second story is clad in wide stained clapboards. The first story of the north-facing elevation of this wing contains a two-car garage,

¹⁴ City of Evansville Real Estate Tax Rolls, 1850-2010. See also: *Evansville Review*: May 1, 1941.

¹⁵ City of Evansville Real Estate Tax Assessment Rolls: 1850-2010.

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Grove Street Historic District
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while the second story above contains a centered, very shallow, polygonal plan oriel bay window that has two six-over-six-light double hung wood sash windows that flank a wider eight-over-eight-light double hung wood sash center window.

The designer and the builder of this house have not yet been identified, but it is probable that the house was architect-designed.

With the exception of some alterations to the original cladding materials, the district's buildings retain a high degree of integrity to their date of construction.

Grove Street 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

Period of Significance

1910-1946

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Meggott, William B.
Lippert, Grover H.

Narrative Statement of Significance

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

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Section 8 Page 1

Grove Street Historic District
Evansville, Rock Co., Wisconsin

Significance:

The Grove Street Historic District is a locally architecturally significant residential district located on the north 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.¹⁶ Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Queen Anne, Colonial Revival, American Craftsman, Bungalow, and the Period Revival styles subsections of the Architectural Styles study unit of the CRMP.¹⁷ The results of this research are detailed below and show that the Grove Street 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 Grove Street Residential Historic District is comprised of nine contributing resources that were built between 1910 and 1946 and it constitutes the only intact historic streetscape of larger scale early twentieth century single family residences in Evansville.¹⁸ Individually, the buildings in the district are good, sometimes outstanding examples of the several Progressive and Period Revival styles. Collectively, these buildings are significant because larger scale houses that date from the first half of the twentieth century are not common in Evansville. While isolated examples of these styles may be found elsewhere in the city, the Grove Street Historic District contains the only concentration of them and it is the only place in Evansville where examples of the Progressive styles stand side by side with equally fine examples of the Period Revival styles that supplanted them in architectural fashion.

Historic Context:

A detailed history of the city of Evansville and its built resources is embodied in the *City of Evansville Intensive Survey Report*, printed in 2006. It should also be noted that a truly excellent general history of Evansville and its development up until 1920 is included in local historian Ruth Ann Montgomery's outstanding 1989 book, *Evansville: Glimpses of the Grove*, and much of what follows is taken directly

¹⁶ Heggland, Timothy F. *City of Evansville Intensive Survey*. Evansville: City of Evansville, 2006. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

¹⁷ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-15, 2-17, 2-24, 2-16 to 2-27, and 2-30.

¹⁸ The years 1910-1946 encompass the construction dates of all the contributing buildings in the district and this is therefore considered to be the period of significance.

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Grove Street Historic District
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from this book. Even more detailed is the series of local newspaper articles that Montgomery has written that cover the entire history of Evansville from its beginnings up until the present day. Consequently, the historic context that follows deals primarily with the history of the Grove Street Historic District itself.

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, a saw mill and grist mill were built by Erastus Quivey 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.¹⁹ 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]

¹⁹ Zellie, Carole and Gail Hunton. *Evansville Architectural Survey & Presentation Plan*. Evansville: 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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to what is now Lake Leota. Thus village lots were contiguous to farm fields. This pattern of land 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.²⁰

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*.²¹

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

²⁰ Zellie, Carole and Gail Hunton. Op. Cit., p. 8.

²¹ *The History of Rock County, Wisconsin*. Chicago: Western Historical Society, 1879, pp. 662-663.

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Grove Street Historic District
Evansville, Rock Co., Wisconsin

the early 1870's is not the extension of streets, but rather, the [higher] intensity of [the use of] space 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.²²

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.²³ This first group would be followed by four more plats in the 1890s, and two of these would also happen north of W. Main St.

Between 1890 and 1900 Evansville's population grew from 1523 to 1864. This spurt of growth, equal to that during the Civil War period, pushed the boundaries of the town southwards down First, Second, and Madison Streets. In 1896, Evansville incorporated as a city, and significantly, the first subdivision of the long lots on the north side of W. Main began. The northern rim of settlement thus extended up N. First and Second streets. Additional street development, on which smaller vernacular houses were constructed, occurred along Almeron, Cherry, and Water streets. A driving park was built on the southwestern edge of the town; this was also the site of Rock County fairs from 1890 to 1927. Along with the newly developed Leonard Park, this site was the first designated permanent open space in Evansville.²⁴

The development of the area that includes what is now Grove Street had much to do with the topography and physical setting of Evansville. The principal east-west-running thoroughfare in the city is Main Street, and this street is divided into east and west portions by Madison Street, the principal north-south running thoroughfare. Grove Street, however, did not begin to appear on city maps until after 1894. That portion of Grove Street that contains the Grove Street Historic District is located two blocks north of W. Main St. and the east end of its two-block-long length intersects with N. Madison St. Allen Creek is located to the north of Grove St., which is situated on a slight rise above and

²² Zellie, Carole and Gail Hunton. Op. Cit., p. 12.

²³ 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.

²⁴ Zellie, Carole and Gail Hunton. Op. Cit., p. 12. Leonard Park abuts and includes Lake Leota.

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overlooking the creek; the damming of this creek in the late 1840s created an impoundment area behind it known as Lake Leota. This lake and the marshlands that bordered it were and are a barrier to development in that direction and tended to steer development in Evansville east, west, and south of Main Street. This can be seen when one looks at early maps of the city, which show that the development that occurred on the south side of Main Street was characterized by regular size lots while the north side of West Main, especially, was characterized by long, linear parcels of land that stretched north from Main Street all the way to Lake Leota. This pattern of land utilization along the north side of West Main Street remained until the 1890s, when these long lots began to be subdivided and platted.

The first of these new additions was Leonard & Mygatt's Addition, which was platted by Levi Leonard, L. M. Mygatt, and J. H. Ludington in April of 1884, and created lots on the both sides of N. Second Street from W. Main Street north across the already existing Garfield Street up to the base of what would soon become Leonard Park.²⁵ By 1891, a number of these lots had been built upon but the adjacent lands on either side of this plat to the east and west still consisted of parcels that extended from W. Main Street north to Allen Creek. The next of these parcels to be platted was the Evans Addition, which was platted in March of 1894 by Emma Evans and Isaac Porter. This plat created lots on the west side of N. First Street from W. Main Street north and across the already existing Garfield Street to the newly created Grove Street, where its two northernmost lots formed part of that portion of the south side of Grove Street that is located within the Grove Street Historic District's boundaries. Soon thereafter, George L. Pullen's Addition was also platted between these two plats and four of its lots located on both sides of Grove Street form the west end of the Grove Street Historic District. This platting activity notwithstanding, no houses were built on the lots within the district's boundaries that fronted on Grove Street during the rest of the nineteenth century. Even though Grove Street is only three blocks north of Evansville's downtown commercial district, this was not close enough to encourage Evansville's residents to move this far north in the nineteenth century.

It was not until 1910 that any of the lots on Grove Street were built upon and the first house that was constructed within the district itself was the very fine Craftsman style house that was built for Louis N. Spencer at 116 Grove St. in that year. Spencer's double-wide parcel was actually created from a much larger parcel of land running from W. Main Street to Allen Creek that had been owned by Henry G. Spencer, and Louis Spencer's decision to build where none had built before was probably influenced in part by the fact that that his parcel was located only three blocks from Evansville's downtown business district, and in part by the fact that, by 1910, advances in home heating and sanitation and the availability of city water, electricity, and sewer hook-ups, had made it more attractive to build outside the traditional boundaries of the city. Partly because he was the first to build in this part of the city, the construction of Spencer's new house was a newsworthy event in Evansville.

²⁵ Leonard Park lies immediately adjacent to Lake Leota.

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L. N. Spencer is building an 8-room house on Grove street. He has chosen an ideal site for the erection of the model home now in process of construction. The location is singularly commanding, the entire country surrounding Evansville being easily within the vision from the upper floors. The first story will be of cement and second story shingle finish. Steam heat will be installed to keep even temperature in cold weather, and the Wallace-Severence system of gas lighting and gas cooking will also be among the modern improvements Mr. Spencer will introduce into his new and commodious home. It is the construction of buildings such as Mr. Spencer is putting up which give character and solidity to localities and extend the fame of substantial home cities, of which Evansville is one of the prettiest.²⁶

Within two years, Spencer's Grove Street address was shared by the very late Queen Anne style house built in 1912 for local grocer Matt L. Ellis at 125 Grove St., and the Bungalow style house of August Fruchen, which was built at 133 Grove St. in the same year. These were followed by the Craftsman style-influenced house located at 119 Grove St. that was built for George Cram in 1919, the construction of which also merited a newspaper mention.

George Cram this week purchased the James Gillies lot on Grove street and will build as soon as the weather permits a California bungalow, which will probably be one of the nicest residences in the city.²⁷

Following the end of World War I, civic attention turned to creating a city park, located just to the north and west of Grove Street around the recently restored Lake Leota. This probably acted as a catalyst for the two Evansville men who both built excellent Period Revival style houses in the district on the north side of Grove Street in the 1920s that had rear views that overlooked the new park lands. The first of these two houses was built for Paul R. Pullen, whose excellent, large Colonial Revival style house was built in 1922 at 134 Grove St. The second house was built in 1925 for Harley A. Smith at 112 Grove St., this being an excellent brick-clad Tudor Revival style house that was designed by Madison, Wisconsin architect Grover H. Lippert and built by the Janesville, Wisconsin contracting firm of Lueck & Schiefelbein.²⁸

By the beginning of the 1940s this portion of Grove Street was considered to be one of the most desirable neighborhoods in Evansville. The attraction of the adjacent Leonard/Lake Leota Park was also apparently an important factor for Forrest T. Durner, who, as was noted in the local newspaper, built a fine late Colonial Revival style house on the north side of Grove Street (126 Grove St.) between

²⁶ *Evansville Review*. June 30, 1910.

²⁷ *Ibid.* March 13, 1919, p. 5.

²⁸ *Evansville Review*. May 21, 1925 (illustrated). See also: *Evansville Review*" September 25, 1924 and July 16, 1925.

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the Pullen and Smith houses for himself and his wife in 1941.

A new home on Grove Street is being erected by Mr. and Mrs. Forrest T. Durner, cashier of the Union Bank & Trust Co. The home is to be an eight room house, wood frame with stone front, with all of the latest appurtenances. The home is to have a large picture window facing the south, with a porch overlooking Lake Leota to the north. This building project is expected to be completed and ready for occupancy in the early fall.²⁹

Durner's house was completed on the eve of the country's entrance into World War II, which put an end to residential construction in Evansville for the duration. The end of the war saw the resumption of home construction and, soon thereafter, the completion of the last house in the district: the fine late Tudor Revival style house built for Arthur Rasmussen at 103 Grove Street in 1946. By this time the district's early semi-rural aspect had been replaced by the more suburban appearance it still retains today. Fortunately, the Grove Street Historic District is still a highly valued residential neighborhood, and it continues to be a distinctive early twentieth century enclave within the larger historic residential neighborhood that surrounds it. This impression is heightened by the generally high degree of integrity that the district's buildings display.

Architecture:

The Grove Street Historic District is believed to be of local architectural significance under NRHP Criterion C. It contains Evansville's most significant and concentrated collection of intact early twentieth century single family residential buildings, among which are some of Evansville's finest examples of their particular styles: the excellent Craftsman Style Louis N. Spencer House, the equally excellent Tudor Revival style Harley A. Smith House, and the fine Bungalow style August Fruchen house, this being a rare example of a Cross Gable form Bungalow. The district contains nine single family houses, three of the four earliest being Craftsman and Bungalow style houses that were built between 1910 and 1919. The other five were built between 1920 and 1946 and they are very good and sometimes excellent examples of the Colonial and Tudor Revival styles. Two of these nine houses are also known examples of the work of architects who practiced in Evansville and in Madison, Wisconsin, and it is likely that others are as well. Most of these houses are still highly intact and they provide an excellent opportunity to explore the stylistic transition that was taking place at the beginning of the twentieth century when the Queen Anne style was giving way to newer Progressive styles such as the Craftsman and Bungalow styles, which, after the end of World War I, gave way in their turn to the various Period Revival styles, especially the Colonial and Tudor Revivals.

²⁹ Ibid. May 1, 1941.

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That so small a district displays both such a high degree of stylistic diversity and such a concentration of architectural styles that are associated with the first half of the twentieth century is noteworthy because this is definitely not true of Evansville as a whole. In fact, one of the major findings of the Evansville Intensive Survey that was conducted in 2005-2006 was that relatively few new homes were constructed in Evansville from 1910 until after the end of World War II. There are several reasons for this, but the most important one is that the city reached its physical and economic maturity by 1910 and then continued on in a largely unchanged state for the next thirty years. One indication of this can be seen when one examines the census figures for the city for these years. In 1900, Evansville's population reached 1864, but by 1910 it had increased to just 2061, by 1920 to just 2209, by 1928 to 2269, and it would not reach 2300 until just before the beginning of World War II. This would seem to indicate that by 1910 Evansville had reached its natural place in the economic order of things as a small but prosperous rural trading center whose economy was, and would remain, largely dependent on the agricultural community that surrounded it. Another indication of the unchanging nature of Evansville during this period is the fact that the boundaries of the city did not expand during the first forty years of the twentieth century. Those new buildings that were constructed in the city during this period were either built on vacant lots that had been platted previously, like the houses in the Grove Street Historic District, or else they were built on lots that were occupied by older houses that were either demolished or moved off site to new locations.

The Evansville Intensive Survey also found that more than half of the single family residences built in the city between 1900 and 1941 were built prior to 1917, when the country entered World War I. Most of these houses were actually built between 1900 and 1910, these being the years when the city's prosperity reached its peak. This prosperity was closely tied to the increased prosperity of the farming community that surrounded Evansville, which by 1910 had, among other things, enabled many of the area's pioneer farmers to retire and move into new homes in Evansville. The merchants who served this agrarian community built new homes in the city during this same period. Interestingly, most of the new houses constructed in the city between 1900 and 1910 were built in the Queen Anne style and not in the Progressive styles such as the Bungalow, American Foursquare, and Craftsman styles that were then gaining prominence elsewhere. In fact, Queen Anne style houses are the most frequently encountered examples of late nineteenth and early twentieth century high style residential architecture in Evansville. The Evansville Intensive Survey recorded 95 intact examples of the Queen Anne style in the city, of which 75 examples are located in the NRHP-listed Evansville Historic District, which is where the lion's share of the city's most architecturally impressive Queen Anne style houses are located.

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The continuing popularity of the Queen Anne style in Evansville in the first decade of the twentieth century is probably a reflection of the essentially conservative nature of the citizenry of the city and also, perhaps, of the city's builders. A few clients, however, were willing to build in the new styles then coming into prominence. The first Progressive style houses built in Evansville were examples of the American Foursquare style, at least three examples of which were built by 1910. In fact, the Evansville Intensive Survey found that American Foursquare style houses were the mostly frequently encountered of all the early twentieth century styles that were found in the city, sixteen intact examples having been built there between 1900 and 1917.

By 1910, though, houses designed in other new architectural styles were beginning to appear here and there in the city as well and the finest of these is the stucco and wood shingle-clad Craftsman style house designed by Evansville architect William B. Meggott for Louis N. Spencer, which is located at 116 Grove St. in the Grove Street Historic District. The Spencer house did not exactly start a trend, because the Evansville Intensive Survey found that the Spencer house is Evansville's only true example of the Craftsman style.³⁰ The Evansville Intensive Survey found that Bungalow style houses in the city are only slightly more numerous than Craftsman style houses, there being just seven intact examples, including the unusual and very intact Cross Gable Bungalow style August Fruchen house, located at 133 Grove St. in the Grove Street Historic District and built in 1912.

The end of World War I also heralded the end of the Progressive styles in Evansville. From 1919 until the end of World War II, all the new houses built in Evansville were examples of the Colonial Revival, Dutch Colonial Revival, and Tudor Revival styles, but these later houses were no more numerous than the Progressive styles that preceded them. The earliest of these were examples of the Dutch Colonial Revival style and the Evansville Intensive Survey found just six intact examples in the city. Colonial Revival style examples were the most numerous, the Evansville Intensive Survey identified twelve examples, of which the Paul R. Pullen house located at 134 Grove St in the Grove Street Historic District is the largest and one of the two finest.³¹ The Evansville Intensive Survey also identified nine intact examples of the Tudor Revival style, of which the two finest examples are both located in the Grove Street Historic District. These are the brick-clad Harley A. Smith house, built at 112 Grove St. in 1925 to a design supplied by prominent Madison, Wisconsin architect Grover H. Lippert, and the stone-clad Arthur Rasmussen House, built in 1946 and located at 103 Grove St.

³⁰ The construction two years later, in 1912, of the last of Evansville's Queen Anne style houses, which was built across the street from the Spencer house at 125 Grove St. for local grocer Matt Ellis, is evidence of the still lingering appeal of the Queen Anne style in Evansville even at this late date.

³¹ The Pullen house was built in 1922 and it is one of the earliest examples of the Colonial Revival style in the city, while the fine Forrest T. Durner house, which was built next door at 126 Grove St. in 1941, is the last examples of the style that was built in Evansville prior to World War II.

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Grove Street Historic District
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It is striking that so few new houses were built in Evansville between 1910 and 1946, but it is even more striking that so many of the best of these houses are all located in the Grove Street Historic District. No new buildings were built within the district's boundaries after 1946, and its houses remain prized single family residences and display a generally high degree of integrity. Consequently, the district still retains its essentially pre-World War II appearance and sense of scale.

Architects

William B. Meggott (1865-1912) was the only professional architect to practice in Evansville. Meggott was born in Milton, Wisconsin, on December 28, 1865, the son of Quaker parents who had emigrated from Lincolnshire, England.

While he was still quite young his family moved to Janesville. Here he received his schooling and training in his work as an architect and contractor. About fifteen years ago Mr. Meggott came to Evansville and has lived here since that time. He was married April 18, 1907, to Miss Ella Cassidy of Evansville.

A number of the public buildings of the city will serve as his monuments. He superintended the erection of the Grange store building, the Eager block, occupied by the Economy Store, the Eager Library, and drew the plans for the Catholic Church.

For the last few years he has been the proprietor of the Commercial House, where he has built up a large business by his good natured and courteous treatment of all.³²

Contemporary newspaper accounts of Meggott's projects leave it unclear as to his role in their design process. While he is said to have "superintended" the construction of the Grange Store and Eager Block, no other architect's name has so far been associated with either building, so his role in the design process remains open to question and it is likely that he was the architect for both. It is known that he superintended the construction of the Claude & Stark-designed Eager Free Public Library, but it is also clear that he was the architect for the 1907 remodeling of St. Paul's Roman Catholic Church and was also the architect of the Baker Manufacturing Co. Warehouse on Enterprise Street, built the following year. Whatever the true story, Evansville clearly placed a high value on his abilities and the buildings in Evansville that he was associated with are among the most important ones built in the city in the first half of the Twentieth Century.

³² *Evansville Review*. April 25, 1912, p. 4 (Obituary of William B. Meggott).

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Only a few of the Evansville buildings that Meggott designed or supervised have been identified, but they are buildings of importance to the city. The two earliest are the Grange Store Building located at 19-33 W. Main St., which was built in 1903-04 and is Evansville's most notable commercial building, and the Eager Block located at 5-9 E. Main St., an almost equally impressive commercial building.³³ In 1906, Meggott made the plans for the remodeling and expansion of St. Paul's Roman Catholic Church located at 39 Garfield St. and his marriage to Ella Cassidy in 1907 was the first marriage celebrated in the new church.³⁴ In 1908, Meggott built a new warehouse for the Baker Manufacturing Co. on Enterprise St., while at the same time superintending the construction of the Eager Free Public Library.³⁵ The last known building whose design is said to have come from his hand is the Louis N. Spencer House located at 116 Grove St. in the Grove Street Historic District, which was built in 1910 and is Evansville's finest Craftsman Style house.

Grover Henry Lippert (1887-1968) was born in Madison, Wisconsin, in 1887, but his parents later moved to Neillsville, Wisconsin and he attended the public schools of that community, graduating from the high school there in 1906. From 1907 until 1913, Lippert worked in several architectural offices in Madison as a draftsman; in 1907 with Gordon & Son, and in 1911, with builder/architect Charles E. Marks. In 1913, Lippert decided to further his education by enrolling in the architectural course at the University of Pennsylvania. In the summer of 1914, Lippert returned to Madison to work again as a draftsman, this time with Alvan E. Small. When Lippert graduated from the University of Pennsylvania in 1915, he returned to Madison and became associated with the firm of Gordon & Balch as a junior partner, the firm being renamed Gordon, Balch, & Lippert. Following the death of J. O. Gordon in 1917, Lippert and Harold C. Balch (1890-1959), who was also a native of Neillsville and a graduate of the high school there, formed their own firm - Balch & Lippert.

Balch & Lippert was one of Madison's more successful and long-lived architectural firms during the first half of the twentieth century and except for a brief period from 1925 to 1927, when the partnership was dissolved and the two men practiced independently, the firm was in continuous existence from 1917 until 1946, when the partners finally separated for good. Lippert then became associated as an engineer/architect with the Theodore Kupfer Foundry & Iron Works in Madison. This association lasted until 1954, after which Lippert worked as an architect under his own name until retiring in 1964.

³³ Montgomery, Ruth Ann. *Evansville; Glimpses of the Grove*. Evansville, n.d. (1989), pp. 162-63, 166 (photo). See also: Montgomery, Ruth Ann. *The Evansville Review*: October 18, 1995; October 25, 1995.

³⁴ Ibid; p. 172. See also: *St. Paul Church in Evansville, Wisconsin: 1906-1956*. Evansville: 1956, p. 21.

³⁵ Ibid, p. 173.

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Grove Street Historic District
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Grover H. Lippert designed only one known building in Evansville: the excellent 1925 brick-clad Tudor Revival style Harley Smith House located at 112 Grove St. in the Grove Street Historic District.³⁶

Conclusion:

The Grove Street 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 nine buildings are fine, representative examples of their particular styles. At least two of the district's buildings are known to have been architect-designed and are Evansville's finest examples of the Craftsman and Tudor Revival styles. Collectively, these buildings are also of significance to the history of Evansville because they illustrate the evolution of architectural fashion and design in Evansville between 1910 and 1946: the period of significance. The district's significance is further enhanced by the generally well maintained status and high degree of integrity that characterizes most of its resources.

Preservation Activity:

The Grove Street Historic District is fortunate in that it has been able to continually 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 either. 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 subsequent development of the area.

³⁶ *Evansville Review*: May 21, 1925 (illustration).

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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.

Grove Street 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:

Eager Free Public Library

10. Geographical Data

Acreage of Property 4.0 acres (approx.)

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

1 16 311700 4739150
 Zone Easting Northing

2 _____
 Zone Easting Northing

3 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

☐ See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland/ Consultant for the Evansville Historic Preservation Commission			date	August 30, 2010
organization				telephone	608-795-2650
street & number	6391 Hillsandwood Rd.			zip code	53560
city or town	Mazomanie	state	WI		

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Grove Street Historic District
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Verbal Boundary Description:

The district boundary begins at a point that corresponds to the NE corner of the lot associated with 103 Grove St. The line then continues S along the west curblane of S. First St. to the SE corner of said lot, then turns 90° and continues W along the rear lot line of said lot to the SW corner, then turns 90° and continues S along the E lot line of the lot associated with 111 Grove St. to the SE corner of said lot, then turns 90° and continues W along the rear lot line of said lot to the SW corner, then turns 90° and continues south along the E lot line of the lot associated with 119 Grove St. to the SE corner of said lot. The line then turns 90° and continues W along the rear lot lines of the lots associated with 119, 125, and 133 Grove St. to the SW corner of the lot associated 133 Grove St. The line then turns 90° and continues N along the W lot line of said lot to a point on the S curblane of Grove St. that corresponds to the NW corner of said lot, then continues N across Grove St. to a point on the N curblane of said street that corresponds to the SW corner of the lot associated with 134 Grove St. The line then continues N along the W lot line of said lot to the NW corner, then turns 90° and continues E in a line that corresponds to the rear lot lines of the lots associated with 134, 126, 116, and 112 Grove St. to the NE corner of the lot associated with 112 Grove St., then turns 90° and continues S along the E lot line of said lot to a point on the N curblane of Grove St. that corresponds to the SW corner of said lot. The line then continues S across Grove St. to the S curblane of said street, then turns 90° and continues E along said curblane to the POB.

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 larger, they have superior designs, a higher degree of integrity, and later dates of construction, than those around them. The other buildings adjacent to the district are usually either smaller than the ones within the district, are older, or were too altered to be included in its boundaries. In addition, the area north of the district consists of Leonard-Lake Leota Park, which forms a natural boundary.

Grove Street Historic District

Rock

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets**Maps**

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

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

Photographs

Representative black and white photographs of the property.

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

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

name/title

Various

organization

date

Street & number

telephone

city or town

state

zip code

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 1

Grove Street Historic District
Evansville, Rock Co., Wisconsin

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

Photo 1

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

Photo 9

- e) 126 Grove St., View looking N
- f) Photo 9 of 11

Photo 2

- e) 116 Grove St., View looking N
- f) Photo 2 of 11

Photo 10

- e) 103 Grove St., View looking S
- f) Photo 10 of 11

Photo 3

- e) 125 Grove St., View looking SE
- f) Photo 3 of 11

Photo 11

- e) General View, View looking E
- f) Photo 11 of 11

Photo 4

- e) 133 Grove St., View looking SSW
- f) Photo 4 of 11

Photo 5

- e) 119 Grove St., View looking SE
- f) Photo 5 of 11

Photo 6

- e) 134 Grove St., View looking SW
- f) Photo 6 of 11

Photo 7

- e) 112 Grove St., View looking N
- f) Photo 7 of 11

Photo 8

- e) 111 Grove St., View looking SSE
- f) Photo 8 of 11

MAP #1:
GROVE STREET HISTORIC DISTRICT
EVANSVILLE, ROCK COUNTY, WI.

Non-Contributing Resources

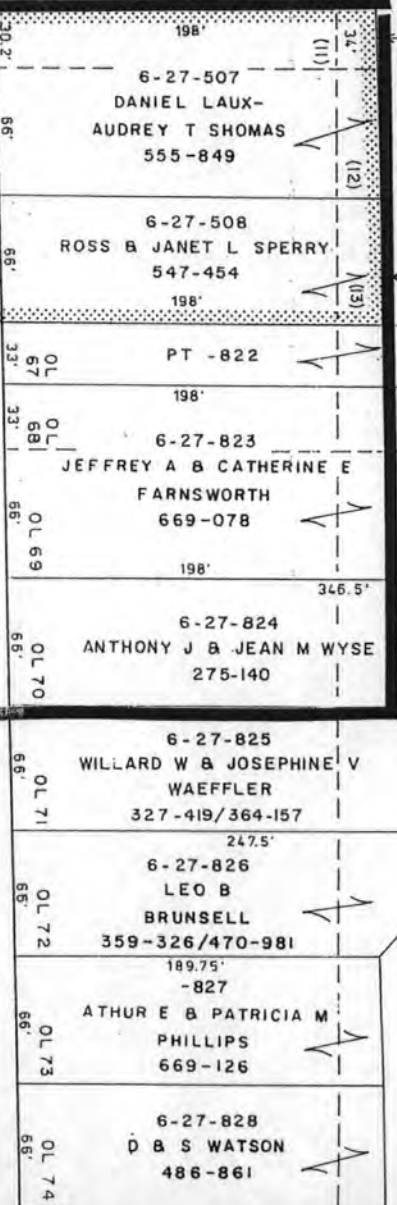
District Boundary Line

Not to Scale



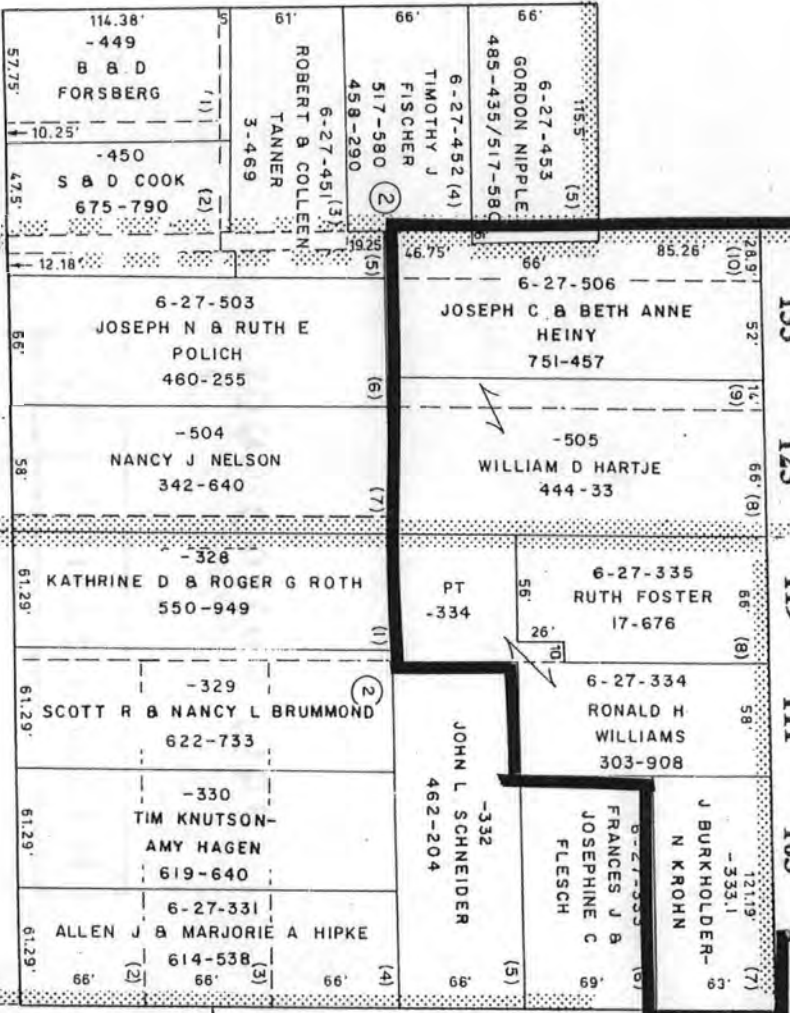
GEO L PULLEN'S

ADDITION



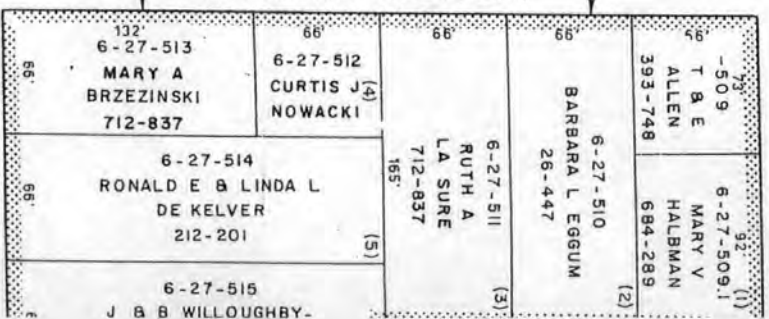
GROVE STREET

STREET

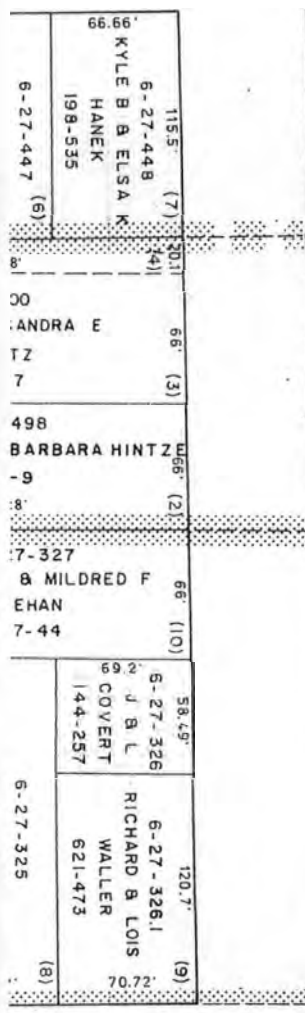


STREET

STEVENS' ADDITION



ADDITION



FIELD

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY GROVE STREET 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: 11000531

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.



Greene Street Historic District

Evansville, Rock Co, IN

1 of 11



Grove Street Historic District
Evansville, Boone Co, WI

2 of 11



Grove Street Historic District

Evansville, Rock Co, WI

3 of 11



Grove Street Historic District

Evansville, Rock Co., WI

4 of 11



Grove Street Historic District
Evansville, Rock Co., WI

5 of 11



Grove Street Historic District
Evansville, Rock Co, WI

6 of 11



Grove Street Historic District

Evansville, Rock Co., WI

7 of 11



Grove Street Historic District

Evansville, Rock Co., WI

8 25 11



Grove Street Historic District
Evansville, Roett Co., WI

9 of 11



Grove Street Historic District
Evansville, Rock Co., WI

10 of 11

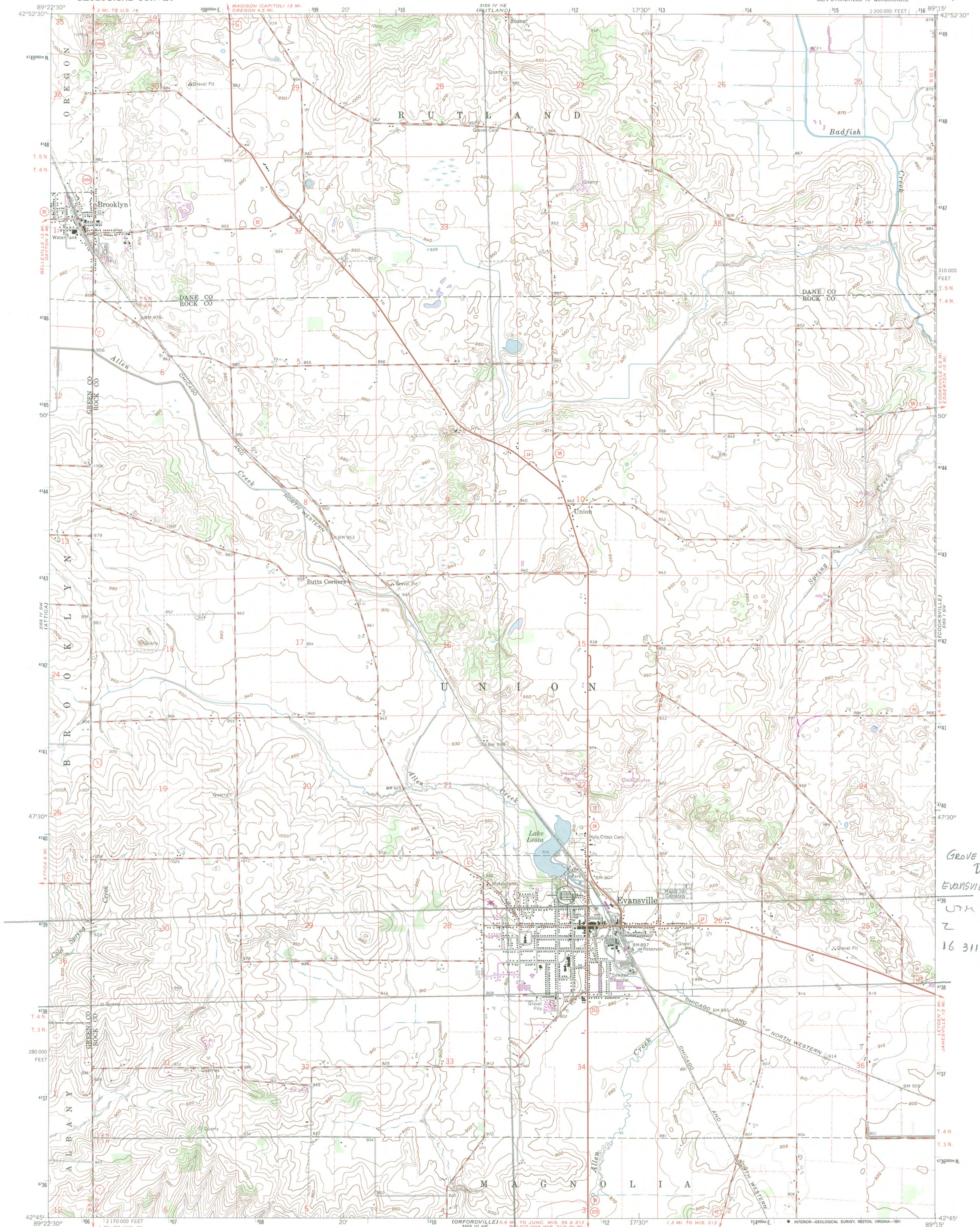


Grove Street Historic District
Evansville, Roett Co., W.I

11 of 11

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EVANSVILLE QUADRANGLE
WISCONSIN
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 EVANSVILLE 15' QUADRANGLE



GROVE STREET HISTORIC
DISTRICT
EVANSVILLE, ROCK CO., WI.

UTM co-ordinates
Z E N
16 311700 4739150

Mapped, edited, and published by the Geological Survey
in cooperation with State of Wisconsin agencies

Control by USGS and USC&GS

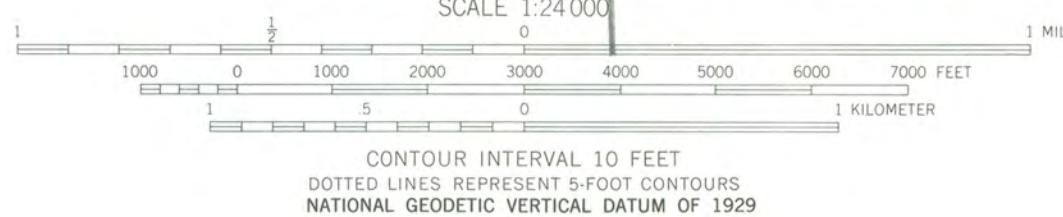
Topography by photogrammetric methods from aerial
photographs taken 1960. Field checked 1961

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 photoinspected 1981
No major culture or drainage changes observed



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

The difference between 1927 North American Datum and North
American Datum of 1983 (NAD 83) for 7.5-minute intersections
is given in USGS Bulletin 1875. The NAD 83 is shown by
dashed corner ticks

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
U.S. Route ——— State Route ———



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

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

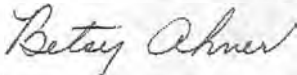
Dear Mayor Decker,

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

Evansville Historic Preservation Commission

Minutes

NOV 15 2010

Wednesday, October 20, 2010 7:00 P.M.
3rdrd 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.*

Grove
Street
HD

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

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

RECEIVED

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. 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

TAMMY BALDWIN
2ND DISTRICT, WISCONSIN

Website: 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

DIV HIST PRES

November 18, 2010

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

Dear Ms. Penkiunas,

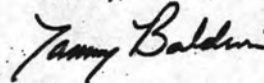
I am pleased to write in strong support of four Wisconsin Historic Places that are nominated to be placed on the Wisconsin State Register of Historic Places and the National Register of Historic Places in order to preserve their history and heritage for many generations and to enhance the tourism that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

Sincerely,



Tammy Baldwin
Member of Congress

cc: Ellsworth Brown, Director

