

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

**2. Location**

street & number	various, see inventory	N/A	not for publication
city or town	Lodi	N/A	vicinity
state Wisconsin	code WI	county Columbia	code 21 zip code 53555

**3. State/Federal Agency Certification**

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

*Alicia Z. Corby*  
Signature of certifying official/Title

4/28/2000  
Date

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

Portage Street Historic District

Columbia

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that the property is:  
 entered in the National Register.

See continuation sheet.  
 determined eligible for the  
National Register.

See continuation sheet.  
 determined not eligible for the  
National Register.

See continuation sheet.  
 removed from the National  
Register.

other, (explain:)

*Edson H. Beall*

6-2000

*for*

Signature of the Keeper

Date of Action

**5. Classification**

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

private  
 public-local  
 public-State  
 public-Federal

**Category of Property**  
(Check only one box)

building(s)  
 district  
 structure  
 site  
 object

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

contributing	noncontributing
9	1 buildings
	sites
	structures
	objects
9	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  
RELIGION/religious facility

**Current Functions**

(Enter categories from instructions)

DOMESTIC/Single Dwelling  
COMMERCE/TRADE/specialty store

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late Gothic Revival  
Queen Anne  
Bungalow

**Materials**

(Enter categories from instructions)

Foundation Stone  
walls Weatherboard  
Brick  
roof Asphalt  
other Wood

**Narrative Description**

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

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

**National Register of Historic Places**  
Continuation Sheet

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

---

**Description**

The Portage Street Historic District is a small, but very fine, highly intact, historic residential neighborhood that is one of two potential historic residential districts in the city of Lodi, Wisconsin that were identified by the recently completed Lodi Intensive Survey.<sup>(1)</sup> The Portage Street Historic District is centered on a one-block-long stretch of Portage Street and it is located just to the east of the historic commercial center of the city.<sup>(2)</sup> The district contains ten buildings. Seven of these buildings were built as single family houses and two others are large two-story carriage barns that are associated with two of these houses.<sup>(3)</sup> Many of the houses in the district were the residences of the owners of the buildings and businesses in the downtown and, not surprisingly, they include several of Lodi's finest houses. The contributing buildings in the district represent several of the major architectural styles and vernacular forms that were applied to domestic architecture in Lodi and other Wisconsin communities prior to 1922. The earliest contributing example is the fine Gable Ell form First Samuel H. Watson House (pre-1882) at 226 Portage St., and the latest is the Bungalow style Irvin G. Searles House (1922) at 207 Portage St. The district is particularly rich in fine examples of the Queen Anne style, three of which are the work of Carl C. Menes, Lodi's best known and most prolific builder/architect during the period of significance. Stone foundations underlie all the district's nineteenth century buildings and clapboard is the most common siding material. Buildings in the district range in size from small Gable Ell form houses to several of the larger historic houses in the city, including the exceptional Menes-designed Queen Anne style George O. Gordon and Second Samuel H. Watson houses (202 and 220 Portage St.), built in 1904-05 and 1899, respectively. The construction dates and styles present in the district vary, but the concentration of four excellent Queen Anne style houses within its boundaries and other houses influenced by the style gives it a decidedly Late Victorian Period flavor. The styles that are present in the district are the end product of the historic progression of the neighborhood and reflects the fact that many of the later houses in the district occupy lots that were originally part of larger parcels associated with the district's earlier houses. Continuity is provided by the fact that all of the buildings in the district, save one, regardless of size, style, or date of construction, were built either as single family residences or as outbuildings for them. The only exception is the cream brick-clad Gothic Revival style Universalist Church at 203 Portage Street, which was built between 1873 and 1874, but is now privately owned and is used as a retail store.

---

<sup>1</sup> Heggland, Timothy F. *Intensive Survey Report of Lodi, Wisconsin*. Madison: July, 1999. The other district is the larger Lodi Street-Prairie Street Historic District, which is located two-and-one-half blocks to the west and which is being listed concurrently.

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

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

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

**National Register of Historic Places**  
Continuation Sheet

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

---

The district occupies land on both sides of Portage Street that consists of outlots formed out of unplatted land within the city limits. The district is surrounded on the north and east by the much larger historic residential area that encircles the downtown commercial area, which is located just to the west of the west end of the district. All of the district's ten buildings are situated on both sides of the east-west-running Portage Street, beginning at the district's eastern terminus (its point of intersection with Parr Street) and ending just before the district's western terminus (Portage Street's point of intersection with Spring Street). The topography of the district is nearly flat for the most part but the land descends gradually to the north and to the south along the banks of the two branches of Spring Creek that run just to the north and south of the district. Portage Street itself is lined with wide parkways, shade trees, and concrete sidewalks and it has concrete curbs and gutters within the district boundaries.

The reasons why this portion of Portage Street in particular evolved into one of Lodi's most impressive concentrations of Late Victorian era residences are conjectural but are most likely related to the district's location close (but not too close) to the downtown core of Lodi. By the early 1880s, when the first of the districts' Queen Anne style houses was constructed, houses within the district were situated within easy walking distance of the downtown commercial district located one-block to the west along Main and Lodi streets. This proximity to places of work probably encouraged prominent early Lodi businessmen such as A. W. Vaughan to make their homes within what is now the district and the presence of such established men probably convinced others like them to move to the area for much the same reasons.

Integrity levels within the district vary but for the most part are very high. Nearly all of the district's buildings are still in very good to excellent, largely original condition and continue to serve as single family residences, while several of the district's most architecturally distinguished buildings are in exceptionally intact condition. The only non-contributing building within the district is the First Ole Loken House (218 Portage St.), which has been so altered that it no longer retains sufficient integrity to meet the National Park Service's standards. Overall, however, the district still retains to a remarkable degree the appearance it had during the latter portion of its period of significance.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

---

The following inventory lists every building in the district and includes the names of the original owners, the construction date, the address, and contributing (C) or non-contributing (NC) status.<sup>(4)</sup> The inventory is then followed by descriptions of some of the district's best and most representative resources, which are listed in rough chronological order according to style.

	<u>Address</u>	<u>Historic Name</u>	<u>Date</u>	<u>Classification</u>
202	Portage St.	George O. Gordon House & Carriage Barn	1904-1905	C C
203	Portage St.	Universalist Church	1873-1874	C
206	Portage St.	Second Ole Loken House	1897	C
207	Portage St.	Irvin G. Searles House	1922	C
217	Portage St.	A. W. Vaughan/S. W. Everson House & Carriage Barn	1884-85/1907	C C
218	Portage St.	First Ole Loken House	pre-1885/1897	NC
220	Portage St.	Second Samuel H. Watson House	1899	C
226	Portage St.	First Samuel H. Watson House	pre-1882/1899	C

---

<sup>4</sup> Determining construction dates for older buildings in Lodi was hampered by the fact that no real estate tax records for the city exist prior to 1897. Construction dates prior to 1897 were taken from historic newspaper articles and maps.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

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

---

**Gothic Revival**

By 1904, the year that the Gothic Revival style, Carl C. Menes-designed, frame construction Norwegian Lutheran Church in Lodi was completed (Pleasant Street, altered). Lodi had at least three other Gothic Revival style churches, which belonged to the Catholic, Presbyterian, and Universalist congregations, as well as two other older Greek Revival style churches. Today, however, only a single Gothic Revival example remains from this group, this being the Universalist Church (203 Portage Street), which was built between 1873 and 1874.<sup>(5)</sup> The Universalist Church is rectilinear in plan and its cream brick walls rest on cut stone foundation walls. The one-story-tall nave has four large pointed arch windows arrayed across each of its side elevations and it is sheltered by a steeply-pitched gable roof that has slightly overhanging eaves. The main southeast-facing facade of the church is three-bays-wide and is symmetrical in design. This facade features a tall, centered, pointed arch window that is enframed by two tall, identical, projecting square plan bell towers, each of which has one of the two pointed arch main entrances to the church located in its base. Located just above each of these entrance doors is a single small, thin, pointed arch window and a single bulls-eye window is located just above each of these. Crowning each tower is a brick corbel course, above which is a belfry whose four sides each have a pair of pointed arch openings filled with wooden louvers placed on them and which is sheltered by a pyramidal roof.

The Universalist Society parish in Lodi was organized on December 8, 1872. By the following April, the members had decided to build themselves a house of worship, as was reported in the *Lodi Journal*:

Last week we made mention that the Universalist society were talking of building a church. Since that time they have purchased the bluff north-east of this office and have been engaged several days in reducing a part of it to a level. As to the style and size of the church we are not informed.<sup>(6)</sup>

A little more than a year later, another news item reported the virtual completion of the church exterior:

We notice that the boards for holding the shingles and supporting the men while laying them, have been removed from the roof of the new Universalist church, and the scaffolding taken down, and the building now presents a much better appearance than heretofore. Now let the grounds be cleared, and the whole enclosed with a neat fence, and the whole appearance of it will be further improved.<sup>(7)</sup>

The small size of the congregation, however, delayed the completion of the interior and the church was not formally dedicated until January 15, 1878, at which time it had cost its members \$4000.00.<sup>(8)</sup> The Universalists continued to use

---

<sup>5</sup> The church is shown in completed form on the *Bird's Eye View of Lodi, Wisconsin*. Madison: J. J. Stoner, 1874. The only other survivor from this group is the Greek Revival style Baptist Church at 112 First Street, built in 1867, and remodeled in 1929 when it became the local Masonic Temple and lost its steeple.

<sup>6</sup> *Lodi Journal*, April 9, 1873, p. 5.

<sup>7</sup> *Lodi Valley News*, October 14, 1874, p. 3.

<sup>8</sup> Butterfield, Consul W. *The History of Columbia County, Wisconsin*. Chicago: Western Historical Company, 1880, pp. 783-784.

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

**National Register of Historic Places**  
Continuation Sheet

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

---

their church until 1917, when the building was purchased by the Bethania Lutheran congregation, who continued to occupy it until the mid-1950s. It was subsequently purchased in 1972 by the Lake Wisconsin Evangelical Association, who occupied it until 1984.<sup>(9)</sup> Subsequently, the building was sold and it now houses a retail gift shop. Despite this change in usage, the exterior of the church is still in largely original condition today. The only significant change is the addition of a concrete block, one-story addition across the rear of the building some time after World War II and the later simplifying of the original belfry roofs.

**Queen Anne**

The district's four Queen Anne style houses and two associated carriage houses are its largest group of buildings belonging to a single style. These buildings were built between 1897 and 1907 and include several of the most outstanding examples of the style in Lodi, plus good representative examples whose designs are typical of the examples found in the city's other historic neighborhoods. The designer of one of these houses is still unknown, but three others, including the district's most notable examples, are the work of Carl C. Menes, a local carpentry contractor and architect of considerable ability. The size of these four houses varies somewhat but they are of medium to large size within their local context and all are of frame construction, have cut stone foundation walls, and are now or were originally clad at least partially in clapboard and wood shingles. In addition, three of these houses are located on parcels that were either created by the subdivision of larger parcels that originally belonged to the district's older properties or they represent the remodeling of an older house on the same site.

The oldest examples of the Queen Anne style in the district are the Second Ole Loken house (206 Portage St.), and the S. W. Everson house, which occupies a large corner lot at 217 Portage St. and was built in 1882 by A. W. Vaughan and was remodeled and enlarged for S. W. Everson in 1897. The Second Loken house was built in 1897 and it now occupies the original site of the First Ole Loken House that is now located next door at 218 Portage St. The Second Loken house is two-stories in height, has a cruciform plan, cut stone foundation walls, clapboard-clad exterior walls, and it is sheltered by a combination hip and gable roof that has gable ends that are elaborately decorated with sunburst pattern wooden ornament and diamond and fish scale pattern wood shingles.<sup>(9)</sup> The main facade faces west onto Portage Street and a small, hip-roofed entrance porch that still retains its elaborate spindled balustrade and frieze shelters the main entrance to the house. The house is still highly intact today and is extremely well maintained.

Ole T. Loken was a Lodi shoemaker who came to Lodi from Norway in 1868 with his wife. In the fall of 1868, he entered the employ of established Lodi shoemaker Addison Eaton and he remained in this business until his retirement in 1914, by which time he was generally credited with being the oldest businessman in Lodi.<sup>(10)</sup> In order to build his new house, Loken first moved his existing house north on its lot to its present location (218 Portage St.). This occurred in May of 1897. By October of the same year, his new house was nearly completed and a newspaper account reported as follows:

---

<sup>9</sup> *Lodi Historical Album: 1848-1973*. Lodi: 1973, p. 99 (photos). This is Lodi's 125th anniversary album.

<sup>10</sup> *Lodi Enterprise*, May 8, 1914, p. 1.

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

**National Register of Historic Places**  
Continuation Sheet

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

---

Ole Loken's new house stands just opposite the bend in the Portage road opposite the Universalist Church, and commands a center view of the whole of Lodi street. It will itself be a conspicuous object for all who travel east on Lodi street, as they will have it looming up directly in front of them. It will be a handsome residence and an ornament to the locality.(11)

Perhaps the most impressive and elaborate example of the Queen Anne style in the district and one of the most impressive in Lodi is the S. W. Everson house at 217 Portage Street. The Everson house occupies a large corner lot and it is two-and-a-half stories in height and was built in 1884-1885 for A. W. Vaughan and remodeled for Everson between 1905 and 1907. This large house has a cruciform plan, stone foundation walls, exterior walls that are clad in clapboard, and it is sheltered by a combination gable-and-hip roof whose multiple gable ends feature variations on the theme of triple window Palladian-inspired window surrounds. The main facade of the house faces east and has a veranda that faces east. The flat roof of this veranda is supported by Tuscan Order columns that rest on tall brick pedestals and two open porches ornament the second story above the veranda.

This house was originally built between 1884 and 1885 for A. W. Vaughan, who bought four lots next to the Universalist Church in 1884 from S. H. Watson, who lived across the street (see the First Samuel H. Watson house, 226 Portage St.). The new house that Vaughan built on his land was the showplace of the village at that time. Regrettably, no picture of this house as it was originally has yet been found, but the following newspaper account gives a good idea of its internal arrangements.

Speaking in general terms, it [Mr. Vaughan's new house] is one of the finest residences in all respects in Columbia County. The house stands ... just in the rear of the Universalist church, fronting on the Portage road, opposite the home of S. H. Watson, Esq. The old gravel knoll, while not *all* gone, has been so far removed and leveled down to make a foundation for house and barn that but a small part of it is now left—that is, small in comparison to what it was ten years ago—and the house is clearly visible from Lodi street as far away as Mr. Joel Pruy'n's corner. It is a high-art house, and so is difficult for us to describe, but in its general plan it presents a broadside to the street, with front door in the middle, a room on either side of the door with a good sized entry way between them, and a veranda in front, extending the length of the house. This is, we should say, three or four feet above the ground, and the latter is as much above the sidewalk, the lot having been graded up from the street and down from the hill to that level. Back of the south front room, which is the parlor, is a commodious dining room, and back of the north front room, now used for a sleeping room, is the kitchen, with the stairway between them. The wood work of these rooms is of the best of lumber, and is beautifully grained, the work being done by Mr. Van Orman, who as a master of that art has no superior, and perhaps no equal, within the scope of our acquaintance. The walls are of the best white finish, and are relieved in the two upper rooms, by a wide and handsome border around the top of the wall. The east upper room is finished in sky-blue, and both are very handsome rooms. The back room up stairs are indescribable on account of the twists and turns of the roof, but are very useful for store rooms, and may be used as sleeping rooms in case of need, and they would not be uncomfortable ones, either, for they are plenty large, and high as need be in some parts. Externally, the house is

---

<sup>11</sup> *Lodi Valley News*: October 16, 1897, p. 3. See also: *Lodi Valley News*: May 22, 1897, p. 3 and City of Lodi Real Estate Tax Rolls, 1897.



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

**National Register of Historic Places**  
Continuation Sheet

Section 7      Page 7      Portage Street Historic District  
Lodi, Columbia County, WI

---

painted in rich, bright colors, suggestive of warmth and comfort within, while the facts are in strict accord with the suggestion, all the work of construction, as well as material used, being of the very best that money could procure. And one great beauty of it is, it was all done by home artists.

From the upper veranda, or the upper windows, a magnificent view of a most lovely landscape is obtained in all directions, and there is no more delightful home in all the state than this. The house is not yet furnished except temporarily, but is just ready for it now and will soon receive its permanent outfit of furniture, carpets, and curtains, and when this is all completed we hope to see it again ... (12)

Vaughan and his family lived in the house until the 1890s, but it was being lived in by a Prof. Thomas when purchased by S. W. Everson in 1905. S. W. Everson was a prominent Lodi merchant who was also Lodi's postmaster when he purchased the Vaughan house and began to remodel it and modernize it. Everson's designer and carpentry contractor was Carl C. Menes, a native of Norway who had moved to Lodi from the nearby Columbia County village of Morrisonville in 1895 and was to practice as a contractor and architect based in Lodi for many years thereafter.

The quality of Everson's new house and its size renewed its status as a landmark in Lodi when finally completed as can be seen from praise published in one of the local papers.

Postmaster S. W. Everson and family are moving into their new home. It is the former Vaughan house, next to the Universalist church, and has been completely remodeled by Contractor Menes; it has been equipped with all modern conveniences, and now ranks with the best in this little city of fine homes. (13)

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

Also built to one of Menes' designs is the almost equally fine later Queen Anne style house at 202 Portage St. built for George O. Gordon between 1904 and 1905. (13) This example of the style exhibits the influence of the emerging Classical Revival, which can be seen in the variations on the theme of triple window Palladian-inspired window surrounds found in the multiple gable ends and in the smaller, classically inspired, pedimented entrance porch. The Gordon house is also a two-and-one-half story building with a cruciform plan, Abelman stone foundation walls, and exterior walls that are clad in clapboard, and it is sheltered by a combination hip and gable roof whose multiple gable ends are also clad in clapboards. Characteristic of Menes's Queen Anne style designs is the integral porch that is inserted into the second story of the Gordon house's main west-facing facade. Such inset open porches are found on many of Menes' Queen Anne style houses including the Everson and Watson houses.

---

<sup>12</sup> *Lodi Valley News*, June 13, 1885, p. 3. See also: May 10, 1884, p. 3; June 7, 1884, p. 3; June 28, 1884, p. 3; October 18, 1884, p. 3;

<sup>13</sup> *Lodi Enterprise*: August 2, 1907, p. 5. See also: August 18, 1905, p. 4; October 15, 1909, p. 1 (photo).

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

**National Register of Historic Places**  
Continuation Sheet

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

---

George O. Gordon was a successful Lodi businessman and drugstore owner who, by 1909, was also the Village president. When Gordon's new house was about to begin construction, the local newspapers noted the following:

George O. Gordon has sold the house he lives in, on Portage street, to John Mandeville, who will move it to the property near the fairgrounds which he purchased last week of Joe Padley. Mr. Mandeville will prepare the house for his own occupancy. Mr. Gordon has plans nearly perfected by Architect Menes for a fine residence, on which work will begin as soon as possible. It will be modern in every detail and will cost in the neighborhood of \$5000.(14)

The near completion of the house was also brought to the attention of the newspaper's readers as well:

George O. Gordon and family, moved into their new house last week, although it is not fully complete as yet. When it is finished it will be one of the finest in this town of fine houses.(15)

The Gordon house also has a two-story carriage barn located behind it, which, like the house, is still in a highly intact state today.

Besides the Vaughan/Everson and Gordon houses, Carl C. Menes also designed one more Queen Anne style house in the district as well, the largely intact Second Samuel H. Watson house at 220 Portage Street, built in 1899. This fine house now occupies the original site of the First Samuel H. Watson House, which is located next door at 226 Portage St. The design of the later two-and one-half story house is very similar to that of the very fine Menes-designed Almon H. Hinds house (122 Water Street, in the Lodi Street-Prairie Street Historic District) and it has also been treated the same way, its original clapboard siding having been resided with narrow gauge vinyl. Despite this change and the loss of its veranda's original balustrade, the Second Watson house, like the Hinds house, is still one of Menes and Lodi's finest and largest Queen Anne style houses and it makes a fitting neighbor for the other Menes-designed houses in the Portage Street Historic District. Completed in 1899, the two-and-one-half story Second Watson house exhibits all the salient characteristics associated with Menes' most elaborate designs. These characteristics include: Abelman stone foundation walls; a cruciform plan, combination hip and gable roof, and two integral porches that are inserted into the second story of its main west-facing facade. There is also a polygonal three-story-tall corner tower attached to the northwest corner of the house as well.

Like Menes' other houses in the district, the construction of the Second Watson house was also noted in the local newspapers:

S. H. Watson will build his new residence on the site now occupied by his house, which will be moved further north upon the lots owned by Mr. Watson. Work will be commenced at once upon the new house.(16)

---

14 *Lodi Enterprise*, April 15, 1904, p. 3. The house that Mandeville bought from Gordon had previously been owned by A. W. Vaughan, who used it as a rental property.

15 *Ibid.* August 11, 1905, p. 5. See also: September 3, 1909, p. 1 (photo) and City of Lodi Real Estate Tax Rolls.

16 *Lodi Enterprise*: June 30, 1899, p. 3.

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

**National Register of Historic Places  
Continuation Sheet**

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

---

C. C. Menes has finished the Lennartz residence near Sauk City, and is now ready to commence work on S. H. Watson's new house.(17)

This house and its very fine, largely original interior are both very well maintained and are in very good condition today.(18)

**Bungalow**

There is a single example of the Bungalow style in the district. This is the fine, one-and-one-half story Irvin G. Searles house at 207 Portage Street, built in 1922.(19) This highly intact example has a side gable form. It has a rock-faced concrete block foundation and the walls above are clad in narrow gauge clapboards and are sheltered by overhanging open eaves. The main southeast-facing Portage Street facade of the house features a full-width screened front porch that is a hallmark of the style. This porch retains its original screening and it shelters the main entrance door.

**Gable Ell**

The two earliest houses in the district are both examples of the Gable Ell vernacular form and they also share a similar history. Both houses were moved from original sites on the same lots just to the south of their current ones in order to facilitate the construction of new and larger houses by their owners. Both also started life as smaller buildings and gained both height and breadth as the years rolled on. Lack of documentation limits knowledge of the origins of these two houses, but something is known of the changes they went through in order to achieve their current state.

The First Samuel H. Watson house at 226 Portage Street is by far the most intact of the two houses and it has also received the most attention in the local press.

The improvements in our village this season have not been many or great, but still the progress is onward and upward—especially upward. One of the best of these has been the work on Mr. S. H. Watson's residence, which has a new roof put on some four feet higher than the old one, thereby gaining four good rooms overhead. A new roof was also put upon the kitchen.(20)

Nine years later, still more changes were noted:

Among the handsome and delightful little houses in Lodi, there are few, if any, that can surpass in all the appointments that go to make a home comfortable and happy, the now enlarged and beautifully decorated home

---

17 *Lodi Enterprise*: August 4, 1899, p. 3. See also: August 25, 1899, p. 3; December 3, 1909, p. 1 (photo) and City of Lodi Real Estate Tax Rolls.

18 Excellent early photos of the Second Watson house and the Gordon house can be found in the newspaper citations listed above; in the *Lodi Enterprise*: December, 18, 1997; and in the Lodi calendar published by the State Bank of Lodi in 1988.

19 City of Lodi Real Estate Tax Rolls.

20 *Lodi Valley News*, October 7, 1882, p. 3.

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

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

Section 7      Page 10      Portage Street Historic District  
Lodi, Columbia County, WI

---

of S. H. Watson, Esq., on Portage street, directly east of the Universalist church. It was only a few years ago that Mr. Watson had his home put in first class order; but he has since got some new ideas in his head, and to make his house conform to them was the late alterations and improvements.

To begin with he has raised the ceiling in the family living room some nine inches, making a corresponding elevation in the ceiling of the chamber over head. On the south side of this living room a bay window, with square corners, four and a half by eight feet in the lower room, and nearly the same in the upper story, extends from the foundation to roof, the glass being large enough to fill the sash on three sides, about two-thirds the height of the room, where smaller lights of variegated stained glass begin, extending to the top of the sash. And the rooms have been papered in the latest and highest style of the paper hanger's art—Sherm. Sodder's art.

This bay window, going as it does to the roof, gives opportunity for a handsome gable on the south front of the dwelling, which has been utilized to the best advantage, and the new gable adds largely—in fact, constitutes one of the chief ornaments—to the improvements. From the outside of the second story the weatherboards have been removed, and fancifully sawed shingles have been substituted instead.

The woodwork in this living room is all oak, finished in oil, and the natural grain of the wood is most beautiful. Had any man executed so fine a piece of workmanship, drawing on his imagination for his designs, it would be called overdone and exaggerated; but being nature's own work, the criticism will not hold in this case.

From a door on the east side of the bedroom, the occupant of the latter steps into a newly constructed bathroom which may also be entered through a door opening into the kitchen, where hot or cold water can be obtained. This is nicely papered above the wainscoting and out of reach of water. The kitchen also, has been handsomely papered, both walls and ceiling, and when the workmen get done and out of the way, the carpets down and all settled for living again, Mr. Watson's home will be as pleasant and comfortable as any mortal need ask for in a town like Lodi, and we congratulate the owner on the possession of so handsome, convenient and comfortable a home.(21)

The resulting house was thus very similar to the house we see today, being essentially a modest sized Gable Ell having two gable-roofed wings placed at right angles to each other that was then given a Queen Anne style makeover consisting of the two-story bay on the south facade, and decorative wood shingling on the second story. However comfortable Watson's remodeled house was, though, it was not big enough to meet his needs eight years later in 1899, when he decided to build himself a new house on the same site. The changes to come were once again duly noted in the local newspaper:

S. H. Watson will build his new residence upon the site now occupied by his house, which has been moved further north upon the lots owned by Mr. Watson. Work will be commenced on his new house at once.(22)

---

<sup>21</sup> *Lodi Valley News*: April 25, 1891, p. 3.

<sup>22</sup> *Lodi Enterprise*: June 30, 1899, p. 3.

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

**National Register of Historic Places**  
Continuation Sheet

Section 7      Page 11      Portage Street Historic District  
Lodi, Columbia County, WI

---

Since the move, the First Watson house has undergone still further changes in the form of a the addition of a new (ca. 1920s) gable-roofed one-story sunporch on the south side of the house that has tall fieldstone-clad foundation walls supporting its exterior walls. Otherwise, though, the house has now been immaculately restored by its current owners and is one of the most interesting and best documented houses in the district.

The Gable Ell form First Ole Loken house at 218 Portage Street has had a similar history, which has also received the attention of the local press.

Mr. Ole Loken has added greatly to the appearance and value of his house in the last ten days, by raising the roof and making the greater part of it full two stories in height. The house stands opposite the Universalist church, next north of the Ferguson property. (23)

Six years later, the newspaper could report still more changes.

Ole Loken has recently turned his house around and will build an addition to one side. He will also, when that is completed, put a new house between his present home and Mr. Vaughan's tenement house now occupied by Mr. Smith. (24)

And a month later, the newspaper would report once again:

Ole Loken has so improved his house since turning it around that it looks like a new house in all the glory of light colored paint and brown trimmings. Mr. Loken has taken a large tree from the middle of his front yard and has room to put up another house between his own and Mr. Vaughan's tenant house. (25)

After the move was accomplished and the new house constructed, Loken's former house remained in his possession and was used as a rental property. In recent years, however, the house has been completely resided with asbestos siding, its original windows have been replaced, and a large addition has been added to the rear. Consequently, the house is now believed to be a non-contributing resource within the proposed district.

---

23 *Lodi Valley News*: April 25, 1885, p. 3.

24 *Ibid.* May 22, 1897, p. 3. See also: City of Lodi Real Estate Tax Rolls, 1897.

25 *Ibid.* June 26, 1897, p. 3. Mr. Vaughan's tenant house was the one later removed to make way for the George O. Gordon house.

Portage Street Historic District  
Name of Property

Columbia  
County and State

Wisconsin

### 8. Statement of Significance

#### Applicable National Register Criteria

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

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

#### Criteria Considerations

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

Property is:

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

#### Areas of Significance

(Enter categories from instructions)

Architecture

---

---

---

---

---

---

#### Period of Significance

1874-1922

---

---

---

#### Significant Dates

N/A

---

---

---

#### Significant Person

(Complete if Criterion B is marked)

N/A

---

---

#### Cultural Affiliation

N/A

---

---

---

#### Architect/Builder

Menes, Carl C.

---

---

#### Narrative Statement of Significance

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

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

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

Section 8      Page 12      Portage Street Historic District  
Lodi, Columbia County, WI

---

**Significance**

The proposed Portage Street Historic District is a residential district in the city of Lodi that is centered on a one-block-long stretch of the east-west-running Portage Street, the ends of which are bounded by Parr and Spring streets. The district is located just to the east of the proposed Lodi Downtown Historic District and two blocks east of the Lodi Street-Prairie Street Historic District, which is being listed concurrently. The Portage Street Historic District was identified by the Lodi Intensive Survey in 1999 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the district utilizing the Gothic Revival, Queen Anne, and Bungalow styles and the Gabled Ell Vernacular forms subsections of the Architectural Styles study unit of the CRMP.<sup>(26)</sup> The results of this research is detailed below and shows that the Portage Street Historic District is locally significant under NR Criterion C as an architecturally and historically important collection of mostly residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.

This district is comprised of 9 contributing and 1 non-contributing resources. The contributing resources include very fine representative examples of several of the most popular styles applied to residential architecture in Lodi during the period of significance and also Lodi's only surviving nineteenth century example of a Gothic Revival style church.<sup>(27)</sup> Individually, the district's resources are fine examples of architectural styles and vernacular forms that were important in Lodi during the period of significance and several are among the finest examples found by the Lodi Intensive Survey. Collectively, these buildings are notable architecturally because they typify the stylistic and historic evolution of the district and the larger residential area that surrounds it during the period of significance (1874-1922). During this period many of the larger parcels associated with the district's oldest buildings were subdivided and larger, generally more fashionable and up-to-date houses were typically built upon the new parcels. In addition, three of the buildings in the district are excellent examples of the work of Carl C. Menes, the finest architect who practiced in Lodi during the period of significance.

**Historic Context**

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

---

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

<sup>27</sup> The period of significance is bounded by the known construction dates of the resources in the district.

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

**National Register of Historic Places  
Continuation Sheet**

Section 8      Page 13      Portage Street Historic District  
Lodi, Columbia County, WI

---

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 larger and as yet undivided Portage County and was 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 35-year-old Isaac Palmer.(28)

Isaac H. Palmer (1809-1889), a native of Binghamton, New York, had arrived in Milwaukee in 1837 with his wife, Anne, with the intent of making his family a home in the open country of Wisconsin. His first efforts in this direction took him first to the just created capital "city" of Madison as one of the crew recruited by A. A. Bird to build the first state capitol building. Once there, Palmer quickly built himself a log cabin near the capital square and then returned to Milwaukee in order to bring back his wife and their household goods. The Palmer's first child, also named Anne, was born soon thereafter, she being the second child born in Madison, and the family's new home also served as the community's first schoolhouse in 1838. In 1839, Palmer was appointed the first probate judge of Dane County, thereafter being known as Judge Palmer, and he also served in the territorial legislature in 1842 and 1843. In 1845, a hunting trip brought Palmer to the headwaters of Spring Creek in nearby Columbia County and to the future site of the city of Lodi. Impressed by the water power potential this site offered, Palmer acquired 40 acres of land bordering Spring Creek in Sec. 27 of the Town of Lodi in 1846 and soon thereafter built himself a log cabin (non-extant) nearby. Palmer, like so many other town founders of that time, settled along a river or stream because it provided both a reliable source of water and the only readily available means of generating power for industrial purposes. This power source was put to good use later in the year when Palmer constructed a sawmill (non-extant) on the riverbank. Building such a mill was often the first step in building up a community because the lumber that came out of it was usually the only building material that was available for newly arrived merchants and farmers wishing to build their first permanent structures in the days before the coming of the railroads.(29)

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

---

28 Butterfield, Consul W. Op. Cit., pp. 768-770.

29 Ibid, pp. 777-778.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8      Page 14      Portage Street Historic District  
Lodi, Columbia County, WI

---

on Portage Street at the point where it intersected with Spring Creek. Other arrivals in the village in that year were its first blacksmith, Reuben Ring, whose shop opened on Main Street, and Mandras Randall, its first boot and shoemaker. With Palmer and Ring's mills in place, which were among the first in this section of the county, the rich prairie that surrounded Lodi became ever more attractive to settlers wishing to engage in agricultural pursuits. By the beginning of 1849, Lodi had become a natural gathering place for area farmers and was well on its way to becoming the trading center of the surrounding area. Situated as it was around what was becoming an important area crossroads, the evolving commercial core of the village was 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 also 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>(30)</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 & Northwestern Railroad tracks.<sup>(31)</sup> In February of 1853, James M. McCloud, another major Lodi landowner, platted the first of what would eventually be four additions of his own. McCloud's First Addition is located just to the north of Palmer's First Addition (on the north side of Lodi Street) and comprises three blocks bounded by Lodi, Main, Locust, and Prairie streets. All three of these plats were typical of their time in that they overlaid the topography of the land with a relentless grid of streets that respected the existing topography only where it was impossible not to do so. 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 the meantime, much of the surrounding land would soon be divided into unplatted outlots and much of it, including all of the land within what is now the Portage Street Historic District, remains so to this day.

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.

---

<sup>30</sup> Butterfield, op. cit., p. 779.

<sup>31</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.

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

**National Register of Historic Places  
Continuation Sheet**

Section 8      Page 15      Portage Street Historic District  
Lodi, Columbia County, WI

---

After the War, Lodi continued to increase slowly in size, with additional buildings being 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 created a very modest industrial zone bordering the tracks between Water Street and Locust Street that still exists to this day.<sup>(32)</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 larger agricultural community that surrounded it. If this dependence placed limits on Lodi's growth and size, though, the village still benefited from the steadily increasing prosperity of the surrounding farms, which was also reflected in the increased prosperity of the city's mercantile establishments. As a direct result of this prosperity, new commercial, residential, and institutional buildings were built throughout the village in the 1870s, 1880s and 1890s. Especially numerous were the new houses built throughout the city in the 1890s in the newly fashionable Queen Anne style, the most notable examples being built by the city's merchants on or near Water, Lodi, and Prairie streets, and along Portage Street in areas that are now included within the boundaries of both the proposed Lodi Street-Prairie Street Historic District and the proposed Portage Street Historic District.

Lodi's continuing dependence on the economic well-being of area farms during this period can also be seen by looking at the Sanborn-Perris fire insurance maps of the period, which list the city's industries in their directories.<sup>(33)</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 greatly dependent on agriculture for their economic existence. Yet another institution of this type took form in Lodi in 1909 when the Lodi Grain Co. elevator and feed mill (both non-extant) were built along the railroad tracks close to its point of intersection with Second Street near the railroad depot (non-extant). This was a significant event since it provided yet another up-to-date service to the agricultural community that surrounded Lodi. An even more important event, however, was the creation of the Lodi Canning Co. in 1917 (extant), a major packer of peas and corn that has been and still is the largest seasonal employer in Lodi. These additions to the local economy, however, represented just evolutionary changes in Lodi's relationship to the surrounding farmland, they were not changes in kind.

The Lodi Canning Co. proved to be the last major addition to the village's economy until after World War II. Still, the village managed to survive the Depression and by 1941 its population had grown to the point where another advance in governmental status was deemed necessary. In that year an application was made and permission was given to reincorporate Lodi as a city, which it has remained to this day. Since the end of World War II, however, Lodi has experienced substantial growth, which can easily be seen in the post-war suburbs that now ring much of the city. Fortunately, this new growth has left much of the historic core of the city largely intact and it is to be hoped that this will continue to be true in the future.

---

<sup>32</sup> Butterfield, op. cit., p. 780.

<sup>33</sup> Fire Insurance Maps of Lodi, Wisconsin. New York: Sanborn-Perris Map Co., 1892, 1898, 1904, 1919, and 1930.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8      Page 16      Portage Street Historic District  
Lodi, Columbia County, WI

---

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

The development of the commercial center of the village was accompanied by growth of other kinds as well. The growth of Lodi's residential districts in the 1850s was also dictated in large part by topography. During this period, much of the land to the north and east of the business district was characterized by marshy areas through which Spring Creek and its tributaries ran after passing through the mills, thus limiting most residential growth to the higher and drier areas just to the west of the business district and to the higher ground that immediately bordered Portage and Columbus streets.<sup>(34)</sup> Not surprisingly, the lots closest to the business district and bordering on the principal access routes into the village were the first to be developed for residential purposes. By 1874, when the only Bird's Eye View of Lodi was printed, the most heavily developed residential areas in the village were located just west of the downtown and within three blocks of it, with the densest development being situated within the boundaries of the Lodi Street-Prairie Street Historic District on the blocks facing onto Lodi Street and Water Street. Other areas of concentration, however, also extended eastward along Portage and Columbus streets. The residences in the Portage Street Historic District shown on this View that are still believed to survive include: the Gable Ell form first Samuel H. Watson house at 226 Portage Street; the Gable Ell first Ole Loken house at 218 Portage Street. The Gothic Revival style Universalist Church at 203 Portage Street is shown as well.<sup>(35)</sup>

The 1880s were a slow time for building in Lodi generally and this was true in the Portage Street Historic District as well. The only building known to have been built within the district boundaries during this decade was the original portion of the A. W. Vaughan house at 217 Portage Street, which was built in 1884-1885. As the subsequent history of the district demonstrates, however, the convenience of living close to the downtown and near to or on the village's major thoroughfares would continue to be a significant factor in the choice of land for home sites. By the mid-1890s, many potential Lodi homeowners were beginning to look outside the established areas immediately adjacent to the village's commercial center for their home sites.<sup>(36)</sup> Others, however, were looking hard at buildings and lots that already existed in the district. Included

---

<sup>34</sup> A. Ligowsky and C. Wasmund. *Map of Columbia County, Wisconsin*. Madison: A. Menges & Co., 1861. This large scale also has a smaller map showing the village of Lodi, on which the topographically limiting features of the site are clearly show, as well as the first platted areas. Note: the two platted areas shown to the east of the village on this map (the Railroad Addition, 1853, and Noyes' Addition, 1857) were later vacated and these areas would begin to be significantly developed until much later in the century.

<sup>35</sup> *Bird's Eye View of Lodi, Wisconsin*. Madison: J. J. Stoner & Co., 1874. The houses shown on the map are not sufficiently detailed to make accurate identification possible, but the style of these houses is consistent with an date that is earlier than 1882.

<sup>36</sup> No less than five new additions to the original plat were recorded in the 1890s: the Dunlap Addition (1894); the Mills Addition (1895); the Oak Park Addition (1897); and McCloud's Third and Fourth Additions (both in 1897).

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

**National Register of Historic Places**  
Continuation Sheet

Section 8      Page 17      Portage Street Historic District  
Lodi, Columbia County, WI

---

among this latter group were several of the most successful professionals and businessmen in the village, men who had stores or other types of businesses located nearby in the downtown. A few of these men, like attorney Samuel H. Watson, pharmacist and drug store owner George O. Gordon, and shoemaker Ole Loken, already owned older houses in the district and had decided to move them to other locations and build new houses on the old sites. Still other district homeowners such as S. W. Everson decided to embark on remodeling projects that transformed existing homes into bigger and more up to date ones.

The 1890s saw the greatest amount of building activity in Lodi since the first decade of the village's existence and this activity would soon virtually transform what is now called the Portage Street Historic District as well. Between 1897 and 1905, two of the already existing houses in the district were moved to new sites on their lots, a third was moved outside the district and elsewhere in the village, while three new Queen Anne style houses that are among the city's finest residential buildings were built, and a fourth house in this style.

Only a single new building would be built in district after 1905. This was a fine example of the Bungalow style; the Irvin G. Searles house at 207 Portage Street, built in 1922. Fortunately, the houses within the district continue to attract owners today that appreciate them and this has helped the district to remain fundamentally unchanged, both visually and in terms of its role in the community. Partly, this is due to the fact that the district continues to be largely a neighborhood of single family residences. Partly too, it is due to the superior design quality of these buildings, which are once again being appreciated and lived in as they were meant to be. These factors have also resulted in a great deal of very high quality restoration activity in the district, which is helping to ensure that the district continues to maintain its historic appearance.

### **Architecture**

The Portage Street Historic District was identified by the Lodi Intensive Survey as one of the areas in Lodi that is most worthy of listing in the NRHP. It is being nominated to the NRHP under Criterion C for its local significance because it is a well-defined residential neighborhood whose buildings are very good to outstanding, largely intact, representative examples of several of the successive architectural styles that were applied to residential buildings in Lodi between the years 1872 and 1922. The architectural significance of the contributing resources in the district is based in part of their ability to represent the architectural evolution of the larger neighborhood that surrounds the district, but their greatest significance is as fine examples of locally important architectural styles. In addition, the district contains numerous excellent buildings of individual architectural distinction. These buildings include four of the best examples of the Queen Anne style in Lodi, a fine examples of the Bungalow style, and the only surviving nineteenth century Gothic Revival style church building in the city, plus other less notable but still fine buildings. Also of importance is the fact that at least three of the district's Queen Anne style buildings are the work of Carl C. Menes, perhaps the finest builder/architect to practice in Lodi during the period of significance.

The buildings within the Portage Street Historic District today constitute a mix of seven single family houses, two carriage barns associated with these houses, and a single church building that now houses a retail store. Of the ten buildings in the district, one was built between 1873 and 1874, two are believed to have been built prior to 1882 and may predate 1874, one was built between 1884-1885 and was substantially remodeled in 1897, two houses were built between 1897 and 1900, two were built in 1904-1905, and one was built in 1922. This chronological distribution mirrored the building situation in the

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8      Page 18      Portage Street Historic District  
Lodi, Columbia County, WI

---

other residential neighborhoods that closely surrounded the downtown commercial core of Lodi during this period. The Portage Street Historic District is especially notable for its very fine collection Queen Anne style residences, there being four in all plus two stylistically associated carriage houses. Several of these houses exhibit almost every feature typically associated with Queen Anne style residences, including varied cladding materials, irregular plans, complicated asymmetrical facades, large front porches of elaborate design, and polygonal or circular towers. Of the four examples in the district, the best and most elaborate are the three designed by Carl C. Menes, these being: the A. W. Everson house at 217 Portage St., substantially remodeled in 1897; the Second Samuel H. Watson house at 220 Portage St., built in 1899; and the George O. Gordon house at 202 Portage St., built in 1904-1905. Of the three, the Everson house and the Gordon house are textbook examples of the Queen Anne style, both having all of the features listed above save the tower, plus excellent, quite elaborate detailing, as well as several inset second story porches, a design element that is especially characteristic of Menes' Queen Anne designs. Almost equally fine is the Second Watson house, which has now been resided but which does have a polygonal corner tower and is otherwise just as large and as impressive and costly a house as the other two more intact examples of Menes's skill.

#### Architects and Builders

As is the case with most residential districts in Wisconsin that involves buildings constructed in the nineteenth and early twentieth centuries, the identities of the designers of many of the buildings within the Portage Street Historic District are unknown, as are the builders. The only exception, but a happy one, is Carl C. Menes, a native of Norway who by 1894, had settled in the Columbia County village of Morrisonville and was working from there as a carpenter contractor. Menes' first known project in Lodi was begun in 1894, while he was still living in Morrisonville, this being the fine Queen Anne style Nels Thompson house at 204 Columbus Street.<sup>37</sup> In the following year, Menes moved to Lodi with his wife and family and he is believed to have lived there for the rest of his career. Nothing about Menes' early career or training is known and even his birth and death dates have not yet been discovered. Nevertheless, the Lodi Intensive Survey was able to identify some 28 projects that Menes was associated with between 1894 and 1923, projects that ranged from cottages and residences to schools, commercial buildings, churches, and even a city hall proposal (unbuilt) for Lodi. Of these 28 projects, eleven were for projects outside of Lodi and the exact location of nearly all of these is unknown as is the answer to the question of whether or not they were actually built. The remaining seventeen projects represent Menes' known work in Lodi. For many of these projects Menes was the designer and for others he was both designer and contractor. Still others were designed by someone else, with Menes acting as the carpentry contractor for the project.

Menes' career was in many ways typical of most builder/architects who worked in the last century and in the early years of this one. These persons possessed widely differing skills and design capabilities but they were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1850 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and

---

<sup>37</sup> *Lodi Enterprise*: April 7, 1894, p. 4; April 20, 1894, p. 4; April 27, 1894, p. 4; July 13, 1894, p. 4. See also: *Lodi Valley News*: May 15, 1894, p. 3.

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

**National Register of Historic Places**  
Continuation Sheet

Section 8      Page 19      Portage Street Historic District  
Lodi, Columbia County, WI

---

functional utility. Even when the needs of society became more complex and the buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

Carl Menes, however, appears to have possessed more than the usual level of ability one would have found in the typical small city builder. Menes' known designs in Lodi included not only residences and small businesses, but churches (Norwegian Lutheran Church, Pleasant St., 1904, non-extant), schools (Lodi High School, Pleasant St., 1898, non-extant), and government buildings (Lodi City Hall project, Main Street, 1914, not built). Menes also had sufficient ability to be able to adapt to new architectural styles as they became fashionable. His works in Lodi in the 1890s were mostly residential ones in the Queen Anne style, which was clearly his forte, while at the same time he was also designing churches in the Gothic Revival style and schools in an eclectic Late Victorian fashion. By the 1920s, however, Menes was also designing a fine brick Twentieth Century Commercial style building for M. R. Heggstead (115 Lodi Street, 1921) and the very fine Craftsman style wood shingle-clad Summerville Park Hotel on Lake Wisconsin in nearby Okee, Wisconsin, (1923, non-extant). Clearly, then, Menes was able to move with the times and the fact that he remained active as a designer and builder until at least the early 1920s means that there is a great deal more about his career that is yet to be discovered, but it will remain for others to uncover the whole story.

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

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

**Archeological Potential**

The extent of any archeological remains in the district is conjectural at this time. Earlier buildings, however, are known to have occupied the sites of a number of the existing buildings in the district including 202 Portage Street. The 1861 Ligowsky and Wasmuth map and the 1874 Bird's Eye View of Lodi, for example, both show buildings on lots within the district whose exact location and fate are still unknown. Despite subsequent construction activity, some archeological remains from all of these earlier buildings may still be extant. No information about possible prehistoric remains in this

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

**National Register of Historic Places  
Continuation Sheet**

Section 8      Page 20      Portage Street Historic District  
Lodi, Columbia County, WI

---

area was found in the course of this research. It is likely, however, that any remains of these pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

**Criteria Consideration A**

The building at 203 Portage Street was constructed as the Universalist Church and is therefore subject to Criteria Consideration A. Because the former church's significance to the district is in the area of architecture, the building meets the criteria. The building is significant as the single remaining Gothic Revival church building in Lodi.

**Criteria Consideration B**

The first Ole Loken house at 218 Portage Street and the first Samuel H. Watson house at 226 Portage Street are both known to have been moved to their present locations from their original locations just to the south on their respective lots in 1897 and 1899 and are thus subject to Criteria Consideration B, which they satisfy because these moves were made within the period of historic significance. Indeed, these moves now have a historical significance of their own, being representative of a local trend (the moving of older houses to new locations within the community to facilitate new construction) that was actually an important shaper of Lodi's historic landscape.

**Preservation Activity**

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

Portage Street Historic District  
Name of Property

Columbia  
County and State

Wisconsin

### 9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous Documentation on File (National Park Service):**

preliminary determination of individual listing (36 CFR 67) has been requested  
previously listed in the National Register  
previously determined eligible by the National Register  
designated a National Historic landmark  
recorded by Historic American Buildings Survey #  
recorded by Historic American Engineering Record #

**Primary location of additional data:**

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

Name of repository:  
Lodi Valley Hist. Soc.

### 10. Geographical Data

Acreeage of Property 4.0 acres

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

1	<u>1/6</u>	<u>2/9/5/2/5/0</u>	<u>4/7/9/8/6/5/0</u>	3	_____
	Zone	Easting	Northing		Zone Easting Northing
2	_____			4	_____
	Zone	Easting	Northing		Zone Easting Northing

See Continuation Sheet

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

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

### 11. Form Prepared By

name/title	Timothy F. Heggland/	date	8/19/99
organization	Consultant for Lodi Valley Historical Soc.	telephone	608-251-9450
street & number	1311 Morrison Street	city or town	Madison
state	Wisconsin	zip code	53703



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

**National Register of Historic Places  
Continuation Sheet**

Section 9      Page 21      Portage Street Historic District  
Lodi, Columbia County, WI

---

**MAJOR BIBLIOGRAPHIC REFERENCES:**

- Bird's Eye View of Lodi, Wisconsin.* Madison: J. J. Stoner & Co., 1874.
- Butterfield, Consul W. *The History of Columbia County, Wisconsin.* Chicago: Western Historical Company, 1880.
- City of Lodi Real Estate Tax Assessment Rolls, 1897-present.
- Fire Insurance Maps of Lodi, Wisconsin. New York: Sanborn-Perris Map Co., 1892, 1898, 1904, 1919, 1930.
- Heggland, Timothy F. *Intensive Survey Report of Lodi, Wisconsin.* Madison: September, 1999.
- A. Ligowsky and C. Wasmund. *Map of Columbia County, Wisconsin.* Madison: A. Menges & Co., 1861.
- Lodi Enterprise* newspaper.
- Lodi Historical Album: 1848-1973.* Lodi: 1973.
- Lodi Journal* newspaper.
- Lodi Valley News* newspaper.
- Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin.* Madison: State Historical Society of Wisconsin, State Historic Preservation Division, 1986. Vol. 2 (Architecture).

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

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

Section 10      Page 22      Portage Street Historic District  
Lodi, Columbia County, WI

---

**VERBAL BOUNDARY DESCRIPTION**

The boundaries of the district begin at a point located on the east curblineline of Portage Street that also corresponds to the SW corner of the land (part of Outlots 74-76) that is associated with 202 Portage Street. The boundary line then proceeds in a SE direction along the south line of the land associated with said property to a point on the meandering west bank of a branch of Spring Creek, which point also corresponds to the SE corner of said property. The line then turns and runs in a northerly direction along the rear lot lines of Outlots 74, 75, 76, 77, 78 and a part of 79 until reaching the NE corner of the portion of Outlot 79 that is associated with 226 Portage Street, then turns and runs in a westerly direction along the north boundary of said property until reaching a point on the east curblineline of Portage Street that corresponds to the NW corner of said property. The line then continues west across said street to the west curblineline, then turns and runs south to a point on the curblineline that corresponds to the NE corner of Outlot 81. The line then turns and runs due west along the north boundary line of said Outlot until reaching a point on a meandering branch of Spring Creek that also corresponds to the NW corner of said Outlot 81. The line then turns and continues south in a meandering fashion along the rear (west) boundaries of Outlots 81 and 80 until reaching the SW corner of that portion of Outlot 80 that is associated with 203 Portage Street. The line then turns and runs in an easterly direction along the south boundary line of said property until reaching a point on the west curblineline of Portage Street that corresponds to the SE corner of said property. The line then crosses Portage Street and proceeds to a point on its east curblineline, then turns NE and runs along said curblineline to the POB. These boundaries enclose an area of approximately 4.0 acres, more or less.

**BOUNDARY JUSTIFICATION**

The boundaries of the Portage Street Historic District contain all the land historically associated with the district's individual resources. Buildings were included within the district based on their type, degree of integrity, and their date of construction, with those buildings included within the district being generally larger, more architecturally distinctive, and more intact than adjacent buildings of the same type located outside it. Areas located to east and north of the district consist of other neighborhoods of single family houses whose individual resources are generally smaller and have a lesser degree of integrity than do the resources within the district, while the area to the west is the downtown core of the city and contains buildings of different type. The area immediately to the south of the district is an undeveloped flood plain bordering a branch of Spring Creek.

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

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

Section photos Page 1 Portage Street Historic District  
Lodi, Columbia County, WI

---

Items a-d are the same for each photo.

Photo 1

- a) Portage Street Historic District
- b) Lodi, Columbia County, WI
- c) Timothy F. Heggland, April 23, 1999
- d) State Historical Society of Wisconsin
- e) General View, View looking NE
- f) Photo 1 of 9

Photo 9

- e) 203 Portage St.. View looking NW
- f) Photo 9 of 9

Photo 2

- e) 202 Portage St., View looking SE
- f) Photo 2 of 9

Photo 3

- e) 206 Portage St. View to SE
- f) Photo 3 of 9

Photo 4

- e) 220 Portage St., View looking SW
- f) Photo 4 of 9

Photo 5

- e) 226 Portage St., View looking SE
- f) Photo 5 of 9

Photo 6

- e) General View, View looking SW
- f) Photo 6 of 9

Photo 7

- e) 217 Portage St., View looking NW
- f) Photo 7 of 9

Photo 8

- e) 207 Portage St., View looking NW
- f) Photo 8 of 9

PORTAGE STREET HISTORIC DISTRICT

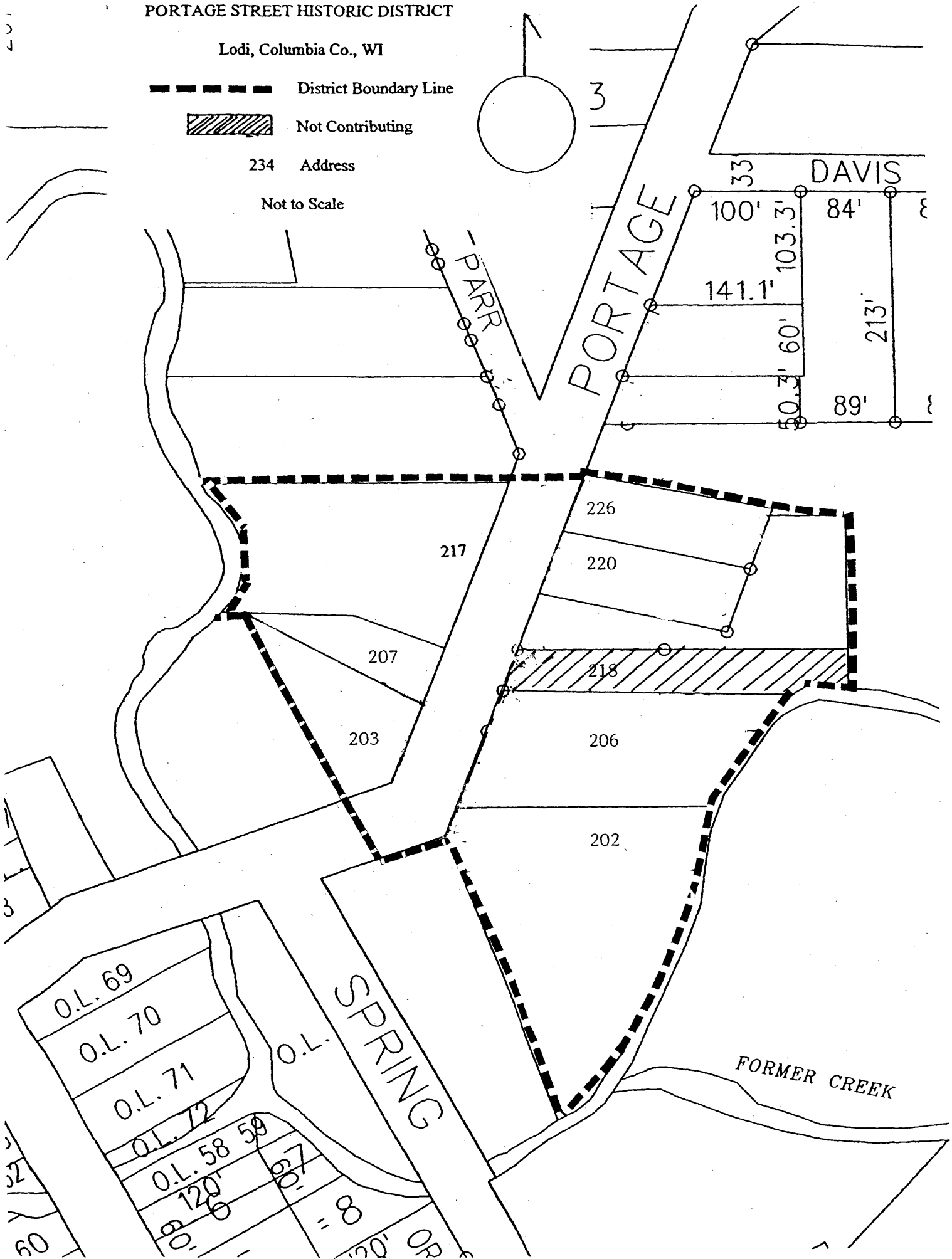
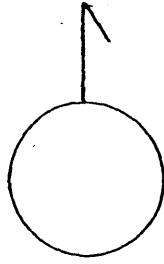
Lodi, Columbia Co., WI

----- District Boundary Line

▨ Not Contributing

234 Address

Not to Scale



Portage Street Historic District  
Name of Property

Columbia  
County and State

Wisconsin

### Additional Documentation

Submit the following items with the completed form:

#### Continuation Sheets

**Maps** A USGS map (7.5 or 15 minute series) indicating the property's location.  
A sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs** Representative black and white photographs of the property.

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

### Property Owner

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

<b>name/title</b>	Various, see inventory	<b>date</b>	8/19/99
<b>organization</b>		<b>telephone</b>	
<b>street&amp;number</b>		<b>zip code</b>	
<b>city or town</b>	<b>state</b>		

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

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