

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED AUG 9 1977
DATE ENTERED JAN 18 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Buena Vista House

AND/OR COMMON Cobblestone Inn

2 LOCATION

STREET & NUMBER 2090 Church Street

NOT FOR PUBLICATION

CITY, TOWN East Troy VICINITY OF First CONGRESSIONAL DISTRICT

STATE Wisconsin CODE 55 COUNTY Walworth CODE 127

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL	<input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL	<input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT	<input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT	<input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY	<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Donald Oberholtzer

STREET & NUMBER 2088 Church Street

CITY, TOWN East Troy VICINITY OF STATE Wisconsin 53120

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTER OF DEEDS, ETC. Register of Deeds

STREET & NUMBER Walworth County Courthouse

CITY, TOWN Elkhorn STATE Wisconsin 53121

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Wisconsin Inventory of Historic Places

DATE 1974 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS State Historical Society of Wisconsin

CITY, TOWN Madison STATE Wisconsin 53706

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Buena Vista House, renamed in 1925 the Cobblestone Inn, is sited on the north-east corner of East Troy's village square. Located in the southeast quadrant of the intersection of Church Street with Main Street (State Highway 15), the main facade of the building faces west.

The large three-story building is about 52 feet long by 37 feet deep and has a simple gable roof with the ridge running parallel to the main facade. The major significance of the building depends on its wall construction, which is stone with a veneer of cobblestones laid in regular horizontal courses separated by tooled "V"-shaped mortar joints. The lower seven quoins are granite blocks, while above quoins are dressed limestone. Stylistically the returned roof eaves visible on the north and south facades and the doorway with sidelights demonstrate the influence of the Greek Revival.

A long one-story high porch once ran along the west and north facades supported on wooden posts. A second Greek Revival doorway was located directly above the existing one on the second floor. This doorway entered on to a covered balcony integrated into the porch roof below. The doorway was filled in sometime after World War II and replaced with two double-hung windows. All the old porches and an original boardwalk have been removed. (A very similar porch still can be found on the restaurant at 2093 North Division Street, East Troy, however.) Today two porch roofs supported by large, paired brackets cover doors on the west facade, and concrete steps connect to a modern concrete sidewalk.

The oldest photographs available reveal a standing-seam metal roof similar to that which remains today. Original windows, probably six-over-six double-hung sash, have all been replaced with late-nineteenth-century two-over-two sash or very recent windows, the latter only on the third floor. A fire escape has been attached to the north facade, and small modern frame additions have been attached to the north and east facades. An original door on the west side of the north facade has been replaced with a small window, historic "Buena Vista House" signs have been removed, and a neon sign reading "COBBLESTONE" has been hung on the west facade.

A small two-story addition on the south side of the building equals the depth of the cobblestone structure and is about eleven feet wide. Of unknown antiquity, this wing is connected integrally to the interior of the cobblestone building and is very old, being found on the oldest photographs available. Local oral tradition maintains that an opera house once was located to the south of this addition, and that the residents of the inn could walk directly to the entertainment facility through this small linkage structure.

The interior has, during the building's 130-year history, been completely altered numerous times. It is alleged the third floor was a ballroom originally. Today the third floor, used for light storage, has seven individual rooms and a small bathroom. The second floor, originally transients' rooms, now contains eight rooms as living quarter for the owner. The small two-story white frame addition to the

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CONTINUATION SHEET

ITEM NUMBER 7

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south of the cobblestone building is connected at the second story, providing an additional two rooms. The first story contains a pool room and eating area. It apparently always contained a restaurant, though the size of this operation and its layout have changed considerably over the years. The shed additions on the east side of the cobblestone structure contain the kitchen, the bar and other support facilities.

The drastic change in the layout and appearance of the interior does not materially affect the nomination, since the exterior construction is the basis for the building's significance.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
___ PREHISTORIC	___ ARCHEOLOGY-PREHISTORIC	___ COMMUNITY PLANNING	___ LANDSCAPE ARCHITECTURE	___ RELIGION
___ 1400-1499	___ ARCHEOLOGY-HISTORIC	___ CONSERVATION	___ LAW	___ SCIENCE
___ 1500-1599	___ AGRICULTURE	___ ECONOMICS	___ LITERATURE	___ SCULPTURE
___ 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	___ EDUCATION	___ MILITARY	___ SOCIAL/HUMANITARIAN
___ 1700-1799	___ ART	___ ENGINEERING	___ MUSIC	___ THEATER
<input checked="" type="checkbox"/> 1800-1899	___ COMMERCE	___ EXPLORATION/SETTLEMENT	___ PHILOSOPHY	___ TRANSPORTATION
___ 1900-	___ COMMUNICATIONS	___ INDUSTRY	___ POLITICS/GOVERNMENT	___ OTHER (SPECIFY)
		___ INVENTION		

SPECIFIC DATES 1846-1849¹

BUILDER/ARCHITECT Samuel R. Bradley²

STATEMENT OF SIGNIFICANCE

The Cobblestone Inn is eligible for listing on the National Register in that it is an excellent and unusual example of a rare method of construction.

Cobblestone walls are normally built of quarried stone, sometimes fieldstone, with a relatively thin veneer of small exposed stones laid in regular horizontal courses with a mortar joint, of varying profile, separating them. Apparently cobblestone construction originated with masons working on the Erie Canal³, though European precedents could be claimed, such as in medieval flint construction in England. The tight, horizontally ordered construction found in the Cobblestone Inn, however, seems to be unique to a few areas near the Great Lakes and to result from the migrations of Western New York masons once associated in some way with the canal's construction. With the completion of the canal in 1925, the Western New York area was overpopulated with masons in need of work. Some bought farms nearby and built houses, resulting in the construction of numerous cobblestone buildings in the area. Others apparently left, taking their skills with them and building cobblestone structures in Wisconsin, Illinois, Michigan and Ontario.

The construction of Buena Vista House, as the building was originally called, was begun by 36-year-old mason Samuel R. Bradley in 1846 using stones for facing gathered from nearby lakes. Bradley was born in Massachusetts and probably came to Wisconsin via New York, where he married Hannah, four years his junior. Bradley was also the original owner and proprietor of the inn but sold the building around 1852.

Building a cobblestone wall was a laborious process requiring skills which were shrouded in secrecy by the masons who built them. Cobblestones were generally employed only on the most public facades of a house to minimize the masonry work and because cobblestone construction was thought to be decorative. Though the size of a building is not ordinarily of significance, it assumes greater importance when dealing with this form of construction. The Cobblestone Inn is the largest cobblestone building in Wisconsin, and due to its monumentality warrants nomination at the state level of significance. While information is not available to enable judgement of the building's size with respect to other such structures in the nation, the Cobblestone Inn is one of the largest buildings included in Schmidt's six-state and one-province inventory of over 500 examples, Cobblestone Masonry.

¹ Mitchell, p. 12

² Schmidt, p. 220

³ Schmidt, p. 1-3

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Kohler, Mrs. Herbert V. Wisconsin's Historic Sites. Kohler, Wisconsin, 1948.
 Perrin, Richard W. E. Historic Wisconsin Buildings. Milwaukee, 1962.
 "East Troy's Century-Old Hotels Recall Times When Village Was One Day Drive From
 From Milwaukee," Beloit Daily News, August 8, 1939.
 Mitchell, Maude E. East Troy, 1836-1942. East Troy, 1942.
 Schmidt, Carl F. Cobblestone Masonry. Scottsville, N.Y.: by author. Pages 220-221.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.11 (4,850 sq. ft.)

UTM REFERENCES

A	<u>1, 6</u>	<u>3, 8, 5, 1, 2, 0</u>	<u>4, 7, 3, 7, 7, 3, 0</u>	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The nomination comprises Cobblestone Inn, its rear additions, and the small wing to the south. This consists of the property in the southeast quarter of the intersection of Church Street and Main Street, 77 feet in the north-south dimension and 63 feet in the east-west direction.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Jeff Dean, State Preservation Planner

ORGANIZATION Historic Preservation Division
State Historical Society of Wisconsin

DATE
May 26, 1977

STREET & NUMBER
816 State Street

TELEPHONE
608/262-9504

CITY OR TOWN
Madison

STATE
Wisconsin 53706

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Richard A. Erney

TITLE Richard A. Erney, Acting Director
State Historical Society of Wisconsin

DATE 7/20/77

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

Charles A. ...

DATE 1/28/78
 DATE 1-17-78

KEEPER OF THE NATIONAL REGISTER