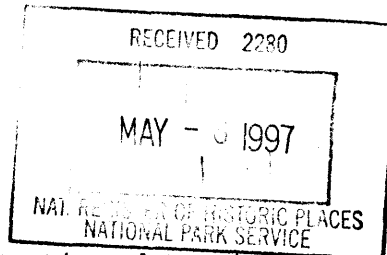


**United States Department of Interior
National Park Service**

**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 Mansion Hill Historic District
other names/site number N/A

2. Location

street & number Multiple (see list attached) N/A not for publication
city or town City of Madison N/A vicinity
state Wisconsin code WI county Dane code 025 zip code 53703

3. State/Federal Agency Certification

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

Signature of certifying official/Title
State Historic Preservation Officer-WI

5/1/97
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 certifying official/Title

Date

State or Federal agency and bureau

Mansion Hill Historic District
Name of Property

Dane County, Wisconsin
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:)

Signature of the Keeper Edson A. Beal Date of Action 6/4/97
 Entered in the National Register

5. Classification

Ownership of Property (check as many boxes as apply)
 Category of Property (Check only one box)

- private
- public-local
- public-state
- public-federal
- building(s)
- district
- site
- structure
- object

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

		Contributing	Noncontributing	
		152	21	buildings
		0	1	sites
		0	0	structures
		0	0	objects
		152	22	Total

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

N/A

Number of contributing resources previously listed in the National Register

9

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: Single Dwelling
DOMESTIC: Multiple Dwelling
RELIGION: Religious Facility

Current Functions
(Enter categories from instructions)

DOMESTIC: Multiple Dwelling
RELIGION: Religious Facility
DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

Italianate
Queen Anne

Materials
(Enter categories from instructions)

foundation STONE
 walls BRICK
STONE
 roof ASPHALT
 other CONCRETE

Narrative Description

(Describe the historic and current condition of the property on continuation sheet(s).)

Mansion Hill Historic District
Name of Property

Dane County, Wisconsin
County and State

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.)

Areas of Significance
(Enter categories from
instructions)

Architecture

Social History

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.

Period of Significance

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.

1850-1946

D Property has yielded, or is likely to
yield, information important in
prehistory or history.

Significant Dates

N/A

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

Significant Person
(Complete if Criterion B is
marked above)

N/A

A owned by a religious institution or
used for religious purposes.

Cultural Affiliation

B removed from its original location.

N/A

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or
structure.

Architect/Builder

Donnel & Kutzbock

Claude & Starck

F a commemorative property.

G less than 50 years of age achieved
significance within the past 50 years.

Narrative Statement of Significance

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

9. Major Bibliographic References

(Cite the sources used in preparing this form on continuation sheet(s).)

Mansion Hill Historic District
Name of Property

Dane County, Wisconsin
County and State

Previous Documentation on File (NPS):
 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:
Madison Planning Department

10. Geographical Data

Acreage of Property 49 acres

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

1 <u>1/6</u> <u>3/0/5/3/9/0</u> <u>4/7/7/2/1/7/0</u>	3 <u>1/6</u> <u>3/0/5/9/0/0</u> <u>4/7/7/2/2/6/0</u>
Zone Easting Northing	Zone Easting Northing
2 <u>1/6</u> <u>3/0/5/7/7/0</u> <u>4/7/7/2/3/1/0</u>	4 <u>1/6</u> <u>3/0/5/8/2/0</u> <u>4/7/7/1/9/6/0</u>
Zone Easting Northing	Zone Easting Northing
	<input checked="" type="checkbox"/> 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 Elizabeth L. Miller, Planning Technician
organization City of Madison date 9-06-1995
street & number 215 Martin Luther King Jr. telephone 608-266-6552
city or town Madison state WI zip code 53703

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)

Mansion Hill Historic District
Name of Property

Dane County, Wisconsin
County and State

Property Owner

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

name Multiple (see list attached)
street & number _____ telephone _____
city or town _____ state _____ zip code _____

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

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

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Mansion Hill Historic District
Madison, Dane County, Wisconsin

DESCRIPTION: SUMMARY

The Mansion Hill Historic District is located in Madison, Wisconsin. It encompasses portions of 17 blocks in a predominantly residential neighborhood northwest of the Capitol Square and north of Madison's principal downtown commercial area (State Street). The Mansion Hill Historic District is roughly bounded by Lake Mendota and Langdon Street on the northwest, Johnson and Gorham streets (two main arteries carrying heavy traffic) on the southeast, North Butler Street on the northeast, and North Henry Street on the southwest. The Mansion Hill Historic District is an intact and visually distinct grouping of nineteenth and early twentieth century residential buildings united by physical development. Of the 183 resources in the district, 161 are contributing and 22 are noncontributing. The contributing resources, all of which are buildings, were erected between 1850 and 1946. Nine of these buildings are individually listed on the National Register.

The Mansion Hill district showcases a wide variety of architectural styles, and has a concentration of outstanding Italianate, Second Empire and German Romanesque Revival residences, several of them constructed of indigenous sandstone. Mansion Hill also displays a number of excellent Queen Anne, Prairie School, Period Revival and Art Moderne buildings. This reflects the development of the area as one of Madison's most prestigious neighborhoods during the nineteenth century and its transition into a dense and populous student enclave beginning in the early twentieth century. Mansion Hill's transformation from the neighborhood for the social and economic elite to a student neighborhood was the result of several factors. First, a rise in the number of single-family residences constructed during the late nineteenth century increased the physical density of the neighborhood. Second, the rapidly increasing student population at the University of Wisconsin

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

seeking rental units close to campus created economic incentives to erect rooming houses and apartment buildings in Mansion Hill. This further increased density. Both these factors made Mansion Hill much less desirable for homeowners. The development of new residential areas outside the downtown, such as Wingra Park and University Heights, drew Mansion Hill homeowners. Despite this transformation, Mansion Hill retains its historic appearance as a neighborhood predominantly made up of large single-family homes, intermixed with twentieth century apartment buildings and several important institutional buildings. These latter are primarily confined to the southern and eastern edges of the district.

SETTING

Mansion Hill lies along a northeast-southwest ridge overlooking Lake Mendota. The high point of the ridge lies along Gilman Street, and the land slopes downhill toward the Capitol Square southeast of Gilman Street. Northwest and west of the district is the Langdon Street Historic District, which was listed on the National Register in 1986. The east end of the Langdon Street district was considered a part of the Mansion Hill neighborhood during the nineteenth century, with large homes for well-to-do businessmen, professionals and University faculty. Some of these homes do survive as apartments and fraternity or sorority houses, but Langdon Street developed a character quite distinct from the rest of Mansion Hill after the turn of the century. During the early twentieth century, fraternity and sorority houses were built all along Langdon Street, giving the area its current name, "Fraternity Row." Southeast of the Mansion Hill Historic District lies the Capitol Square, with both commercial and institutional buildings. State Street, Madison's principal downtown commercial area, is south of Mansion Hill. There is another residential area

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

east of Mansion Hill, but it is composed of much more modestly-scaled single-family homes.

PRESENT APPEARANCE

The Mansion Hill Historic District contains the largest concentration of high-style architect-designed nineteenth century houses in Madison, including several outstanding examples of Italianate, Second Empire and German Romanesque Revival design; and has the largest concentration of buildings constructed of locally-quarried sandstone in the city. In addition, Mansion Hill displays several fine examples of Queen Anne, Prairie School, Period Revival and Art Moderne design. The Mansion Hill Historic District retains very good integrity.

The Mansion Hill Historic District includes 161 contributing buildings, 21 noncontributing buildings, and one noncontributing site (Period Park) on portions of 17 blocks. Nine properties in the district are individually listed on the National Register of Historic Places (NRHP). These are the Steensland House at 315 North Carroll Street (1896, NRHP 1982); the Quisling Towers Apartments at 1 East Gilman Street (1937, NRHP 1984); the White/Delaplaine House, also known as the Old Executive Residence, at 130 East Gilman Street (1856, NRHP 1973); the Gates of Heaven Synagogue at 300 East Gorham Street (1863, NRHP 1970); the Braley House at 422 North Henry Street (1875-76, NRHP 1980); the Lawrence/Bashford House, at 423 North Pinckney Street (1855, NRHP 1973); the McDonnell House at 424 North Pinckney Street (1857-58, NRHP 1972); the Madison Masonic Temple at 301 Wisconsin Avenue (1923-25, NRHP 1990); and the First Church of Christ Scientist at 315 Wisconsin Avenue (1929, NRHP 1982).

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Continuation Sheet**

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

The Mansion Hill Historic District is made up primarily of large single-family nineteenth and early twentieth century houses, most of which have been subdivided into multiple rental units. In most cases, subdividing has had a minimal effect on the exterior of these houses due to their considerable size. There are also 20 contributing apartment buildings, all of them built in the twentieth century; eight buildings erected for church use; and one fraternal meeting house. Forty-four (28 percent) of the 161 contributing buildings were built prior to 1880.¹ Seventy-eight (48 percent) were built between 1880 and 1910. Thirty-nine (24 percent) were built between 1910 and 1946, the period when the character of the neighborhood changed from single-family owner-occupied residential, to student rental residential.

The Italianate and Queen Anne styles are the most numerous in the Mansion Hill Historic District. Of the 161 contributing buildings in the district, 30 show the influence of the Italianate style. Fifty-four are Queen Anne or Queen Anne-influenced. There are also three examples of Greek Revival, one Romanesque Revival, two German Romanesque Revival, three Gothic or Neo-Gothic Revival, four Second Empire, one Richardsonian Romanesque Revival style, four Neo-Classical Revival, 17 Craftsman, seven Prairie School, six Colonial Revival, one Georgian Revival, three Dutch Colonial Revival, five Tudor Revival, three Mediterranean Revival, and five Art Moderne. The remaining 12 are vernacular buildings.

Architects are known to have designed or remodeled at least 49 (30 percent) of the contributing buildings in the district. Madison

¹Sources for the dates of construction include maps, tax rolls, city directories and building permits. These are listed in the bibliography.

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

architects with designs in the Mansion Hill district include Samuel Donnel and August Kutzbock; John Nader; David R. Jones; Ferdinand Kronenberg; Louis W. Claude and Edward F. Starck; J. O. Gordon and Frederick Paunack; James Law, Edward Law and Ellis Potter; Frank Riley; Harold Balch and Grover Lippert; Edward Tough; Alvan Small; Alan Conover and Lew Porter; Philip Dean; Henry T. Dysland; Owen Williams; Myron Pugh; and Henry Loeprich. In addition, Alexander Eschweiler of Milwaukee; Hugo Hauser of Milwaukee; Lawrence Monberg of Kenosha; J. K. Cady of Chicago; Charles Frost and Alfred Granger, also of Chicago; and H. L. Kuehmel (place unknown) each designed at least one building in the district. The Mansion Hill Historic District retains a high degree of historic integrity in setting, materials, feeling, association and design, as evidenced by the fact that 88 percent of the buildings in the district are contributing.

The oldest buildings in the district are Greek Revival or Italianate. Although there were many more Greek Revival residences in the district at one time, a few of them quite ornate, only three simple examples have survived. The Nye House at 115 East Johnson Street, erected in 1857, is a plain frame house with returned eaves. Both the Church House at 123 East Gorham Street (1852) and the Bowen House at 114 West Gorham (1853) are of locally-produced brick and have returned eaves. The Church House has an incompatible addition and replacement windows; the Bowen House has replacement windows and a reduced front door opening.

There are thirty Italianate houses in the district, several of them outstanding designs built of locally-quarried sandstone. The Lawrence/Bashford House at 423 North Pinckney Street (1855, NRHP, photo 1) was probably designed by the local firm of Donnel and Kutzbock. It is an outstanding example of the Italian Villa subtype of the Italianate style, its gabled-ell main block wrapping

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

around a three-story tower. The Lawrence/Bashford House has four-over-four double-hung sash windows and simple classical stone door and window surrounds. The White/Delaplaine House at 130 East Gilman Street, better known as the Old Executive Residence (1856, NRHP, photo 2), is also constructed of local sandstone. This square, hip-roofed house features stone pilasters at the corners of the building, segmental-arched window openings with stone hood moldings, and scrolled eave brackets. The White House at 114 West Gilman Street (1856) is also a cube-shaped building of local sandstone. It is enriched with pedimented stone hood moldings and a simple wood cornice with paired, scrolled eave brackets. A partially-enclosed early twentieth century porch wraps around the south and west facades. The Fox/Van Slyke House at 510 North Carroll Street (1856-58, photo 3) was designed by Donnel and Kutzbock. The smooth-faced sandstone blocks are laid in courses in a pattern of alternating large and small blocks, a German masonry technique. The gabled-ell house features corner pilasters, four-over-four double-hung sash windows with shouldered stone surrounds, a round-arched main entrance with an ornate round-arched hood molding, paired and tripled eave brackets, and patterned stone chimneys.

There are three notable brick examples of the Italianate style in Mansion Hill. The Tenney House at 401 North Carroll Street (1863) is a cross-gabled building of locally-produced red brick with stone lintels and sills. The house has corner pilasters, a brick corbeled cornice with paired eave brackets, and patterned brick chimneys. The Mears House at 420 North Carroll Street (1870-71, photo 4) is a cream brick cube-shaped house with stone lintels and sills, a corbeled brick cornice, and paired, scrolled brackets. The Wilson House at 131 East Gilman Street (1878) is a late example of the Italianate style. Built of cream brick, it is hip-roofed with a center gable and bull's-eye window. The Wilson House has

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

incised stone lintels, a plain wood cornice with paired, scrolled eave brackets, and a full-facade porch with classical columns. The Daniels House at 515 North Carroll Street (1872) is an intact example of a frame Italianate house. This gabled-ell house features a quatrefoil window in the gable end, narrow corner boards, a simple wood cornice with paired and tripled eave brackets, simple classical door and window surrounds, and an early twentieth century wrap-around porch.

Two houses in the district show the influence of the Gothic Revival style. The Braley House at 422 North Henry Street (1875-76, NRHP) and the house at 107 West Gorham Street (1876) both have steeply-pitched gable roofs, and Gothic Revival bargeboards in their gable ends. The Bethel Evangelical Lutheran Church at 312 Wisconsin Avenue is a late high-style example of Neo-Gothic Revival. Designed by Hugo Hauser and built in 1940, it features stone veneer with clinging buttresses, lancet windows, shouldered gabled parapets, and a square, crenellated tower with traceried, pointed-arched windows. The 1963 addition, designed by the local firm of Siberz, Purcell and Cuthbert, is very compatible with its stone veneer and buttresses topped with crockets.

Holy Redeemer Catholic Church at 128 West Johnson Street (1866), designed by John Nader, is a fine sandstone example of the Romanesque Revival style. The church is front-gabled with round-arched openings and a tall, square bell tower with an octagonal spire.

Two of the state's finest German Romanesque Revival, or "Rundbogenstil," designs are located in the Mansion Hill District. Both were designed by German-born Madison architect August Kutzbock and his partner, Samuel Donnel. Both are constructed of sandstone from Prairie du Chien, Wisconsin, which is lighter in color than the

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

local sandstone. The Gates of Heaven Synagogue at 300 East Gorham Street (1863, NRHP, photo 5) is a front-gabled building with a sandstone front, and cream brick rear and side walls. Gates of Heaven features round-arched windows, and on the front, shouldered gabled parapets, bold stone moldings and two rose windows. This building originally stood at 214 West Washington Avenue (outside of the district), but was moved to the current site in 1971 and restored to its original appearance, thus maintaining its architectural integrity. The McDonnell House at 424 North Pinckney Street (1857-58, photo 6) has polygonal bay windows, traceried round-arched windows surmounted with ornate hood moldings, wrought iron portico and balustrades, multiple gabled parapets with stone corbelling, patterned stone chimneys, and an octagonal cupola enriched with scrolled brackets. Another outstanding example, though transformed to Second Empire with the addition of a mansard roof in 1870, is the Van Slyke/Richardson House, also known as the Keenan House, at 28 East Gilman Street (photo 7). Designed by Donnel and Kutzbock in 1857, this house was constructed of Milwaukee pressed brick and displays single and paired round-arched windows with hood moldings, a corbeled brick cornice, a three-story square tower on the front facade, and an ornately-detailed enclosed entry porch. The concave-sided mansard roof features segmental-arched dormers and wrought-iron cresting.

Including the Van Slyke/Richardson House, there are four examples of Second Empire style in the district, all of them excellent. The Kendall House at 104 East Gilman, like the Van Slyke/Richardson House, was transformed from an earlier style. Built in the Italianate style in 1855, a flared mansard roof was added in 1873. The Kendall House is a cube-shaped sandstone building enriched with cornice hood moldings and a plain cornice board with single and paired scrolled brackets. The dormers on the roof are enriched with pedimented hood moldings. The Kendall House originally had a

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

wrought iron balcony on large brackets above the front door; the current one replaced an early twentieth century full-facade porch in the 1950s. Two houses in the Mansion Hill district were built as Second Empire designs. The Hickock House at 504 North Henry Street (1882-83) is a small brick house with a flared mansard roof. Exterior decorative details include incised stone lintels, and single and paired scrolled eave brackets. The dormers on the roof are surmounted by shed-roofed hoods on brackets. The cream brick Jones House at 512 Wisconsin Avenue (1877) has stone cornice hood moldings above the windows, a dentilled cornice board with paired scrolled eave brackets, and a flared mansard roof with segmental-arched dormers.

The Queen Anne style predominates in the district, showing influence in 54 buildings. The Campbell House at 125 East Gilman Street (1883-84, photo 8) has a three-story round corner tower with a conical roof, shingling on the third story of the tower and in the house's closed gable ends, and a wrap-around porch with Doric columns. The Steensland House at 315 North Carroll Street (1896, NRHP, photo 9) was designed by the Madison firm of (J. O.) Gordon and (Frederick) Paunack. This house is constructed of red brick and trimmed with rock-faced white stone. It has a three-story square tower on the front facade with a concave-sided mansard roof and wall dormers with pedimented hoods. The Steensland House has a full-facade front porch with fluted Ionic columns, cornice boards enriched with swags and floral designs, and multiple closed gables with shingles in the gable ends. The Harper House at 308 North Carroll Street (1898), designed by the Madison firm of (Alan) Conover and (Lew) Porter, has a two-story polygonal bay window with leaded-glass cottage windows. The full-facade front porch is particularly fine, with its exposed rafters, cut-out frieze forming a Tudor arch, and front gable with stucco and applied curvilinear stickwork. The O'Malley House at 416 North Butler Street (1905),

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Mansion Hill Historic District
Madison, Dane County, Wisconsin

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designed by Ferdinand Kronenberg, is a cross-gabled building with two-story polygonal bay windows enriched with leaded-glass cottage windows, and stucco and applied half-timbering in the gable ends. The Welsh Rental House at 212 West Gorham Street (1892-96) is a simpler example of Queen Anne style than those described above, and is more typical of the Mansion Hill district. It has a one-story entry porch with a frieze, and a two-story gabled polygonal bay with a cottage window with small, multi-colored panes of glass, and shingles and bargeboards in the gable end.

There is also an example of the Richardsonian Romanesque Revival style in the district. The Frank Brown Rental House at 137 East Gorham Street (1893-94, photo 10) is an outstanding example of the style. It is a side-gabled house of rock-faced stone with a conical-roofed round tower and a closed-rail entry porch. There are shingles above the first floor on the gable ends, shingled returned eaves, and attic windows in a Palladian motif.

Three buildings in the district display elements of the Neo-Classical Revival style. The two best Neo-Classical Revival buildings in Mansion Hill are high-style examples of the style. The Winterbotham House at 15 East Gilman Street (1910) was designed by Chicago architect J. K. Cady. This red-brick-veneer building is enriched with a concrete classical door surround with pilasters, an entablature and a broken pediment, and corner Corinthian pilasters supporting an entablature with a paneled false parapet ornamented with swags. The Madison Masonic Temple at 301 Wisconsin Avenue (1923-25, NRHP, photo 11) was designed by local architects (James) Law and (Edward) Law, and is one of the finest examples of Neo-Classical Revival architecture in Madison. The Temple is veneered with smooth limestone and features a projecting entry pavilion with colossal fluted Doric columns; and an entablature ornamented with

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Mansion Hill Historic District
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triglyphs and medallions, and a simple cornice. The parapet is inscribed, "Temple of Freemasonry."

There are 17 Craftsman and Craftsman-influenced buildings in the Mansion Hill Historic District. The First Unitarian Society Parsonage at 504 North Carroll Street (1910) was designed by Claude & Starck. It is a stucco-finished hip-roofed building with exposed rafters, polygonal bay windows, gabled dormers and a full-facade shed-roofed front porch with a brick closed rail topped with white stone. On the sides of the house, the stucco is ornamented with applied half-timbering. The Pearson House at 223 West Gilman Street (1924) is a brick-veneered front-gabled building with stucco and applied half-timbering in the gable end. This house has Craftsman double-hung sash windows, and a closed rail front patio and flat-roofed entry porch. Several of the apartment buildings in Mansion Hill also display elements of the Craftsman style. The Blied Apartments at 141 West Gilman Street (1913) is typical. Veneered with dark brick, the Blied Apartments is enlivened with sills, pronounced keystones, and copings of white stone or concrete. The building has a central entrance with double doors flanked on either side by a three-story polygonal bay window and a closed rail one-story porch.

There are seven examples of the Prairie School subtype of Craftsman design in the district. The three best examples were designed by the local firm of (Louis) Claude and (Edward) Starck. The Wootton/Mead House at 120 West Gorham Street (1907, photo 12) is a two-story hip-roofed building on a raised brick basement. The house is finished with stucco. A dark wood belt course forms a continuous sill at the second story. The full-facade front porch features heavy brick piers with terra cotta capitals, a brick closed rail and exposed rafters; and there are wide, hip-roofed dormers on the roof. The Beecroft House at 514 North Carroll

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 3/87)

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(1911) is a wide-eaved gabled-ell building veneered with dark red brick. There is stucco in the gable ends, and the house has bands of casement windows with leaded glass in a geometric Prairie School design. The Mautz House at 110 West Gilman Street (1915) has a brick-veneered first story and a stucco finish above. The front- and side-facing gable ends project above the first story and are set on carved brackets. There are wood belt courses between the first and second floors, one of which forms a continuous sill for the second-story windows.

There are six Colonial Revival buildings in the district. The Schumaker/Bollenbeck House at 104 West Gorham Street (1922-23), designed by Ferdinand Kronenberg, is a side-gabled residence finished with red brick and trimmed with wood. It features a main entrance with slender sidelights and an semi-elliptical fanlight, a one-story portico with tripled Ionic columns, quoining, a modillioned cornice and a series of small, gabled dormers. The Loeprich House at 317 North Pinckney Street (1929), designed by Henry Loeprich, is a front-gabled building veneered with red brick. The front door is recessed in a classical surround, and the house also has quoining, returned eaves, a polygonal bay window with a copper roof, and an elliptical window in the gable end. The Goodman Rental House at 516 North Pinckney Street (1931-32) is a side-gabled brick-veneered residence with quoining, and a plain cornice board. The centrally-placed front door is surmounted by a multi-paned transom and set in a classical surround with a broken pediment. The First Church of Christ Scientist at 315 Wisconsin Avenue is an outstanding example of the Georgian Revival subtype of Colonial Revival design, created by Madison architect Frank Riley in 1929 (NRHP, photo 13). A monumental circular portico with colossal stone Doric columns and a copper dome dominates the front facade. The main block is brick in Flemish bond with stone belt courses.

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There are three Dutch Colonial Revival buildings in the district. The Jackson House at 415 North Carroll Street (1907-09, photo 14) was designed by the Chicago firm of (Charles) Frost and (Alfred) Granger and has a rock-faced stone-veneered first story. The front-facing gambrel is finished with shingles and projects outward slightly over the first story, resting on large brackets with knee braces. There are shingled, shed-roofed dormers along the sides of the house. The Scott House at 520 North Pinckney Street was designed by Milwaukee architect Alexander Eschweiler in 1903. It has a dominant, side gambrel roof and the first story is finished with red brick-veneer and trimmed with white stone. The front facade features a one-story semi-circular portico and a central, segmental-arched dormer flanked by polygonal dormers.

Other Period Revival designs in Mansion Hill include five Tudor Revival buildings. The Hart House at 412 Wisconsin Avenue (1896, photo 15), designed by Claude and Starck, is an early example of the style. It is a side-gabled house finished with stucco and applied half-timbering, and has exposed rafters and a Queen Anne-influenced polygonal bay window. There are narrow, gabled dormers with bargeboards on the steeply-pitched roof. The Hobbs House at 525 North Pinckney Street (1902) is multi-gabled and has rock-faced stone on the first story and stucco above. The house has heavy, bracketed bargeboards, exposed rafters, and a shed-roofed full-facade front porch with a rock-faced stone rail and paired square piers. The Wahl Apartments at 143-45 West Gilman Street (1922) is a red brick building with basement, belt courses, sills and coping all of white stone or concrete. Twin polygonal three-story towers dominate the front facade. The Atkinson III Apartments at 410 North Pinckney Street (1932, photo 16) designed by Law, Law and (Ellis) Potter, is finished with dark brick. The round-arched front door is set in an enclosed gabled entry porch. The entry

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porch and that portion of the large, patterned chimney that lies below the roof-line are veneered with rock-faced stone.

Two of the three Mediterranean Revival buildings in Mansion Hill are noteworthy. Both are apartment buildings. The four-story Pinckney Apartments at 204 North Pinckney Street (1911) is eccentric in appearance. It has twin porches with square piers and closed rails of rusticated dark red brick on the front-facing facade. These porches become cream brick balconies with Craftsman style column elaboration on the piers and wrought iron balustrades. Above the second story, the balconies are set on large brackets. On the main block of the building there are brick quoins and sills, lintels with pronounced keystones, and a belt course, all of stone. The front end of the building has a wide-eaved roof with two sizes of brackets. The Ambassador Apartments at 522 North Pinckney (1929, photo 17), designed by H. L. Kuehlmeil, is a more traditional example of the style. This five-story brick-veneered building has twin pavilions that project slightly and that are ornamented with stone quoins, and a shaped parapet with stone coping and finials. In the central bay of the building, the central main entrance is surmounted by a series of wrought-iron balconies and a green-tiled pent roof.

Art Moderne is represented in the district with five examples. Three of them, all designed by Kenosha architect Lawrence Monberg, are superb. The five-story Quisling Towers Apartments at 1 East Gilman Street (1937, NRHP, photo 18) is veneered with buff brick and trimmed with limestone. There are horizontal bands of windows at the corners on two floors, surmounted by long, narrow canopies. The fourth and fifth floors have curving walls with a sculptural quality. The Art Moderne section of the Quisling Clinic at 2 West Gorham Street (1945) began as an addition to an existing house (encased). The Quisling Clinic is finished with buff brick and

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features curving walls with parapets; horizontal bands of windows with long, narrow canopies; round windows; and a canopy over the east corner entrance that curves downward, sweeping to the ground. The original portion of the Edgewater Apartments and Hotel at 642 Wisconsin Avenue (1946) is veneered with the same buff brick and has a series of round windows. The horizontal lines of this building are emphasized with bands of windows with continuous sills and lintels at each floor, corner windows, and the parapets at the tops of the walls.

ALTERATIONS

While many of the contributing buildings in the Mansion Hill Historic District have been subdivided into multiple units, exterior alterations have been confined primarily to replacement windows and doors, and less frequently, aluminum, asbestos or vinyl siding. In a few cases, window and door openings have been reduced with wood or masonry. These exterior alterations are typical of older residential neighborhoods and do not compromise the overall integrity of the Mansion Hill Historic District.

NONCONTRIBUTING RESOURCES

There are 22 noncontributing resources in the State Street Historic District. All but two are buildings built after 1950. For the most part, these buildings are interspersed throughout the district, reducing their impact, although several of the twelve that were built between 1950 and 1977 are rather large. The seven buildings erected since Mansion Hill was made a local landmark district in 1977 are compatible with the historic character of the neighborhood. The conjoined townhouses at 302, 304, 306, 308 and 310 North Pinckney Street are representative (1985, photo 19). Another non-contributing resource is Period Park at 110 East Gorham

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Street, created in 1982. It is a landscaped green space that evokes the spacious lawns and gardens the neighborhood once had, and does not impair the character of the district. There is also one older building, the Aylward House at 414 North Pinckney Street, that has become noncontributing. The porch has been removed from this Queen Anne house, window and door openings have been reduced or otherwise altered and the house has been encased in aluminum and redwood siding. The 18 noncontributing resources in the Mansion Hill Historic District do not detract from the sense of time and place conveyed overall by the 161 contributing buildings.

CONTRIBUTING RESOURCES

<u>Address</u>	<u>Site name</u>	<u>Date built</u>
<u>North Butler Street</u>		
410	Prof. Grant & Zilpha Showerman House	1910/1964
416	Michael & Julia O'Malley House	1905
<u>North Carroll Street</u>		
304	John Grinde House	1895
308	Dr. Cornelius & Elizabeth Harper House	1898
312	Daniel S. Durrie House	1878
315	Halle Steensland House	1896
330	Lyon Apartments	1937-38
401	Daniel K. & Mary Jane Tenney House	1863/1877
401a	Stevens/Jackson Carriage House	c. 1907
404	Lewis Estate Rental House	1878
408-10	Lewis Estate Rental House	1878
412	Aad J. Vinje House	1922
415	Elizabeth & Dr. Reginald Jackson House	1907-09
416-18	Frank M. Wootton House	1914
420	Major James & Lois Mears House	1870-71

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423	David Johnson House	1853-54
504	First Unitarian Society Parsonage	1915
510	S. R. Fox/N. B. & Annie Van Slyke House	1856-58/1915
511	Willett S. Main House	1858
514	Dr. William & Lucy Beecroft House	1911
515	William & Hontas Daniels House	1872/1893

East Gilman Street

1	Quisling Towers Apartments	1937
7	Flora Keenan House	1904
11	J. W. Hobbins Rental House I	1874
15	L. M. Winterbotham House	1910
28	Van Slyke/Richardson House	1857/1870
104	John E. Kendall House	1855/1873
111	J. a. Buckmaster House	1927
115	Silas U. Pinney House	1859/1948
121	Fred & Annie Brown House	1888/1892/1951
125	Daniel Campbell House	1883-84
130	Julius White/George Delaplaine House	1856
131-35	Dr. John & Catherine Wilson House	1878/1903
149	William & Mary Swenson House	1908
151	M. L. Nelson Apartments	1912

West Gilman Street

8	J. N. Jones Rental Duplex	1886
11	Mrs. S. H. Carpenter Rental House	1886/1953
14	Willett S. Main Rental Duplex	1882
15	Edward & Elizabeth Riley House	1890
17	Isaiah Weaver House	1912/1925
18	Willett S. Main Rental House	1882
21	Edward Riley Rental House	1889
109	Gilman Apartments	1912
110	Bernhard F. Mautz, Sr., House	1915/1968

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114	Julius & Catherine White House	1856-57/1885
123	Benaiah Warnes Rental House	1886
124	J. W. Hobbins Rental House II	1874-75
127	Jabez & M. a. B. Smith House	1893/1896
128	Lewis & Ella Stevens House	1884
131	William T. Fish Rental House	1897
134	Torgrim Olson House	1883
135	Harry B. Hobbins House	1882
137	Dr. Walter H. Sheldon House	1906
140	Herman & Emma Veerhusen House	1896/1924
141	Joseph Blied Apartments	1913
143-45	Max Wahl Apartments	1922
151	B. W. Suckow House	1866
205	Russell & Ann Chase Rental House	1897
212	J. B. Parker Investment House	1892
214-16	Amanda Noyes Rental House	1901
218	H. C. Keeler House	1885
219	H. L. & Mary Gage Rental House	1883
223	Joseph & Louise Pearson House	1924
225	Hubert & Margaret Schmitz House	1898

East Gorham Street

8	Sheridan Apartments	1916
15	Mertle Apartments	pre-1890/1928-30
20	Sarah & Frank Jonas House	1890/1943
21	Sorenson/Frederickson Duplex	1863/1914
24	J. W. Hobbins Investment House	1891
31	George Memhard House	1850/1914
102	Lansing & Melvina Hoyt House	1853/1871/1889
109	Richard Keeley House	1911
111	Lorenzo Atkinson Apartments II	1916
116	Timothy & Elizabeth Brown House	1863/1892/1936
117	Lorenzo Atkinson Apartments I	1915

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123	Caleb C. Church House	1852/1943
124	Timothy Brown Carriage House	1863
125	Chauncey, Jr., & Estelle Abbott House	1901
129	D. T. Sorenson Rental House	1877
133	D. T. Sorenson Rental House	1877
134	Frank G. & Minnie Brown House	1885/1921
134a	Brown Carriage House	c. 1885
137	Frank Brown Rental House	1893-94
140	James Hopkins House	1851-52
141-43	Cuthbert & Christine Smith Duplex	1902
144	Dr. W. L. & Anna Gillette Apartments	1913
148-50	C. E. Piper Apartments	1914
151	Ellen Cheney House	1877/1948/1955
152	Garlick/Swain House	1862/1934
300	Gates of Heaven Synagogue	1863/1971-77

West Gorham Street

2	William T. Fish House/Quisling Clinic	1885/1945
104	Schumaker/Bollenbeck House	1922-23
107	John Cory House	1876
114	Dr. J. B. & Susan Bowen House	1853/1895/1934
117	John Froggatt Rental House	1896
119	Gottlieb Grimm Rental House	1897
120	Wootton/Mead House	1907/1949
123	Reverend Alois Zitterl House	1897
129	Sisters of Notre Dame Convent & School	1894/1923
134	Charles & Kitty Van Veltzer House	1897/1936
138	Charles Van Veltzer Rental House	1897
146-48	Ferdinand Daubner House	1901
150	Vroman Apartments	1917
202-08	W. C. Edwards Apartments & Store	1928
212	G. W. Welsh Rental House	1892-98

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North Henry Street

408	Windsor Apartments	1911
409	Vroman Estate Rental House	1903
410	Willett E. & Jennie Main House	1881
414	William G. Pitman House	1892
422	Judge A. B. & Philinda Braley House	1875-76/1943
500-02	Hugh Pound Duplex	1902
504	George Hickok House	1882-83/1936
510-12	William T. Fish House	1888

East Johnson Street

23	John Bowman House	1885
109	Victor & Mary Peck House	1862
110	Andrew C. Isaac House	1885/1927
114	Dexter Curtis Rental House	1888
115	Hiram & Lydia Nye House	1857
116	Dexter Curtis Rental House	1888

West Johnson Street

110-12	Gottlieb & Elizabeth Grimm House	1891
116-18	Windemere Apartments	1924
120	Holy Redeemer Parsonage	1885
128	Holy Redeemer R. C. Church	1866
142	Holy Redeemer School	1891-92

North Pinckney Street

204	Pinckney Apartments	1911
206	George & Grace Huntley House	1881/1916
215	Truman E. Bird House	1861
217-19	Charles & Grace Hudson House	1890-91
218	J. W. Hobbins Investment House	1879/1953
221-23	John & Rachel Hudson House	1892
222	Isaac Robertson/William Hobbins House	Pre-1880

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301	Thomas & Rose Taber House	1895
305	Edward & Lizzie O'Neill House	1894
309	C. F. & Isabella Patterson House	1909
315	Samuel Thuringer House	1887
317	Henry Loeprich House	1929
319	Samuel & Clara Higham House	1887/1903
406	Orsamus Cole House	1857/1889/1894
410	Lorenzo Atkinson Apartments III	1932
419	Nussbaum Manor Apartments	1939
423	H. K. Lawrence/Robert Bashford House	1855/1875
424	Alexander McDonnell House	1857-58/1938/1985
515	Frances & Adolph Marschall House	1912
516	Paul Goodman Rental House	1931-32/1943
520	William a. Scott House	1903
522	The Ambassador Apartments	1929
525	Sarah & William Hobbs House	1902
529	Alexander Kornhauser House	1908

Wisconsin Avenue

301	Madison Masonic Temple	1923-25
312	Bethel Evangelical Lutheran Church/ Memorial Reformed Church	1930/1940/1963
315	First Church of Christ Scientist	1929
401	A'delbert Averill House	1907
407	John & Mary Berryman House	1894
409-11	John & Mary Berryman Rental Duplex	1899
412	Edmund J. & Ida Hart House	1896
424	S. H. & Frances Carpenter House	1870
504	Elizabeth W. Pudor House	1897
512	John & Elizabeth Jones House	1877
516	Frank & Mary Stewart House	1896
531	Hanks/Vilas Boathouse	1916

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642 Edgewater Apartments & Hotel 1946/1972

NONCONTRIBUTING RESOURCES

North Carroll Street

505 1965

East Gilman Street

2 National Guardian Life Insurance Company 1964-65

116 Haase Towers Apartments 1960

122 Lake Shore Apartments 1950

130a University of Wisconsin
Lifesaving Station 1966

150 Continental Mortgage Insurance Company 1973-74

West Gilman Street

115 Gilman Properties Apartments 1968

East Gorham Street

9 1988

16 Medical Arts Building 1956

25 William Garfoot Apartments 1989

110 Period Park 1982

West Gorham Street

140 Marks Investment Corporation Apartments 1963

North Henry Street

415 J. J. Heinrichs Apartments 1962

508 A. H. Petersen Apartments 1958

North Pinckney Street

302 North Pinckney Condominiums 1985

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304	North Pinckney Condominiums	1985
306	North Pinckney Condominiums	1985
308	North Pinckney Condominiums	1985
310	North Pinckney Condominiums	1985
414	John & Genevieve Aylward House	1900
533	Pinckney Place Condominiums	1985

Wisconsin Avenue

415	Jack C. Cooper Apartments	1960-61
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STATEMENT OF SIGNIFICANCE: SUMMARY

The Mansion Hill Historic District is locally significant under Criteria C and A. It is a residential neighborhood united by physical development and contains the largest concentration of high-style architect-designed nineteenth century houses in Madison, including outstanding examples of Italianate, Second Empire and German Romanesque Revival designs. Mansion Hill has the largest concentration of buildings constructed of locally-quarried sandstone in the city and is the most intact of Madison's nineteenth century prestige neighborhoods. Mansion Hill also has the largest concentration of buildings designed by Madison's first architecture firm, master architects Donnel and Kutzbock. In addition, Mansion Hill contains fine examples of Queen Anne, Prairie School, Period Revival and Art Moderne architecture. Many of the buildings in the Mansion Hill Historic District were produced by Madison's most talented architects and craftsmen.

Under Criterion A, many buildings in Mansion Hill are locally significant in the area of Social History for their association with men and women who were leaders in the development of Madison and the state during the nineteenth century. These men were prominent in law, politics and government, commerce (most notably banking and insurance), and community planning and development. Several were also instrumental in the development of the agricultural implements industry in Madison, which was the city's first important manufacturing endeavor. Many of these men were Yankees from New York state, and nearly all were significant for more than one of the above-listed categories. Their lives overlapped as well. They associated with one another in business, in political dealings, social activities, and often, were related by blood or marriage.

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HISTORICAL CONTEXT

The original plat for the Village of Madison was surveyed for James Duane Doty in 1836. Doty named the village in honor of the fourth President of the United States. Madison grew slowly during its first decade. It was incorporated as a village in 1846 with a population of 626. In 1848, Wisconsin became the 30th state and Madison the capital. The same year, the University of Wisconsin was founded. Tremendous growth followed, not only in government and at the University, but in the population in general. When Madison was chartered as a city in 1856, its population was 6,864. By that time, the city's character as a center for government and as a college town was well established. Growth stalled during the Civil War, but afterwards, many more settlers arrived. During the 1870s, excellent train service helped Madison to become a regional commercial center, while not diminishing the importance of government and the University. In the 1880s and 1890s, Madison added another dimension, becoming a manufacturing center as well. At first, agricultural implements and machine tools were produced, by companies such as Fuller and Johnson. In the early twentieth century, the French Battery Company (later known as Ray-o-Vac) and Oscar Mayer were established. The development of a vigorous manufacturing sector, and the quadrupling of the student body at the University of Wisconsin between 1900 and 1925, were major factors that spurred Madison's growth from the seventh largest city in the state in 1910, to the third largest by 1930.² Today, Madison remains a government and university town with thriving

²David V. Mollenhoff, Madison: a History of the Formative Years, (Dubuque: Kendall/Hunt Publishing Co., 1982), excerpted from entire book; and Robert C. Nesbit, Wisconsin: a History, (Madison: University of Wisconsin Press, 1973), p. 549.

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commercial and manufacturing enterprises. Detailed information on the history of Madison can be found in David V. Mollenhoff's Madison: a History of the Formative Years, and in the 1995 report, "Madison Intensive Survey," produced by the City's Department of Planning and Development.

ARCHITECTURAL SIGNIFICANCE

The Mansion Hill Historic District is locally significant under Criterion C. It is a residential neighborhood united by physical development and contains the largest concentration of high-style architect-designed nineteenth century houses in Madison, including outstanding examples of Italianate, Second Empire and German Romanesque Revival architecture. Mansion Hill has the largest concentration of buildings constructed of locally-quarried sandstone in the city and is the most intact of Madison's two nineteenth century prestige neighborhoods. Mansion Hill also has the largest concentration of buildings designed by Madison's first architecture firm, master architects Donnel and Kutzbock. In addition, Mansion Hill displays several fine examples of Queen Anne, Prairie School, Period Revival and Art Moderne architecture. Many of the buildings in the Mansion Hill Historic District were produced by Madison's most talented architects and craftsmen.

The Mansion Hill Historic District is located on part of Doty's 1836 original plat for Madison, although the area really did not begin to develop until the 1850s. Both residential and commercial buildings in Madison were first erected southeast of the Capitol Square, along King Street. The first building constructed in what is now called Mansion Hill was a frame house built for J. T. Clark in 1846 (demolished), on a parcel that included most of the two blocks between Wisconsin Avenue and North Butler Street, north of

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East Gilman Street. At the time, the area was densely wooded, and thought of as being far from the center of the city.³

The construction boom in Mansion Hill did not get underway until 1851, when former Judge Levi B. Vilas and prominent businessman Jeremiah T. Marston built sandstone houses facing each other at 521 and 520 North Henry Street (both demolished). Their elegant and imposing Greek Revival homes were widely regarded as two of Madison's finest houses, and set the standard for the future development of the neighborhood.⁴ Other large, elaborate homes were built during Mansion Hill's first construction boom, between 1851 and 1880. Forty-four (29 percent) of the 161 contributing buildings in the Mansion Hill district survive from this period. Real estate speculator Lansing Hoyt's brick Italianate house at 102 East Gorham Street was erected in 1853. In 1855, the sandstone Italianate house at 130 East Gilman Street (NRHP) was built for insurance executive Julius T. White. The following year, White sold the house to developer George Delaplaine and had another fine sandstone Italianate house built at 114 West Gilman Street. In 1856, an outstanding sandstone Italian Villa style house was built for banker H. K. Lawrence at 423 North Pinckney Street. Banker N. B. Van Slyke had the superb German Romanesque Revival house at 28 East Gilman Street built in 1857. Van Slyke never lived in the house, but rather sold it immediately to his friend, banker James Richardson. In turn, Van Slyke purchased the elegant sandstone

³Tim Hegglund, District Survey Form for the Mansion Hill Historic District, September 1991.

⁴Ibid.; and Carol Cartwright, National Register Nomination for the Langdon Street Historic District, January, 1986, pp. 8-1 through 8-3.

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Italianate house at 510 North Carroll Street that had been built for S. R. Fox in 1856. Another fine German Romanesque Revival house was built for Alexander McDonnell in 1858 at 424 North Pinckney Street. These early homes were set on large parcels, especially those on the northwest side of Gilman Street, where the lots extended all the way down to the lakeshore. By 1870, there were substantial, high-style residences along the entire length of Gilman Street between North Butler Street (east) and North Park Street (west).

Smaller, less high-style Greek Revival and Italianate houses were erected southeast of Gilman Street during this period. These included two brick Greek Revival houses: one at 123 East Gorham Street (1852) built for pioneer Caleb Church and the other, at 114 West Gorham (1853), built for Dr. James Bowen and his wife Susan. The brick Italianate house at 215 North Pinckney Street was built for carriage manufacturer Truman Bird in 1863. Another brick Italianate house, located at 222 North Pinckney Street, was built for Isaac Robertson prior to 1880. The small, Gothic Revival-influenced John Cory House was built at 107 West Gorham Street in 1876. The vernacular James Hopkins House at 140 East Gorham Street was built in 1851. In addition, six rental houses were built during the 1870s, foreshadowing a future pattern of development. Two of these were erected for banker and insurance executive Joseph W. Hobbins at 11 East Gilman Street and 124 West Gilman Street in 1874, while a third was erected at 218 North Pinckney in 1879.

Many of the smaller mid-nineteenth century houses southeast of Gilman Street were replaced with Queen Anne-influenced buildings as the area continued to develop in the late nineteenth century. Density increased in the district during this period not only as the result of new construction on previously vacant lots, but also when new lots were created by subdividing existing large parcels.

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Seventy-eight (51 percent) of the contributing buildings were built between 1880 and 1910, Mansion Hill's second construction boom. Large, high-style homes were built during this period, many of them for the children of the neighborhood's first residents. An imposing Queen Anne residence was built for Frank and Minnie Brown at 134 East Gorham Street in 1885, next door to the house that had been erected for his parents, Timothy and Elizabeth Brown, in 1863. Another Queen Anne house was built for Frank's brother Fred at 121 East Gilman Street in 1888. The superb Dutch Colonial Revival house at 415 North Carroll Street was built for Elizabeth, daughter of noted attorney Breese Stevens (401 North Carroll Street) in 1907-09. Elizabeth and her husband, prominent physician Dr. Reginald Jackson, shared the c. 1907 carriage house at the rear of their property with her parents, who lived next door. Other elegant homes built at this time include the Queen Anne house at 315 North Carroll Street (1896, NRHP), designed by Gordon and Paunack and built for Norwegian businessman and consul, Halle Steensland; the Tudor Revival Edmund and Ida Hart House at 412 Wisconsin Avenue (1896), designed by Claude and Starck; the Queen Anne house at 308 North Carroll Street (1898), designed by Conover and Porter, for prominent physician Dr. Cornelius Harper and his wife, Elizabeth; and the Tudor Revival William and Sarah Hobbs House at 525 North Pinckney Street (1902).

Nine rental houses were built during the 1880s, seven during the 1890s, and five more between 1900 and 1909, including four duplexes and one rooming house. These were concentrated on West Gilman and West Gorham Streets, toward State Street, and most show the influence of the Queen Anne style. On West Gilman Street, for example, two rental houses were constructed for lawman Willett S. Main at numbers 14 and 18 in 1882. Additional rental properties were constructed for others at numbers 219 (1883), 8 (1886), 11 (1886), 123 (1886), 21 (1889), 131 (1897), 205-15 (1897), and 214-

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16 West Gilman Street (1901). Despite the growth in the numbers of rental properties in the neighborhood, Mansion Hill remained a predominantly single family residential neighborhood housing the city's economic and social elite until about 1910.

Between 1910 and 1950, the character of Mansion Hill changed from that of a prestige, single-family residential neighborhood, to a dense, heavily populated student rental residential neighborhood, which it is today. This was the result of several factors. First, the increase in the number of single family residences during the late nineteenth century increased the physical density of the neighborhood. Second, the student population at the University of Wisconsin (U. W.) increased rapidly, growing from 539 in 1886, to over 3,000 in 1903, yet the U. W. provided on-campus housing to female students only. Male students sought rental units close to campus, prompting the construction of rooming houses and apartment buildings, particularly in the south end of the district. Both these factors made Mansion Hill much less desirable for homeowners. The development of new residential areas outside the downtown, such as Wingra Park and University Heights, drew many Mansion Hill homeowners.⁵ In addition, beginning in the late 1920s, as wealthy families died out or moved to the new fashionable suburbs, the nineteenth century mansions were subdivided into multi-unit housing. These alterations had a minimal effect on the exteriors of the older homes in the east end of Mansion Hill, due to their large size. Despite this transformation, Mansion Hill still retains its historic appearance as a neighborhood predominantly made up of large single-family homes. In contrast, the residences in the west end of Mansion Hill, along Langdon Street, were demolished in increasing numbers and replaced with fraternity and

⁵Cartwright, pp. 8-3 through 8-5.

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sorority houses, especially after 1920. This gave Langdon Street a character distinct from the rest of Mansion Hill, and led to its inclusion on the National Register as a separate district in 1986.

Thirty-nine (26 percent) of the contributing buildings in the Mansion Hill district were built between 1910 and 1946. Only two owner-occupied single-family residences were constructed in Mansion Hill after 1915: the Schumaker/Bollenbeck House at 104 West Gorham (1922-23); and the Loeprich House at 317 North Pinckney Street (1929). In contrast, twenty apartment buildings were erected during this period, including the Pinckney Apartments at 204 North Pinckney Street (1911); the Sheridan Apartments at 8 East Gorham Street (1916); the Windemere Apartments at 118 West Johnson Street (1924); the Ambassador Apartments at 522 North Pinckney Street (1929); the Quisling Towers Apartments at 1 East Gilman Street (1937); and the Edgewater Apartments at 642 Wisconsin Avenue (1946). Several of the institutional buildings in Mansion Hill were also built during this period, such as the Madison Masonic Temple at 301 Wisconsin Avenue (1923-25); the First Church of Christ Scientist at 315 Wisconsin Avenue (1929); and the Quisling Clinic at 2 West Gorham Street (1945).

It should be noted that wealthy Madisonians did build homes in other neighborhoods in Madison during the nineteenth century, although none had the concentration of large, ornate residences that Mansion Hill had. The second largest grouping of houses of a similar character was located at the intersection of Martin Luther King Boulevard (then Wisconsin Avenue, later Monona Avenue) and Wilson Street, overlooking Lake Monona. Jairus and Sarah Faichild built a red brick Greek Revival house at 1 West Wilson Street (demolished). Fairchild was Madison's first mayor. The Fairchild's son, Lucius, three times Governor of Wisconsin, later lived in the house. Simeon Mills, a pioneer businessman, built the first

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Second Empire style house in Madison where the City-County Building is now located (210 Martin Luther King Jr. Boulevard). Another Madison mayor, David Atwood, also built an imposing home in the Wilson-Monona neighborhood.⁶ Today all of the homes are long gone, many of them replaced by twentieth century government office buildings. Mansion Hill stands alone with the largest concentration of high-style nineteenth century residences in the city.

Mansion Hill boasts outstanding examples of Italianate, Second Empire and German Romanesque Revival architecture. It also has the largest concentration of buildings constructed of locally-quarried sandstone in the city and displays several fine examples of each of Queen Anne, Prairie School, Period Revival and Art Moderne architecture.

Although there were a number of Greek Revival residences in the district at one time, only three simple examples have survived. The Greek Revival style was built in Wisconsin between 1830 and 1870. Greek Revival buildings are generally rectangular in plan with a three-bay front facade, a low-pitched gable roof with returned eaves, and a front door framed with sidelights.⁷ The Nye House at 115 East Johnson Street (1857) is a frame example while

⁶Gary Tipler, The First Settlement Neighborhood: A Walking Tour, (Madison: Madison Landmarks Commission and Capitol Neighborhoods, 1988), pp. 2-3.

⁷Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1985), pp. 178-84; and Barbara L. Wyatt, ed., Cultural Resource Management in Wisconsin, three volumes, (Madison: State Historical Society of Wisconsin, 1986), II:2-3.

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the Church House at 123 East Gorham Street (1852) and the Bowen House at 114 West Gorham (1853) are both of brick construction. About the only Greek Revival details that have survived on these houses are the returned eaves.

There are 30 Italianate or Italianate-influenced residences in the district. Italianate residences are generally two stories, rectangular or ell-shaped in plan, with a wide-eaved flat or low-pitched hip roof. Eave brackets are typical. The windows are often tall and narrow, may be segmentally- or round-arched, may be paired, and may have hood moldings. Italianate buildings were primarily built in Wisconsin between about 1855 and 1885.⁸ In the mid-to-late nineteenth century, commercial and residential buildings of locally-quarried sandstone characterized downtown Madison. Several outstanding sandstone residences remain in the Mansion Hill Historic District; few can be found outside of it. The Lawrence/Bashford House at 423 North Pinckney Street (1855, NRHP), thought to have been designed by Donnel and Kutzbock, is an outstanding example of the Italian Villa subtype of the Italianate style, with its gabled-ell main block, three-story tower, and simple classical stone door and window surrounds. The White/Delaplaine House at 130 East Gilman Street, better known as the old Executive Mansion (1856, NRHP) is a square, hip-roofed house with stone pilasters, segmental-arched window openings with stone hood moldings, and scrolled eave brackets. The White House at 114 West Gilman Street (1856) is also cube-shaped, and is enriched with pedimented stone hood moldings, a simple wood cornice and paired, scrolled eave brackets. The Fox/Van Slyke House at 510 North Carroll Street (1856-58), designed by Donnel and Kutzbock, is a gabled-ell with corner pilasters, shouldered stone window

⁸McAlester and McAlester, pp. 210-14; and Wyatt, II:2-6.

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surrounds, a round-arched main entrance with an ornate round-arched hood molding, paired and tripled eave brackets, and patterned stone chimneys.

There are three notable brick examples of the Italianate style in Mansion Hill. The Tenney House at 401 North Carroll Street (1863) is a cross-gabled building with corner pilasters, a corbeled cornice with paired eave brackets and patterned chimneys. The Mears House at 420 North Carroll Street (1870-71) is cube-shaped and has a corbelled cornice and paired, scrolled brackets. The Wilson House at 131 East Gilman Street (1878) is hip-roofed with a center gable and bull's-eye window, paired, scrolled eave brackets; and a full-facade porch with classical columns.

Two houses in the district show the influence of the Gothic Revival style. The hallmark of Gothic Revival is the pointed arch. Primarily built between 1850 and 1880, this style is most often seen in churches and residences. Although it fell out of favor for residential design in the late nineteenth century, it was still employed in church design. The twentieth century variant is called Neo-Gothic Revival.⁹ The Braley House at 422 North Henry Street (1875-76, NRHP) and the Cory House at 107 West Gorham Street (1876) both have Gothic Revival bargeboards in their gable ends. The Bethel Evangelical Lutheran Church at 312 Wisconsin Avenue, designed by Hugo Hauser and built in 1940, is more ornate, with its buttresses, lancet windows, shouldered gabled parapets and square, crenellated tower with traceried, pointed-arched windows.

Two of the state's finest German Romanesque Revival designs are located in the Mansion Hill District. Also known as "Round Arch"

⁹Wyatt, II:2-5.

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or "Rundbogenstil," this style derived from a revival of the medieval Romanesque style that occurred in Germany during the mid-nineteenth century. Built in Wisconsin between 1855 and 1885, the German Romanesque Revival was favored for church and commercial structures. The typical German Romanesque building is of masonry construction with round-arched openings, round-arched corbel tables, heavy moldings, parapets, and often, a tower with a pyramidal roof.¹⁰ The Gates of Heaven Synagogue and the McDonnell House were both designed by German-born Madison architect August Kutzbock and his partner, Samuel Donnel. The Gates of Heaven Synagogue at 300 East Gorham Street (1863, NRHP) is a front-gabled building with round-arched windows, and on the front, shouldered gabled parapets, bold stone moldings and two rose windows. The McDonnell House at 424 North Pinckney Street (1857-58) has polygonal bay windows, traceried round-arched windows surmounted with ornate hood moldings, multiple gabled parapets with stone corbeling, patterned chimneys, and an octagonal cupola enriched with scrolled brackets. Another outstanding example, though transformed to Second Empire with the addition of a concave-sided mansard roof in 1870, is the Van Slyke/Richardson House at 28 East Gilman Street. Designed by Donnel and Kutzbock in 1857, this brick house displays round-arched windows with hood moldings, a corbelled cornice, a three-story square tower on the front facade, and an ornately-detailed enclosed entry porch.

Including the Van Slyke/Richardson House, there are four excellent examples of Second Empire style in the district. Second Empire buildings, primarily built in Wisconsin during the 1870s, are readily identified by their mansard roofs. Dormer windows are typical and many buildings are richly ornamented. Second Empire

¹⁰Ibid., II:2-9.

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buildings often incorporate elements of the Italianate style, such as bay windows, round and segmental-arched windows, paired windows and double doors.¹¹ The Kendall House at 104 East Gilman, built in the Italianate style in 1855, was transformed with the addition of a flared mansard roof in 1873. The Kendall House is a cube-shaped sandstone building with cornice hood moldings and scrolled eave brackets. Two houses in the Mansion Hill district were built in the Second Empire style. The Hickock House at 504 North Henry Street (1882-83) has a flared mansard roof, incised stone lintels, scrolled eave brackets and dormers with shed-roofed hoods on brackets. The Jones House at 512 Wisconsin Avenue (1877) has stone cornice hood moldings above the windows, a dentilled cornice board with scrolled eave brackets, and a flared mansard roof with segmental-arched dormers.

The Queen Anne style predominates in the district, showing influence in 54 buildings. Queen Anne was the predominant style for residential designs all over the United States between 1880-1900. Queen Anne buildings combine a variety of textures and materials in the exterior finish. They usually have an asymmetrical composition and an irregular roof-line. Polygonal bays, towers and turrets are common. Typically, a one-story porch extends across, or wraps around, the front facade.¹² The Campbell House at 125 East Gilman Street (1883-84) has a three-story round corner tower with a conical roof, an exterior finish combining clapboards and shingles, and a wrap-around porch with Doric columns. The Steensland House at 315 North Carroll Street (1896, NRHP), designed by the Madison firm of Gordon and Paunack, juxtaposes red brick with white stone.

¹¹Ibid., II:2-11.

¹²McAlester and McAlester, pp. 262-68.

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It has a three-story square tower, a full-facade front porch with fluted Ionic columns, and multiple closed gables with shingles in the gable ends. The Harper House at 308 North Carroll Street (1898), designed by the Madison firm of Conover and Porter, has a particularly fine full-facade front porch with exposed rafters, a cut-out frieze and a front gable with stucco and applied curvilinear stickwork. The O'Malley House at 416 North Butler Street (1905), designed by Ferdinand Kronenberg, has a cross-gabled roof-line, two-story polygonal bay windows, and combines clapboards with stucco and applied half-timbering.

There is one example of the Richardsonian Romanesque Revival style in the district. The Richardsonian Romanesque Revival style typically included elements such as large round arches, squat towers and a rock-faced stone exterior.¹³ The Frank Brown Rental House at 137 East Gorham Street (1893-94) is an outstanding example of the style. It is a side-gabled house of rock-faced stone with a conical-roofed round tower and a closed-rail entry porch. Wood shingles accent the exterior finish, and there is a Palladian window in the attic.

Four buildings in the district display elements of the Neo-Classical Revival style. Neo-Classical Revival buildings were built in Wisconsin between 1895 and 1935. The earliest examples were loosely based on classical building traditions, inspired by the "White City" of the 1893 Chicago World Columbian Exposition. Following World War I, Neo-Classical Revival architecture was more accurately patterned after historical precedents. Neo-Classical Revival may include a raised basement, arched openings, classical

¹³Ibid., pp. 289-90; and Wyatt, II:2-16.

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ornament, a smooth stone finish and an attic story with a parapet.¹⁴ The two best Neo-Classical Revival buildings in Mansion Hill are the Winterbotham House at 15 East Gilman Street (1910), designed by Chicago architect J. K. Cady; and the Madison Masonic Temple at 301 Wisconsin Avenue (1923-25, NRHP). The Winterbotham House is veneered with red brick and features a classical door surround with pilasters, entablature and a broken pediment; and corner Corinthian pilasters supporting an entablature with a paneled false parapet ornamented with swags. The Madison Masonic Temple was designed by Law and Law and has limestone veneer, a projecting entry pavilion with colossal fluted Doric columns, and an entablature ornamented with triglyphs and medallions.

There are 17 Craftsman and Craftsman-influenced buildings in Mansion Hill. The Craftsman style was an outgrowth of the English Arts and Crafts movement, which rejected the industrial age and machines in favor of hand-crafted building traditions using natural materials. Details characteristic of the Craftsman style include low-pitched hip or gable roofs with exposed rafters, brackets with knee braces, and a front porch, often with a closed rail. Exterior finishes such as shingles, clapboards, and stucco with half-timbering are all common.¹⁵ The First Unitarian Society Parsonage at 504 North Carroll Street (1910, Edward F. Starck) is a stucco-finished, hip-roofed building with exposed rafters, polygonal bay windows, gabled dormers and a full-facade shed-roofed front porch with a brick closed rail. The Pearson House at 223 West Gilman Street (1924) is a brick-veneered building with Craftsman double-hung sash windows, and stucco and applied half-timbering in the

¹⁴Ibid., p. 320; and Wyatt, II:2-18.

¹⁵McAlester and McAlester, pp. 452-54.

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front gable end. Several of the apartment buildings in Mansion Hill also display elements of the Craftsman style. The Blued Apartments at 141 West Gilman Street (1913) is typical with its brick veneer, three-story polygonal bay windows and closed rail one-story porches.

There are seven examples of Prairie School design in the district. The Prairie School, primarily built between 1900 and 1920, was a part of the Craftsman movement, but also developed as a rejection of Neo-Classical design popularized by the Chicago World Columbian Exposition of 1893. Mostly confined to residential architecture, Prairie School details could include brick and/or stucco exterior finishes, belt courses and bands of windows to emphasize horizontal lines, and angular geometric ornament inspired by the work of internationally-prominent architect Frank Lloyd Wright.¹⁶ The three best examples in Mansion Hill were designed by the local firm of Claude and Starck. The Wootton/Mead House at 120 West Gorham Street (1907) is finished with both brick and stucco, and features a belt course, which forms a continuous sill at the second story, and a full-facade front porch with heavy brick piers terra cotta capitals, a brick closed rail and exposed rafters. The Beecroft House at 514 North Carroll (1911) is veneered with brick, has stucco in the gable ends, and has bands of casement windows with leaded glass in a geometric Prairie School design. The Mautz House at 110 West Gilman Street (1915) also combines brick veneer with stucco. The front- and side-facing gable ends project above the first story and are set on carved brackets.

There are six Colonial Revival buildings in the district. This style was built before and after World War I, and is still popular

¹⁶Ibid., pp. 438-40.

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in some form today. Colonial Revival homes are usually two-story frame or brick-veneered side-gabled buildings with a symmetrical main facade. The front entrance is usually set in the center, and is accented with a hood or a one-story entrance porch.¹⁷ The Schumaker/Bollenbeck House at 104 West Gorham Street (1922-23), designed by Ferdinand Kronenberg, is side-gabled and finished with brick. The front door framed with slender sidelights and an elliptical fanlight, and sheltered by a one-story portico with tripled Ionic columns. The Loeprich House at 317 North Pinckney Street (1929), designed by Henry Loeprich, is brick veneered and features a front door recessed in a classical surround, quoining, returned eaves, and an elliptical window in the gable end. The First Church of Christ Scientist at 315 Wisconsin Avenue is an outstanding example of the Georgian Revival subtype of Colonial Revival design, created by Madison architect Frank Riley in 1929 (NRHP). Georgian Revival buildings are more typically finished with brick and often include a denticulated cornice and a pedimented entry. The First Church of Christ Scientist features a monumental circular portico with colossal Doric columns and a copper dome; the main block is of brick in Flemish bond.

Five buildings in the Mansion Hill district show the influence of the Tudor Revival style. As the name implies, this style was based on sixteenth century English designs. These buildings may have steeply-pitched roofs, Tudor-arched openings, stone or brick veneer and/or stucco with ornamental half-timbering. In Wisconsin, this style was built between 1900 and 1940.¹⁸ The Hart House at 412 Wisconsin Avenue (1896), designed by Claude and Starck, is finished

¹⁷McAlester and McAlester, pp. 320-22.

¹⁸Ibid., pp. 354-58; and Wyatt, II:30.

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with stucco and applied half-timbering, and accented with exposed rafters and narrow, gabled dormers. The exterior finish of the Hobbs House at 525 North Pinckney Street (1902) combines rock-faced stone with stucco. The house also has bracketed bargeboards and exposed rafters. The Wahl Apartments at 143-45 West Gilman Street (1922) is a brick building with twin polygonal three-story towers enriched with belt courses, sills and a coping of white stone. The Atkinson III Apartments at 410 North Pinckney Street (1932) designed by Law, Law and Potter, is finished with dark brick. The enclosed entry porch and that portion of the large, patterned chimney that lies below the roof-line are veneered with rock-faced stone.

There are three Dutch Colonial Revival buildings in the district. Dutch Colonial Revival houses are generally two-story frame buildings with a symmetrical facade. The hallmark of this style is the gambrel roof.¹⁹ The Jackson House at 415 North Carroll Street (1907-09) has a projecting, front-facing gambrel finished with shingles, resting on large brackets with knee braces. The Jackson House was designed by Chicago architects Frost and Granger. The Scott House at 520 North Pinckney Street was designed by Milwaukee architect Alexander Eschweiler in 1903. It has a dominant, side gambrel roof and a one-story semi-circular portico.

The Mediterranean Revival style is represented by three examples in the district. The inspiration for this style was drawn from Spanish Colonial America, Spain, Italy, and North Africa. As a result, Mediterranean Revival is a very eclectic style. Characteristics common to the Mediterranean Revival style are a stucco exterior finish, round-arched window and door openings, parapets,

¹⁹McAlester and McAlester, pp. 320-22.

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tile-clad roofs and balconies. Some Mediterranean Revival buildings may be enriched with coats-of-arms, medallions, cornice window heads, decorated door surrounds, wrought iron balconies, towers and/or turrets.²⁰ Built between 1910 and 1940, Mediterranean Revival buildings in Madison are usually brick. Two of the three Mediterranean Revival buildings in Mansion Hill are noteworthy, both of them apartment buildings. The main four-story facade of the Pinckney Apartments at 204 North Pinckney Street (1911) features twin porches with balconies above that have wrought iron balustrades; brick quoins, pronounced keystones, and two sizes of eave-line brackets. The Ambassador Apartments at 522 North Pinckney (1929), designed by H. L. Kuehlmeier, is more traditional, with its twin projecting pavilions ornamented with stone quoins and a shaped parapet with finials; wrought-iron balconies; and green-tiled pent roof.

There are five Art Moderne buildings in the Mansion Hill district. In Wisconsin, Art Moderne was built between 1930 and 1950. Inspired by advances in technology and industrialization, Art Moderne has a horizontal, stream-lined appearance. This look is achieved through the use of smooth wall finishes, flat roofs, curving walls and horizontal bands of windows.²¹ Three of the Art Moderne buildings in Mansion Hill are superb examples of the style. All three were designed by Lawrence Monberg, then living in Kenosha. The Quisling Towers Apartments at 1 East Gilman Street (1937, NRHP) is veneered with buff brick and displays horizontal bands of windows at the corners, surmounted by long, narrow canopies. The upper floors have curving walls with a sculptural

²⁰Ibid., pp. 409-10, and 418.

²¹Wyatt, II:2-35.

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quality. The Quisling Clinic at 2 West Gorham Street (1945) features curving walls with parapets, horizontal bands of windows with long, narrow canopies, round windows and a canopy over the east corner entrance that curves downward, sweeping to the ground. The horizontal lines of the Edgewater Apartments and Hotel at 642 Wisconsin Avenue (1946) are emphasized with bands of windows with continuous sills and lintels at each floor, corner windows, and parapets at the tops of the walls.

Mansion Hill has the largest concentration of buildings designed by Madison's first architectural firm, Donnel and Kutzbock. Samuel Hunter Donnel (c. 1824-1861) was born in Pennsylvania, and raised and educated in Williamsport, Ohio. He became an architect there, but then worked as a merchant in California from 1849 until c. 1852. About that time, he returned to Ohio, to supervise the construction of a railroad and its stations. Donnel came to Madison in 1855. August Kutzbock (c. 1814-1868) was born in Bremen, Germany. He immigrated to the United States in 1852 and settled in Rochester, New York, where he worked as an architect. He moved to Sandusky, Ohio in 1854, and to Madison in 1855. Donnel and Kutzbock became partners in 1855. After Samuel Donnel died in 1861, Kutzbock practiced alone in Madison until the fall of 1864. He then moved to San Francisco, where he received many commissions, but was unable to execute them due to ill health. In 1867, Kutzbock returned to Madison. Despondent over failed business ventures and a lack of work, Kutzbock committed suicide in 1868.²²

²²Katherine H. Rankin, "Madison Intensive Survey," Report prepared by the City of Madison Department of Planning and Development, 1995," no page numbers.

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The firm of Donnel and Kutzbock is known to have designed 14 buildings, including the second Wisconsin State Capitol (demolished). Only six of the buildings the firm designed survive. Five are located in Madison, in the Mansion Hill Historic District. On his own, Kutzbock is known to have designed four buildings, only one of which, the Gates of Heaven Synagogue, survives. It is also located in Mansion Hill. Donnel and Kutzbock's Mansion Hill designs are all outstanding. Two are German Romanesque Revival buildings: the Richardson House at 28 East Gilman Street (1857, mansard roof added 1870); and the McDonnell House at 424 North Pinckney Street (1857-58, NRHP). Kutzbock designed a third German Romanesque Revival building while on his own, the Gates of Heaven Synagogue at 300 East Gorham Street (1863, NRHP). Donnel and Kutzbock also designed the Italian Villa style Lawrence/Bashford House at 423 North Pinckney Street (1855, NRHP); the Italianate Kendall House at 104 East Gilman Street (1855, mansard roof added 1873); and the Italianate Fox/Van Slyke House at 510 North Carroll Street (1856-58).

Other buildings in the Mansion Hill Historic District were produced by talented local architects and craftsmen, as well as several noted out-of-town firms. Including Donnel and Kutzbock, 18 local architectural firms designed buildings or remodeled buildings in the Mansion Hill Historic District. Detailed information about these architecture firms can be found in the 1995 report, "Madison Intensive Survey," produced by the City's Department of Planning and Development.

Louis W. Claude and Edward F. Starck appear to have done the most work in the district. Together, Claude and Starck designed eight district houses: the Tudor Revival Hart House at 412 Wisconsin Avenue (1896); the Queen Anne Veerhusen House at 140 West Gilman Street (1896); the Prairie School Hugh Pound Duplex at 500-02 North

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Henry Street (1902); the Prairie School Wootton/Mead House at 120 West Gorham Street (1907); the Tudor Revival Swenson House at 149 East Gilman Street (1908); the Prairie School Beecroft House at 514 North Carroll Street (1911); the Prairie School Mautz House at 110 West Gilman Street (1915); the Craftsman style Sheridan Apartments at 8 East Gorham Street (1916); and the Craftsman style First Unitarian Society Parsonage at 504 North Carroll Street (1915).

John Nader designed the Holy Redeemer R. C. Church, an Italianate building at 128 West Johnson Street (1866); and the Queen Anne Frank Brown House at 134 East Gorham Street (1885).

David R. Jones designed the Italianate Cheney House at 151 East Gorham Street (1877); the Queen Anne Stevens House at 128 West Gilman Street (1884); and the Queen Anne Holy Redeemer Parsonage at 120 West Johnson Street (1885).

Ferdinand Kronenberg designed the Queen Anne O'Malley House at 416 North Butler Street (1905); the Craftsman style Nelson Apartments at 151 East Gilman Street (1912); and the Colonial Revival Schumaker/Bollenbeck House at 104 West Gorham Street (1922-23).

J. O. Gordon and Frederick Paunack designed the Queen Anne Steensland House at 315 North Carroll Street (1896, NRHP); the Queen Anne Aylward House at 414 North Pinckney Street (1900, noncontributing); and the Vroman Estate Rental House at 409 North Henry Street (1903), a Colonial Revival building. In 1910, the firm of J. O. Gordon and Son designed the Craftsman style Showerman House at 410 North Butler Street.

James Law and Edward Law designed the superb Neo-Classical Revival Madison Masonic Temple at 301 Wisconsin Avenue (NRHP) in 1923-25.

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With partner Ellis Potter, the firm also designed the Tudor Revival Atkinson Apartments III at 410 North Pinckney Street (1932).

Frank Riley renovated the Frank Brown House at 134 East Gorham Street in 1921, and the Jonas House at 20 East Gorham Street in 1943. One of the finest designs in the district is Riley's Georgian Revival First Church of Christ Scientist at 315 Wisconsin Avenue (1929, NRHP).

Harold Balch and Grover Lippert designed the commercial vernacular Edwards Apartments and Store at 202 West Gorham Street (1929); and the Art Moderne Lyon Apartments 330 North Carroll Street (1937-38).

Edward Tough designed the Craftsman style Pearson House at 223 West Gilman Street in 1924. Alvan Small designed an addition to the Craftsman style Weaver House at 17 West Gilman Street in 1925. Alan Conover and Lew Porter designed the Queen Anne Harper House at 308 North Carroll Street in 1898. Philip Dean designed the Craftsman style Keeley House at 109 East Gorham Street in 1911. Henry T. Dysland designed the Art Moderne Nussbaum Apartments at 419 North Pinckney Street in 1939. Owen Williams designed the Queen Anne Samuel Thuringer House at 315 North Pinckney Street in 1887. Myron Pugh designed the NeoClassical Revival Windemere Apartments at 118 West Johnson Street in 1924. Henry Loeprich, an architect with Law, Law and Potter, designed a Colonial Revival house for himself at 317 North Pinckney Street in 1929.

In addition, five out-of-town firms designed buildings in the district. Lawrence Monberg, then living in Kenosha, designed three outstanding Art Moderne buildings for the Quisling family. These were the Quisling Towers Apartments at 1 East Gilman Street (1937, NRHP), the Quisling Clinic at 2 West Gorham Street (1945), and the Edgewater Apartments and Hotel at 642 Wisconsin Avenue (1946).

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Milwaukee architect Alexander Eschweiler designed the Dutch Colonial Revival Scott House at 520 North Pinckney Street (1903). Hugo Hauser, also of Milwaukee, designed the NeoGothic Revival Bethel Evangelical Lutheran Church at 312 Wisconsin Avenue (1940). Chicago architect J. K. Cady designed the French-influenced Neo-Classical Revival Winterbotham House at 15 East Gilman Street (1910). Another Chicago firm, Charles Frost and Alfred Granger, designed the Dutch Colonial Revival Jackson House at 415 North Carroll Street (1907-09). H. L. Kuehmel (place unknown) designed the Mediterranean Revival Ambassador Apartments at 522 North Pinckney Street (1929).

In conclusion, the Mansion Hill Historic District is architecturally significant at the local level being a residential neighborhood united by physical development that contains the largest concentration of high-style architect-designed nineteenth century houses in Madison. These include outstanding examples of Italianate, Second Empire and German Romanesque Revival design. Mansion Hill also has the largest concentration of buildings constructed of locally-quarried sandstone in the city; and is the most intact of Madison's nineteenth century prestige neighborhoods. Mansion Hill has the largest concentration of buildings designed by Madison's first architectural firm, master architects Donnel and Kutzbock. In addition to nineteenth century homes of architectural distinction, Mansion Hill displays several fine examples of Prairie School, Period Revival and Art Moderne design. Many of the buildings in the Mansion Hill Historic District were produced by Madison's most talented architects and craftsmen.

HISTORICAL SIGNIFICANCE

Under Criterion A, many buildings in Mansion Hill are locally significant in the area of Social History for their associations

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with men who were leaders in the development of Madison and the state during the nineteenth century. These men were prominent in law, politics and government, commerce (most notably banking and insurance), community planning and development, and the development of the agricultural implements industry in Madison, which was the city's first important manufacturing endeavor. Many of these men were Yankees from New York state, and nearly all were significant for more than one of the above-listed categories. Their lives overlapped as well. They were associated with one another in business, in political dealings, social activities, and often, by blood or marriage. More detailed information about the topics discussed below can be found in the 1995 report, "Madison Intensive Survey," produced by the City's Department of Planning and Development.

LAW

Because Madison is the state capital and the seat of county government, there have long been many attorneys practicing in the city. Throughout the nineteenth century, and into the twentieth, most of Madison's lawyers were of Yankee ancestry. Many of the city's leading attorneys lived in Mansion Hill.

Daniel K. Tenney (1834-1915) was born in New York state and grew up in Ohio. He attended the University of Wisconsin (U. W.) Law School, and practiced with several lawyers in town from 1855 until 1870. From 1860 until 1862, Tenney served as an alderman. The house at 401 North Carroll Street was built for Tenney and his wife, Mary Jane, in 1863. They lived there seven years, and then moved to Chicago, where Tenney earned a national reputation winning cases against insurance companies that refused to pay damage claims following the 1871 Chicago fire. Tenney maintained an association with Madison while living in Chicago, visiting the city often and

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investing in the Madison Street Railway Company (1885). The Tenneys moved back to Madison in 1897, living at 146 Langdon Street (demolished). In 1899, Tenney gave a large sum for the creation of Tenney Park, which was the first city park with lake access for the public. In so doing, Tenney forced the Madison Park and Pleasure Drive Association, a private organization whose previous efforts had primarily benefited the wealthy, to become, in effect, the forerunner of the Madison Parks Department. The development of Tenney Park also triggered an era of incredible park philanthropy in Madison.²³

The house at 401 North Carroll Street is better known as the home of another influential attorney, Breese Stevens, whose family owned it from 1870 until the mid-1960s. Stevens (1834-1903) was born in New York state and received his law degree in 1856. In 1857, he moved to Madison to oversee the real estate interests of his uncle, Sidney Breese. As an attorney, Stevens specialized in railroad, land grant and water litigation. Stevens also served as Mayor of Madison in 1884-85, was a founding director of the First National Bank (see Historical Significance: Commerce), and was a director of the Madison Gas Light and Coke Company. The Madison Gas Light and Coke Company was a private utility that supplied the city with gas until 1896, when it was purchased by a New York syndicate and became a part of the newly-formed Madison Gas and Electric Company. Stevens was also a director of the agricultural implements manufacturing company, Fuller and Johnson, owned much real estate, and was a regent of the U. W. for many years. Stevens' second

²³Mollenhoff, p. 326; and Intensive Survey Form, 401 North Carroll Street, on file, Madison Department of Planning and Development (hereafter, P & D).

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wife, M. Elizabeth, was one of the founders of the Madison Women's Club.²⁴

Orsamus Cole (1819-1903) was born in New York and graduated from Schnectady Union College in 1843. He established his law practice in Potosi, Wisconsin in 1845, and was elected a member of the state constitutional convention that same year. In 1848, Cole represented the second district in Congress. He was appointed to the State Supreme Court in 1855 and moved to Madison. The house at 406 North Pinckney Street was built for him in 1857; he lived there until the death of his first wife in 1874. In 1879, Cole married Mrs. Rebecca Garnhart and moved into her home at 424 North Pinckney (also in the Mansion Hill Historic District). Cole sat on the State Supreme Court for 37 years, serving as Chief Justice from 1880 until his retirement in 1892.²⁵

Robert Bashford (1845-1911) was born in Fayette, Wisconsin and graduated from the U. W. in 1870. Bashford was admitted to the bar in 1871, about the same time that he purchased, along with three others, the Madison Democrat. The Democrat was an important state-wide newspaper, and Bashford's involvement with it allowed him to learn about local and state politics. In 1874, he sold his interest in the newspaper and devoted himself to his law career. From 1885 to 1889, he worked in Chicago for Daniel Tenney. Bashford served as Madison's City Attorney from 1881 to 1886; as Mayor in 1890; was elected to the State Senate in 1892; and appointed to the State Supreme Court in 1908. In 1889, Bashford married Sarah Fuller, daughter of Morris Fuller (see Historical

²⁴Intensive Survey Form, 401 North Carroll Street, P & D.

²⁵Intensive Survey Form, 406 North Pinckney Street, P & D.

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Significance: Agricultural Implements Industry). They lived in her family's home at 423 North Pinckney Street until Bashford's death in 1911.²⁶

Arthur B. Braley (1824-1889) was born in New York state. Largely self-taught, he began studying law in New York in 1844. In 1846, he moved to Delavan, Wisconsin and was admitted to the bar in 1848. In 1852, he moved to Madison. The house at 422 North Henry Street (NRHP) was built for Braley and his first wife, Philinda, in 1875-76. Braley served as Police Justice for Madison from 1855 until 1861, and again from 1874 until 1886. He was an alderman from 1864 until 1867, and City Attorney in 1868. Braley was also a patron of literature, and encouraged Wisconsin poetess Ella Wheeler Wilcox. While staying at the Braley's home in 1883, Wilcox wrote her most famous poem, "Solitude," which begins: "Laugh and the world laughs with you, Weep and you weep alone."²⁷

John Aylward (1861-1916) was born in Black Earth, Wisconsin. He graduated from the U. W. in 1884. Aylward farmed, worked for the railroad, as a school teacher and as a high school principal. In 1890, he graduated from the U. W. Law School and joined a Madison law firm. Thereafter, Aylward served as City Attorney (five terms), and later on the Municipal and Circuit Courts. In 1913, he was appointed U. S. Attorney for the western district of Wisconsin. He also ran unsuccessfully for the governorship (1909) and for the U. S. Senate. Aylward was secretary and director of the Madison Plow Company (see Historical Significance: Agricultural Implements Industry), director and general insurance counsel of the National

²⁶Intensive Survey Form, 423 North Pinckney Street, P & D.

²⁷Intensive Survey Form, 422 North Henry Street, P & D.

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Guardian Life Insurance Company of Madison (see Historical Significance: Commerce), and curator of the Wisconsin State Historical Society. The house at 414 North Pinckney Street was built for Aylward and his wife Genevieve in 1900. The family lived in the house until c. 1959.²⁸

Silas U. Pinney (1833-1899) was born in Pennsylvania and came to Dane County in 1846. By 1854, Pinney was a practicing lawyer. In 1858, he served as Madison's City Attorney. He was elected to the Madison Common Council in 1865, and was Mayor in 1874-75. As Mayor, Pinney established Madison's first free public library and pushed for street paving. From 1892 until 1898, Pinney was an Associate Justice of the Wisconsin Supreme Court. The house at 115 East Gilman Street was built for Pinney in 1859. Although he sold this house in 1864, his other home, on West Wilson Street, has been demolished.²⁹

Aad Vinje (1857-1929) was one of Madison's few nineteenth century non-Yankee attorneys. Born in Norway, Vinje immigrated to the U. S. and, in 1887, graduated from the U. W. Law School. He practiced law in Superior, Wisconsin from 1891 until 1895, when he was appointed Judge of the Eleventh Circuit Court. In 1910, Vinje was appointed Associate Justice of the State Supreme Court. He served as Chief Justice from 1922 until 1929. During his tenure as Chief Justice, he lived at 412 North Carroll Street, which had been built for him in 1922.³⁰

²⁸Intensive Survey Form, 414 North Pinckney Street, P & D.

²⁹Intensive Survey Form, 115 East Gorham Street, P & D.

³⁰Intensive Survey Form, 412 North Carroll Street, P & D.

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Three State Supreme Court Justices lived at 116 East Gorham Street at various times. Charles Bardeen lived in the house from c. 1898 until c. 1908, and was an Associate Justice of the State Supreme Court from 1898 until 1903. Robert Siebecker lived in the house from c. 1914 until c. 1921. He was the law partner and brother-in-law of Robert M. La Follette, and served as Chief Justice of the court in 1920. Timothy Brown, grandson of the original builder of 116 East Gorham Street, and an Associate Justice, lived in the house from c. 1922 until 1936.³¹

POLITICS AND GOVERNMENT

Many influential politicians and civic leaders lived in Mansion Hill in the nineteenth and early twentieth centuries. Several of these men will be highlighted below. In addition, the White/Delaplaine House at 130 East Gilman Street (NRHP) has state-wide significance, because it was the official residence of all of Wisconsin's Governors from 1885 until 1950.

In 1883, newly-elected Governor Jeremiah Rusk purchased the White/Delaplaine House. In 1885, he sold it to the State of Wisconsin. Rusk served as Governor from 1883 until 1889. Rusk later served as U. S. Secretary of Agriculture. He was succeeded by William Hoard (1889-91), a dairyman of national repute; George W. Peck (1891-95); William Upham (1895-97); Edward Scofield (1897-1901); Robert M. La Follette (1901-06), Wisconsin's most prominent politician; James Davidson (1906-11); Francis McGovern (1911-15); Emanuel Philipp (1915-21); John J. Blaine (1921-27); Fred Zimmerman (1927-29); Walter Kohler (1929-31); Philip La Follette (1931-33 and 1935-39), son of Robert M. La Follette; Albert Schmedeman (1933-

³¹Intensive Survey Form, 116 East Gorham Street, P & D.

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35); Julius Heil (1939-43); Walter S. Goodland (1943-47); and Oscar Rennebohm (1947-51).³² Of these men, Robert M. La Follette was the most prominent.

Robert M. La Follette (1855-1925) had a long political career, and several buildings in Madison survive that had an association with him, including his family home at 314 South Broom Street (where he lived from 1881 to 1901), and his office at 115 West Main Street (1919-1925). During his final term as Governor, La Follette achieved his most long-lasting political goals, when the 1905 State Legislature enacted a large number of reforms La Follette had proposed. In addition, La Follette's principal platform plank, comprehensive direct primaries, was passed in referendum in November 1904. With this primary election law, Wisconsin became the first state in the nation in which the people directly elected all candidates for public office. Wisconsin instantly surged to the forefront of the national Progressive Movement.³³

Elisha W. Keyes (1828-1912), one of the most influential politicians in Wisconsin during the nineteenth century, lived at 102 East Gorham Street for nearly 50 years. Born in Vermont, Keyes settled in Lake Mills, Wisconsin with his family in 1837. In 1850, Keyes moved to Madison and apprenticed with a local law firm. He was admitted to the bar in 1851, and worked as a lawyer thereafter. Keyes held many offices during his life. He was District Attorney for Dane County in 1859-60, and served as Madison Postmaster from 1861 until 1882. During the nineteenth century, the Postmaster

³²Nesbit, pp. 542-43.

³³Elizabeth L. Miller, University of Wisconsin Armory and Gymnasium, National Historic Landmark nomination, p. 17.

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wielded great political influence, handing out jobs ("patronage") and exerting pressure on employees to vote the way the Postmaster wished. Keyes also served as Mayor of Madison in 1865-66, and in 1886. While he was Mayor, Keyes spent a great deal of money paving city streets and installing stone gutters. Keyes also advocated establishing city parks, planting street trees, and acquiring better fire-fighting equipment. Keyes was elected to the State Assembly in 1882; was very active and outspoken during his tenure as a Regent of the U. W. (1877-1889); and served as Municipal Judge from 1889 until 1893.³⁴

Keyes led Wisconsin's powerful Republican party for many years, gaining the nickname, "Boss" Keyes. He controlled the party machinery with patronage, funds, and the support of lumberman and the railroads. His absolute power was exaggerated by Robert La Follette, who portrayed Keyes as the epitome of political corruption in La Follette's own bid for political office.³⁵

Willett S. Main (1828-1902) was born in New York state and moved to Wisconsin with his family in 1844. He came to Madison in 1847, often working as a clerk. From 1851 until 1853, and from 1860 to 1862, Main served as Undersheriff. He served as Sheriff from 1852-54, 1862-64, and 1866-68. In 1871, Main was appointed Chief Deputy U. S. Marshal, a post in which he served for 16 years. After a brief retirement, he returned to his post as Chief Deputy U. S. Marshal. Main was an active member of the Republican party from its inception, serving as a delegate to county, district and state conventions. He was elected State Senator in 1888, representing

³⁴Intensive Survey Form, 102 East Gorham Street, P & D.

³⁵Ibid., and Nesbit, pp. 362-62, and 402-16.

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Dane County. Elisha Keyes and Daniel K. Tenney (see Historical Significance: Law) were both close associates of Main. The house at 511 North Carroll Street was built for Main in 1858. His family lived there until c. 1926.³⁶

Other civic leaders of note that lived in Mansion Hill included J. B. and M. A. B. Smith. J. B. (1851-?) was an attorney and a leader of Wisconsin's prohibition party. He ran for Governor on the prohibition ticket (date unknown) and was the author of several temperance tracts. His wife, M. A. B. Smith (?-1925), was very active in the cause of prohibition. She sat on the board of directors of the Women's Christian Temperance Union (WCTU) of Wisconsin from 1889 until 1925, and was president of the Dane County district of the WCTU from 1899-1908. From 1900 until 1918, she led the successful prohibition campaign carried out in the state legislature. The Smiths lived at 127 West Gilman Street from 1893 until at least 1907.³⁷

Solomon Levitan (1862-1940) was born in East Prussia and came to the United States c. 1880. By 1881, he was living in New Glarus, Wisconsin, working as a peddler. A chance meeting with Robert La Follette, then a young man and a candidate for Dane County District Attorney, sparked Levitan's interest in politics. In 1882, Levitan was elected Justice of the Peace in New Glarus. By 1905, Levitan had moved to Madison, opened a large dry goods store, and become involved in banking. Eventually, Levitan became president of the Commercial State Bank. He also served as president of the People's Investment Company, and as chairman of the board at the Madison

³⁶Intensive Survey Form, 511 North Carroll Street, P & D.

³⁷Intensive Survey Form, 127 West Gilman Street, P & D.

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Trust Company. Levitan ran for State Treasurer in 1918 and in 1920, finally winning election in 1922. Levitan served in that post from 1922 to 1932, and again from 1936 to 1938. The Sheridan Apartments at 8 East Gorham Street was built for Levitan in 1916. He lived in the building from the time it was built until his death.³⁸

Isaac Kittleson was born in York Township, Dane County. He graduated from the U. W. Law School, but primarily worked as a banker at the Savings, Loan and Trust Company (see Historical Significance: Commerce). Kittleson served as Alderman, as a member of the local Board of Education, and was Mayor of Madison from 1920 until 1926. In 1927, Kittleson was appointed an examiner for the Wisconsin Industrial Commission, conducting hearings throughout the state until his retirement in 1948. Kittleson lived at 141-43 East Gorham Street from 1917 until 1952.³⁹

COMMERCE

Many local business leaders and wealthy merchants lived in Mansion Hill. Banking and insurance companies are among the most important commercial activities in any community. There was a concentration of bankers and insurance executives in Mansion Hill. Several Mansion Hill residents were founders and/or officers in the Dane County Bank: James Richardson, Napoleon B. Van Slyke, and Timothy Brown founded the bank. Founded in 1853, Dane County Bank was the

³⁸Intensive Survey Form, 8 East Gorham Street, P & D.

³⁹Intensive Survey Form, 141-43 East Gorham Street, P & D.

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third bank established in Madison. It was reorganized in 1863 and named the First National Bank.⁴⁰

James Richardson was a partner of N. B. Van Slyke, and a major mover-and-shaker in early Madison. Richardson purchased the house at 28 East Gilman from Van Slyke in 1859, and lived there until 1864. In addition to his involvement in the Dane County Bank, Richardson was part owner of the Richardson Abstract Company, an abstract, surveying and land company. Van Slyke and Timothy Brown were his partners in that company, as in the Dane County Bank.⁴¹

Napoleon B. Van Slyke (1822-1909) was born in New York state and came to Madison in 1853. A pioneer mover-and-shaker, Van Slyke's major businesses were the Dane County Bank and the Richardson Abstract Company. Van Slyke was also influential in the early development of the U. W., serving as a Regent from 1848 until 1879. He was involved in establishing Forest Hill Cemetery (1857), and was quartermaster at Camp Randall during the Civil War. He was also active in the Madison Gas Light and Coke Company, and in the Madison Street Railway Company. In 1890, when the Savings, Loan and Trust Company was formed as the continuation of the mortgage loan business of the Hekla Fire Insurance Company (see below), Van Slyke served as vice-president. Van Slyke bought the house at 510 North Carroll Street in 1859. His family remained there until 1911.⁴²

⁴⁰Rankin, no page numbers.

⁴¹Intensive Survey Form, 28 East Gilman Street, P & D.

⁴²Intensive Survey Form, 510 North Carroll Street, P & D.

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Timothy Brown (1823-1879) was born in New York state. In 1855, he was working in a bank in Syracuse when his friend, N. B. Van Slyke, convinced him to come to Madison. Brown quickly became the cashier and principal stockholder of the Dane County Bank, a position he retained when that institution was reorganized as First National Bank. He eventually became vice-president of the bank. In 1870, he became a large stockholder in the Madison Gaslight and Coke Company, reorganizing and assuming almost complete control of it. In addition, Brown was a director and treasurer of the Madison Fire Insurance Company (see below), vice-president of the Madison Manufacturing Company (see Historical Significance: Agricultural Implements Industry), and part owner of the Richardson Abstract Company. Brown founded the real estate and money lending business that was later the principal activity of his sons, Fred (121 East Gilman Street) and Frank (130 East Gorham Street), which was operated under the name of the Estate of Timothy Brown. Brown was also civic-minded, serving as treasurer of the U. W. Board of Regents, Alderman, and as Supervisor of the Dane County Board. The house at 116 East Gorham Street was built for Brown and his wife Elizabeth in 1863. The family lived there until c. 1896.⁴³ Frederick Brown organized the Central Wisconsin Trust Company. He became a director of First National Bank in 1922, when it acquired the Central Wisconsin Trust Company.⁴⁴

Other Mansion Hill residents who were important in the development of the First National Bank included: Morris E. Fuller (423 North Pinckney Street, see Historical Significance: Agricultural Implements Industry), a major stockholder; Breese Stevens (401

⁴³Intensive Survey Form, 116 East Gorham Street, P & D.

⁴⁴Intensive Survey Form, 121 East Gilman Street, P & D.

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North Carroll Street, see Historical Significance: Law), a founder and director; and Chauncey Williams (28 East Gilman Street, see Historical Significance: Agricultural Implements Industry) also a director. In 1922, First National merged with the Central Wisconsin Trust Company and the Merchants and Savings Bank, becoming the First Central Bank. At that time, it was the largest bank in Madison. Today it is known as Firststar Bank.⁴⁵

The Savings, Loan and Trust Company was formed in 1890 as the continuation of the mortgage loan business of the Hekla Fire Insurance Company (see below). Its founder was Halle Steensland (see below). In the 1920s, the name changed to the Union Trust Company. The company administered estates and trust funds, and was the first trust company in Wisconsin.⁴⁶ N. B. Van Slyke (510 North Carroll Street, see above) was vice-president of the company when it was founded. Isaac Kittleson (141-43 East Gorham Street, see Historical Significance: Politics and Government) worked for the Savings, Loan and Trust Company from c. 1900 to c. 1920.

The Northwestern Building and Loan Association was founded in 1889. By 1902, this institution had 25 branch offices around the state, and was the largest building and loan association in Wisconsin outside of Milwaukee.⁴⁷ John Hudson (221-23 North Pinckney Street, see Historical Significance: Agricultural Implements Industry) was president of the Northwestern Building and Loan Association in the late nineteenth century.

⁴⁵Rankin, no page numbers.

⁴⁶Ibid.

⁴⁷Ibid.

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Madison is currently home to several national insurance companies. By 1918, Madison was recognized as a regional center for life insurance, and every company in the state had an office in Madison. During the historic period, there were over half a dozen home insurance companies in Madison.⁴⁸ Many founders and/or executives of insurance companies lived in the Mansion Hill district.

The first large company in Madison was the Madison Mutual Insurance Company, which was founded in 1851. It is said to have inaugurated the mutual insurance system in Wisconsin. In 1877, it was reorganized due to heavy losses, and named the Madison Fire Insurance Company. It closed in 1880.⁴⁹ Timothy Brown (116 East Gorham Street, see above) was a director and treasurer of this company during the 1870s.

Joseph W. Hobbins (1848-1920) was born in England and came to Madison in 1852. He first worked for the Madison Mutual Insurance Company. In 1870, Joseph and his brother, Harry B. Hobbins (135 West Gilman Street), founded the Hobbins Insurance Company of Madison. It quickly grew to be the largest insurance agency in southern Wisconsin. In 1883, Joseph organized the Capital City Bank, and turned the insurance agency completely over to Harry B. Hobbins. Joseph Hobbins began as cashier and vice-president of the Capital City Bank. In 1901, he became president of the bank. The Hobbins family lived at 114 West Gilman Street from 1873 until 1934.⁵⁰

⁴⁸Ibid.

⁴⁹Ibid.

⁵⁰Intensive Survey Form, 114 West Gilman Street, P & D.

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Halle Steensland (1832-1910) was born in Norway and came to Madison in 1855. He worked first as a clerk, and then opened his own grocery in 1859. In 1870, he founded the Hekla Fire Insurance Company. "Hekla" is Norwegian for "volcano." It invested in farm mortgages, and primarily served the Norwegian community. In 1890, Steensland organized the Savings, Loan and Trust Company (see above), a continuation of the mortgage loan business of the Hekla Fire Insurance Company. Steensland was prominent in the local Scandinavian community. In 1872, he was appointed vice-consul in Wisconsin for Norway and Sweden, a post he held until 1905. In 1905, Steensland financed the construction of the Halle Steensland Bridge, which now carries four lanes of automobile traffic over the Yahara on East Washington Avenue. Technically a 1950 reproduction, the present bridge was originally two-lane, designed by Milwaukee architect George B. Ferry. Steensland had the bridge built to commemorate his 50 years residency in Madison, 1855-1905. The house at 315 North Carroll Street was built for Steensland and his wife, Sophia, in 1896. It is similar to the house at 150 Langdon Street, built for Steensland in 1892. The Steensland family continued to live at 315 North Carroll Street until 1938.⁵¹

Richard Nicodemus (1865-1947) was born in Washington, D. C., and moved to Madison in 1870. From 1871 until 1894, he worked in a bank. He owned a book store from 1895 until 1900. In 1900, Nicodemus purchased the J. W. Curran insurance business. By 1902, the firm had become quite prominent. When Nicodemus married Eleanor Wilson in 1903, they moved into her family home at 133 East

⁵¹Intensive Survey Form, 315 North Carroll Street, P & D.

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Gilman Street. The Nicodemus family lived there until sometime during World War II.⁵²

Two large companies founded during the historic period that are in existence today are the Northwest Mutual Life Insurance, and the National Guardian Life Insurance Company. Northwest Mutual was founded in 1857; its home office was in Milwaukee. Morris E. Fuller (423 North Pinckney Street, see Historical Significance: Agricultural Implements Industry) served as a trustee in this company. John Aylward (414 North Pinckney Street, see Historical Significance: Law) was a director and general insurance counsel of National Guardian Life.

There were other prominent bankers, insurance executives, businessmen and professionals whose houses survive in the Mansion Hill Historic District. H. K. Lawrence was a banker and a friend of N. B. Van Slyke. The house at 423 North Pinckney Street was built for Lawrence in 1855; he lived there until 1862.⁵³ Lewis Stevens (128 West Gilman Street) was on the Board of Directors of the Bank of Madison, and was an insurance agent for the U. S. Fidelity and Guaranty Company of Baltimore. Solomon Levitan (8 East Gorham Street, see Historical Significance: Politics and Government) served as president of the Commercial State Bank, president of the People's Investment Company, and chairman of the board at the Madison Trust Company. Julius T. White, for whom both the house at 130 East Gilman Street and the one at 114 West Gilman Street were built, was an officer in the Wisconsin State Insurance Company. White also served as a general in the Union Army and was the

⁵²Intensive Survey Form, 133 East Gilman Street, P & D.

⁵³Intensive Survey Form, 423 North Pinckney Street, P & D.

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brother-in-law of Madison's founding father, James Doty. Alexander Kornhauser (529 North Pinckney Street) operated the largest dry goods store in Madison at the turn-of-the-century. Allan D. Conover (151 West Gilman Street) was a partner in the local architecture firm of Conover and Porter, and a professor of engineering at the U. W. Daniel Mead (120 West Gorham Street) was a civil engineer of national repute and a professor at the U. W. Mead founded the engineering firm of Mead and Seastone, whose successor, Mead & Hunt, still exists. His most famous commission was the design for the Hoover Dam, on the Colorado river at the Arizona-Nevada border. Richard Keeley (109 East Gorham Street) was a partner in the Keeley-Neckerman-Kessenich dry goods store, a predecessor to the present-day Yost's Department Store.

COMMUNITY PLANNING AND DEVELOPMENT

Many of Madison's early land speculators and developers lived in Mansion Hill. George Burrows (1832-1909) was born in Vermont. He moved to Sauk City, Wisconsin in 1858, where he established a bank. In 1865, he moved to Madison and purchased James Richardson's real estate business. Burrows built the company into one of the largest and most successful realty firms in the state, specializing in pine lands in northern Wisconsin. He owned the Hooley Opera House (120 South Pinckney Street, extant), where he had his offices. Burrows also served as a State Senator from 1876 to 1882, and as State Assemblyman during the 1890s. He was very active in the Madison Parks and Pleasure Drive Association, and when he died he left his estate to the city. It is now Burrows Park. Burrows lived at 406 North Pinckney Street from 1875 until at least 1907.⁵⁴

⁵⁴Intensive Survey Form, 406 North Pinckney Street, P & D.

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George Delaplaine (1814-1895) came to Madison in 1838. He was the first to serve as Dane County District Surveyor. Delaplaine was assistant clerk of the State Assembly, and the private secretary to Governor Henry Dodge (1836-41 and 1845-48) and Governor Nelson Dewey (1848-52). Delaplaine acquired a great deal of real estate near downtown Madison, which he subdivided. With his partner, Elisha Burdick, Delaplaine built the Water Cure (1854), a large and popular resort in what is now Olin-Turville Park. Delaplaine lived in the house at 130 East Gilman Street, later the Governor's residence, from 1857 until 1867. He played host to many dignitaries there, including journalist Horace Greeley.⁵⁵

At least two houses were built for William T. Fish (1833-1904) in the Mansion Hill neighborhood. The first, at 2 West Gorham Street, built in 1885, is now encased within the Quisling Clinic. In 1888, Fish had another house built at 510-12 North Henry Street, where he and his family lived until at least 1909. Fish was a contractor, and a founder of Fish Lumber Company (now Fish Building Supply). In 1889, he became one of a handful of Madison developers to open a new suburban subdivision. "Wingra Park" was located west of the downtown (just southeast of what is now the intersection of Monroe and Regent Streets). In 1893, Fish and several others, including Breese Stevens (401 North Carroll Street), formed the University Heights Company. Both Wingra Park and University Heights were slow to catch on at first. Once streetcar lines were extended to each neighborhood, well-to-do business and professional people began to move out of Mansion Hill and build fashionable residences in Wingra Park and University Heights.⁵⁶

⁵⁵Intensive Survey Form, 130 East Gilman Street, P & D.

⁵⁶Mollenhoff, pp. 198-201.

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Lansing W. Hoyt (102 East Gorham Street) was a real estate speculator during the 1850s, but lost much of his wealth during the economic depression of 1857. For Frederick Brown (121 East Gilman Street) and Frank Brown (130-34 East Gorham Street), operating the real estate business their father Timothy had founded was their primary occupation, although they did have other business interests. Mansion Hill residents who were land speculators and developers, but were principally involved in other pursuits, included: bankers N. B. Van Slyke (510 North Carroll Street), and James Richardson (28 East Gilman Street); lawyer Timothy Brown (116 East Gorham Street); and agricultural implements manufacturer John Hudson (221 North Pinckney Street).

AGRICULTURAL IMPLEMENTS INDUSTRY

The sale and manufacture of agricultural implements was the most important industry in Madison during the nineteenth century. Charles A. Billings established the first large agricultural implements dealership and factory in 1840. Billings had two different partners over the years. In 1870, the company employed ten people and made 1,000 plows. The firm reorganized as the Madison Plow Company in 1880, and was purchased by Fuller and Johnson in 1882.⁵⁷

Fuller and Johnson began as the Morris E. Fuller grocery store, established in 1856. Fuller (1821-1919) was born in New York state and moved to Madison in 1856. In 1862, when farm labor was scarce as a result of the Civil War, Fuller began selling mowers. In

⁵⁷Rankin, no page numbers.

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1865, Fuller purchased the house at 423 North Pinckney Street, where his family would live for 50 years. In 1869, John A. Johnson (312 Wisconsin Avenue, demolished) began as a salesman with the firm, helping to build it into a large agricultural machinery dealership. In 1883, Fuller and Johnson, along with Samuel Higham (319 North Pinckney Street, see below), Chauncey Williams (28 East Gilman Street, see below), and Lansing W. Hoyt (102 East Gorham Street, see below), purchased the Madison Plow Company. They then began to manufacture their own farm implements. By 1885, the factory had become the "largest and most conspicuous enterprise in Madison."⁵⁸ Fuller and Johnson manufactured plows, cultivators, corn planters, harrows, hay rakes and transplinters, shipping them all over the country. By 1902, the company was one of the largest employers in the city, with 400 employees. That year, they began manufacturing the "M. L. Johnson" gasoline engine. By 1910, the engine had become the firm's major product, and Fuller and Johnson sold its line of farm implements to a new plow company called the Madison Plow Company.⁵⁹ John Aylward (414 North Pinckney Street, see Historical Significance: Law) served as secretary and director of the Madison Plow Company, which continued to make farm machinery until after 1939.⁶⁰

Morris E. Fuller was also a founder and/or major stockholder in each of the First National Bank, the Madison City Gas Light and Coke Company, Northwestern Mutual Life Insurance and the Fuller Opera House. Fuller's daughter Sarah, married attorney Robert

⁵⁸Mollenhoff, p. 184.

⁵⁹Rankin, no page numbers.

⁶⁰Intensive Survey Form, 414 North Pinckney Street, P & D.

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Bashford (see Historical Significance: Law), and they lived at 423 North Pinckney Street until 1911.⁶¹

Samuel Higham (1847-?) was born in New York state and came to Madison with his family in 1850. He was educated at the U. W. From 1868 to 1873, he was involved in milling and lumber manufacturing in Hudson, Wisconsin. He then sold lumber and farm implements in Minnesota. He returned to Madison in 1883, and helped form the Fuller and Johnson Manufacturing Company. Higham served on the company's board of directors until 1902, and as president of the company thereafter. The house at 319 North Pinckney Street was built for Higham and his wife Clara in 1887. The family lived in the house until at least 1907.⁶²

Chauncey Williams (1820-?) was born in New York state and came to Madison in 1856. In addition to his role as a partner in the Fuller and Johnson Manufacturing Company, Williams sat on the board of directors of the First National Bank, and was a founder and stockholder of the Madison Gas Light and Coke Company. He owned the house at 28 East Gilman Street from 1870 until 1881.⁶³

Lansing W. Hoyt (1817-1892) was born in New York state. He and his wife, Melvina, came to Madison in 1850. Hoyt was a real estate speculator, and had the house at 102 East Gorham Street built in 1853. Hoyt lost the house and most of his wealth when the bottom fell out of the real estate market in 1857. By 1883, he had

⁶¹Intensive Survey Form, 423 North Pinckney Street, P & D.

⁶²Intensive Survey Form, 319 North Pinckney Street, P & D.

⁶³Intensive Survey Form, 28 East Gilman Street, P & D.

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recovered well enough to become a partner in the Fuller and Johnson Manufacturing Company.⁶⁴

After 1910, Fuller and Johnson concentrated on manufacturing and exporting other items for farm use including gasoline and kerosene engines, electric light plants, hopper-cooled engines, and a pump engine that earned the company a world-wide reputation.⁶⁵

The Madison Manufacturing Company was another leading enterprise during the nineteenth century. Begun by E. W. Skinner as Mendota Agricultural Works in 1860, the company made sorghum mills, reapers and mowers. In 1869, it was reorganized as the Madison Manufacturing Company and began producing steam engines. In 1870, the company employed 50 people; it closed in 1900. John Hudson (221-23 North Pinckney Street) sat on the company's board of directors and was also the general superintendent. Hudson (1834-1901) was born in New York state and came to Madison in 1845. He operated a feed and grain business from 1853 until 1869, and owned a great deal of land in Madison, Kansas and Florida. Hudson was also a partner in the first electric power plant in Madison (1888), called the Madison Electric Light Company, which was taken over by the Madison Gas Light and Coke Company in 1892. He was also involved in real estate development, as a partner in the University Heights Company (1893), which developed one of the city's first suburbs; and was president of the Northwestern Building and Loan Association (1889).⁶⁶ Timothy Brown (116 East Gorham Street, see Historical

⁶⁴Intensive Survey Form, 102 East Gorham Street, P & D.

⁶⁵Rankin, no page numbers.

⁶⁶Intensive Survey Form, 221-23 North Pinckney Street, P & D.

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Significance: Commerce) served as vice-president of the Madison Manufacturing Company from 1869 until his death in 1879.

Another agricultural implements manufacturer who lived in Mansion Hill was John H. Garnhart, a wealthy industrialist from St. Louis, who moved to Madison in 1868 and lived at 424 North Pinckney Street. In 1871, he built the Garnhart Reaper Works, which employed 50 men. The company closed following his death in 1874. His widow, Rebecca Garnhart, married Judge Orsamus Cole (406 North Pinckney Street, see Historical Significance: Law) in 1879.⁶⁷

In conclusion, the buildings in Mansion Hill are locally significant under Social History for their association with men who were leaders in the development of Madison and the state during the nineteenth century. These men were prominent in politics and government, law, commerce (most notably banking), community planning and development, and the development of the agricultural implements industry in Madison, which was the city's first important manufacturing endeavor. Many of these men were Yankees from New York state, and nearly all were significant. They were associated with one another in business, in political dealings, social activities, and often, by blood or marriage.

PRESERVATION ACTIVITY

Preservation activity in Mansion Hill has been limited primarily to individual efforts on the part of property owners, some of whom have shown an appreciation of the historic character of their buildings in the rehabilitation or restoration of their properties. In addition, Mansion Hill was made a local Madison Landmark

⁶⁷Intensive Survey Form, 424 North Pinckney Street, P & D.

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District, with slightly different boundaries, in 1977. The State certified the local Mansion Hill district so that property owners may participate in the federal Investment Tax Credit program. Eleven property owners have done so since 1981. Because Mansion Hill is a Madison Landmark District, the Madison Landmarks Commission has been reviewing permits for exterior alterations to buildings in the district since 1977. This has had a noticeably beneficial effect and has helped preserve the character of the neighborhood. New construction erected since 1977 is much more compatible with the historic resources in the district than are those buildings that were erected between 1950 and 1977.

ARCHAEOLOGICAL POTENTIAL

No archaeological remains have been discovered to date in the Mansion Hill Historic District. Some prehistoric and late historic remains may be present, as American Indians and, later, European Americans have inhabited the area for hundreds of years. Any remains of pre-European cultures are likely to have been disturbed, if not destroyed, by the building activity associated with the development of downtown Madison. The presence of historic archaeological remains is likely, and would be worth exploring.

CRITERIA CONSIDERATIONS

Ordinarily, moved properties and properties owned by religious institutions or used for religious purposes are not eligible for listing on the National Register, unless they are architecturally significant. The Gates of Heaven Synagogue at 300 East Gorham Street (NRHP) was originally used for religious purposes, and was moved to its current location in 1971. However, it is an outstanding example of German Romanesque Revival design, by the master architecture firm of Donnel and Kutzbock. In addition, Gates of

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Heaven has been restored to its historic appearance, and so has excellent architectural integrity.

There are several other religious properties in the Mansion Hill Historic District. The Craftsman style First Unitarian Parsonage at 504 North Carroll Street, the Queen Anne Convent of the School Sisters of Notre Dame at 129 West Gorham Street, the Queen Anne Holy Redeemer Parsonage at 120 West Johnson Street, the Italianate Holy Redeemer Roman Catholic Church at 128 West Johnson Street, the Italianate Holy Redeemer School at 142 West Johnson Street, the Georgian Revival First Church of Christ Scientist at 315 Wisconsin Avenue and Bethel Evangelical Lutheran Church at 312 Wisconsin Avenue all contribute to the architectural distinction of the Mansion Hill neighborhood.

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UTM REFERENCES (CONTINUED)

5. 16/305730/4771960
6. 16/305480/4771700
7. 16/305400/4771780
8. 16/305330/4771710
9. 16/305230/4771850
10. 16/305510/4772080

VERBAL BOUNDARY DESCRIPTION

The Mansion Hill Historic District includes the following parcels in the City of Madison, Dane County, Wisconsin: all of Blocks 62, 80, 81, 92, 93, 94, 95, 96 and 263, Original Plat of the Town of Madison; the NE 36' Lot 4, Lot 5, and Lots 7-10, Block 58, Original Plat; Lots 15-17, Block 59, Original Plat; SE 33' Lots 8 & 9, Lots 10-15, and NE 55' Lot 16, Block 61, Original Plat; Lots 3-16, Block 63, Original Plat; NW 338' Lot 5, Block 78, Original Plat; SE 66' Lots 1 & 2, NE 66' of SE 50' Lot 5, and Lots 6-10, Block 79, Original Plat; NW 27' of SE 33' Lot 5, NE 16.5' Lot 6, NW 27' Lot 6, NW 84' Lot 7, Lots 8-9, and SE 57' of NE 33', Lot 10, Block 91, Original Plat; Lots 1-7, NW 80' Lot 8, NW 66' Lot 9, and Lots 16-18, Block 97, Original Plat; Lots 1-3, Block 98, Original Plat; and Lots 1-2, A. W. Dean's Subdivision of Block 262, Original Plat.

VERBAL BOUNDARY JUSTIFICATION

The boundaries of the Mansion Hill Historic District encompass that part of the Mansion Hill neighborhood that retains the large nineteenth and early twentieth century single-family houses characteristic of the area during the historic period. The boundaries were drawn to exclude areas that have lost historic integrity, are not in residential use, or are of a different character or time period.

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Photographs by Katherine H. Rankin, December, 1996

Negatives on file at the State Historical Society of Wisconsin
The information for the following photographs is the same as the above, except as noted.

Photo 1 of 17

300 E. Gorham Street, view looking north

Photo 2 of 17

137 E. Gorham Street, view looking east

Photo 3 of 17

302 - 310 N. Pinckney Street (non-contributing), view looking west

Photo 4 of 17

315 and 317 N. Pinckney Street, view looking north

Photo 5 of 17

423 N. Carroll Street, view looking east

Photo 6 of 17

424 N. Pinckney Street, view looking southwest

Photo 7 of 17

28 E. Gilman Street, view looking northwest

Photo 8 of 17

301 Wisconsin Avenue, view looking north

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Photographs, page 2

Photo 9 of 17
315 Wisconsin Avenue, view looking north

Photo 10 of 17
2 E. Gorham Street and 412 Wisconsin Avenue, view looking west

Photo 11 of 17
1 E. Gilman Street, view looking east

Photo 12 of 17
315 N. Carroll Street, view looking northeast

Photo 13 of 17
415 N. Carroll Street, view looking east

Photo 14 of 17
420 N. Carroll Street, view looking south

Photo 15 of 17
510 N. Carroll Street, view looking west

Photo 16 of 17
107 W. Gorham Street, view looking southwest

Photo 17 of 17
120 W. Gorham Street, view looking north

Mansion Hill Historic District City of Madison

County of Dane, Wisconsin

Department of Planning & Development - Planning Unit

Prepared by: M. Ruggieri-Moen June 1994

Legend



- District Boundary
- Contributing
- Non-Contributing

