

United States Department of the Interior
National Park Service

For NPS use only

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date entered

5 1985

National Register of Historic Places Inventory—Nomination Form

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic L. J. Arthur House

and/or common Basford House

2. Location

street & number 210 North Jefferson Street _____ not for publication

city, town Lancaster _____ vicinity of

state Wisconsin code 55 county Grant code 043

3. Classification

| | | | | |
|---|---|---|--|---|
| Category | Ownership | Status | Present Use | |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> park |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input type="checkbox"/> educational | <input checked="" type="checkbox"/> private residence |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> religious |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <input checked="" type="checkbox"/> n.a. | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name Duane C. and Mary A. Wepking

street & number 210 North Jefferson Street

city, town Lancaster _____ vicinity of state Wisconsin

5. Location of Legal Description

courthouse, registry of deeds, etc. Grant County Courthouse

street & number Madison Street

city, town Lancaster _____ state Wisconsin

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible? _____ yes no

date 1983 _____ federal state _____ county _____ local

depository for survey records State Historical Society of Wisconsin

city, town Madison _____ state WI 53706

7. Description

| | | | |
|--|---------------------------------------|---|---|
| Condition | | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | |

Describe the present and original (if known) physical appearance

The L. J. Arthur House is a two story building located one block north of the public square or business district of Lancaster, Wisconsin. While described by no single architectural style, the Arthur House is a well-preserved example of Victorian-era domestic design.

Located on $\frac{1}{4}$ block of land (150' by 133'), the Arthur House is built in a T-plan configuration with frame construction and a double layer, local red brick veneer exterior. The roof is a combination of gabled and hipped designs. Consisting of a 30' by 30' central square house with a foyer/stairwell wing to the east or front and a kitchen wing to the west or rear, the house appears very nearly as it did when it was built in 1880.

Exterior features include profusely decorated wood porches on the northeast, southeast and southwest corners, with the two south porches providing primary egress from the residence. The porches appear as built with the exception of removable storm and screen panels added to the southwest and northeast porches. Other features of the exterior include functional wood louvered shutters, elaborately carved eave line brackets, and a set of two bay windows, with comparable eave treatments, on the south facing wall of the main house.

The interior features a two story front foyer and stairwell occupying the entire east wing of the house, with a large, leaded glass prism window in the east wall, partially obscured by the first rise of stairs. The stairs, which are broken by two landings, lead to a balcony extending along the west and south walls of the second floor. The oak balusters, newel posts, and stairs, unlike the majority of the woodwork in the home, are varnished rather than painted. The first floor plan consists primarily of four large rooms which are separated by either arched, pocket doors or French doors. No original wall coverings remain, but the floors have been restored to expose the original 1" by 6" tongue-and-groove pine boards. To the west of the four main rooms is the kitchen wing which also contains a pantry and two narrow stairways leading to the second floor and to the basement. The second floor is divided into five rooms off a central hall. The bathroom here retains its unpainted 4' oak wainscoting. One of the remaining four bedrooms has been converted into a kitchen. Two additional rooms on the west end of the second floor can be reached by the kitchen stairs. Interior woodwork throughout the Arthur House, except as noted above, consists of painted oak or pine, with the more elaborate detail reserved for the first floor. Most interior and exterior doors include transom windows, some of which feature frosted or stained glass.

A notable addition to the L. J. Arthur House since its construction is an attached, brick, two-car garage at the west end. Electric lighting, new heating systems, and indoor plumbing, including two modern bathrooms, have, of course, been added.

The grounds of the L. J. Arthur House appear to be original. Some older conifers, pictured on the "Watkins Souvenir of Lancaster" photograph¹ of 1900 are now gone, but two large larch trees and one white pine, locally believed to have been planted by Nelson Dewey, Wisconsin's first governor, during the period in which he owned the land,² still survive. The fence pictured in the 1900 photograph has been entirely removed.

¹Wattons Souvenir of Lancaster," 1900, p.41.

²Grant Co. Herald Independent, August 18, 1976, Section 5, p.23.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1880³ Builder/Architect George Benn (1840-1882), builder⁴

Statement of Significance (in one paragraph)

The L.J. Arthur House, built in 1880 by a young local attorney for his growing family, is significant in the area of architecture as a surviving example of local, Victorian-era domestic design. As such, it is also an important architectural resource of the Southwest Wisconsin Lead Mining Region.

Architecture

The L.J. Arthur House, built on land purchased from and adjacent to land owned by Arthur's father-in-law (M. M. Zeigler), exemplifies the Victorian era as experienced in small town and rural areas. While detail of the house is rich and abundant, wood, carved and shaped by local craftsmen, is extensively used rather than the sculpted stone and molded metal often found in urban Victorian dwellings. Remarkably, the house has undergone very little change since its construction.

Evidence of the houses's architectural significance at the time of its construction is demonstrated in this paragraph from the local newspaper of the time:

If you would have a look into L. J. Arthur's house, before he occupies it, you will need to go soon. Its plan is unique. It differs from any other here. Its architecture is superior to any other in town. The walls are all hand-finished. But call while Geo. Benn, the builder, is there and he will tell you what we can't.

L.J. Arthur and his family sold the house in 1889 to Charles H. Basford, a local merchant, who lived in the home through the 1920's. Since Basford's time, the house has had many uses; it was for a time operated as a boarding house and later as a restaurant known as "Graney's Tea Room." The L. J. Arthur House is currently in use as a two-family home. Because the house is adaptable to use as commercial space and, most importantly, because of its proximity to Lancaster's business district, it is important that it be recognized as an architecturally significant local property and be treated as such throughout the years ahead.

³Grant County Herald, October 28, 1880, p.3.

⁴Ibid.

⁵Ibid.

9. Major Bibliographical References

Grant County Herald, October 28, 1880, & other issues.

Grant County Herald Independent, August 18, 1976.

History of Grant County Wisconsin, Chicago: Western Historical Co., 1900.

The Teller, August 22, 1889, & other issues.

"Wattons Souvenir of Lancaster", 1900, p.41.

10. Geographical Data

Acree of nominated property 0.46

Quadrangle name Lancaster Quadrangle

Quadrangle scale 1:24000

UTM References

A

| | | | | | | | | | | | | | | |
|------|---------|---|---|---|----------|---|---|---|---|---|---|---|---|---|
| 1 | 5 | 6 | 8 | 7 | 0 | 4 | 0 | 4 | 7 | 4 | 6 | 4 | 0 | 5 |
| Zone | Easting | | | | Northing | | | | | | | | | |

B

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| Zone | Easting | | | | Northing | | | | | | | | | |

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| Zone | Easting | | | | Northing | | | | | | | | | |

H

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|------|---------|--|--|--|----------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | |
| Zone | Easting | | | | Northing | | | | | | | | | |

Verbal boundary description and justification

Lot 6, 7 & S 30' of Lot 8, & 13' of Alley
Block 7, Original Plat, City of Lancaster

N-S 150'/E-W 133'

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Mary A. Wepking / co-owner

organization

date February 20, 1985

street & number 210 North Jefferson St.

telephone (608) 723-7822

city or town Lancaster

state Wisconsin

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature

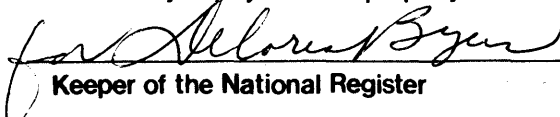


title DIRECTOR OF HISTORIC PRESERVATION

date July 19, 1985

For NPS use only

I hereby certify that this property is included in the National Register


Keeper of the National Register

Entered in the
National Register

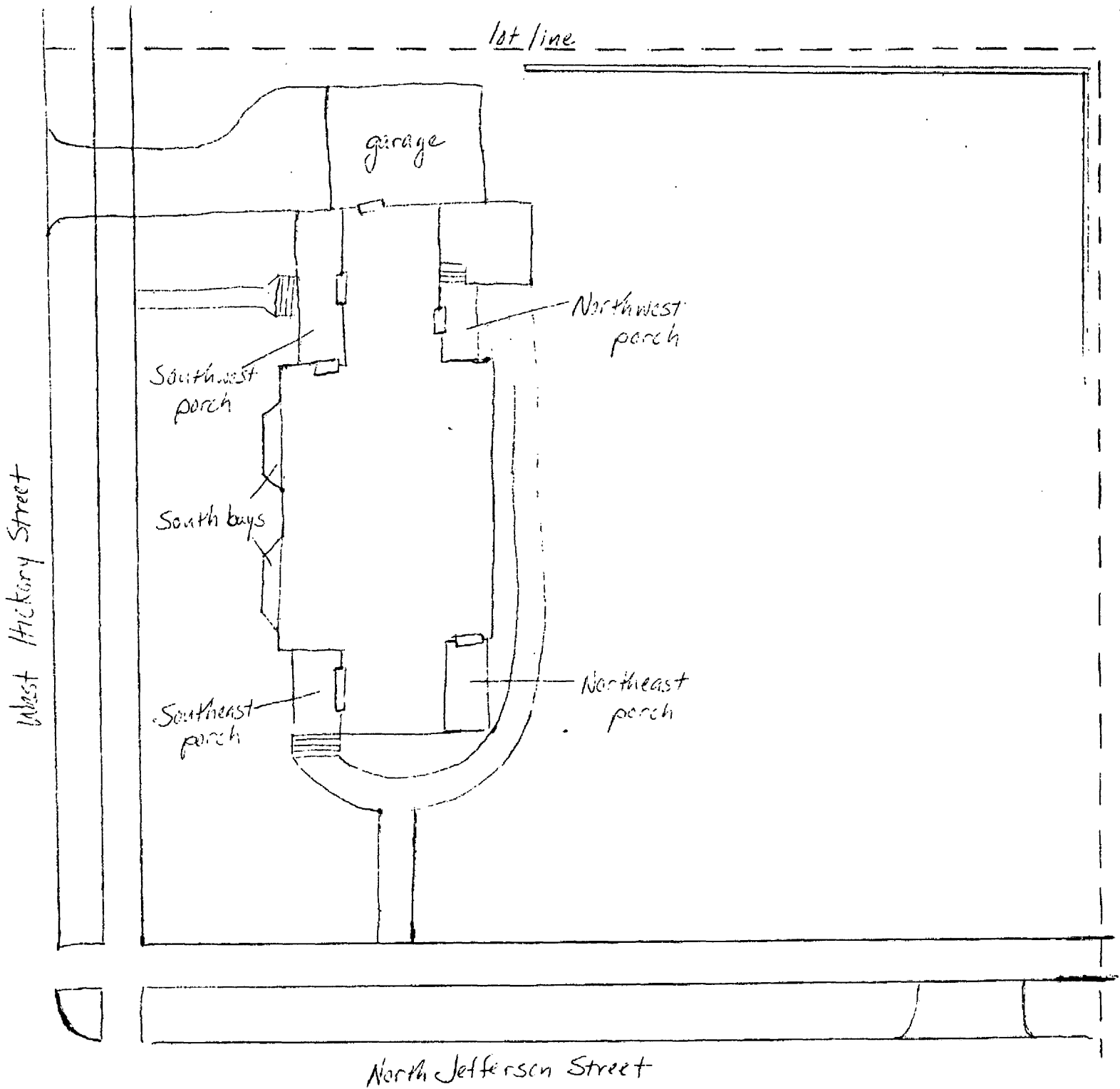
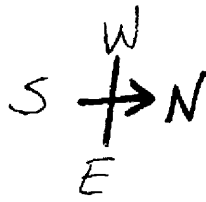
date

9/5/85

Attest:

date

Chief of Registration



L.J. Arthur House, 210 North Jefferson St., Lancaster, Wisconsin
Original Plat - Lot 6, 7 and S 30' of Lot 8, + 13' of Alley, Block 7