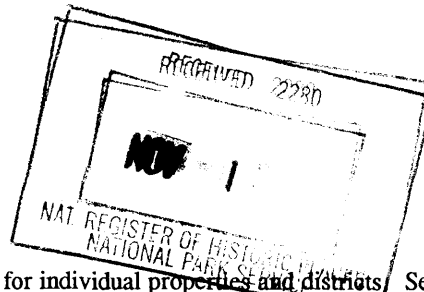


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United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name College Hills Historic District
other names/site number N/A

2. Location

street & number	Various, see inventory	N/A	not for publication
city or town	Village of Shorewood Hills	N/A	vicinity
state Wisconsin	code WI	county Dane	code 25 zip code 53705

3. State/Federal Agency Certification

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

Alicia L. Cochran
Signature of certifying official/Title

October 29, 2002
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

College Hills Historic District

Dane

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

___ See continuation sheet.

___ determined eligible for the National Register.

___ See continuation sheet.

___ determined not eligible for the National Register.

___ See continuation sheet.

___ removed from the National Register.

___ other, (explain:)

Pete Beland

12/9/02

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

private

___ public-local

___ public-State

___ public-Federal

Category of Property
(Check only one box)

___ building(s)

district

___ structure

___ site

___ object

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

contributing

noncontributing

114

32 buildings

sites

structures

objects

114

32 total

Name of related multiple property listing:

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

N/A

Number of contributing resources

is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Prairie School

Colonial Revival

Tudor Revival

International Style

Materials

(Enter categories from instructions)

Foundation Concrete

walls Brick

Weatherboard

roof Asphalt

other Stone

Narrative Description

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

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National Park Service**

**National Register of Historic Places
Continuation Sheet**

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

Section 7 Page 1

Description:

The College Hills Historic District forms most of the east half of the village of Shorewood Hills, a self-governing suburb of the city of Madison, and it is the oldest portion of the village in terms of its development.¹ It is bounded on the south by later additions to the village that consists of several blocks of smaller, less intact homes and modern condominium and office development, to the north and east by the grounds of the University of Wisconsin's west campus area, and to the west by the elongated block that comprises the Shorewood Hills Elementary School grounds and which separates College Hills from its sister plat of Shorewood.² The College Hills Historic District is a residential district and its boundaries enclose 149 single family residences, over three-quarters of which were built between 1914 and 1959. Twelve of the houses in the district were built between 1914 and 1920 and nine of these represent Arts & Crafts, American Craftsman and Prairie School designs. Most of the remaining houses built prior to 1950 are examples of the several Period Revival styles, Tudor Revival and Colonial Revival examples being by far the most plentiful, although there are also a number of outstanding examples of the International Style and early examples of the Contemporary Style as well. General design trends established in the post war years continued in the district through the late 1950s.

The district comprises the original plat of College Hills, which was put on the market in 1913, and all or part of several separate plats created between 1918 and 1950 that were platted as additions to the original one. University Avenue – originally known as the Sauk Road – runs in an east-west direction to the south of the district and was in existence as early as 1856, when its oldest building, the now altered Jacob Breitenbach House (1218 University Bay Dr.) was built. The nine blocks of the original plat of College Hills are arrayed on both sides of a hill along curvilinear streets whose routes respect the natural contours of the landscape. As a result, the blocks in the district and the lots they contain vary greatly in size and shape depending on their location. The land in the district slopes down from higher points along the north side of the district and towards the center, and then descend further toward University Bay Drive, the elevation of which is just slightly higher than nearby Lake Mendota, which is located just out of sight to the northeast of the district on the other side of the University of Wisconsin grounds. The only public park in the district is the small H. C. Bradley Park in the block bounded by Amherst Dr. and Dartmouth Road and it evolved gradually over time and is more truly a playground than a park. The small amount of public park land within the district is more than compensated for, however, by the beautifully landscaped grounds of the University of Wisconsin, whose holdings are contiguous and extend along the district's entire north and east sides.

Houses in the district vary in size. Many of the earliest houses and many of those built at the close of the Depression in the late 1930s are of medium size, but those built in the 1920s are often considerably larger. Full basement stories enclosed with poured concrete walls are the rule regardless of the date of construction, but the choice of exterior cladding is partly a function of age and style. In general, houses in the district built before World War I are clad in stucco, weatherboard, or a combination of the two. Houses built after the war, however, are more likely to be clad either in brick or partly in stone, although examples clad in the other materials are also found, the most typical and plentiful being Colonial Revival examples that are clad in weatherboard. In addition, the houses built between the wars typically feature attached garages, a characteristic that reflects both the size of the lots available and the by then nearly universal ownership of automobiles.

¹ The 1990 population of the Village of Shorewood Hills was 1680 and the city of Madison, 191,262.

² The plat of Shorewood is being nominated to the NRHP concurrently as the Shorewood Historic District.

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National Park Service

National Register of Historic Places
Continuation Sheet

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

Integrity levels in the district are extremely high and few buildings constructed within the period of significance are considered to be non-contributing on the basis of loss of integrity. Most of the non-contributing resources in the district are so classified because of their recent construction dates. Such buildings are scattered throughout the district and can be identified by looking at the inventory and the district map. There are, however, two concentrations of such buildings just to the south of the district that were large enough to effect the drafting of the district boundaries. One concentration surrounds Cornell Court and the other consists of Swarthmore Court and the 900 Block of Columbia Road. These concentrations consist largely of either post World War II single family residences or resided and altered earlier ones and they were excluded from the district for those reasons.

One of the most attractive features of College Hills today is the architectural unity of the whole. Street after street of this hilly suburb is lined with mature shade trees and Period Revival style homes mix harmoniously with neighbors designed in both the earlier Progressive styles and later Contemporary style buildings. Many of the houses in the district are also the work of prominent Madison and regionally notable architects, but even those built by contractors using private plans of unknown origin are of generally high quality.

The following inventory lists every building in the district and includes, reading from left to right, the contributing (C) or non-contributing (NC) status, the date of construction, the address, the name of the original owners, and the style. Please note that the following abbreviations are used for the various styles:

AC = Arts & Crafts
AM = Art Moderne
CO = Colonial Revival
CON = Contemporary
CR = Craftsman
DU = Dutch Colonial Revival
ELL = Gable Ell
FP = French Provincial
GN = Georgian Revival
IN = International Style
MED = Mediterranean Revival
QU = Queen Anne
PR = Prairie School
TU = Tudor Revival

The inventory is followed by descriptions of some of the district's best and most characteristic resources, which are listed according to style.

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National Register of Historic Places
Continuation Sheet

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

INVENTORY

C	1941	1101	Amherst Drive	Rudolph & Evelyn Havlik	CO
C	1947	1107	Amherst Drive	Wayne C. & Margaret Lewis	CO
C	1941	1111	Amherst Drive	Harris G. & Marian Allen	CO
C	1942	1115	Amherst Drive	James & Dorothy Engel	CO
NC	1941	1117	Amherst Drive	Prof. Rupert & Hazel Rasmussen	TU
C	1939	1121	Amherst Drive	Lyle H. & Mary Hill	FP
C	1948	1137	Amherst Drive	Philip J. & Dorothy Dickert	CON
C	1948	1143	Amherst Drive	Edward B. & Janet Schlatter	CO
NC	1926	1145	Amherst Drive	Thomas J. & Frances S. Moseley	QU
NC	1946	1149	Amherst Drive	Curtis W. & Doris Reimann	CON
NC	1960	1155	Amherst Drive	Prof. Leonard & Margaret Larson	CON
C	1936	1157	Amherst Drive	John J. & Nell Flad	AM
C	1957	1008	Beloit Court	Prof. Lee W. & Gladys Crandall	CON
C	1950	1014	Beloit Court	Prof. L. Reed & Mary Tripp	CON
NC	1964	2700	Colgate Road	Joseph E. & Elizabeth O'Brian	CO
C	1957	2707	Colgate Road	John P. & Martha Reynolds	CON
NC	1988	2755	Colgate Road	Sidney C. & Dorothy Little	CON
NC	1938	2801	Colgate Road	Theodore C. & Fluvia Scheffer	CO
C	1936	2802	Colgate Road	Mark & Beatrice Goldberg	TU
C	1916	2901	Colgate Road	Prof. William H. & Mary Peterson	AC
C	1939	2909	Colgate Road	D. Merrill & Ann Olson	TU
C	1939	2915	Colgate Road	Leslie A. Yolton	GN
C	1937	2920	Colgate Road	Frank D. & Gaya Fosgate	CO
C	1936	2921	Colgate Road	W. Wade & Beth Boardman	CO
C	1956	2924	Colgate Road	Hilder Rewey	CON
C	1953	2929	Colgate Road	James & Betty Geisler	CON
C	1936	2933	Colgate Road	Ralph & Dorothy Benedict	CO
C	1952	1005	Columbia Road	Charles A. & Marguerite Topp	CON
C	1940	1009	Columbia Road	Jack R. & Devota Meehan	TU
C	1939	1011	Columbia Road	Jack R. & Devota Meehan	DU
C	1955	1015	Columbia Road	Harry A. & Lorraine Rieman	CON
C	1945	1021	Columbia Road	Dr. George H. & Hilda Ewell	CON

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Continuation Sheet

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

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NC	1945	1025	Columbia Road	John D. & Janis Davis	CO
C	1936	2708	Columbia Road	Fred Wigglesworth	CO
C	1954	2800	Columbia Road	Prof. J. Howard & Margaret Westing	CO
C	1951	2803	Columbia Road	Robert J. & Irene Timlin	CO
C	1914	2804	Columbia Road	John C. & Marcia McKenna	CR
NC	1966	2805	Columbia Road	Irvine Y. Stein	CON
C	1916	2809	Columbia Road	Prof. George & Helen Hool	PR
C	1914	2816	Columbia Road	Prof. William O. & Edith Hotchkiss	CO
C	1916	2902	Columbia Road	Martin Haertl	CR
C	1930	2905	Columbia Road	Emerson D. & Gladys Stanley	DU
C	1930	2909	Columbia Road	Harry F. & Etta Kaiser	CO
NC	1941/1997	2910	Columbia Road	W. & I. Alexander/T. & E. Serra	CON
C	1928	2913	Columbia Road	William G. & Imogene Hart	MED
C	1947	2916	Columbia Road	Harry Steiro	CO
NC	1976	1101	Dartmouth Road	Reinhart H. & Susan Postweiler	CON
C	1916	1102	Dartmouth Road	Prof. Andrew & Bess Hopkins	AC
NC	1938/1998	1105	Dartmouth Road	Elosie Gerry/Wes & Beverly Zulty	CON
C	1938/1965	1111	Dartmouth Road	A. Roy & Stella Myers	CO
C	1931	1112	Dartmouth Road	Ronald F. & May Luxford	TUN
NC	1940/1999	1206	Dartmouth Road	Hazel F. Briggs/John Taylor	CON
C	1936	1212	Dartmouth Road	Roy T. & Rea Ragatz	IN
C	1936	1214	Dartmouth Road	Prof. Norman P. & Elizabeth Neal	IN
C	1936	1220	Dartmouth Road	Prof. M. Robert & Margaret Irwin	IN
C	1937	1223	Dartmouth Road	John W. & Helen Thompson	CO
C	1935	1224	Dartmouth Road	William H. & Corolla Feirn	CON
C	1954	1227	Dartmouth Road	Richard A. & Connie McKay	CON
NC	1960	1230	Dartmouth Road	Abe E. & Tinne Epstein	CON
C	1946	1234	Dartmouth Road	William R. & Elizabeth Marling	CO
C	1941	1235	Dartmouth Road	Prof. Ludwig C. & Harriet Larson	CO
NC	1985/1993	1239	Dartmouth Road	Prof. Silvano & Ann Garofalo	CON
C	1939	1240	Dartmouth Road	Howard F. & Marie Dittmar	TU
NC	1971	1242	Dartmouth Road	Gordon D. & Dorothy Logan	CON
NC	1963	1244	Dartmouth Road	Allan R. & Harriet Hyman	CON

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

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C	1956	2704	Harvard Drive	Rolf N. & Mary Olsen	CON
C	1956	2708	Harvard Drive	Mrs. Anna A. Strong	CON
C	1957	2714	Harvard Drive	Hans & Marion Ruhig	CON
C	1949	2910	Harvard Drive	Prof. Theo W. & Helen Zillman	CON
C	1937	2914	Harvard Drive	O. F. Christensen (non-resident owner)	CO
NC	1936/1990	2920	Harvard Drive	Roman J. & Doris Hilgers	CON
NC	1937	2922	Harvard Drive	Roy E. & Dorothy McQueen	CON
C	1953	2926	Harvard Drive	Paul E. & Jean Ramstad	CON
NC	1938/1989	2930	Harvard Drive	A. D. White/ Robert M. Fessenden	CO
C	1940	3002	Harvard Drive	J. Robert & Thea Wilson	CO
C	1936/1993	3006	Harvard Drive	G. Frederick & Elizabeth Wolff Jr.	CO
C	1940	3010	Harvard Drive	Charles A. & Marguerite Topp	CON
C	1937	2900	Hunter Hill	Porter F. & Mary Lou Butts	CON
C	1950	2909	Hunter Hill	Prof. Chester H. & Jeanette Ruedisili	CON
C	1937	2701	Oxford Road	Paul L. & Corinne Geisler	CO
C	1941	2707	Oxford Road	Willard C. & Margaret Weckmueller	CO
C	1950	2805	Oxford Road	Prof. Donald J. & Jean Voegeli	CO
NC	1951/1990	2812	Oxford Road	Thomas W. & Beulah Doig	CON
C	1952	2908	Oxford Road	Prof. Philip M. & Marian Raup	CON
C	1941	2909	Oxford Road	Harold C. & Louise Lindberg	CO
C	1916	2914	Oxford Road	Prof. Harold C. & Josephine Bradley	PR
C	1925	2919	Oxford Road	Robert H. & Grace Hommell	TU
NC	1966	1209	Sweetbriar Road	Dr. Lewis B. & Ermil Harned	CON
C	1914	1210	Sweetbriar Road	Prof. Ernest F. & Jessie Bean	PR
C	1923	1213	Sweetbriar Road	Prof. Gustav L. & Marion Larson	DU
C	1915	1218	Sweetbriar Road	John C. & Marcia McKenna	CR
C	1948	1219	Sweetbriar Road	Harold L. & Elizabeth Thomas	CO
C	1946	1225	Sweetbriar Road	Edwin C. & Phyllis Conrad	CO
C	1916	1226	Sweetbriar Road	Prof. Vernor V. & Louise Finch	CO
C	1946	1227	Sweetbriar Road	Vera J. Shumway	CO

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

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C	1927	1233	Sweetbriar Road	Wallace W. & Gertrude Weber	DU
C	1931	1234	Sweetbriar Road	Prof. Glenn T. & Sarita Trewartha	CO
C	1937	1240	Sweetbriar Road	Wayne N. & Dorcas Volk	CO
NC	1923	1241	Sweetbriar Road	Louis C. & Lois George	PR
C	1938	1242	Sweetbriar Road	Dr. Lyndell P. & Inga Whitehead	CO
C	1950	1251	Sweetbriar Road	Prof. James H. & Mildred Torrie	CON
C	1940	1006	University Bay Drive	Charles G. & Marjorie Dunehod	CO
C	1947	1010	University Bay Drive	Dr. Thomas A. & Gertrude Gross	CO
C	1946	1014	University Bay Drive	Prof. Julian E. & Mary Mack	CO
C	1947	1020	University Bay Drive	Donald & Mrs. Burrowbridge	CON
NC	1971	1110	University Bay Drive	James C. & Dorothy L. Stoltenberg	CO
NC	1972	1114	University Bay Drive	Prof. David E. & Jenny Armstrong	CO
C	1927	1118	University Bay Drive	Edward L. & Clara Bogumill	CO
C	1928	1122	University Bay Drive	Paul & Wilhelmina Schlimgen	DU
NC	1964	1128	University Bay Drive	Martha N. Erickson	CON
C	1922	1132	University Bay Drive	William J. & Clara Hogan	CR
C	1936	1200	University Bay Drive	Robert H. & Anna Davis	CON
C	1938	1206	University Bay Drive	Dr. Karl W. & Doris Niemann	CO
C	1925	1210	University Bay Drive	William R. & Edna Merklein	CO
NC	1856/1963	1218	University Bay Drive	Jacob & Mary Ann Breitenbach	ELL
C	1959	1224	University Bay Drive	Paul M. & Irene Treichel	CON
C	1939	1230	University Bay Drive	Albert L. & Eloise Buechner	CO
C	1939	1234	University Bay Drive	Paul M. & Irene Treichel	CO
C	1938	1240	University Bay Drive	Dr. Frederic E. & Mary Ellen Mohs	CON
NC	1960	1103	Wellesley Road	Harold E. & Audrey Tellefsen	CO
NC	1973/1994	1106	Wellesley Road	Cyril & Shirley Tilson	CON
NC	1963	1107	Wellesley Road	Prof. J. Howard & Margaret Westing	CON
NC	1974	1111	Wellesley Road	Dr. James H. & Barbara Thomsen	CON
C	1941	1115	Wellesley Road	Margaret Ann Ellingson	CO
C	1950	1116	Wellesley Road	Warren D. & Jean Lucas	CO
C	1939	1117	Wellesley Road	Dr. Christian & Helga Midelfort	CO
C	1955	1121	Wellesley Road	Darrel F. & Velma Schutz	CON

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Section <u>7</u> Page <u>7</u>			College Hills Historic District Shorewood Hills, Dane County, Wisconsin			
C	1950	1212	Wellesley Road	John W. & Jane Byrns	CON	
C	1916	1214	Wellesley Road	Thomas L. & Madge Konop	CR	
C	1950	1215	Wellesley Road	Capt. Robert E. & Theresa Blue	CO	
C	1958	1219	Wellesley Road	Herman E. & Hirta Postweiler	CON	
C	1954	1223	Wellesley Road	Robert B. & Gwendolyn Kocher	CON	
C	1949	1226	Wellesley Road	Prof. Nathan P. & Betty Feinsinger	CO	
C	1948	1230	Wellesley Road	Dr. Robert C. & Jeannie Parkin	CO	
C	1949	1231	Wellesley Road	William R. & Louise Payne	CO	
C	1918	1234	Wellesley Road	Charles H. & Lucille Sanderson	CO	
C	1946	1235	Wellesley Road	Hugh B. & Bernadine Speer, Jr.	CO	
C	1946	1239	Wellesley Road	John W. & Jane Byrns	CO	
C	1918	1240	Wellesley Road	John D. & Ella Clark	CO	
C	1935	1244	Wellesley Road	Albert D. & Esther Phillips	TU	
C	1948	1245	Wellesley Road	Frederick & Irmgaard Carpenter	CON	
C	1941	1004	Yale Road	Reuben W. & Nettie Sy	CO	
C	1937	1008	Yale Road	Lieu P. & Nellie Haskins	CO	
C	1931	1010	Yale Road	Prof. Charles Frederick & Maud Gillen	CO	
C	1936	1014	Yale Road	Theo. E. & Gladys Bronson	CO	
NC	1937	1015	Yale Road	Kermit A. & Marjorie Kamm	CO	

Prairie School

The earliest houses built in the College Hills suburb were constructed between 1914 and 1919 and were designed in the then fashionable "Progressive" styles, i.e. the Prairie School, Arts and Crafts, and American Craftsman styles. Of these, the most architecturally significant ones are examples of the Prairie School style. Four buildings in the district display the simple horizontal massing, stucco cladding, grouped windows, and wide overhanging eaves that are characteristic of this style:

2809 Columbia Rd..	Prof. George & Helen Hool House	1914
1210 Sweetbriar Rd.	Prof. Ernest F. & Jessie Bean House	1914
2914 Oxford Rd.	Prof. Harold C. & Josephine Bradley House	1916
1241 Sweetbriar Rd.	Louis & Lois George House	1923

All of these houses, save for the George house, are still in very good and largely original condition today. The earliest of these, the stucco-clad one-and-one-half story Prairie School style house built in 1914 for Prof. Ernest F. & Jessie Bean at 1210 Sweetbriar Rd., is an outstanding example of the application of Prairie School style design principles to a simple-seeming medium-sized side-gabled house, the apparent width of which has been greatly accentuated by wide overhanging eaves and grouped windows that flank the centered entrance porch. Another fine example of the style is the stucco-clad

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

two-story house at 2809 Columbia Road, built in 1916 for Prof. George & Helen Hool, which is still highly intact today and was built and probably designed by local builder-architect Charles E. Marks. The latest example, though, the Louis & Lois George house, while originally similar in size to the Hool house, has now been enlarged and altered and it no longer fully reflects its historic appearance.

The finest of the four, and, architecturally speaking, the most important house in the district, is the magnificent stucco-clad house at 2914 Oxford Road, built for UW Prof. Harold C. & Josephine Bradley in 1916 to a design furnished by the St. Paul, Minnesota firm of Purcell & Elmslie. This is the last of three commissions that this firm completed for the Bradleys, the first being their famous house in University Heights (106 N. Prospect Ave., NHL), designed by Louis Sullivan and completed by Purcell & Elmslie, the second being the even better known cottage that the firm designed for the Bradleys at Woods Hole, Massachusetts in 1912. Although the Bradley's College Hills house is the least well known of these three commissions, its lack of fame is undeserved. This is an outstanding, highly intact example of Prairie School design and it is one of Shorewood Hill's chief architectural treasures and one of the finest Prairie School houses in Wisconsin. (See Photo No. 4)

Arts and Crafts

True American examples of the Arts and Crafts style are almost invariably residential buildings that imitate many of the features of English prototypes. Forms are simple, with minimal decoration beyond the use of small, asymmetrically placed multi-paned windows. Wood is used extensively in the interiors and shingle roofs are typical, sometimes padded at the edges to resemble thatch. Exteriors were almost always surfaced in plain stucco. Also, windows are frequently of the casement type and sometimes have lights held in place with leaded cames.

College Hills is fortunate in having two of the earliest and finest examples of Arts and Crafts style residences in the Madison area, each of which exhibits all the hallmarks of the style mentioned above. The earliest examples is the stucco-clad Prof. William H. & Mary Peterson house located at 2901 Colgate Rd., built in 1916 and occupying a particularly challenging hillside site. An especially fine Prairie School style-influenced example of the style is the recently restored Prof. Andrew & Bess Hopkins house at 1102 Dartmouth Rd., also built in 1916 and designed by Charles E. Marks, one of the Madison area's best builder-architects who constructed many fine Craftsman, Arts & Crafts, and Prairie School style houses in Madison in the first two decades of the twentieth century. (See Photo No. 3)

These two houses both have many similarities with English examples of the style from the same period or slightly earlier, while at the same time displaying characteristics such as grouped windows and low pitched hip roofs with wide overhanging eaves that link them to contemporary American Craftsman style and Prairie School style examples as well.

Prof. William H. & Mary Peterson House	2901 Colgate Rd.	1916
Prof. Andrew & Bess Hopkins House	1102 Dartmouth Rd.	1916

American Craftsman Style

Unlike Arts and Crafts designs, the American Craftsman style did not choose to imitate its English heritage. Instead, by applying the basic principles of Arts and Crafts design to American needs and building materials, designers such as Wisconsin native Gustave Stickley were able to fashion buildings having a specifically American appearance. The American Craftsman style is characterized by quality construction and simple, well-crafted exterior and interior details. Natural materials are used both inside and out in a manner appropriate to each and wood is by far the most common

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

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material used both inside and out with brick, stucco, and wood shingles also being typical exterior building materials. Frequently the exteriors of American Craftsman style houses use broad bands of contrasting materials (such as wood shingles above stucco) to delineate different stories. American Craftsman style homes usually have broad gable or hipped main roofs with one or two large front dormers and widely overhanging eaves, exposed brackets or rafters, and prominent chimneys. Most designs also feature multi-light windows having simplified Queen Anne style sash patterns. Open front porches whose roofs are supported by heavy piers are a hallmark of the style, and glazed sunporches and open roofed wooden pergola-like porches are also common.

Shorewood Hills has only five examples of Craftsman Style buildings, but they are all excellent examples and are all found in the College Hills Historic District. Fortunately, these houses are all still extant and all in surprisingly intact condition. The oldest of these buildings is also the oldest twentieth century house in Shorewood Hills and the first to be built in the new plat. This is the stucco-clad John C. McKenna/Prof. P. W. Dykema house located at 2804 Columbia Rd. and built in 1914. Within a year, McKenna built yet another house for himself and his family nearby, having sold the first one to Prof. Dykema. This is the house at 1218 Sweetbriar Rd., built in 1915, and it is an exceptionally rare example of a Swiss Chalet style-influenced Craftsman design. (See Photo No. 2) Another fine and more typical example is the two-story stucco-clad Harold S. & Hazel Stafford house located at 1214 Wellesley Rd., also built in 1915. Yet another stucco-clad example is the Martin Haertl house, located at 2902 Columbia Road and built in 1916. The only clapboard-clad example is the William J. & Clara Hogan house located at 1132 University Bay Dr. and built in 1922.

2804 Columbia Rd.	John C. McKenna/Prof. P. W. Dykema House	1914
1218 Sweetbriar Rd.	John C. & Marcia McKenna House	1915
1214 Wellesley Rd.	Harold S. & Hazel Stafford House	1915
2902 Columbia Rd.	Martin Haertl House	1916
1132 University Bay Dr.	William J. & Clara Hogan House	1922

PERIOD REVIVAL STYLES

The phrase "period revival" is used by architectural historians to describe the many different historic styles and design elements that architects revived and reinterpreted for modern use in the first decades of the twentieth century. These "period" designs were the byproducts of the scholarly study of architectural history that began in the second half of the nineteenth century and which exerted more and more influence on architectural design as the nineteenth century matured. By the turn of the century, the study of architectural precedent had become a basic part of architectural training and resulted in buildings which were increasingly careful copies of historic styles. The most accurate copies were usually produced for houses and churches; two building types for which historic models actually existed.

The village of Shorewood Hills contains one of the finest collections of Period Revival style residential buildings found within the greater area of the city of Madison. As noted above, the earliest buildings in the village were built prior to World War I and they were designed in the Prairie School, Craftsman and Arts & Crafts styles. The overwhelming majority, however, were built in the years between the World Wars and are examples of the Period Revival styles, most notably the Colonial Revival and the Tudor Revival. These Period Revival style residences were built throughout the village and many have excellent designs that were supplied by the best architects who practiced in the Madison area during these years. Collectively, the village's Period Revival resources are also of considerable importance because their large numbers and their very high degree of integrity makes it possible to study in depth the stylistic evolution that occurred as the Period Revival styles were adapted to the changing needs of the middle and upper middle classes in the years between the two World Wars and in the years that followed.

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Colonial Revival

The Colonial Revival style is primarily a residential one, and, while buildings designed in the style were occasionally quite grand, most were medium-sized houses that were built in vast numbers all across America. Indeed, so enduring has the popularity of this style been that many modern homes in Wisconsin and elsewhere continue to imitate it. Not surprisingly, Colonial Revival style houses come in many shapes and forms. Usually, these buildings are one-and-one-half or two stories in height. Many are highly symmetrical in design but others are quite informal and rambling, it all depended on the particular historic precedent each was trying to emulate. Wall cladding also varies considerably. Houses clad entirely in stucco, brick, stone, wooden clapboards, or steel that imitates wooden clapboards are plentiful but so also are examples that mix these various materials, although few if any mix more than two kinds at once. Despite this variety of designs and materials, the use of some elements, such as double hung multi-light windows, main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent.

While Shorewood Hills possesses many buildings of architectural merit it is the 208 Colonial Revival style single family residences in the village that form the core of its identity and examples are distributed in almost equal percentages within both the College Hills and Shorewood Historic Districts. The two oldest examples of the style in the village are both located in the College Hills Historic District and they are also two of its oldest buildings. These are the symmetrically designed Prof. William O. & Edith Hotchkiss house located at 2816 Columbia Road and built in 1914 (See Photo No. 1), and the asymmetrically designed Prof. Vernor V. & Louise Finch house located at 1226 Sweetbriar Road and built in 1916. At the opposite end of the time scale, many of the district's newest examples of the style were built in the years following the end of World War II.

The following lists identifies some of the best and most representative College Hills examples of both symmetrical and asymmetrical variants of the Colonial Revival Style, "best" not necessarily meaning "biggest." These lists are arranged in chronological order.

A. Symmetrical Facade Variants:

2816 Columbia Rd.	Prof. William O. & Edith Hotchkiss House	1914
1234 Wellesley Rd.	Charles H. & Lucille Sanderson House	1918
2701 Oxford Rd.	Paul L. & Corinne Geisler House	1937

B. Asymmetrical Facade Variants:

1226 Sweetbriar Rd.	Prof. Vernor V. & Louise Finch House	1916
2909 Columbia Rd.	Harry F. & Etta Kaiser House	1930
1234 Sweetbriar Rd.	Prof. Glenn T. & Sarita Trewartha House	1931
1223 Dartmouth Rd.	John W. & Helen Thompson House	1937
1240 Sweetbriar Rd.	Wayne N. & Dorcas Volk House	1937 (See Photo No. 7)
1235 Dartmouth Rd.	Prof. Ludwig C. & Harriet Larson House	1941
1116 Wellesley Rd.	Warren D. & Jean Lucas House	1950

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Dutch Colonial Revival

A popular early twentieth century building style, the Dutch Colonial Revival style was used almost exclusively for residential buildings. These buildings are generally symmetrical in appearance and often have a small sun porch wing at one end and sometimes an attached garage at the other. Exterior walls are typically clad in clapboards, wood shingles, brick, or stone. Contrasting materials (such as clapboard above brick or stone) are also frequently used to delineate different floors and help to produce a more informal appearance. Most examples of the style are one-and-a-half stories tall and the use of large dormers to admit light to the second floor rooms is common, especially on later, side-gambreled examples.

Examples of the Dutch Colonial Revival are much less common in Shorewood Hills than their Colonial Revival counterparts. The best and the earliest examples in the village are located in the College Hills Historic District and these are listed below in chronological order.

930 Cornell Ct.	J. P. & Florence Davies House	1917
1213 Sweetbriar Rd.	Prof. Gustave L. & Marion Larson House	1923
1233 Sweetbriar Rd.	Wallace W. & Gertrude Weber House	1927
1122 University Bay Dr.	Paul & Wilhelmina Schlimgen House	1928
2905 Columbia Rd.	Emerson D. & Gladys Stanley House	1930
2920 Colgate Rd.	Frank D. & Gaya Fosgate House	1937
1011 Columbia Rd.	Jack R. & Devota Meehan House	1939

Tudor Revival

The examples of the Tudor Revival style in the village of Shorewood Hills constitute some of its most impressive buildings. Partly this is due to the materials used in their construction, since all of the village's examples are clad either in brick, stone, or a combination of the two. Partly too it is a function of their date of construction. The great majority of Shorewood Hills' Tudor Revival examples date from 1924 -1932, the years just prior to the Depression and the period when many of the village's largest and most elaborate residences were constructed. For a variety of reasons, including date of platting, lot size and the potential for lake views and lake side living, most of the village's Tudor Revival style houses are located in the Shorewood plat or along the Lake Mendota shore. Never-the-less, College Hills also has its share of these notable houses.

College Hill's Tudor Revival style houses range from relatively small-sized, later examples such as the Howard F. & Marie Dittmar House at 1240 Dartmouth Rd., built in 1939, to one of the district's largest houses, the excellent Robert H. & Grace Hommell House at 2919 Oxford Rd., built in 1925 to a design by the important Madison firm of Law, Law & Potter. (See Photo No 5) The Hommell House is especially notable for the way in which its irregular plan conforms to its corner lot and hilltop situation, this situation having originally been much more open with panoramic views extending out across the UW campus to Lake Mendota in the distance. No two of these houses are identical in appearance and most are believed to have been architect-designed, although limitations on architect identification means that many of them are still unattributed at the present time. Examples of the style are distributed throughout the district. Regardless of size and location, all of these houses exhibit a high level of craftsmanship and a knowledgeable use of the various design elements that by the 1920s and 1930s were considered to be characteristics of the Tudor Revival style nationwide.

The following lists identifies the best as well as the most representative College Hills examples of the Tudor Revival Style, "best" again not necessarily meaning "biggest." The list is arranged in chronological order.

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2919 Oxford Rd.	Robert H. & Grace Hommell House	1925
1112 Dartmouth Rd.	Ronald F. & May Luxford House	1931
2909 Colgate Rd.	D. Merrill & Ann Olson House	1939
1240 Dartmouth Rd.	Howard F. & Marie Dittmar House	1939
1009 Columbia Rd.	Jack R. & Devota Meehan House	1940

International Style

The International Style is truly modern in inspiration and owes nothing to past designs or historic examples. The style's emphasis is on volume and space enclosed by thin planes; on the regularity and orderliness of both the plan and the total design; and on the complete absence of applied surface decoration; all features which serve to make examples of this style distinctively modern in appearance. Often these designs feature asymmetrical placement of windows and doors and technical perfection, good proportions, and the intrinsic qualities of the materials used are all qualities that are emphasized. Flat roofs, smooth wall surfaces, and windows which "turn" at building corners or are placed in vertical or horizontal ribbons are all characteristic although there are numerous clapboard-sided single family residences extant as well.

True examples of the International Style in the Midwest are extremely rare and it was Shorewood Hill's and Madison's great good fortune to have one of the few well known regional practitioners of the style based here. This was the architectural firm of Beatty & Strang, which designed a number of houses in the village. The most important examples of their International Style work in the village are the three outstanding adjacent houses in the College Hills Historic District. These houses that have survived more or less intact are listed below.

1212 Dartmouth Rd.	Roy & Rea Ragatz House	1936
1214 Dartmouth Rd.	Prof. Norman & Elizabeth Neal House	1936 (See Photo No. 6)
1220 Dartmouth Rd.	Prof. M. Robert & Margaret Irwin House	1936

Modern Movement Style

The Modern Movement style is a provisional term applied to the vast numbers of buildings built after World War II that are truly modern in inspiration and which owe little or nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into styles is still in its infancy, very little can be said at this time to characterize such buildings. Never the less, these buildings are an integral and architecturally important part of the overall history of the College Hills Historic District and their later date of construction also means that most of them still retain a high degree of integrity. In addition, many of these house, like the ones that preceded them, are architect designed and are notable examples of design. The period of significance for this district is extended to 1959 to include examples from this period that reflect a continuing design trend in the district. With the 1960s came a marked change in the character of the popular housing styles in the district, with the low, predominantly one story post war houses of the 1940s and 1950s replaced by larger, two story and trilevel residences. However, as the list indicates, outstanding examples of modern design continued to be built after the period of significance.

The Shorewood Hills Intensive Survey identified nearly 150 Modern Movement Style buildings in the village that are of obvious architectural interest and are located within one of the two proposed historic districts. The best of those that are located within the College Hills Historic District are listed below and they include some of Madison's finest examples of contemporary residential design.

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1008 Beloit Ct.	Prof. Lee W. & Gladys Crandall House	1957
1014 Beloit Ct.	Prof. L. Reed & Mary Tripp House	1950
2755 Colgate Rd.	Sidney C. & Dorothy Little House	1988
2929 Colgate Rd.	James & Betty Geisler House	1953
914 Cornell Ct.	Theo S. & Dorothy Lively House	1948
1105 Dartmouth Rd.	Elosie Gerry/Wes & Beverly Zulty House	1938/1998
1206 Dartmouth Rd.	Hazel F. Briggs/John Taylor House	1940/1999 (See Photo No. 8)
1230 Dartmouth Rd.	Abe E. & Tinne Epstein House	1960
2909 Hunter Hill	Prof. Chester H. & Jeanette Ruedisili House	1950
2908 Oxford Rd.	Prof. Philip M. & Marian Raup House	1940
1240 University Bay Dr.	Dr. Frederic E. & Mary Ellen Mohs House	1938
1106 Wellesley Rd.	Cyril & Shirley Tilson House	1973/1994
1245 Wellesley Rd.	Frederick & Irmgaard Carpenter House	1948

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

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

Property is:

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

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1914-1959

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Purcell and Elmslie
Beatty and Strang

Narrative Statement of Significance

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

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

Significance

The proposed College Hills Historic District is a large residential district that was identified by the Village of Shorewood Intensive Survey in 2000 as being a potential historic district having local significance under National Register (NR) criterion C. Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP).³ This research centered on evaluating the resources within the district utilizing the Colonial Revival, Prairie School, American Craftsman, Bungalow, Period Revival Styles, Art Moderne, and International Style subsections of the Architectural Styles study unit of the CRMP. The results of this research is detailed below and shows that the College Hills Historic District is locally significant under NR Criterion C as an architecturally and historically important collection of single family residential buildings that together constitute a well-defined and visually distinct geographic and historic entity.⁴

The College Hills Historic District is architecturally significant because it contains one of the finest collections of Progressive style, Period Revival style, and International Style residential buildings to be found within the greater Madison area. The earliest buildings in the district were built prior to World War I and were designed in the Prairie School, Arts & Crafts and American Craftsman styles. The majority, however, were built in the years between the World Wars and are examples of the Period Revival styles, most notably the Colonial and the Tudor revivals. These Period Revival style residences were built throughout the district during the period of significance and many have exceptional designs that were supplied by the best architects that practiced in Madison during these years. Collectively, the district's resources are also of considerable importance because their large numbers and their very high degree of integrity makes it possible to study in depth the full range of the stylistic evolution that occurred as the Period Revival styles were adapted to the changing needs of the middle and upper middle classes in the years between the two World Wars.

Because comprehensive histories of both College Hills and the associated plat of Shorewood, which together form the village of Shorewood Hills, are included in the recently published book *Shorewood Hills: An Illustrated History*, by Thomas D. Brock, and the *Village of Shorewood Hills Intensive Survey Report*, by Timothy F. Heggland, the history that follows will deal primarily with the history of College Hills and includes only as much of the larger history of the village as is necessary to properly understand College Hill's place within that larger history.⁵

³ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin. Madison*. State Historical Society of Wisconsin, State Historic Preservation Division, 1986, Vol. 2, pp. 2-17, 2-21 - 2-24, 2-26 - 2-33, 2-35 - 2-36.

⁴ The period of significance - 1914-1959 - is bounded by the construction dates of all the contributing resources in the district.

⁵ Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: Village of Shorewood Hills, 1999. And, Heggland, Timothy F. *Village of Shorewood Hills Intensive Survey Report*. Shorewood Hills: Village of Shorewood Hills, 2000.

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

History

The land that is now College Hills was originally a part of the Town of Madison. As early as 1856, this part of the town had a sufficient population to justify the creation of Rural School District No. 7 and the construction of a small stone schoolhouse on what today is University Avenue across from the Century House gift shop (3033 University Ave.). Part of the student body that attended the new school came from the farms that were established on the open land surrounding it. These farms extended from the hilltops overlooking nearby Lake Mendota all the way down to the lake shore and it was from this pastoral landscape that the future suburb of College Hills would be created.

These farms remained in operation through the end of the first decade of the twentieth century, but by that date the neighboring city of Madison was in the midst of profound changes that would soon bring an end to the practice of agriculture in this part of the town. The growth of Madison's population during the 1890s resulted in the creation of the city's first suburbs, of which the near west side plats of Wingra Park (1889) and University Heights (1893) were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because of their proximity to the streetcar lines that enabled new suburban homeowners to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin. These suburbs did not achieve real success until after 1903, when their annexation to the city finally supplied homeowners with such city services as sewers, water, gas, electricity, and concrete streets and sidewalks. Once these services became available, however, suburban development in and around the city boomed.

To cater to the new demand, a new generation of real estate developers came into being, some of whom took an active role in the creation of the suburbs that they offered for sale. One of the earliest to move beyond those parts of Madison that were then served by streetcars was John C. McKenna. McKenna came to Madison in 1905, at the age of 26, and, with his father, entered the real estate business, forming the McKenna Investment Co. In 1912, McKenna formed another company called the University Bay Land Company, which was named after that portion of Lake Mendota that is located just south of Picnic Point. McKenna promptly set about purchasing a 68.5-acre portion of the Jacob Breitenbach farm that he planned to plat into residential lots.

McKenna's choice of land for this plat was an excellent one, consisting of a gently sloping east-facing hillside site that overlooked the marshland just across University Bay Drive at the base of the hill and also Lake Mendota, Picnic Point, and the UW campus in the distance. The timing of McKenna's decision to buy and develop this tract may well have been occasioned by the steady pace of the UW's land acquisition program in this area. For almost 20 years, the UW's College of Agriculture had been steadily buying up land west of its existing campus and, in 1911, had just purchased the magnificent hillside overlooking Lake Mendota and the UW campus known as Eagle Heights and two other smaller tracts of land adjoining Eagle Heights to the south.⁶ From McKenna's point of view the benefits that he derived from these purchases in-so-far-as the Breitenbach property was concerned would have been considerable. First, the UW would now be his permanent neighbor, both to the north, since the UW's 1911 purchases adjoined the north edge of his proposed development, and also to the east, since the UW already owned all the land east of University Bay Drive opposite his property. Second, it meant that no other developer could build a competing development at his doorstep. And third, it meant that houses built in his proposed

⁶ Brock, op. cit., pp. 16 and 23 (maps showing properties discussed). These properties were purchased from George Raymer, former owner of the *Madison Democrat* newspaper and a long-time supporter of the Madison Park & Pleasure Drive Association, and John M. Olin, a prominent Madison attorney, former UW Regent, and founder and long time president of the Madison Park & Pleasure Drive Association.

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

development would have both an ideal neighbor and would also enjoy unspoiled views for many years to come.

Not only would the UW be his neighbor but McKenna was also intent on persuading members of its staff to be the purchasers of his lots. His model may well have been the older suburb of University Heights, which had been put on the market in 1893. By 1911, this residential suburb located adjacent to the UW campus and overlooking Camp Randall was the most prestigious in the city and had become virtually the bedroom of the University's faculty and academic staff. McKenna probably hoped that the same would prove to be true for his new development, since the number of students and faculty at the UW had more than doubled since 1893 and the campus itself was then undergoing unprecedented expansion and development.

To further this hope, McKenna set about creating links between the University and his development in the mind of the public. Both the name of the new development, College Hills, and of its streets, which were named after either American or English colleges and universities, were intended to underscore the relationship of the new suburb to the University. In addition, McKenna did his best to fashion a suburb that was in tune with the best thinking about such projects at that time and whose ambiance would appeal to a well-educated elite. One of his most important initial steps was to hire Chicago-based Ossian Cole Simonds to design the new plat and select the locations for home sites. Simonds, one of the best landscape architects practicing in the Midwest at the time, was already a very well-known figure in Madison thanks to his extensive work for the Madison Park and Pleasure Drive Association, which had included designing several of Madison's most beautiful parks: Tenney Park on Lake Mendota in 1900; Brittingham Park on Lake Monona in 1905; and Vilas Park on Lake Wingra, also in 1905. In addition, Simonds had also just completed the overall design plan for the Highlands Subdivision in 1911, an area of small estate-sized lots that was then located several miles to the west of the city limits of Madison, so he was already working on residential properties in the Madison area when McKenna hired him.

The large, irregular-shaped lots and the organic, curvilinear street plan that Simonds developed for College Hills reflected the best practice of the day. The plan was also an essential component of the overall vision that McKenna had for his new property. This vision stressed the rural nature of the land and the surrounding area, which at the same time was also located close to the city and to places of work. The new suburb was put on the market with considerable fanfare and numerous newspaper ads stressed its virtues and made much of McKenna's College Hills slogan: "Where the Woodlands Meet the Water."⁷ In these ads, McKenna called College Hills "The Plat That Appeals to Good Judgment and Sentiment" and stated that the development was to be "A Neighborhood of High Class Homes." Helping to make this vision a reality was a set of restrictions that were part of the deed of each lot. These restrictions pledged that for a 25 year period beginning on Sept. 12, 1912, no more than one dwelling could be built on any lot in College Hills nor could any building costing under \$3000 be built, nor one designed as an apartment. Also banned were windmills, the manufacture or sale of intoxicating beverages, buildings built elsewhere but moved to College Hills, and the construction of barns and outhouses. In addition, no building could be built closer than 20-feet to the meander lines of its lot, nor could trees and shrubbery be planted except as approved by the University Bay Land Company. Finally, the Company pledged to provide each lot with a paved street and sidewalk and to plant trees and shrubs at its own expense under the supervision of "some capable landscape gardener." The intent of these restrictions and pledges was to reassure prospective buyers of lots in the subdivision that their investment would be protected and that the net result would be a harmonious community. As the Company's ads put it, "You do not buy a vacant lot when you buy in College Hills, for you get with it that which means much to you...you get with your purchase all that can be thought out in modern up to date methods of surrounding that home with all the finer sentiments of the twentieth century home. A family reared in these environments cannot help getting benefits from their associations here."⁸

⁷ *Wisconsin State Journal*, August 20, 1913 (reproduced in Brock: p. 19).

⁸ *Ibid.*

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The prospective purchaser of a College Hill lot would have found an environment that was quite different from anything else then on the market on the west side of Madison.⁹ By 1912, the older west side suburbs of University Heights (1893), Wingra Park (1889), Oakland Park (1896), and West Lawn (1903), were all well-established and newer additions such as West Lawn Heights (1908) had brought the platted portion of the city of Madison as far west as today's Highland Avenue.¹⁰ All of these suburbs, though, still lay within reasonable walking distance of a streetcar line, the western terminus of which was then at Forest Hills Cemetery at the intersection of Regent and Highland streets. College Hills, however, was a whole different matter, being well outside walking distance for all but the hardiest in the winter, a situation that was to have consequences for its initial sales, which were very, very slow. Indeed, by 1914 only five out of 227 lots had been sold and only two or three houses had been or were being built.

This situation was by no means unique to College Hills. The Lakewood Subdivision on the far east side of the city that had been designed by noted urban planner John Nolen and that had also been put on the market in 1912 was experiencing the same reluctant sales. The same was also true of Nakoma, another far west side suburb that had been placed on the market in 1914 by the well financed Madison Realty Co. and which also had an excellent curvilinear street plan designed by O. C. Simonds. None of these suburbs were experiencing brisk sales despite the fact that the developers of both Lakewood and Nakoma had both instituted private bus service from their suburbs to the downtown, a service that was also quickly adopted for College Hills by McKenna as well.¹¹

Despite the lack of sales in his new tract, McKenna remained undeterred and in 1914 completed the purchase of yet an additional 30-acres from Lewis Post that was located just to the south of and contiguous with his original College Hills development. This parcel became the First Addition of College Hills in 1915 and consisted of 116 new lots. A promotional brochure published by the University Bay Land Company in the same year entitled "College Hills: Where the Woodlands Meet the City," made much of the improvements that had been made since the tract since it had first opened and showed photographs of the twelve houses that had either been built or that were then being built in the subdivision. As it noted:

The company has spared no expense in developing the tract, which today has three thousand feet of water mains, two miles of cement sidewalks, over two miles of macadam drives, four tennis courts, a community district school under

⁹ Lakewood Subdivision, the earliest platted portion of today's village of Maple Bluff, was located on the Lake Mendota shore on the east side of Madison, and it was put on the market in the same year as College Hills. But even the advantage of having Maple Bluff golf course nearby could not overcome the initial problems it had of being too far from the city to be readily accessible to those wanting to live there.

¹⁰ University Heights, Wingra Park, and West Lawn Heights have now all now been placed in the National Register of Historic Places, as has Nakoma.

¹¹ The use of private bus services to boost sales in these suburbs is summarized well by David Mollenhoff, in his book: *Madison: A History of the Formative Years*. Dubuque: Kendall/Hunt Publishing Co., 1982, p. 367. "Developers of high-priced, low density, deed-restricted subdivisions knew they has a product that a sizable segment of Madisonians wanted. However, success required access and therein lay the rub. Though far from the noise, dirt and crowding of the city, most new subdivisions lay three, four and sometimes five miles from the Capitol Square. And one to three miles from streetcar lines as well. For families with cars, this remoteness was not a problem, but even in 1915, only one household in eight had a car. Therefore the developers of such suburbs as Nakoma, Shorewood Hills (College Hills at the time), Lakewood (now a part of Maple Bluff), and Shore Acres (now the north end of Winnequah Trail in Monona) all felt compelled to provide their own transportation and to "absolutely guarantee" its availability. For this purpose they bought twelve to twenty passenger motor buses, which provided hourly service during rush hours. Thus, some of Madison's finest neighborhoods began as bus-dependent suburbs. In most cases developer-subsidized bus service was continued for several years."

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construction, a central water plant, city telephone service, electricity for light and power—all city conveniences, with one-third city taxes.¹²

Even so, lot sales did not increase significantly, nor did construction, and by the end of World War I, which had put a halt to most residential building in the Madison area, McKenna and the University Bay Land Co. had lost control of the tract and had declared bankruptcy. The reasons for this are complex but the principal one was undoubtedly the relative inaccessibility of the tract. Suburbs that had been built beyond the reach of the streetcar had been a disappointment to their sponsors because people were reluctant to buy lots or build houses that they could not easily commute to and from. The ultimate solution lay in the rise of the automobile as an alternative form of transportation. What had begun as a rich man's novelty around the turn of the twentieth century was gradually becoming a viable alternative to existing forms of transportation. Between 1907 and 1913 car sales in Madison were averaging 80 a year but between 1913 to 1916 this jumped to 300 per year. By 1916, autos outnumbered horses in the city and bankers were offering the first auto loans, all of which meant that by that time real estate developers knew that they would eventually be able to look to land beyond the reach of the existing streetcar system as areas of potential development.¹³ Developers with deep enough pockets were able to ride out the transition. McKenna's main problem seems to have been that he acted too soon in trying to create his particular suburban vision. In his defense it should be noted that if he had not acted when he did, someone with more money, but probably less imagination, would likely have bought the land instead.

Ironically, McKenna's hope of selling his lots to members of the University community had born fruit, although on too small a scale to influence the outcome of his first involvement with College Hills. Of the twelve houses constructed in the tract between 1914 and 1919, two were built and very briefly lived in by McKenna himself. These, however, were both quickly sold to two UW professors. Seven of the other ten houses in College Hills were also first owned and lived in by University of Wisconsin professors or senior University staff members.¹⁴

The end of World War I brought about a renewal of real estate activity in Madison and this activity was now aided by a new factor, the ever increasing number of automobiles in the city. The result was seen throughout the city as already established suburbs began to sprout new houses. Partly, this renewed building activity was driven by the pressing need for more housing in Madison. With the housing shortage driving the market forward, residential construction boomed throughout the city, and developers on Madison's west side quickly realized that they needed to offer something special in the way of incentives to lure the prospective home buyer to their own development. One of the most successful new incentives proved to be proximity to a golf course and country club. Prior to World War I, the only golf course in the Madison area was the Maple Bluff Country Club, which had been founded in 1899 on the far east side of Madison outside of the city limits and completed by interested parties on a subscription basis between 1900 and 1901. After the war, however, interest in golf grew rapidly in the Madison

¹² "College Hills: Where the Woodlands Meet the City." Madison: Cantwell Printing Co., n.d., but ca.1915-16, p. 6. The mention here of "a community district school under construction" is worth noting because this now demolished building was the first of two Claude & Starck-designed school buildings built in the village (1917 and 1925) and it was located on land donated by McKenna himself (see the Education Theme section elsewhere in this report). McKenna had been quick to see the high value that prospective families considering the purchase of building sites in the village would place on the presence of a modern school building nearby to his development and became a prime mover in its establishment. Similar schools were also built by the developers of Lakewood (1918, designed by Frank M. Riley, non-extant) and Nakoma (1917, designed by Alvan E. Small, non-extant) and for just the same reason.

¹³ Mollenhoff, David V, op. cit., p. 365.

¹⁴ Interestingly, research has shown that the first owners of the houses in both Lakewood and Nakoma, as well as in University Heights, West Lawn, and Wingra Park a generation before, were also mostly UW faculty and staff.

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area, which mirrored a nationwide trend at that time, resulting in the creation of new country club suburbs all over the country. As a consequence, a group of enthusiasts led by several College Hills residents purchased 89.5 acres of land in 1921 owned by the Mendota Heights Association and located just to the west of College Hills, and formed the Blackhawk Country Club with an initial membership of 250 charter members. This was followed later in the year by the actual construction of the course, the links were designed by C. H. Mayo of Chicago and the overall design was planned by O. C. Simonds.¹⁵

Probably the combination of rising demand and the creation of Blackhawk, coupled with the improvement of his own financial situation all helped convince John C. McKenna to once again enter the west side real estate fray. Consequently, in 1921 McKenna created the Eagle Heights Land Co. and purchased the strip of land along the Lake Mendota shoreline that belonged to the Mendota Heights Association and which extended west along the shore from the UW's Eagle Heights holdings. McKenna called his new plat "Shorewood" and proceeds from the sales of these lots were then used for the purchase of additional land to the south. This next purchase in 1922 became the first of what by 1929 would be five additions to the original plat, which taken together encompassed all the land between the railroad tracks to the south and the lake to the north and located in-between the original College Hills plat and the Blackhawk Golf Course. To design his new plat and its subsequent additions, McKenna once again chose O. C. Simonds of Chicago to create both the overall design and also the street layout and the lot and building sites placement plan. The resulting suburb covered all the slopes of the hill known as Mendota Heights and became, certainly, Madison's most topographically varied, as well as arguably its most beautiful, new suburban development.

This time out, McKenna met with success. By 1925, enough new children had moved into the school district (which also included College Hills and areas outside the two McKenna-developed plats) to justify the construction of a second Claude & Starck-designed school building located next to the first one that had been built in 1918 (both now non-extant). By 1926, when the *Wisconsin State Journal* published a thirteen-page special section on the new suburb, twenty-four houses had either been built or were in the process of construction on lots scattered all over the hillside, and McKenna platted the Fourth Addition to the Plat of Shorewood, which includes the Edgemoor Drive area and established for the first time a physical connection between College Hills and Shorewood. The subsequent history of College Hills is inextricably connected to the neighboring plat of Shorewood, with which it was now physically linked. Children in both plats went to the College Hills school and other links between the two plats were also rapidly forged, including the linking of roadways and the sharing of services.

The stage was thus set for the establishment of the Village of Shorewood Hills, which brought all of McKenna's plats together under one governmental roof. This action was finally ratified by a vote of 84 of the inhabitants on June 28, 1927 and a month later the first officers of the Village Board of Trustees were elected. From that time on, the histories of College Hills and of Shorewood are essentially one and the same.

In 1929, McKenna platted the Fifth Addition to the original plat of Shorewood and construction of new houses in the village continued at a steady pace until the deepening of the Depression in 1932 brought residential construction to a halt throughout the Madison area and also in Shorewood Hills. The declining general economic conditions also resulted in the board of the Blackhawk Country Club requesting annexation of the Club by the Village in order to lower their real estate tax rate, which action took place on July 16, 1932.

By the end of 1932, there were 125 houses within the village boundaries (including the three that had been built in the

¹⁵ Brock, op. cit., pp. 54-63. The creation of Blackhawk led directly to the creation of the Nakoma Country Club in the following year.

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nineteenth century), the first two units of the Marketstead complex (old Village Hall) on Shorewood Boulevard had been built. The village also contained two small school buildings that had been completed in 1918 and 1925, a beach house located on the Lake Mendota shore in what is now McKenna Park, and the Blackhawk Country Club clubhouse (non-extant). What had been created in the village up to this point was a community that was especially notable from an architectural standpoint. All but one of the houses built in the village after World War I and up to 1932 is an example of the Period Revival styles and their number includes some of the finest examples ever constructed in the Madison area. The large majority of these houses are custom designs produced by the best architects practicing in the Madison area. Especially notable are the large numbers of very fine Tudor Revival and Normandy Revival houses in the village. These houses typically have irregular, rambling floorplans that proved to be very well suited to the equally irregular topography that is a feature of so many village lots. They are also often larger than their Colonial Revival counterparts and they are usually more elaborately detailed and constructed out of costlier materials. It is also worth noting that far more examples of the Tudor Revival and Norman Revival styles, which in Shorewood Hills and elsewhere at this time are typically clad in brick or stone, were built in the village in the 1920s than in the 1930s and it is tempting, of course, to ascribe these differences to the effect of the Depression. Still, while the higher cost of these buildings undoubtedly played a role in their decline during the Depression, this may not tell the whole story. There was also a marked nationwide trend in the later 1930s towards simpler designs and towards houses that were longer and squatter than their 1920s counterparts. This trend is especially noticeable in the Colonial Revival houses built in the village in the last half of the 1930s.

No houses were built in Shorewood Hills in 1933 or 1934, but by 1935, construction was once again underway and eighteen houses were completed in the village in that year. Every year thereafter saw steadily increasing, even rapidly increasing, numbers of houses being built up until 1942, when construction in the village slowed greatly because of materials shortages due to the advent of World War II. By that time, the number of buildings in the village stood at just over 300, meaning that more houses were built in the village in the eight years between 1935 and 1942 than in the twenty years between 1913 and 1932. Once World War II ended, however, housing starts in the village not only regained their pre-war momentum but surpassed it.

Although some of the owners of houses in the village were among the Madison area's wealthier citizens, the majority has been drawn from the managerial and professional elite of the city. Members of the various professions appear in large numbers, as do members of the UW faculty and administration, and upper level executives of many local enterprises and managers of the local offices of national firms are also well represented. Such a concentration of people is, of course, what one would expect to find in a suburb such as Shorewood Hills and the current owners of houses in the village are still largely drawn from these groups today. Of special interest, though, is the large group of upper level staff and administrators of both state and national agencies of government that began to make the village their home in the 1930s.¹⁶

Despite the long shared history of the plats of College Hills and Shorewood, and despite all the things that join them together and link them, there are still some things that are distinct about each. From an architectural standpoint, the most notable feature of College Hills is its small but important collection of Progressive Style homes. These are the only pre-World War I examples in the village and they are also the village's earliest twentieth century buildings. Especially notable among this group is the outstanding Prof. Harold C. & Josephine Bradley house (2914 Oxford Rd.), built in 1916 to a design by the Minneapolis firm of Purcell & Elmslie. It is one of Wisconsin's most impressive and important examples of Prairie School design.

¹⁶ The creation of the new headquarters of the U.S. Forest Products Laboratory on the west edge of the University of Wisconsin campus in 1930 proved to be an especially good source of home owners in Shorewood Hills.

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Architecture

The College Hills Historic District is nominated to the National Register of Historic Places under Criterion C for its local significance as a well-defined residential neighborhood of single-family dwellings that are very good to outstanding examples of the most important architectural styles that were applied to residential buildings designed for the city of Madison's wealthier residents during the period of significance. Most of these buildings exhibit a very high degree of integrity and have been maintained to a very high standard. In addition, many of these houses are the work of the finest architects practicing in Madison and elsewhere during the period of significance, and, because most of the buildings in the District are known to have been built between 1914 and 1959, the district also has a pleasing visual cohesiveness.

Of the first twelve houses built in College Hills after the plat was opened for sale in 1913, all but three are fine stucco-clad examples of the so-called "Progressive Styles," a term that is now sometimes used to encompass the Prairie School, American Four Square, American Craftsman, and Bungalow styles. The common thread that runs through all of these styles is the fact that their designs are essentially free of historic references, this being one of their "Progressive" qualities. The other three examples, the Prof. W. O. Hotchkiss House (2816 Columbia Rd.), the J. P. Davies House (930 Cornell Ct.), and the Prof. Vernor C. Finch House (1226 Sweetbriar Rd.), are early Madison area examples of the Colonial Revival and Dutch Colonial Revival styles. Given the high incidence of University faculty and staff in the group of original owners in College Hills and given the equally high number of "Progressive" style houses these owners either built or bought, it is tempting to draw a correlation between the two. In fact, though, a similar ratio exists between Progressive and Period Revival style residential designs built elsewhere in the Madison area during this period. Research done as part of the recently completed City of Madison Intensive Survey found that the Progressive styles were the usual choice of persons building in the city's new west side suburbs and in Lakewood between 1900 and the end of World War I. Examples of Period Revival design were actually very rare in the city until after the war. Part of the explanation may lie in the larger economic and social factors that hindered development in College Hills between 1913 and 1919, but these do not explain why examples of the Progressive styles do not reappear after the end of the war. Nor is this phenomenon unique to College Hills. In every residential neighborhood that the Madison Intensive Survey studied it found the same pattern. The so-called Progressive styles begin to appear about 1902 and become the dominant residential styles until World War I. Following the end of the war, however, virtually no new examples are constructed. What were built instead, regardless of the prestige or location of the area being studied, were homes designed in the Period Revival styles. In suburb after suburb, beginning with University Heights, this same phenomenon was observed, which supports the theory that, for whatever reasons, the Progressive styles fell out of fashion after the war and were supplanted by the Period Revival styles even as they themselves had once supplanted the previously dominant Queen Anne style.

The College Hills Historic District is especially notable architecturally for its wealth of examples of Period Revival style designs. Buildings designed in the various styles that are now grouped together under the general term "Period Revival" first began to appear in Wisconsin in the mid-1890s. These buildings were almost all larger, architect-designed, single-family residences and most of them were constructed in the state's largest cities, such as Milwaukee, Madison, Wausau, Oshkosh, Manitowoc, Eau Claire, La Crosse, Racine, and Kenosha. This probably reflects the fact that interest in reproducing accurate modern interpretations of historic architectural styles was still quite new at this time and those with the ability to do so were almost exclusively architects that were in touch with the latest national trends in architecture, both as a result of their training in the nation's first schools of architecture and as a result of their awareness of what was happening in and around the nation's larger, mostly eastern cities such as New York, Boston and Philadelphia. Such architects were, for the most part, located only in the state's largest cities in the 1890s, as were clients with the means and the interest to build in what were then the latest styles.

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By the turn of the century, the increasing popularity of the Period Revival styles, particularly the Colonial, Georgian and Tudor Revivals, was beginning to be felt in all of Wisconsin's larger communities. Period Revival designs were not the only ones competing for client's approval during the period just before and just after World War I, since houses of equivalent cost and size designed in the Arts and Crafts and the related American Craftsman styles were also popular with this clientele. The Arts and Crafts movement began in England in the mid-nineteenth century and had a profound affect on American architectural practice in the first two decades of the twentieth century. The residential architecture produced by the earliest Arts and Crafts architects in England such as Richard Norman Shaw was a conscious attempt to recreate older English architectural practices and motifs. The smaller houses were typically influenced by the many vernacular housing traditions that had evolved throughout that country and larger houses were most heavily influenced by the architecture of the Tudor, Elizabethan and Jacobean periods. Since these various traditions had many things in common, the residential architecture that evolved in the Arts and Crafts period also shared many common characteristics as well. Differences in size and in the degree of decoration notwithstanding, most of the houses designed in this style featured irregular plans, roofs having a variety of planes and wall surfaces that were clad in a variety of materials but most typically in brick, stucco, stone, and wood clapboard or wood shingles, half-timber work was also frequently found, even in the smallest examples. Since these works were frequently published in both English and American architectural magazines of the time, they were well known to American architects and their wealthy clientele and their influence can be found in most middle class and upper middle class neighborhoods in America that were developed in the first two decades of the twentieth century. Madison, and, therefore, College Hills, was no exception to this national trend and the two earliest examples of the Arts and Crafts style in the village of Shorewood Hills are both located in the district. They are the Prof. William H. and Mary Peterson House (2901 Colgate Rd.) and the Prof. Andrew & Bess Hopkins House (1102 Dartmouth Rd.).

Following World War I, Arts and Crafts style-influenced designs in Wisconsin and in the Madison area, including College Hills, were superseded by more scholarly and accurate examples of the Period Revival styles, most notably the Colonial Revival and Tudor Revival styles. The reasons for this are still being debated but the inescapable fact remains that after the war new housing in Wisconsin overwhelmingly reflected client preferences for these styles. The College Hills Historic District is especially rich in fine Period Revival designs. There are examples of the Colonial Revival style, Dutch Colonial Revival style, the Georgian Revival style, and Tudor Revival style several of these were built in the years between the world wars. The largest and the best of these houses were architect-designed, of course, and Madison architects such as Frank M. Riley, Law, Law and Potter, Edward Tough, and Henry Dysland made such designs their specialty. Indeed, the vast majority of the district's 1930s and early 1940s houses are examples of the Colonial Revival style. These are generally somewhat smaller than their pre-Depression counterparts and are typically sided in clapboards with first stories that were sometimes partially encased in stone or brick. They too, however, were often the works of the finest architects practicing in the Madison area and they represent a continuation of the quality design work found in the decade before.

An especially interesting group of houses built in the district during these years are the International Style houses designed by the Madison architectural firm of Beatty & Strang. These houses represented a radical break with the Period Revival styles then in favor and they are among the Madison area's most architecturally significant houses, residential examples of this style are very rare in Wisconsin and elsewhere. Beatty & Strang designed ten houses in the village but the most impressive concentration is the group of three adjacent houses at 1212, 1214, and 1222 Dartmouth Road in College Hills, all built in 1936.

Stylistically, the post-World War II years were to be much different from those that preceded them. True, examples of the Colonial Revival style continued to be built in the village and in the district until well into the 1970s but no less than 43 of the houses built in the College Hills Historic District after World War II are examples of Contemporary style design. This

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designation is still something of a stylistic catch-all since it includes split levels and ranch houses as well as architect-designed houses for which stylistic categories are still lacking. The fact remains that Shorewood Hills is now one of the best places in the state to see the rise of Modernism in residential design. It also contains the largest concentration of fine examples of Contemporary Style residential designs in the Madison area. Leading the way are the works of such notable local architects as William V. Kaeser and Herb Fritz, Jr., but works by many others whose careers have not yet been completed, let alone evaluated, are plentiful here as well. Several of the most recent and spectacular examples may be among the district's contributing buildings in the future.

Architects

Research of original building permits indicates that many of the houses in the College Hills Historic District were architect-designed. The firms who worked in the district range from high profile, prestigious local offices like Frank M. Riley and Law, Law, and Potter, to lesser known individuals such as Henry Dysland and builder/architect Charles E. Marks. The following is a summary of available information on the most important of the architects who are known to have designed buildings in the district. The list is arranged alphabetically and is believed to cover most of those architects who are known to have designed buildings in the district through the 1950s.

BEATTY & STRANG

Hamilton Beatty (1907-?) was born in Madison in 1907. His father, a UW professor of English, encouraged his youthful interest in architecture and while on sabbatical in London allowed him to enroll as a special student at the Bartlett School of Architecture in that city. This was followed by a more typical education at the UW, from which Beatty graduated in 1928 with a degree in English. He then went back to his original interest, spending the summer after graduation working in the office of Madison architect Frank Riley, following which he returned to London and the Bartlett School, where he studied and also met his future wife, Gwenydd, who was herself an architect. Their shared progressive ideas about architecture took them to Paris, where Beatty worked as a volunteer in the office of Le Corbusier in 1928 and 1929.

Upon their return to Madison in 1930, Beatty and his wife began designing small modernistic houses together in what would later be called the International Style. Their first houses were made out of concrete block and were strikingly severe for the time. In 1935, Allen J. Strang, a former fraternity brother of Beatty's, joined the practice, which was renamed Planning Associates, with an office at 610 State Street. By 1937, the firm had been rechristened Beatty & Strang and by 1940, under Beatty's lead, the firm had developed both a regional and even an international reputation for its International Style designs for small economical houses (most of which were built in Wisconsin). Beatty left the firm in 1940, to work on industrial design for the Austin Corporation in Detroit, where he went from draftsman to president of this international company in a remarkably short time. Beatty subsequently retired to Connecticut.

Allen J. Strang (1906-) was born in Richland Center, WI in 1906. He studied engineering at the UW in 1925-26, where he and Hamilton Beatty were fraternity brothers. His remaining architectural education was at the University of Pennsylvania's School of Architecture and he received still further training by working summers as a draftsman and designer in the Philadelphia office of internationally known architect and university faculty member Paul Cret. Further summers were spent working in the Madison offices of Law, Law, and Potter, and in the year after graduation, Strang worked in the office of his mentor, Harry Sternfeld. Strang then returned to Richland Center and opened an office above his father's hardware store. In 1935, Strang and his new wife moved to Madison and Strang began a partnership with Hamilton Beatty that was to last until 1940, when Beatty moved to Detroit.

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Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison and founded a series of partnerships (see Joseph Weiler and the related firm of Weiler & Strang) which eventually became Strang Associates, a firm that is still very active in Madison.

Known College Hills Buildings:

Roman J. & Doris Hilgers House	2920 Harvard Drive	1936
Prof. M. Robert & Margaret Irwin House	1220 Dartmouth Road	1936
Prof. Norman & Elizabeth Neal House	1214 Dartmouth Road	1936
Roy & Rea Ragatz House	1212 Dartmouth Road	1936

HENRY T. DYSLAND

Although little known today, Henry Dysland (1885-1965) was one of Madison's best and most prolific residential architects during the 1920s and 1930s. Dysland was born in Green Bay, WI in 1885, the son of Norwegian parents. He attended George Washington University in Washington D.C., where he also worked as a draftsman in the Office of the Supervising Architect in the U.S. Treasury Department. Ultimately, he received a certificate in architecture from the Atelier Donn Barber in New York City in 1908, which was followed by stints as a draftsman in the architectural offices of Foster, Gade & Graham in New York, and Otis & Clark and Holabird & Roche, both in Chicago. From 1912 to 1917, Dysland was an assistant professor of architecture at Washington State University in Pullman, WA. In 1917, Dysland and his wife Helen and their family moved to Madison, where he worked as a draftsman in the State Architect's Office. In 1919 Dysland returned to Green Bay to practice on his own, but in 1921 he returned once again to Madison and worked until 1925 as an architect in the office of Ferdinand L. Kronenberg.

In 1925, Dysland formed the Madison-based design/build firm known as the Better Homes Corp., with himself as the firm's architect and president and his older brother, Albert J. Dysland (1882-1935), as treasurer. As its name implied, this new firm made a specialty of high quality residential construction. The more than 100 known designs that Henry Dysland produced for his firm in its twenty years of existence include many of Madison's best examples of Colonial and Tudor Revival style design, the largest number of which are found in the suburb of Nakoma.

From 1925-1933, the Better Homes Corp. had offices in the Beaver's Insurance building at 119 Monona Ave. (now 119 Martin Luther King Jr. Blvd.). After Albert Dysland died in 1935, Henry Dysland operated the business from his successive homes until 1945, when he moved from Madison to Richmond, CA, where he operated a real estate firm. Dysland died in California 1965, but he left Madison with a rich legacy of fine residences.

Known College Hills Buildings:

William G. & Imogen Hart House	2913 Columbia Road	1928
Ronald & May Luxford House	1122 Dartmouth Rd.	1931
William P. & Emma Morgan House	3210 Oxford Rd.	1927
John W. & Helen Thompson House	1223 Dartmouth Rd.	1937
Prof. Glenn T. & Sarita Trewartha House	1234 Sweetbriar Road	1931

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JOHN J. FLAD

John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with Madison architect James O. Gordon, followed by a short period as a draftsman with another local architect, Robert Wright. From 1909-1914, Flad worked as a draftsman in the offices of several Chicago architects and contractors including: George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Co. Returning to Madison in 1914, Flad worked as an architect in the architectural office of Alvan E. Small until 1917, when he left to work in the office of the State Architect for a year and 10 months. In 1922, Flad again returned to work with Small as his associate, this relationship lasting until 1925, when Flad took on Frank S. Moulton as a partner in the firm of Flad & Moulton.

Frank S. Moulton. Frank Moulton (1891-1981) was born in Madison, but completed grades 5-12 in Ashland, WI, where he moved with his family. He attended Cornell University in Ithaca, NY for two years, then returned to Madison, where he worked as an architect in the office of A. D. Conover from 1912-1916. Moulton was then hired as an architect in the State Architect's Office, where he rose to the position of chief designer, and where he worked for 10 years until he began his association with John J. Flad in 1926. This partnership lasted until 1932, after which Moulton practiced independently. His practice lasted until the outbreak of World War II. Moulton was a Lt. Commander in the navy during the war, serving with the Seabees. After the war, Moulton taught art education in the UW system and he also attended the UW, from which he received an MS degree. Moulton died in Madison in 1981.

Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name, with offices at 121 (and soon afterwards 125) S. Pinckney St. In 1941, Flad associated with his relative, Thomas H. Flad. Gradually, this firm evolved into John J. Flad & Assoc., which, in the 1960s and 1970s, would grow to become one of Madison's largest architectural firms. Flad died in 1967, but his sons and descendants continue to operate the firm he founded.

Flad's own design work is somewhat difficult to identify given the number of associates he worked for and with, but Flad was an active Roman Catholic layman and the buildings that he designed for the Catholic Church were a specialty for which he was particularly well known. Flad was also a Shorewood Hills resident for many years, which undoubtedly accounts for the sizable number of residential commissions he executed in the village.

Known College Hills Buildings of John J. Flad, either alone, or in association with others:

Robert H. & Anna Davis House	1200 University Bay Dr.	1936
William H. & Corolla Feirn House	1224 Dartmouth Rd.	1935
John J. & Nell Flad House	1157 Amherst Dr.	1936
William E. & Bernice Goff House	3130 Oxford Rd.	1936
Russell E. & Dorothea Nelson House	3110 Oxford Rd.	1939
Curtis W. & Doris Rieman House	1149 Amherst Dr.	1946
Col. Albert H. & Marie Smith House	3109 Oxford Rd.	1937
Dr. & Mrs. James Torrie House	1251 Sweetbriar Rd.	1950
Wayne N. & Dorcas Volk House	1240 Sweetbriar Rd.	1936
Fred Wigglesworth House	2708 Columbia Rd.	1936

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HERBERT FRITZ, JR.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the few successful Madison-area architects who were deeply influenced by their direct or indirect associations with Frank Lloyd Wright. Fritz was born in Sioux City, Iowa in 1915 to Herbert Fritz, Sr. and Mary Larson Fritz. Herbert Fritz, Sr. was a respected architectural draftsman who by 1915 had worked in many of the most respected architectural offices in the Midwest. In 1913, Fritz Sr. was working in the offices of Frank Lloyd Wright at Taliesin, and it was there that he met his future wife, Mary Larson, who was the daughter of Wright's stonemason, Alfred Larson. The pre-existing connection of the Fritz-Larson union with Frank Lloyd Wright would eventually lead to the younger Fritz becoming, in 1938, a member of the Taliesin Fellowship after spending a year of study at the Art Institute's school in Chicago, a year at the UW, and two years (1936-1937) working in the Madison office of architect William V. Kaeser. From 1938-1941, Fritz studied at Taliesin, and in 1941, he purchased an adjoining farm that he named "Hilltop Farm." This new property would become Fritz' first architectural commission after lightning burned the farmhouse down in 1942. It would remain his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, however, Fritz became a registered architect with help from Wright. Subsequently, Fritz became "recognized as an important local architect who completed several hundred residential and commercial projects in the Madison area, throughout Wisconsin, and elsewhere in the country. His independent career began with the design and execution of his own home at Hilltop after the fire, and slowly expanded, first within a small group of artists and intellectuals in the Madison area, later with Marshall Erdman and other developers on larger residential projects and substantial commercial undertakings." At least nine of his completed projects were houses in Shorewood Hills, eight of which still survive and all of which are fine examples of a distinctly personal modernist sensibility that was strongly influenced by the organic architecture of Frank Lloyd Wright. Only one is located in College Hills, however, and it is listed below.

Known College Hills Buildings of Herbert Fritz, Jr.:

Prof. Philip M. & Marian Raup House	2908 Oxford Rd.	1952
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PHILIP M. HOMER

Philip Marvin Homer (1893 - ca.1980) was born on his parent's farm near McGregor, Iowa, in 1893. He received his education in the La Crosse, Wisconsin public schools, followed by a 3½-year apprenticeship with the prominent La Crosse architectural firm of Parkinson & Dockendorff. In 1912, Homer came to Madison where for 2½ years he did drafting and other architectural work for local building contractor Charles E. Marks. This was followed by an association with another young Madison architect, Robert A. Phillips. The two men practiced together for about two years as the architectural firm of Phillips & Homer, with offices located at 105 Monona Ave. The firm was short-lived, however, and by 1917, Homer had become a licensed architect and was the architect for, and a vice-president of, the Capitol Construction Co., a design-build firm specializing in residential construction that had been founded by prominent Madison real estate developer Paul E. Stark. During Homer's tenure with this firm he also found time in 1919 to teach mechanical drawing at the UW to the Student Army Training Corps.

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LAW, LAW, & POTTER

Many of Madison's most important landmarks were designed by the firm of Law, Law & Potter, Madison's largest and arguably its most important architectural firm in the 1920s and 1930s. The founders of the firm, James R. Law III (1885-1952) and Edward J. Law (1891-1983) were brothers who were both born in Madison and educated at the University of Pennsylvania School of Architecture. After working for several years in the Madison offices of Claude & Starck and the State Architect's office, James Law began his own practice in Madison in 1913 and he was soon joined by his brother, Edward, in a firm initially known as James R. & Edward J. Law, which was often abbreviated to just Law & Law.

One of the firm's first projects was the design of Madison's first skyscraper, the nine-story Gay Building on the Capital Square, built in 1913, a commission whose success paved the way for the many more commercial and institutional buildings in Madison's downtown that were to follow in the next decade. During this same period the firm also produced a number of identified residential projects, nearly all of which were designed in the then fashionable Craftsman and Arts & Crafts styles.

By the mid-1920s, Law & Law had become Madison's most prominent firm and it was busy designing some of the most important commercial buildings built in Madison during that decade, among which were the classically inspired designs for the Beavers Insurance building (119 Martin Luther King Jr. Blvd.), the Bank of Madison building (1 West Main St.), and the now demolished First National Bank building (1 North Pinckney St.). By mid-decade the success of the office necessitated the expansion of the firm, which resulted in the naming of Ellis J. Potter (1880-ca.1990) as a principal in the restyled firm known as Law, Law and Potter. Along with its large-scale commercial projects the firm also undertook the design of a notable series of Masonic Temples during this decade (all three principals were masons), one of the most impressive is the Art Deco-influenced Neo-Classical Revival style Madison Masonic Temple (301 Wisconsin Ave. - NRHP 9/13/90) completed in 1925.

During the 1920s the firm was also kept busy turning out a host of single family residences, all of which were designed in the newly fashionable Period Revival styles. These designs were for houses of every size and included both very large and very small commissions. Most, however, were substantial in size and were expertly done. It is especially to be regretted that so few of the firm's Shorewood designs from this period have been identified since it is all but certain that many more of the village's better houses from this and the following decade are their work.

As the firm moved into the 1930s it was still turning out excellent new commercial buildings, among them an especially important pair of high-rise office towers in Madison designed in the Art Deco style: the Tenney Building (110 E. Main St.), and the Wisconsin Power & Light Building (122 W. Washington Ave.), and the smaller but equally fine Holstein-Friesian building (448 W. Washington Ave.). Change was coming, however. The Depression brought new building activity in Madison to a halt and James Law left the firm in 1932 to serve as the mayor of Madison (1932-1943). This left Edward Law in charge of the firm, which survived the worst of the Depression years and resumed producing high quality buildings in a variety of increasingly modern styles until the beginning of World War II again brought a temporary halt to construction.

Eventually, the original partners retired and new men took their place. Paul E. Nystrom (1899-?) was born in Calumet, MI and attended the Univ. of Minnesota, from which he graduated with a B.S. degree in architecture. He first worked for the firm of Starin & Melander in Duluth, MN for one year, then came to Madison, where his name first appears in the 1929 city directory as a draftsman with Law, Law, & Potter. By 1931, he was listed as an architect with this firm and except for a three

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Continuation Sheet

Section 8 Page 16

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

year period from 1939 - 1941, when he maintained an office of his own, he remained with this firm, eventually becoming a partner in the firm of Law, Law, Potter, & Nystrom. Since nearly his entire career was spent with this one firm his work is inextricably linked with it.

Today, the successor firm, known as Potter Lawson, Inc., continues to add outstanding new buildings to Madison's built environment, but the outstanding architectural legacy of the firm's early years still number among some of the city's finest buildings. Throughout its history, members of the firm have had close ties to the Village of Shorewood. Ellis Potter built his own home in the village in 1931 at 3501 Lake Mendota Dr. and acted as the village's first building commissioner for many years thereafter. Potter's son and successor at the firm, James T. Potter, is also a longtime village resident. In addition, Edward Law made his own home in the village in the 1970s.

Known College Hills Buildings:

Robert H. & Grace Hommel House	2919 Oxford Rd.	1925
Frank D. & Gaya Fosgate House	2920 Colgate Rd.	1937
Lieu P. & Nellie Haskins House	1008 Yale Rd.	1937

LIVERMORE & SAMUELSON

Joseph Livermore was a son of Winslow and Jeanette Livermore, who in 1904 lived in Madison at 201 E. Mifflin St. Joseph Livermore first appears in the Madison City Directories in 1907 when he is listed as an employee in the architectural office of Claude & Starck. In 1911, Livermore is listed as a draftsman, although the firm is not specified, after which he disappears from the directories until 1919, when he is listed as an instructor at the UW. Livermore continued to teach at the UW until 1927, when he is listed as an architect with an office in the Beavers Insurance Building (now 119 Martin Luther King Jr. Blvd.). Livermore practiced alone until 1930, when he took on an associate named Barnes, the firm name then becoming Livermore & Barnes. This firm lasted until 1933, when Barnes was replaced by Arthur H. Samuelson in the firm of Livermore & Samuelson. Livermore & Samuelson continued in existence as a firm until at least 1952. Livermore, however, took a less active role after the end of World War II since he was by then once again teaching at the UW (from 1946 on) with the rank of associate professor.

Arthur Samuelson's name first appears in the Madison City Directories in 1923, when he was listed as a carpenter. He remained one until 1929, when he is listed as a draftsman with the architectural firm of Flad & Moulton. In 1930, he became associated with the firm of Livermore & Barnes and after Barnes left he became the principal associate of Livermore in the new firm of Livermore & Samuelson, which survived until at least 1952. Since his whole professional life in Madison was spent basically with one firm it is not surprising that no buildings have been identified that are by his hand alone.

Known College Hills Buildings:

Prof. L. Reed & Mary Tripp House	1014 Beloit Ct.	1950
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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

CHARLES E. MARKS

Charles E. Marks (1875-?) was one of Madison's best builder/architects. Historically, these persons have possessed widely differing skills and design capabilities, with a few being equal in skill to all but the finest architects. In general, though, they are distinguished from architects by their less formal education and by their greater degree of physical involvement in the building process. Charles E. Marks was born in 1875 in Platteville, WI, the youngest son of Henry P. and Anna Marks. Henry Marks (1840-1903) was in the grocery business in Platteville but he afterwards moved his family to Rockford, IL, where he set up as a contractor and builder. It was in Rockford that his two sons, Charles, and Eugene H. Marks (1872-1933), received their secondary education and served their apprenticeships with him as carpenters. By 1894, Henry Marks and his family had moved to Madison, where he was listed in the city directories as a carpenter and contractor. Marks was initially joined in this business by his two sons, both of whom were also separately listed in the city directory as carpenters.

Soon after arriving in Madison, Charles Marks was employed by John L. Cary, a Madison contractor, and this was followed by an on-again off-again partnership with his brother, Eugene Marks, that was to last for the rest of their lives. Charles Marks was a skillful practitioner whose best work reflected a good understanding of the simpler Prairie School style designs. A short biographical sketch published in 1906 noted: "His special line of carpentering now is the building of dwellings. He is his own architect, as a general rule, and the symmetry of the buildings that he has erected bear witness to his ability in that line." Both brothers listed themselves as carpenters and carpenter contractors in the city directories until 1911, when Charles Marks began to list himself as an architect and carpenter contractor with an office at 105 Monona Ave. Possibly, this change was a reflection of Marks' success in his field. By 1909, Marks had not only built many buildings in Madison but he had also been elected alderman of the 10th Ward, which contained residential areas (University Heights and Wingra Park) where many of his known buildings are located.

Marks continued to list himself as an architect until 1921, the last year his name appears in the city directories. His brother, Eugene, listed himself as a carpenter contractor until 1927, when he was listed as a superintendent for the architectural office of Law, Law, & Potter. In 1929, Eugene Marks also listed himself as an architect, but this was of short duration and he was again listed as a carpenter contractor at the time of his death in 1933.

The building list that follows contains projects that one or both of the brothers are known to have been associated with, but who drew the designs is not always clear.

Known College Hills Buildings:

Prof. Andrew & Bess Hopkins House	1102 Dartmouth Rd.	1916
Prof. George & Helen Hool	2809 Columbia Rd.	1916

FRANK M. RILEY

Frank Morris Riley (1875-1949) was one of the most important architects to practice in Madison in the first half of the twentieth century. Riley was born in Madison on September 10, 1875. His father, Edward F. Riley (1847-1927) was secretary of the UW Board of Regents from 1888 to 1906 and was also well-known in business and real estate circles in Madison. Frank Riley first studied civil engineering at the UW beginning in 1894. In 1897, however, he left Madison for Boston, where he studied architecture at MIT. He studied there until 1900, then, from 1900 to 1908, Riley worked for three of Boston's best architectural firms, following which he worked in his own practice until 1911. From 1911 until 1913 he lived in

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

London, and from 1913 to 1914, he lived in Italy and Germany. While in Germany, he worked for a year for an architect in Munich. In 1914, he came back to the U.S. and to Madison, where he remained for the rest of his life.

Riley is best known today for his residential designs, most of which were expertly and knowledgeably done in either the Colonial Revival or Georgian Revival styles. Like many other of the best architects of his time, though, Riley was equally at home with all the major period revival styles and his mastery of the Tudor Revival, Mediterranean Revival, French Provincial, and Norman Revival styles resulted in some of Madison's finest houses.

Riley was fortunate in that his return to Madison coincided with the beginning of the period in which the city's economic and social elite were starting to abandon the increasingly congested downtown neighborhoods that had been their traditional home for other areas, most of which were new suburbs then being developed on the outskirts of the city. In the years between 1914 and 1941, Riley designed many of the finest houses in such Madison suburbs as Nakoma, University Heights, and the Highlands and in the neighboring villages of Shorewood Hills and Maple Bluff. He also designed a number of outstanding fraternity and sorority houses on Langdon Street as well as some of Madison's more important non-residential and institutional buildings. In his later years he was also associated with Lewis A. Siberz, a former draftsman in his office, in the firm of Riley & Siberz.

Known College Hills Buildings:

Prof. Gustave L. & Marion Larson House	1213 Sweetbriar Rd.	1914
Mark & Beatrice Goldberg House	2802 Colgate Rd.	1936
G. Frederick & Elizabeth Wolff, Jr. House	3006 Harvard Dr.	1936
Leslie A. Yolton House	2915 Colgate Rd.	1939

NON-MADISON-AREA ARCHITECTS

PURCELL & ELMSLIE

William Gray Purcell (1880-1965) & George Grant Elmslie (1869-1952) were partners in their own architectural firm in Minneapolis when they designed the outstanding Prairie School style home of Prof. Harold C. & Josephine Bradley at 2914 Oxford Rd. in 1916. Both partners had formerly been associated with the Chicago office of Louis Sullivan, Elmslie having been Sullivan's right-hand man and chief draftsman until leaving to work with Purcell in 1909. By 1916, the partners had become important Prairie School style architects in their own right. The Oxford Road house was the second design that Purcell & Elmslie completed for the Bradleys. It was preceded by the Bradley's summer house in Woods Hole, Massachusetts, which the firm designed for them in 1912 and which is now regarded as one of the great masterpieces of Prairie School design and is also now perhaps Purcell & Elmslie's best know work.

The Bradley's Oxford Road house is Purcell & Elmslie's only known Madison-area project, but it was actually the second house in Madison that George Elmslie had worked on for the Bradleys, the first is the much more famous house located at 106 N. Prospect Street in University Heights that was begun for the couple in 1909 to a design by Louis Sullivan and completed in 1910 by Elmslie. Ironically enough, the large College Hills home of the Bradleys actually represented their effort at downsizing; the couple had found their even larger, more formal University Heights house to be uncomfortable and unsuitable.

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

Known College Hills Building:

Prof. Harold C. & Josephine Bradley House

2914 Oxford Rd.

1916¹⁷

OSSIAN COLE SIMONDS

Prior to World War I only the celebrated urban planner John Nolen came close to having as much influence on the appearance of the Madison area as did Chicago landscape architect Ossian Cole Simonds. O. C. Simonds (1857-1931) is often called the "father" of the naturalistic style of landscape gardening that developed in the Midwest between 1890 and 1920. Trained as an engineer and an 1878 graduate of the University of Michigan, Simonds first worked in the office of celebrated Chicago architect William Le Baron Jenney followed by a partnership in the important Chicago firm of Holabird, Simonds & Roche before realizing that his real calling was in landscape architecture. Simonds thus gradually moved towards this allied and still very new field and eventually became a landscape architect (or "gardener" as he preferred to be called), forming his own firm in Chicago in 1903. Subsequently, Simonds became one of the busiest Midwest members of his adopted profession, designing every kind of project and, in the process, developing a great interest in "natural" planting, as it was then called.

Simond's excellent reputation resulted in his being hired by the Madison Park & Pleasure Drive Association in 1900 to prepare the plans for Tenney Park on Lake Mendota, the Association's first essay in park development. The success of Simond's completed design was soon followed by completed designs for Brittingham Park on Lake Monona in 1905 and for Vilas Park on Lake Wingra, also in 1905.¹⁸ As a result, Simonds was later asked to take on still larger projects in the city including developing the site plan for the Highlands subdivision on the far west side on Madison in 1911 and the site plan for College Hills, which was opened for sale in 1912.¹⁹ The organic, curvilinear street plan that Simonds designed for this hilly plat was subsequently followed by his completed designs for Blackhawk Country Club in 1921 and Shorewood Hills in 1922. Simonds made an unexecuted design for a theater park in the old Stephens quarry below Topping Road as well.²⁰ Thus, if any one man can claim the honor, O. C. Simonds can be justly said to have been the designer of the College Hills and of the Village of Shorewood Hills.

Summary

The College Hills District is being nominated to the National Register of Historic Places because the buildings within it were designed by the noted Madison architects listed above constitute an architecturally impressive early to mid-twentieth century residential neighborhood that is also representative of the historic development patterns that shaped other near west side suburbs in Madison. Not only are the buildings within the district impressive as a group, but a number of the individual houses within it are also among the best examples of their particular styles to be found within the Madison area. The significance of the district is further enhanced by its highly intact and very well maintained state of preservation. The streetscapes in the College Hills plat are unusually cohesive because of this intact building stock and because of the

¹⁷ Hammons, Mark. "Purcell & Elmslie, Architects." *Art and Life on the Upper Mississippi: 1890-1915* (Michael Conforti, Ed.). London and Toronto: Associated University Presses, 1994, pp. 252-253.

¹⁸ David Mollenhoff. *Madison: A History of the Formative Years*. Dubuque: Kendall/Hunt Publishing Co., 1982, p. 326-335.

¹⁹ Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: 1999, p.20.

²⁰ Brock, op. cit., pp. 54-55 and 103-104. See also: *Wisconsin State Journal*: July 27, 1927 (Shorewood Hills Special Section), p. 6. The actual layout of the golf course itself was done by golf course designer C. H. Mayo.

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Continuation Sheet

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

retention of period street and landscaping features. The continuation of the traditional landscape treatment of most of the district's building lots also contributes to the maintenance of the district's residential character.

Criteria Consideration G

The period of significance for the district is extended to 1959. A date past the 50-year mark was chosen to better reflect the change in character in the district that occurred between 1959 and 1960. The houses constructed through 1959 are very similar, or nearly identical in character, form and massing to the buildings that came immediately before them. There were no clear distinctions between a house built in 1953 (the end of the 50 year period) and a house built in the mid to late-1950s. The houses constructed before 1960 followed the post war trend of predominantly one-story revival and contemporary designs. Beginning in the 1960s houses again became bi- and tri-level and the modern ranch became the predominant style. Because the district is nominated for architecture, continuing architectural style and character was the basis for determining the extended period of significance.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. So far as is known, only one building was located within the district prior to the platting of the land in 1912 and this building is still extant, but altered (Breitenbach House, 1218 University Bay Dr., built in 1856). It is also known that all the contributing buildings within the district are the original buildings on their respective lots.

No systematic attempt was made to find information about possible prehistoric remains in this area during the course of this research. A well-known mound group exists on the Blackhawk Country Club grounds to the west of the district (Blackhawk Country Club Mound Group, NRHP 8-1-79) and it is believed that the district also once contained sites associated with its pre-European history. It is likely, however, that most of the remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

Preservation Activity

The College Hills Historic District has been fortunate in that it has consistently been able to attract new owners who have taken pride in their historic houses and have had the means to maintain them. Hopefully, the recent formation of a Village history committee and the National Register listing of much of the village in the Shorewood and College Hills historic districts will in time lead to the creation of a local preservation ordinance and the formation of a Village historic preservation commission to oversee them.

Name of Property

County and State

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical DataAcreage of Property 67 acres

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

1	<u>16</u>	<u>301630</u>	<u>4772640</u>	3	<u>16</u>	<u>301300</u>	<u>4772230</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>16</u>	<u>301290</u>	<u>4772640</u>	4	<u>16</u>	<u>301180</u>	<u>4772080</u>
	Zone	Easting	Northing		Zone	Easting	Northing

 See Continuation Sheet

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

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

11. Form Prepared By

name/title	Timothy F. Heggland			date	February 6, 2002
organization				telephone	608-795-2650
street & number	6391 Hillsandwoods Road			zip code	53560
city or town	Mazomanie	state	WI		

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

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College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

MAJOR BIBLIOGRAPHIC REFERENCES: CONTINUED

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College Hills Historic District

Dane County

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	various						
organization						date	
street&number						telephone	
city or town		state	WI			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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Section 10 Page 1

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

UTM Co-Ordinates, Continued:

5	16	301700	4772130
	Zone	Easting	Northing

Verbal Boundary Description:

The boundary of the district begins at a point on the west curblineline of University Bay Drive that corresponds to the SE corner of the lot associated with 1006 University Bay Drive, then continues north along said curblineline to a point that corresponds to the NE corner of the corporate limits of the Village of Shorewood Hills. The line then turns 90° and runs W along said corporate limits to a point that corresponds to the NW corner of the lots associated with 2914 Oxford Rd. The line then turns 100° and continues in a southerly direction along the west lot line of said lot until reaching a point on the north curblineline of Oxford Rd. The boundary line then crosses Oxford Road to a point on the south curblineline that corresponds to the northerly corner of the lot associated with 1244 Dartmouth Rd., then continues in a southerly direction along the east curblineline of Amherst Dr. to a point corresponding to the SE corner of the lot associated with 1101 Amherst Dr., then crosses over Columbia Rd. to a point on the boundary line of the lot associated with 1025 Columbia Rd. The line then runs in a southerly direction along the east curblineline of Columbia Rd. until reaching a point that corresponds to the NE corner of the intersection of Columbia Rd. and Harvard Dr. The line then turns 90° and runs in an easterly direction along the north curblineline of Harvard Dr. until reaching the Point of Beginning.

Boundary Justification:

The boundaries of the district enclose all the land historically associated with the Plat of College Hills and the First Addition to the Plat of College Hills with the exception of: the portion lying south of Harvard Dr., which has lesser degrees of integrity and a higher percentage of buildings that are less than 50-years-old; the east half of the grounds of Shorewood Hills Elementary School, which lack integrity and much of which is also less than 50-years-old; and the portion west of Bowdoin Rd., which for visual continuity reasons is included within the boundaries of the concurrently nominated Shorewood Hills Historic District instead. These boundaries contain all the land historically associated with the district's resources.

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Section photos Page 1

College Hills Historic District
Shorewood Hills, Dane County, Wisconsin

Items a-d are the same for photos 1 - 8.

Photo 1

- a) College Hills Historic District
- b) Shorewood Hills, Dane County, WI
- c) Timothy F. Hegglund, May 2, 2001
- d) Wisconsin Historical Society
- e) 2816 Columbia Rd., View looking NW
- f) Photo 1 of 8

Photo 2

- e) 1218 Sweetbriar Rd., View looking W
- f) Photo 2 of 8

Photo 3

- e) 1102 Dartmouth Rd., View looking WSW
- f) Photo 3 of 8

Photo 4

- e) 2914 Oxford Rd., View looking N
- f) Photo 4 of 8

Photo 5

- e) 2919 Oxford Rd., View looking SE
- f) Photo 5 of 8

Photo 6

- e) 1214 Dartmouth Rd., View looking WSW
- f) Photo 6 of 8

Photo 7

- e) 1240 Sweetbriar Rd., View looking W
- f) Photo 7 of 8

Photo 8

- e) 1206 Dartmouth Rd., View looking NW
- f) Photo 8 of 8

CORPORATE LIMIT

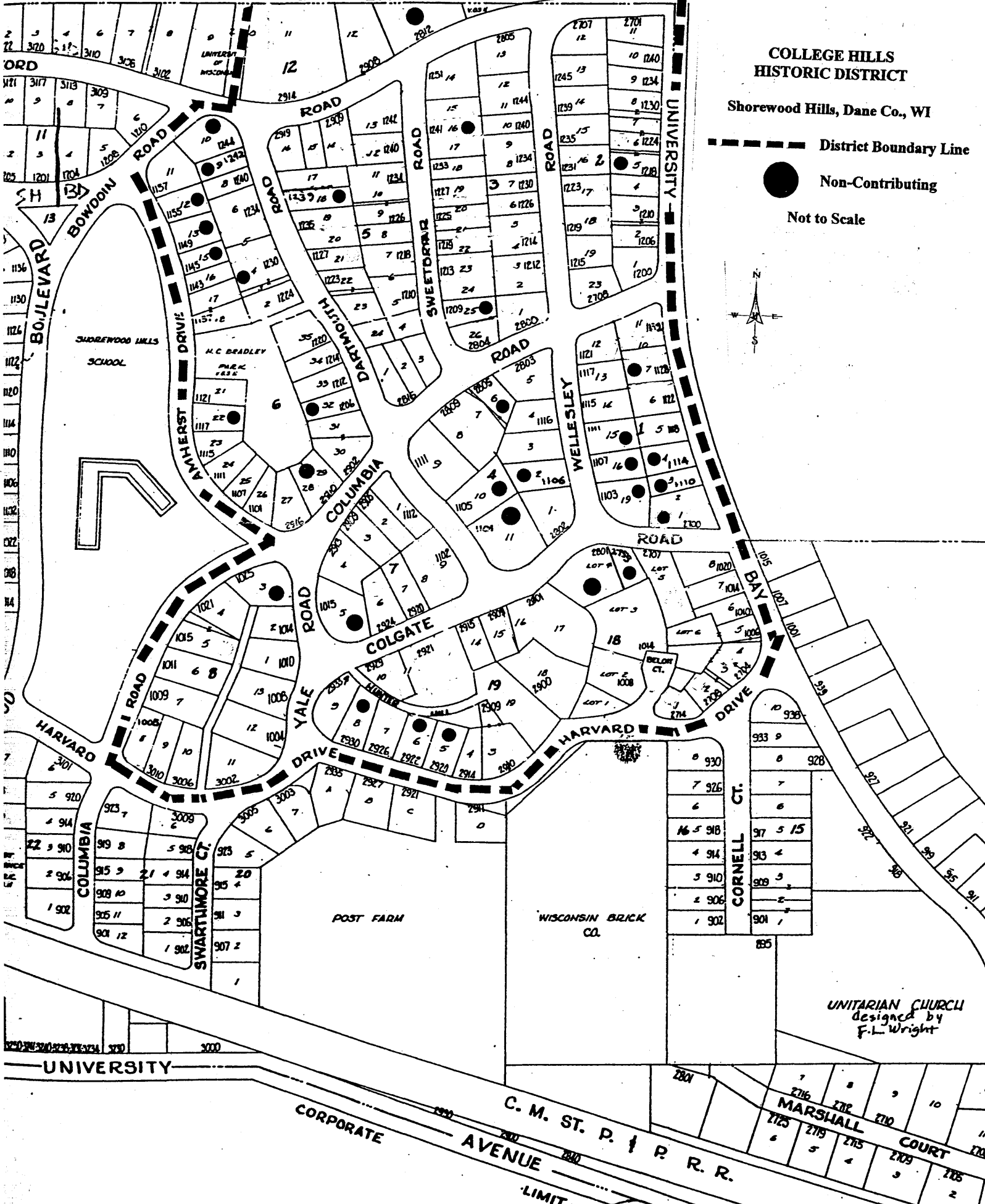
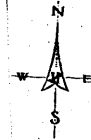
COLLEGE HILLS HISTORIC DISTRICT

Shorewood Hills, Dane Co., WI

--- District Boundary Line

● Non-Contributing

Not to Scale



UNITARIAN CHURCH
designed by
F.L. Wright

UNIVERSITY

CORPORATE
AVENUE
C. M. ST. P. & P. R. R.
LIMIT

MARSHALL COURT
7 2716 2712 2710 11
6 2715 2719 2715 2709 2705 2
5 4 3