

INVENTORY FORM FOR NOMINATED PROPERTIES

Name of property: Hillside Hotel Owner: 443 Duane Corp. (Dean and Evadne McNeil)
 Address: 9980 South Water Street Owner's address: 443 Duane Street
 City: Ephraim Country: Door Glen Ellyn, IL 60137

REGISTRATION INFORMATION

160 NRHP Certification (date) _____
 Listed in NRHP (LI) _____
 Determined eligible in DOE process (DD) _____
 Determined eligible in nomination process (DN) _____
 Additional documentation added to nomination (AD) _____
 Boundary increased (BI) _____
 Boundary Decreased (BD) _____
 Delisted (DL) _____

215 Criteria Considerations
 religious property (A) _____
 moved property (B) _____
 birthplace or grave (C) _____
 cemetery (D) _____
 reconstructed property (E) _____
 commemorative property (F) _____
 less than 50 years old (G) _____

220 Area of Significance (code) _____
 Commerce _____

170 Thematic or Multiple Resource Nomination Name (code) _____
 Multiple Resources of Ephraim _____

180 NRHP List Name Hillside Hotel

190 Level of Significance
 national (NA) _____
 state (ST) _____
 local (LO)

230 Period of Significance
c. 1900-1934

200 District Classification
 pivotal (P) _____
 contributing (C) _____
 non-contributing (NC) _____

340 Review Board Date _____

70 USGS Quad Map
Ephraim Quadrangle

210 Applicable Criteria
 event (A)
 person (B)
 architecture/engineering (C)
 information potential (D)

80 UTM Coordinates (Format: 99-999999-9999999)
16-486670-4999990

85 Listed Acreage less than one

60 Verbal Boundary Description 121-24-0033A - Ephraim Plat, Lot 30 ex S 20' W of St. Btk. L 121-24-0031B - N 60' of Lot 25 btwn Moravia St and Water St Btk. L but excluding that portion of the property west of the east border of South Water St.

Description

The Hillside Hotel is an imposing clapboard building located at the base of one of the limestone bluffs that dominate much of the village of Ephraim. The gable roofed two story building has a raised basement of limestone and is rectangular in plan with a 1 1/2 story centrally located rear extension. While most of the main structure's windows are 1/1, the extension contains 2/2 and 6/6 windows. The west facade is broken by a centrally located three bay gable roof wall dormer and irregularly placed rectangular windows capped with cornice heads. One three part picture window is located on the north section of the west front facade. Built in 1908, a one story porch with turned wood columns and a plain wood balustrade spans the entire front of the hotel (F).

Some of the original building, probably built by Reverend Andreas Iverson around 1864, is now incorporated into the larger hotel (C, D). The south section was added in 1908 and the north in 1926 (A, B, F). A photograph dated 1913 shows the north portion of the hotel as only one story high but otherwise similar in appearance (T). A second story porch is located on the south end of the hotel above an enclosed porch-like extension of the main building. An exterior stairway extends from the porch to the ground. Two one story porches flank the rear extension.

A wide flight of stairs leads to a vestibule that was once part of the porch. Pine flooring exists in some sections of the hotel as does beaded wood wainscoting and ceilings, although some of this is new paneling. A stairway to the second story is located north of the entry leading to thirteen sleeping rooms that accommodate guests. Kitchen facilities and parlors are located on

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Architectural/Engineering Statement of Significance

690 Bibliographic References (Sources)

- A- Door County Advocate, June 27, 1967 and November 4, 1909.
- B- Tax Assessment records from 1900 on. Located at Ephraim Village Hall, Ephraim, WI and Door County Courthouse, Sturgeon Bay, WI.
- C- David McNeil, manager of hotel, June and July 1984.
- D- Iverson, A.M., "A Brief Accounty of the Activity (Its Commencement and Continuation since 1849) of the Evangelical Moravian Church Among the Scandanavians in Wisconsin". (Written between 1896-1899 and translated from the Norwegian by Jno. Bolter, 1926). Located at Door County Library, Sturgeon Bay, WI.

700 Study Units (code)

See Continuation Sheet

Recreation and entertainment: Resort Industry - Northern Wisconsin

350 Demolished 360 Date Demolished

_____ yes _____ no

Historical Background

In the 1890's Ephraim was starting to attract summer visitors seeking an escape from the hot and crowded cities located south of Door County. At first there were only a few visitors and no hotels. Village residents, many fishermen and lumbermen by trade, would rent out rooms of their houses and cook for the summer visitor (G, H). By 1896 the county newspaper was lamenting that "Ephraim needs a good hotel" (I).

Four years later as both fishing and lumbering industries continued to decline, the tourist industry had increased to the extent that inquiries for accommodations for the summer were being made in the early springtime (J). Schooners now brought passengers laden with trunks for extended stays.

It was during this time that many hotels and cottages were built and among them was Martin Oleson's (Olson) Hillside Hotel. Olson emigrated from Tonjem, Norway to Quebec, Canada in 1866 and arrived in Ephraim in 1867, A shoemaker in Norway, he continued in this profession, as well as farming and fishing, in Ephraim where he purchased a single family home, built in the 1860's, that would later become the Hillside (A, E). The hotel began around 1900, probably just as rooms rented from the family house, and continued to expand and develop as tourism increased (N, K). Not until the 1910 U.S. Census is an Olson listed as a "hotel keeper", and then it was Mrs. Olson (S). Ephraim had three hotels in 1910 and seven hotels in 1917, by which time the Hillside had expanded to accommodate forty people (M, N). Ole M. Olson, Martin's son, was for many years the

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Historical Statement of Significance

Area of Historic Significance: Commerce

The Hillside Hotel is significant for its historic association with the development of the tourist industry in Ephraim. Now a \$100 million industry in Door County and the economic basis of Ephraim, local tourism began to develop around the turn of the century and boomed after World War I when better transportation made the area more accessible. The Hillside was originally a single family house and was expanded and altered until it had developed into a full service hotel able to accommodate forty guests, a not uncommon developmental pattern in Ephraim resorts. No other hotel exists in Ephraim that reflects this development as well as the Hillside, which had earned a statewide reputation by the 1920's.

Today, although other hotels and cottages from the early twentieth century still operate in Ephraim, they have been modernized and altered so that their original historic and architectural integrity has been compromised. The Hillside Hotel has maintained its historic and architectural integrity and best reflects the era when Ephraim was solidifying its position as a popular summer resort.

Description
the main floor. Part of the hotel is constructed with timber framing, wood pegs and dovetail joints; sills are elm and studs are hickory (C). Four root cellars are located below the hotel.

Besides the main hotel, two cottages are located on the hotel property. The south cottage, built near the turn of the century, was originally part of Martin Oleson's house. (Oleson was the first proprietor of the hotel.) The one story clapboard building has a rectangular plan and 2/2 and 6/6 windows. This unit now consists of two bedrooms, a living room, and kitchen. The north cottage, "another and quite pretentious cottage" was built in late 1915 and has three bedrooms, kitchen, living room, and a fireplace (R).

Southeast of the hotel is a one story board and batten shed built in the 1880's with a wood shingle roof and exposed rafters. It was once used as a workshop. North of this building and behind the hotel are two other outbuildings built around the 1910's. They have board siding and multi-pane windows and were used as living quarters by the Olson family when the hotel was full (C).

Evergreen bushes and trees provide the landscaping for the front and side of the hotel. There are bushes and vines on the south portion of the property where once a garden that supplied the hotel with produce was located. Little usable land exists behind the hotel because the ground rises steeply up to Moravia Street. No exterior alterations have been undertaken in recent years.

Architectural/Engineering Statement of Significance

690 Bibliographic References (Sources)

E- 1870 Census data. Located at State Historical Society of Wisconsin, Madison, WI.

F- Door County Advocate, March 1908, April 30, 1908 and December 31, 1908.

G- The Peninsula, July, 1948.

H- Dennis, Landt, "Wisconsin's Door into Summer" in Town and Country (August, 1981).

I- Door County Advocate, August 8, 1896.

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700 Study Units (code)

350 Demolished

360 Date Demolished

_____ yes _____ no

Historical Statement of Significance

Historical Background

proprietor of the hotel and developed it to the extent that when he died in 1921, the county newspaper noted that "as proprietor of the Hillside Hotel he was widely known throughout the state, having entertained summer guests from many of the cities of this and adjacent states" (L).

Hotel owners such as Olson were also involved in the civic life of Ephraim. Ole M. Olson was elected Village Supervisor in the first village election and was later on the County Board of Supervisors (O, P). His son Seldon, who ran the hotel until 1969, was also on the County Board of Supervisors and was the village President for four years in the 1930's during which time the fire department was established and street lighting was installed. The Olson family sold the hotel in 1969, but it continues to operate as a summer resort.

Record No. _____

Address: 9980 South Water Street, Ephraim, WI

Description

Architectural/Engineering Statement of Significance

690 Bibliographic References (Sources)

- J- Door County Advocate, April 28, 1900 and May 26, 1900.
- K- "Ephraim Historic Walk" pamphlet (1983).
- L- Door County News, September 29, 1921.
- M- Door County Advocate, August 1, 1910.
- N- Holand, Hjalmer Rued, History of Door County, Wisconsin, Vol. I and II (Chicago, S.J. Clarke Publishing Company, 1917).

0- Door County Advocate, September 23, 1921.

700 Study Units (code) See Continuation Sheet

350 Demolished 360 Date Demolished

_____yes _____no

Historical Background

Historical Statement of Significance

Record No. _____

Address: 9980 South Water Street, Ephraim, WI

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Architectural/Engineering Statement of Significance

690 Bibliographic References (Sources)

P- Door County Advocate, October 24, 1919.

Q- Ellis, William S., "Wisconsin's Door Peninsula"

National Geographic, March, 1969.

R- Door County Advocate, November 11, 1915 and
December 9, 1915.

S- U.S. Census Records, 1870-1910. At Door County Library,
Sturgeon Bay, WI.

T- Photograph located at Pioneer School, Ephraim, WI.

700 Study Units (code)

350 Demolished 360 Date Demolished

_____yes _____no

Historical Background

Historical Statement of Significance

