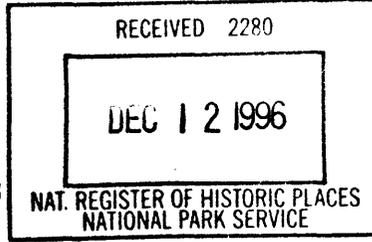


1582

**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 Hultin, Nicolaus H., House  
other names/site number "Snowball"; Johnson-Cunningham House

**2. Location**

street & number	Fire #2196, To-To-Tom Lane	N/A	not for publication
city or town	Lac du Flambeau, Town of	N/A	vicinity
state Wisconsin	code WI county Vilas	code 125	zip code 54538

**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  state-wide  locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title

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

Hultin, Nicolaus H., Housee

Vilas

Wisconsin

Name of Property

County and State

**4. National Park Service Certification**

- 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:)

*Edson H. Beall*

1.9.97

*foe* Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**  
(check as many boxes as  
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
2	1 buildings
	sites
	structures
	objects
2	1 total

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

None

**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  
DOMESTIC/secondary structure

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling  
DOMESTIC/secondary structure

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

Late 19th and Early 20th Century  
American Movements

**Materials**

(Enter categories from instructions)

Foundation stone  
walls log  
roof asphalt  
other stone

**Narrative Description**

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

**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.

**Areas of Significance**

(Enter categories from instructions)

Architecture

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**Period of Significance**

1924

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**Significant Dates**

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**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.

**Significant Person**

(Complete if Criterion B is marked)

N/A

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**Cultural Affiliation**

N/A

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**Architect/Builder**

Unknown

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**Narrative Statement of Significance**

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

Hultin, Nicolaus H., House  
Name of Property

Vilas  
County and State

Wisconsin

### 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:**

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

Name of repository:  
\_\_\_\_\_

### 10. Geographical Data

Acreage of Property 2.25 Acres

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

1    16    2/7/4/9/0/0    5/0/9/3/1/0/0  
    Zone    Easting            Northing

3    \_\_\_\_\_  
    Zone    Easting            Northing

2    \_\_\_\_\_  
    Zone    Easting            Northing

4    \_\_\_\_\_  
    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	Richard P. Hartung	date	6/20/95
organization	Heritage Services	telephone	608-757-2199
street & number	117 South Academy Street	city or town	Janesville
city or town	Janesville	state	Wisconsin
		zip code	53545

Hultin, Nicolaus H., House

Vilas

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.)

<b>name/title</b>	Mary Owen Cunningham Johnson Living Trust		
<b>organization</b>	N/A	<b>date</b>	6/20/95
<b>street&amp;number</b>	623 East Court Street	<b>telephone</b>	608-756-2506
<b>city or town</b>	Janesville	<b>state</b>	Wisconsin
		<b>zip code</b>	53545

**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.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 1

Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The Nicolaus H. Hultin House is a well-constructed and maintained building located on a topographically varied and heavily wooded parcel of land between two bodies of water within the Reservation of the Lac du Flambeau Band of Chippewa Indians. The property now contains three structures: a main residence, designed as a second home; a boat house believed to have been built about the same time as the house; and a compatible but modern garage. There are also various landscaping features of different dates: an unpaved driveway (surfaced with gravel); stone retaining walls; a flat recreation area located just a few feet above water level, behind and below the garage; and two long sets of steps to the water. Scattered additional minor remnants of the original landscaping (and the site of the original garage) which encroached upon on adjacent land--always Indian-owned--still survive but are not included in the nomination.<sup>1</sup>

The 2.25(±) acre parcel of land on which the house sits is part of a larger parcel (76.3 acres) deeded to the builder in 1922 by Lac du Flambeau members To To Tom (Sam Doud) and his wife, Shomin To To Tom.<sup>2</sup> It is irregularly shaped (in fact, it resembles the map of Florida) and is bounded on three sides by water, with a ridge running north and south between Long Interlaken Lake and To-To-Tom Lake, a large pond now connected to the lake by a channel at the south property line. The site is reputed to be the highest point in the chain-of-lakes area; from the house one can glimpse five of the ten lakes.<sup>3</sup> It is located about one mile (two miles by road) southwest of the village of Lac du Flambeau, and the boat house is prominently visible in all seasons across the lake from County Road D, as one proceeds south from the village. The view of the house itself from across the water is obscured by the site's numerous trees, both coniferous and deciduous (even if bare in the winter).

The house sits in the middle north portion of the property, facing more or less northerly onto a circular driveway, which approaches the structures from the northwest. The driveway originally arched into the Indian-owned land to the north, but now hugs the shore of To-To-Tom Lake as it approaches from the west. The house is sited at the apex of the ridge, with a dramatic set of wide steps rising to the front door from the driveway. Somewhat northeast of the house, nearly out of sight down a long staircase, is the boat house, which faces more or less easterly across Long Interlaken Lake. The modern two-car garage, also facing more or less easterly, is located slightly northwest of the house; the recreation area (used for games such as badminton) is out of sight down another set of steps west of and below the garage. The original three-car garage was located on Indian-owned land some 300' north and slightly west of the house.<sup>4</sup>

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 2

Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The seven room, one and a half story Hultin House, built in 1924, has a many-windowed post and beam structural log frame with exposed (both exterior and interior) non-structural horizontal log panels on the first floor and an all-wood interior on the second floor. The main wing and the front and rear subsidiary wings of the Hultin house have steeply pitched and dormered hipped roofs with flared eaves; the roof of the south (rear) wing, which also covers the screened porch, has a jerkin-head. The less-steeply pitched roof of the dining room at the southwest corner has composition roll roofing, but the slopes of the roofs and dormers, now covered with composition shingles, must have all originally been wood-shingled.

The massive fireplace and its chimney, and some nearby retaining walls, are all laid up with multi-colored local boulders, averaging six to eight inches in diameter, a common masonry construction method in the area. The exposed exterior portions of the poured concrete foundation are also faced with these boulders, in keeping with the rustic quality of the log walls. All openings have small, multi-paned clear glass: these include single or grouped casement windows, pairs of French doors, the nearly solid round-arched front door and the back door. The house, inside and out, remains essentially as it was when built, and is presently furnished with appropriate antiques and rustic furniture, including an extensive collection of Native American artifacts.

The main structural elements of the distinctive first floor log construction of the main house consist of horizontal log beams and vertical log posts. The 12" ( $\pm$ ) diameter posts are located at all interior and exterior corners, on each side of the nine exterior doorways, and framing the front hallway and the staircase. This post and beam construction permitted the intervening spaces--exterior and interior--to be filled in either with wood panels, or with extensive openings. The exterior wood panels consist of horizontal 8" ( $\pm$ ) diameter half-round full logs, smooth side to the interior, with narrow tongues on the ends, set into vertical grooves on the vertical posts. The interior panels appear to consist of horizontal 6" ( $\pm$ ) wide boards, smooth on both sides, and similarly tongued.

The south bedroom closet, which projects into what may have been intended as an opening between the living room and the hall, appears to have been an after-thought during construction; the seams between the posts and the boards in its walls are visibly caulked with oakum.

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**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 3

Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The fenestration of the Hultin house is also distinctive. The first floor alone has a total of seven French doors (two pairs each in the downstairs bedrooms, and three pairs in the living room); two exterior doors (off the front hall and the service vestibule), each with small windows; five sets of grouped windows containing from two to four casements each, totalling fourteen casements, and five additional single windows (bathroom, south bedroom, living room [two], and pantry). The seven French doors, two exterior doors, five grouped windows and five single windows add up to a total of nineteen openings, containing sixteen doors (all but two fully glazed) and nineteen casements. For a log house, this is a remarkable number for a single floor of only 1,300 (±) square feet. The overall effect is one of great light and air for a residence set deep in the north woods of Wisconsin.

All of the slightly higher than normal ceilings (hall: 8' 8", master bedroom: 8' 10", living and dining rooms: 9' 10") on the first floor have exposed 6" (±) boards; those in the front hall, living room and dining room also have exposed log beams and the wide boards may therefore be the underside of the floor boards above. On the second ("half") floor, all rooms have some sloping ceilings.

The construction of the second floor of the house appears to be unremarkable, and is probably similar or identical to the stud-wall construction of other Period Revival houses of the era, except that the walls and ceilings are entirely covered with the same 6" (±) boards as are the downstairs interior partitions. The only visible logs on this floor are those used in the stairway railings.

All second floor windows are contained in dormers and, except for a single casement cleverly placed in a dormer at the northwest corner of the east bedroom where the north and main wings intersect, are grouped casements similar to those on the first floor. Four dormers have paired casements (hall, bath, east wall of the east bedroom and west wall of the south bedroom). One dormer, on the east wall of the south bedroom, has two pairs of casements, making a total of thirteen windows in six dormers. The two dormers which overlook the roof of the dining room wing caused some leakage problems over the years, and at some point the sills were raised a few inches; they are also now protected with an extra external canopy which is virtually impossible to see from outside the house.

The plan is unusually complex, in view of the log construction and the size of the house, which totals about 2,100 square feet (1270± on the first floor and 762± on the second, including closets under the eaves).<sup>10</sup> The house essentially consists of a main wing and three subsidiary wings, one of which includes under its roof line a large wrap-around "L" shaped screened porch.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 4 Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The main (east-west) wing contains on the first floor (589± sq. ft.) the front hall, with a bathroom, the "afterthought" bedroom closet (mentioned above) and the lower east bedroom to the left. Two more closets, the stairway (with a log railing overlooking the living room), kitchen, pantry and service vestibule are to the right. Upstairs this wing contains a hall, the second bathroom, the upper east bedroom, two closets and a linen cupboard. There are four dormers on the second floor of this wing: two to the north (the easternmost cradled into the roof-valley between this main wing and the subsidiary north wing), one to the east and one to the south. There is a full basement under this wing, accessed from stairs down from the kitchen and also from an outside door under the service vestibule. A small square--but tall--furnace chimney rises adjacent to the pantry on the first floor and to a closet on the second floor.

To the left of the front door is the small north wing (202± sq. ft.), which contains a bedroom and the bedroom closet, both two steps lower than the rest of the first floor, and a portion of the downstairs bathroom. Upstairs, fitted into the attic of this wing, and off of the upper east bedroom, is a large windowless walk-in closet; there are no dormers in this wing.

The one-story southwest wing, located at the corner of the first floor, off both the kitchen/pantry area and the living room, contains the dining room (144± sq. ft.). An interesting detail in this wing is that the stone work of the adjacent massive fireplace chimney is exposed on all sides, including the portion which is in the dining room (as well as on the exterior and in the living room itself).

The south wing, extending at right angles to the east-west wing and with the stone chimney centered on its west wall, contains on the first floor both the living room (332± sq. ft.) and the screened porch. This large (470± sq. ft.) porch, 10' wide, wraps around the east and south sides of the living room. It is accessed by the three pairs of French doors in the living room, as well as one set of doors off the lower east bedroom. Upstairs is the south bedroom with a large closet. The two remaining dormers on the second floor are in this wing, one to the west and one--the largest of all--to the east.

Each of the seven rooms, as well as the two baths and two hallways, is generously proportioned. The four bedrooms average about 166 square feet each, and each has windows on at least two sides, affording cross ventilation appropriate to a summer house. The living room is 22' x 15½', the dining room about 12' square, and the bathrooms are 10' and 13' long, respectively.

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Continuation Sheet

Section 7 Page 5

Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The house is well appointed with storage space, containing in all twelve closets, pantries and storage cupboards in addition to the partial basement. In other words, except for the log construction, the house is comparable in plan and amenities to any above-average Period Revival suburban house of the same decade.

As the house is set on the highest point on the lot, the north facing front door is entered off a roofless platform approached by a series of compatible stone steps constructed about 1989 (the original steps were wooden). The west-facing service vestibule has a massive--but compatible--roofless stone platform and staircase, which were built about 1979 to replace a small fake-log faced wooden porch--which may not have been original--extending off the west wall of the main wing.<sup>11</sup> The fake-log facing extended to the west and formed a flanking wall, with an opening for the walkway to the service door; this wall was also removed when the porch was rebuilt. The exterior basement door is below and to the right, as a sharp drop-off exposes the basement wall on this side.

The only changes to the exterior of the house have been these front steps, the altered service porch and some minor additional stone work. The lower 1½'± of the screened porch pillars, and the lower 1'± of the structural posts on the north facade of the north wing required replacement about 1981, and for permanence the owner chose to use stonework identical to the existing foundations. The brick furnace chimney, located near the west end of the main wing, was rebuilt in 1988 above the roof line to match the original.

On the interior, while the downstairs bath retains all its original fixtures and fittings, the upstairs bath now has a shower stall where presumably there originally was a bathtub. The kitchen cabinets were redone in 1985 in natural wood and are compatible with the house. All of these comparatively minor changes--exterior and interior--have occurred under the present ownership.<sup>12</sup>

The compatibly designed two-story boat house, 26½ x 34', located some 100' northeast and 85 steps below the house, is of uncertain date but stylistically appears to have been built about 1930; old enough to be significant to the nomination. According to oral tradition the boat house has been there nearly as long as the house itself.<sup>13</sup> The second floor exterior of the boat house apparently is of half logs, while the spacious interior appears to have been compatibly remodeled about 1950 in a rustic knotty-pine style, with generous "picture" windows for views of the water; the more recent (1981) repairs to the lower level, detailed below, have also been compatible.

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**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 6

Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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The boat house was originally located about 30' out in Long Interlaken Lake, but about 1980 the front pilings collapsed and the entire structure pitched downward into the water, effectively demolishing the lower level. Shoreline regulations no longer permit placement of boat houses away from the shore, and therefore the intact second floor, which was not damaged or altered, was jacked up, moved closer to the shoreline, and re-erected on a new lower level on new pilings. The two original boat slips with their "garage" doors (replaced again in 1992) were reconstructed along with the adjacent storage area, using salvaged materials. The exterior walls of the lower level were replaced with inaccurate but compatible vertical "half log" panels.<sup>14</sup> Despite these changes, the boat house still retains sufficient historic appearance to be considered a contributing resource.

The upper floor (901± sq. ft.) now consists of a hall, two bedrooms, a small bathroom, and a large playroom (21 3/4' x 26½'); it is believed it was originally all one room.<sup>15</sup> The walls are paneled with knotty pine, except for one bedroom which has plasterboard, and the exterior logs are not exposed on the inside, as in the main house. The playroom has a so-called "cathedral" ceiling, open to the rafters, with an inaccessible loft and small balcony over the other rooms.

The garage, built about 1980<sup>16</sup> of wood frame construction surfaced with partial logs, is located some 50' northwest of the house, and, while compatible in design, is noncontributing.

The grounds are virtually all wild, although at one time there were some formal gardens partially encroaching on the land to the north which has never left Indian ownership. The retaining walls in front of the house have been enlarged, and additional walls and steps have been constructed elsewhere on the property. There are new treated pine steps down to the boat house, and a new stone retaining wall along the shoreline by the boat house. There are also new flat stone and treated log steps leading down to the cleared recreation area below the new garage and its deck, overlooking To-To-Tom Lake.

The present owner<sup>17</sup> also installed various decorative landscaping elements, mostly around 1975.

N.H. Hultin had originally acquired all of Government Lots 1 & 2 from To To Tom, a member of the Lac du Flambeau band, in 1922, two years before he built his house. To To Tom had acquired a total of 76.3 acres as Government Allotment Number 108, in 1894, in accordance with the Treaty of 1854 and the Dawes General Allotment Act of 1887, which had specified 80 acre allotments for adults.<sup>18</sup> Between 1924 and 1926 Hultin also acquired all of Government Lot 5, which provided him access to a township road (now Indian Village Road).

Eventually Hultin owned a total of 114 acres, including all of To-To-Tom Lake and stretching from Long Interlaken Lake to Flambeau Lake.

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National Register of Historic Places  
Continuation Sheet

Section 7 Page 7 Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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According to local oral history,<sup>19</sup> the property also included a modest vernacular caretaker's cottage, still standing on part of Government Lot 1 several hundred feet southwest of the northwest corner of the present property. Hultin also owned a pre-existing old resort consisting of a number of very modest vernacular cottages (of which five remain in place), at the south end of Lot 5, adjacent to Long Interlaken Lake. All of these remaining structures (and presumably those now lost, as well) are of modest dimensions, have little or no architectural character, and are not included within the nomination's boundaries.

After Hultin's death in 1934, all of this property was gradually dispersed and sold off to various owners, a number of whom subsequently built new houses on new parcels. Lots 1 and 5 alone are now divided into 34 parcels. The original access road from Indian Village Road apparently remains largely unaltered as to route, except where it encroached on Indian land, just north of the present property line, and was partially relocated in 1978. Along part of route, outside the nominated property, even the material of the road--dirt--remains unaltered. The portion of the driveway within the nominated property is graveled, including crushed red granite. The driveway relocation required destroying parts<sup>20</sup> of some old stone retaining walls and the evidence of a former deer park.

To To Tom's own house was once also somewhere in this vicinity. In 1922 it was described as "on main road to station, 1½ miles from Agency....Good 4 room house - part new. 20' x 16'. 10 windows, 2 doors. Pump. 8 acres cleared."<sup>21</sup> Its exact location--probably some distance from the Hultin House and the nominated property--is unknown, and it is not believed to still be standing.

Notes

1. This, and all subsequent information herein on landscaping, construction, restoration, repairs and alterations made since 1967 are the recollections of Mary O. Cunningham Johnson, who has owned the property since 1967, in an interview with Richard P. Hartung on July 1, 1988 (numerous and varied clarifications offered in subsequent conversations are treated as if they were given on the date of the original interview); hereinafter cited as "Johnson Recollections". See Section 10 for a specific discussion of the features that were on the Indian-owned land, and which are not included in the nomination.
2. Warranty Deed, Dated January 18, 1922, recorded as Document No. 27156, Vol. 44 of Deeds, Page 580, April 12, 1922, Vilas County Court House, Eagle River, Wisconsin. To To Tom's Native American name, both in regard to himself or To-To-Tom Lake, is capitalized or hyphenated

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**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 8 Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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- variously; when referenced herein from an original document that document's orthography will be used.
3. A Site Plan is included with the nomination; See Appendix 1.
  4. A Sketch Plot Plan is included with the nomination; see Appendix 2.
  5. Visual windshield observations of the nomination preparer, Richard P. Hartung, July 1, 1988.
  6. The interior of house was featured, with a series of excellent color photographs, in *Country Living*, August, 1987, pp.85-91.
  7. Johnson Recollections. "When one wall panel on the west wall of the north bedroom was repaired several years ago, the entire panel slid down the grooves when the bottom, damaged, logs were removed."
  8. Ground floor grouped windows are located as follows:

North bedroom:	two sash in one opening, west wall
East bedroom:	none
Living room:	two sash in one opening, west wall
Dining room:	two sash in one opening, south wall, and four sash in one opening, west wall
Kitchen:	four sash in one opening, north wall.
  9. Visual observations of the nomination preparer.
  10. The nomination preparer measured the house in 1988 and subsequently computed the approximate square footage for both floors and of the large screened porch; sketch plans based on these measurements are included with the nomination as Appendix 3. At a later date the owner, Mary O. Cunningham Johnson, located her notes taken from an appraisal (not itself located), which had the following data: "First Floor, 1,345 sq. ft.; Second Floor, 792 sq. ft., for a total of 2,137 sq. ft.; Screen Porch 485 sq. ft.; Basement: 53%." The 6% variation between the two sets of figures in the size of the first floor could be due to the difference between exterior and interior measurements; the 4% variation on the second floor may have been due to differences in taking internal measurements upstairs, particularly in those storage spaces located under the eaves; neither variation seems significant.
  11. All information on alterations in this paragraph are the Johnson Recollections.
  12. Ibid.

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National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section 7 Page 9 Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

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13. Ibid. "When the boathouse pilings collapsed [c.1980], a member of the Lac du Flambeau tribe--a long-time resident of the area--told my son that the boat house was 'about 50 years old, because I remember it from when I was a child'."
14. Ibid.
15. Ibid.
16. Ibid.
17. Ibid. These include a replica totem pole which was acquired about 1975 from the maker, a non-Native American craftsman who lived in Boulder Junction, about 15 miles away in Vilas County. It is located in the present driveway turn-around near the front door, and, like the other decorative features, is not significant to the nomination.
18. United States Patent, Number 38265, General Land Office 59, dated April 24, 1894, recorded in Vol. 7 of Miscellaneous Records, page 21, August 16, 1927, Vilas County Court House; the same document also states: "Recorded in Chippewa of Lake Superior and the Mississippi Treaty of September 30, 1854, Vol. 4, page 51".
19. Telephone interview with John (Buddy) Geidel, Lac du Flambeau, by Richard P. Hartung, July 1, 1988. The caretaker's cottage and the remaining resort cottages are all of frame construction and are modest in the extreme, small in size (caretaker's) to tiny (resort cottages), and lacking any architectural pretension or detail.
20. Johnson Recollections.
21. Typed transcript: "Lac du Flambeau Agency, Wisconsin. To to tom (Sam Doud, blind).", in the files of the Chippewa Valley Museum, Eau Claire, Wisconsin. The one page document, dated May 12, 1922, includes a photograph of the modest vernacular front gabled ell frame house. The document gives his Allotment No. as 140, rather than No. 108, so this may have been an entirely different parcel of land; perhaps it was his wife's allotment and was located elsewhere, closer to the village (it was described as located 1½ miles from the agency). At the time of the 1922 survey the house was occupied by 11 people, including their son and daughter-in-law and three grandsons. The son was described as "building the new addition and is assisting in moving the home;" there is no information as to the meaning of the last phrase; the dual reference to "part new" and "new addition" imply that the wing was a recent improvement. Perhaps the original portion of the house was previously located on Allotment 108 and was moved after Doud sold to Hultin?

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The Nicolaus H. Hultin House is being nominated under Criterion C, with architecture as the area of significance. It is an unusual example of a fine Rustic Style/Period Revival style house built in what appears to be a Scandinavian variant of the French North American building tradition known as *piece sur piece* and *coulisse* construction. The distinctive (possibly even unique) construction method and appearance of the house make it of interest as a specific example of architecture.

Architecture:

The Hultin House is significant as an example of a dwelling which exhibits characteristics of three different architectural patterns; patterns which one might not expect to necessarily be compatible. It is best described as a Rustic Style retreat, although compared with some other examples in the state it is comparatively modest.<sup>1</sup> It is a none-the-less spacious house with stylistic elaboration similar to suburban Period Revival houses of the same decade; at the same time the house also demonstrates ethnic overtones (possibly both French and Scandinavian, but especially Swedish). These three areas of interest are all significant, as they all over-lap to create the distinctive character of the house.

The Rustic elements include the log construction, the generously proportioned and rambling screened porch and the exposed stone foundation, chimney and retaining walls. All of these features are particularly appropriate to the site and locale, and as one approaches the house through wooded lanes amid glimpses of water, at first glance the log exterior is just as one would expect, including an apparent evocation of "romanticism about nature and the American frontier".<sup>2</sup> However, the visitor soon senses a refinement and sophistication of detail that normally would be associated only with Period Revival dwellings.

The Period Revival exterior elements--certainly more refined than one might expect here--include the complex floor plan, roof and dormer forms, the paired "French" doors on three elevations, the multi-paned casement windows and the details such as the round-arched front door, as well as the many amenities. If the house were in a suburban setting and the log exterior were covered over, the house might be considered to be vaguely "French Provincial". Even the dominant--almost mannered--siting, as well as what is known of other original landscaping features relate to Period Revival influences. But, the finishes--instead of being brick, or clapboard on the exterior, and plaster with wood cabinetry-style moldings and beams on the interior--are instead the unexpected logs and boards.

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However, on this site, in this setting, that seems singularly appropriate and compatible with the overall flavor of the house, which clearly includes inventiveness and creativity, rather than historicism, as is typical with Period Style buildings. In this sense, the Hultin house is equally related to stylistic traditions exemplified by structures such as the Maertz House in Milwaukee, a Rustic Bungalow, or the Jackson House in Hartland (NRHP, 1987) a Tudor Revival which has a steep roof line similar to that on the Hultin house.

The ethnic overtones are the most subtle component, as many visitors would not even notice that structurally this particular "log cabin" is built differently than most others, much less that the special method of construction is of ethnic significance. Thus, while the ethnic overtones visually give character and interest to the house--whether one views it as a Rustic retreat or as a Period Style house--in fact the probable European sources of the distinctive "paneled" log construction may well be what is most interesting about the house.

The plan and construction of the house was extremely complex for a house of its size and location, but the name of the architect and/or master builder is unknown. Hultin was not an architect, but it is possible that he conceived and supervised the design and construction of the house himself. It is also possible that he consulted a Chicago architect--where he lived for many years--possibly even one who was himself another Swedish immigrant. The post and beam construction, with tongue and groove wall panels, is extremely unusual, even in Europe<sup>3</sup>, and no other examples with Scandinavian antecedents have been identified to date in Wisconsin.<sup>4</sup>

The Hultin House is also an example of a particular type of construction. This unusual exterior "paneled" wall construction is essentially identical to a French Colonial building tradition known as *piece sur piece*, and consists of half-round full logs laid up in horizontal panels between vertical grooved mortise posts (*coulisse*). At least several such houses were built in what is now Wisconsin, and at least one in Michigan, in the late eighteenth century.<sup>5</sup> However, it seems highly unlikely that this particular house was at all influenced by the French Colonial branch of this construction tradition. In any event, a key difference between the French houses and the Hultin house is the fact that in the French examples the fenestration and floor plan are fitted to a regularly-spaced construction system: "The vertical *coulisse* are evenly spaced on each facade of a French-Canadian log house."<sup>6</sup> In contrast, in the Hultin house the structural system is adapted to fit sophisticated fenestration and a complicated floor plan.<sup>7</sup>

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Hultin himself immigrated from Sweden "as a youth", having been born about 1870. He was a prominent funeral director in Chicago, and had been in the business for 40 years at his death on June 4, 1934--in his Lac du Flambeau residence--at the age of 64. He was very active in various Chicago organizations; he was a Mason and a Shriner and belonged to several fraternal organizations and several Swedish societies, as well as maintaining a membership in the well-known Medinah Country Club. Over the years he operated his funeral business from various locations on the north side of Chicago, in or near various Swedish communities. A widower when he died, his only immediate relative was one sister, in addition to numerous nieces and nephews. His funeral was held in Chicago.<sup>9</sup>

There is a strong oral tradition that Hultin used Scandinavian workmen in the construction of the house,<sup>9</sup> and a similar construction method was known in Sweden: "The support of horizontal timbers by corner posts is an old form of construction in Europe. It was apparently carried across much of the continent from Silesia by the Lausitz urnfield culture in the late Bronze Age. Examples persist in southern Sweden, in the Alps, and probably elsewhere."<sup>10</sup> Ironically, therefore, what Hultin was probably trying to do in his home was not to evoke romanticism about the American frontier, but about his own--perhaps poor--native roots in Sweden.

According to local oral history, Hultin was said to have actually imported craftsmen from Scandinavia (different Scandinavian countries, including Denmark, Finland and Sweden are mentioned).<sup>11</sup> This seems extremely improbable, and it is much more likely that the craftsmen (the quality of detailing in the house's exposed construction makes this term seem appropriate) who built the house were other immigrants from Sweden, probably known to Hultin through the extensive network of Swedish connections in the Swedish neighborhoods of Chicago. Other Swedish immigrants in the Chicago area are known to have built houses with Swedish antecedents, including the so-called "Swedish Village", a group of picturesque houses on Tower Road and Greenwood in Winnetka, a North Shore suburb. The house at 900 Greenwood has been described as "built in 1928 by Clayton Paulson, who wanted to live in a duplicate of the home he knew in his native land. He designed the three others later with the help of Theron M. Woolson."<sup>12</sup> In addition to the use of logs, this house has a jerkin-headed false thatch roof and a fieldstone fireplace.

The Hultin House is an example of post-settlement secondary use development in the Lac du Flambeau area. This development occurred in connection with the gradual transfer of Native American allotments to European Americans, primarily for recreational uses.

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The Lac du Flambeau Band of Lake Superior Chippewa Indians have their origins in the Algonquian-speaking Chippewa who were based in the Sault Ste. Marie region as early as the 17th century. However, they began to move westward in the mid-18th century, to locations such as Lac du Flambeau (an area which had previously been their winter hunting grounds). In 1824 the Indian agent Henry Schoolcraft recommended the establishment of several trading posts, including one at Lac du Flambeau; several years later this location was considered to be a population center, rather than a single village.<sup>13</sup>

In 1837 and 1842 the Chippewa ceded their lands by treaties, but then under the terms of the LaPointe Treaty of 1854, the Lac du Flambeau were granted land set aside as a reservation; eventually they received 73,663 acres. Later, under the terms of the Dawes General Allotment Act of 1887, allotments of 40 to 80 acres were given to 715 individuals, although a great deal of land still remains under Tribal control and can only be leased. Throughout the 19th and the early 20th century there was minimal contact with the outside world, except for lumbering interests. There was a lumber operation in the Lac du Flambeau village for some years, with a railroad spur, adjacent to part of Long Interlaken Lake which served as the hot pond for the mill, but the mill closed in 1913.<sup>14</sup>

N. H. Hultin purchased Government Lot 1, Section 18 of Lac du Flambeau Township, Vilas County in 1922 and built his seasonal home there in 1924. Part of Allotment Number 108, the lot is about one mile from the present Lac du Flambeau village; there is no known archeological significance to the site; it seems unlikely that an allotment would have been permitted on a site significant to the tribe. Hultin acquired his lot from To To Tom and Shomin To To Tom, members of the Lac du Flambeau Band. In accordance with the terms of the Dawes Act, Indians were not permitted to sell their allotments until 25 years had passed; in this case that was 1919. Few sales could have occurred earlier, as the earliest allotments could hardly have been prior to 1888 under the 1887 Act, making sales of Indian lands to non-Indians illegal any time before 1913 at the earliest.<sup>15</sup>

In any event, it appears that N. H. Hultin was in the vanguard of second home settlement in the Lac du Flambeau area, participating in real estate speculation<sup>16</sup>, and becoming one of the earliest non-Indian summer residents in the area to erect his own home. The only local history published to date specifically mentions Hultin, along with 26 additional names of early summer residents; Hultin was the second name in this list. However, these 27 homes were widely scattered throughout a 64 square mile area of Lac du Flambeau and adjacent townships on eight different area lakes.<sup>17</sup>

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Other regional histories concentrate on the early resorts rather than summer homes, and clearly summer homes in quantity in this region were a comparatively recent, post-World War II phenomena.<sup>18</sup> Even the first resort, or summer hotel, in the immediate Lac du Flambeau area was developed by a local (non-Indian) resident as late as 1913.<sup>19</sup>

The development of resorts and then of summer homes were keys to the transformation of this area into the type of community which it is today. While Hultin may not have been a community leader in these changes or a major land speculator/developer, he none-the-less was obviously a pioneer in these activities in the immediate Lac du Flambeau area. His house also seems to have been especially well-known in the area, partly for the quality and distinctiveness of its construction, but also through association with a number of legends or stories. One of these, to the effect that it was built by workmen imported from Scandinavia for the project, was discussed above.

Another legend attached to the house is a story that it served for a number of years as a "clubhouse". As a matter of fact, an early clue to Hultin's Swedish ancestry was found in his probate records, as filed in the Vilas County real estate files, where the names of 23 relatives were listed as inheriting proportionate shares in the estate; these shares ranged from .0032 to .0563 in size. The list included 4 nephews, 13 nieces, 2 grand-nieces, 3 grand-nephews and 1 widower of a niece, and had a preponderance of obvious Swedish names (such as Olson, Peterson, Goranson, Borgeson and Anderson). This group all inherited title to the house and other property. Two years later, in 1936, it was sold to one Emily Magnuson, who was not one of the inheritors; but she almost immediately transferred title to the house and most if not all of the rest of Hultin's Vilas County lands to the trustees of an entity called the Hultin Trust. The Trust, in turn, did not re-sell the house until 1941.<sup>20</sup>

Whether this was by choice, or due to the complexity of the legal details, or to the probable slow pace of real estate sales in the pre-war Depression years is not known. What can be assumed is that this multiplicity of heirs had formal or informal access to the residence during the years between Hultin's death and the 1941 sale, and may have been frequent visitors prior to 1934; this could well have given the local community the impression that it was operating as a clubhouse.

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A further story connected with the house was that the Federal Government at some point seized it for back taxes from a then-owner, purportedly a steel magnate from Pittsburgh. The basis of this story may be that F. A. Lange, Jr., of Milwaukee, who had purchased the house in 1944, did indeed lose it, and all of Government Lot 1, to the Internal Revenue Service in 1950, following a 1946 tax lien (in the amount of \$123,245.68).<sup>21</sup> Subsequently, the house passed through four different owners, until it was sold to the present owner in 1967, who has now owned it for nearly 30 years, or almost three times longer than the builder, or any of the other owners, did.<sup>22</sup>

This varied ownership history has its unusual aspects because of the complex Hultin estate and the Federal Tax lien. However, it is otherwise probably typical of the region in that virtually all of the various owners were non-local, except one who purchased Government Lot 1 in 1957, sub-divided it, and then resold the house in 1958; he is not believed to have ever lived in the house.<sup>23</sup> Thus, it is representative of the continuum of second home ownership in the Lac du Flambeau region.

Notes

1. For example, the 23-bedroom cedar log Stout house is mentioned in the short discussion of rustic retreats in the "Log" section on p. 4-3 of "Construction Materials and Methods", *Cultural Resource Management in Wisconsin: Volume 2*, (Historic Preservation Division, State Historical Society of Wisconsin, June, 1986).
2. Ibid.
3. For example, no mention of this construction system was found in an extensive study of wood buildings in Norway: Jerri Holan, *Norwegian Wood A Tradition of Building*, (New York, Rizzoli International Publications, Inc., 1990).
4. For example, two studies of ethnic architecture by Richard W. E. Perrin fail to mention such a construction system: *The Architecture of Wisconsin*, (Madison, The State Historical Society of Wisconsin, 1967) and *Historic Wisconsin Buildings: A survey in pioneer Architecture 1835-1870*, (Milwaukee, Milwaukee Public Museum, Second Edition, 1981), although the latter book includes a discussion of palisaded walls.

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5. Mary Antoine de Julio, "The Canadian Home of Wisconsin, A paper presented at the conference on Historic Architecture and Landscapes in Wisconsin and Minnesota, State Historical Society of Wisconsin, March 27, 1993". de Julio reports at least four in Green Bay (p.11) and two extant examples in Prairie du Chein (p.14). For a detailed discussion of one of these, see also Dennis M. Au, *An Architectural Analysis: the François Vertefeuille House*, (Evansville, Indiana, 1991 [prepared for the State Historical Society of Wisconsin]), esp. pp. 11-17. The Michigan example is discussed in Dennis Au's "Standing for Two Centuries the Navarre-Anderson trading Post", (*Michigan History*, Vol. 73, No. 6, November/December, 1989, pp.32ff. Examples in Quebec are discussed in Michael Lessard and Gilles Vilandré, *La Maison Traditionnelle au Quebec*, (Montréal: Les Éditions L'Homme, 1974).
6. Mary Antoine de Julio, letter to Richard P. Hartung, April 30, 1993, p.1.
7. See First Floor Plan, Appendix 3, Section 7. The considerable variation in the width of the bays between the vertical posts is apparent even in the sketch floor plan.
8. Obituary, "N. H. HULTIN, 64, UNDERTAKER ON NORTHSIDE", *Chicago Daily Tribune*, June 6, 1934, p.20.
9. Johnson Recollections. This persistent oral tradition takes the form of hearsay: "Someone told my son that Finns built the house," etc.
10. Fred Kniffen and Henry Glassie, "Building in Wood in the Eastern United States A Time Place Perspective", in *Common Places: readings in American Vernacular Architecture*, edited by Dell Upton and John Michael Vlach, (Athens and London: University of Georgia Press, 1986).p.50. For an illustration, see what appears to be a similar construction technique illustrated as background in Ingerlise Skjoldebrand, *The Treasure Chest of Swedish Weaving* (Sundbyberg, Sweden: Förlags AB Semic, ISBN 91-552-0981-5) [no page number given].
11. Johnson Recollection; see note 9 above.
12. Harnsberger, Caroline Thomas. *Winnetka: The Biography of a Village* (Evanston, Illinois; The Schori Press, 1977).

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13. See pp.2-1 through 2-11 in the "Historic Indians: Chippewa/Ojibwa" section, *Cultural Resource Management in Wisconsin: Volume 1*, (Historic Preservation Division, State Historical Society of Wisconsin, June, 1986).
14. Maxine O. Schmitz, *Lake of the Torch, Past and Present*, (n.p., c.1985), pp.[4- 6] and [32-37], including the text of the Treaty of 1854.
15. United States Patent, Number 38265, April 24, 1894 and Warranty Deed, January 18, 1922, Document No. 27156; see notes 2 and 22, section 7 herein for full citations. Schmitz states on p.[6] that "allotments began in 1903.... However, records show allotments having been made as early as 1888 by Mr. M. A. Leahy, U. S. Indian Agent."
16. In 1934, the year Hultin died, in addition to Government Lot 1, Section 18--the site of his home, which was assessed at \$1,400 for the land and \$4,500 for the improvements, totalling \$5,900--he also owned at least 10 other parcels in Vilas County. Nine of these parcels, in various sections of at least two townships and including several lots in "Hultin's Subdivision", were vacant land assessed for a total of \$4,540. The tenth parcel was Government Lot 5, Section 18, which is located immediately south of Government Lot 1 and apparently was the site of a pre-existing resort which Hultin acquired (according to John (Buddy) Geidel, telephone interview July 1, 1988) if only to give access to Government Lot 1. This parcel was assessed at \$1,000 for the land and \$2,200 for the improvements, for a total of \$3,200. Thus, his total assessments in Vilas County in 1934 were \$13,640, of which at least one third was land apparently held only for speculation.
17. "SUMMER HOMES Many summer homes were built in that period ["Lac du Flambeau Between the 20's and Early 30's"]. Most were not winterized because they were not used in the winter. The largest estate was built by Mr. and Mrs. Walter Botthof on Flambeau Lake.... Other homes on Flambeau Lake were the Hultines...." Schmitz, p.[24].
18. Joyce Laabs, *A Collection of Northwoods Nostalgia from the pages of the Lakeland Times*, (Sun Prairie, Wi; Royle Publishing Co., 1980) and Daniel D. Scrobell, *Early Times, ...as seen through the pages of the Minocqua Times newspaper*, (Minocqua, Wi; Heritage House Publishing, 1988).
19. Schmitz, p.[11].

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20. Vilas County Register of Deeds Office. Miscellaneous Records, Vol. 10, page 185; Warranty Deed, Document No. 51687, Vol. 86, page 36; Warranty Deed, Document #52059, Vol. 86, page 65; Warranty Deed, Vol. 97, page 255.
21. Ibid. Various deeds including those filed in Vol. 105, page 390; Vol. 119, pages 481 and 486; and Vol. 122, page 283.
22. Ibid. Deeds: Vol. 132, page 394; Vol. 141, page 383; Vol. 149, page 347; and Vol. 207, page 561.
23. Ibid.

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- . "Snowball" files: deed, legal papers, maps, photographs, tax bills and other documents relating to her ownership and development of the property since 1967, in the possession of Mary O. Cunningham Johnson.

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Verbal Boundary Description

Parcel G1-6, Part of Government Lot 1, Section 18, T40NR5E, Lac Du Flambeau Township, Vilas County, Wisconsin, more particularly described as:<sup>1</sup>

[Parcel A]:

A parcel of land in Government Lot One (1) in Section Eighteen (18), Township Forty (40) North Range Five (5) East of the Fourth Principal Meridian, in the Town of Flambeau, Vilas County, Wisconsin, more particularly described as follows: Beginning at the Meander Corner on the West side of Long Interlaken Lake where the line of the aforesaid Section 18 hits the lake, marked by an iron pipe, witnessed by a 12 inch Oak bearing North 40° East, a distance of one foot; thence North 89° 50' East, 12 feet to the lake shore; thence Southwesterly along Long Interlaken Lake 805 feet, more or less, to a point; thence North 88° 13' West 8 feet to an iron pipe witnessed by a 10 inch Oak bearing North at a distance of 25.9 feet; thence North 88° 13' West 23.1 feet to an iron pipe witnessed by 9 inch Oak bearing North 21° East at a distance of 28.1 feet; thence North 88° 13' West 4 feet to the shore of To-To-Tom Lake; thence Northwesterly, Westerly and Southwesterly along said lake shore 1178 feet, more or less, to a point; thence North 14° 17' West 35 feet to an iron pipe witnessed by a 14 inch White Pine bearing North 42° East at a distance of 5.5 feet thence continuing North 14° 17' West 60.4 feet to an iron pipe witnessed by a 7 inch Oak bearing North 73° East a distance of 7.2 feet, on the edge of a 60 foot roadway; thence North 89° 50' East 684.6 feet along the North line of the aforesaid Section 18 to the Place of Beginning.

[Parcel B]:

ALSO: A two rod strip of land taken off and from a parcel of land more particularly described as follows: Commencing at the Northwest corner of Government Lot 1, Section 18, Township 40 North, Range 5 East, go East along the North line thereof, a distance of 188.6 feet to a point representing the East side of a public Highway marked by an iron pipe as the PLACE OF BEGINNING of the parcel hereinafter described. From such POINT OF BEGINNING, go South 30° 50' West along the Southeasterly side of such public road a distance of 2 rods. Thence North 89° 50' East to a point on the line marking the Westerly boundary of the property heretofore conveyed to Phillip P. Nolte and Winifred B. Nolte by W. W. Burlingame; thence North 14° 17' West to the Place of Beginning, being for the purpose of giving Phillip B. Nolte and Winifred B. Nolte, his wife, as joint tenants, their heirs and assigns, ingress and egress to their property connecting with the public road to which this adjoins.

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Boundary Justification

The preceding Verbal Boundary Description is taken directly from the current deed for this property.<sup>2</sup> This entire property (Parcels A & B together), which has been held by the present owner since August 1, 1967 (first individually<sup>3</sup> and currently through her Living Trust<sup>4</sup>), is included in the nomination. This property definition dates to August 22, 1958 when W. W. Burlingame, who had acquired all of Government Lot 1 in 1957,<sup>5</sup> deeded the a portion of the lot including the house and its surrounding 2± acres to Phillip P. Nolte and Winifred B. Nolte, his wife.<sup>6</sup> Two weeks later Burlingame deeded the right-of-way for a 60' public road through Lot 1 to the Town of Flambeau.<sup>7</sup> Parcel A includes all structures described in the nomination as well as the described landscape features; Parcel B is required, as stated in the deed, for ingress and egress to Parcel A.

Subsequent development on the remainder of Government Lot 1 since 1958 has destroyed any significance on that portion of the lot which is not included in the nomination, while the two remaining significant structures and the remaining significant landscape features are all included within the nominated boundaries.

When Hultin--or subsequent owners--first developed this location, nearly all of the original entrance drive (beyond Burlingame's public road), a three-car garage, a deer park, half of a tea house which once stood in the center of the former driveway circle, and other landscaping features were developed on land--in a different section--to the north, which has never left Indian ownership.<sup>8</sup> This was probably due to the absence of an accurate survey, as this encroachment had continued through several ownerships.

When the present owner acquired the property in 1967, she was told by the seller that the driveway, garage and various remaining landscape features were on Indian land, and that a small annual payment was all that was necessary for their continued use. There was, however, no document to substantiate this. The current owner was anxious to resolve this matter in a more correct and legal manner, and subsequently the Indian land was formally leased for a few years. Then, when the annual lease payment was proposed to be significantly increased the lease was not renewed. This necessitated the demolition of the original garage (construction date unknown) and the relocation of the east-west portion of the driveway along the shore of To-To-Tom Lake through old terracing and the former deer park. The remaining landscape features north of the property line have deteriorated due to lack of maintenance.<sup>9</sup>

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Effectively, the lack of legal historic ownership and the demolition or alteration of those features on the Indian owned land in Section 7 make the existing--and historic--north property line along the section line appropriate; the current west property includes all significant features and provides access from the public road. All other property lines are, of course, bounded by water.

Notes

1. The designation of Parcels A & B herein is by the nomination preparer. Otherwise, the following description is as given in Quit Claim Deed, "Mary O. Cunningham, now Mary O. Cunningham Johnson", to the "Bank of Wisconsin, a Wisconsin banking corporation, as trustee", dated July 27, 1981, recorded as Document No. 204332, Vol. 402, Page 142, July 31, 1981, Vilas County Court House, Eagle River, Wisconsin. See Sketch Map, Appendix 1.
2. Ibid.
3. Deed, Phillip P. Nolte and Winifred B. Nolte, his wife, to Mary O. Johnson, Vol. 207, Page 561, *ibid.*
4. Deed, Vol. 402, Page 142, as cited in note 1, above.
5. Deed, Earl E. Woerfel and Althea M. Woerfel, wife, to Walter W. Burlingame, a widower, Vol. 141, Page 883, November 6, 1957, *ibid.*
6. Deed, Walter W. Burlingame, single, to Phillip P. Nolte and Winifred B. Nolte, his wife, Vol. 149, Page 347, August 22, 1958, *ibid.*
7. Deed, Vol. 136, Page 626, September 3, 1958, *ibid.*
8. Part of Government Lot 5, Section 7, T40NR5E, Lac du Flambeau Township, Vilas County, Wisconsin. The tea house apparently straddled the property line; by 1967 only the concrete base remained.
9. All information in this and the preceding paragraph are the recollections of Mary O. Cunningham Johnson, July 1, 1988, or are based on a map in her possession regarding the 3.88 acres of land in Section 7 proposed to be leased, c.1970.

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Photo 1 of 14

Hultin, Nichols H., House

Town of Lac du Flambeau, Vilas County, WI

Photo by Skip Drew, September, 1987

Negative on file at the State Historical Society of Wisconsin

Exterior: North and West wings, looking southeast

The information for the following photographs is the same as above, except as noted:

Photo 2 of 14

Exterior: North and West wings, showing front entrance: closer view looking south

Photo 3 of 14

Exterior: east facade

Photo 4 of 14

Exterior: south facade (screened porch)

Photo 5 of 14

Exterior: inside screened porch, looking east (Living Room to left)

Photo 6 of 14

Exterior: junction of west and south wings, looking north (see Photo #11 for interior view of double window)

Photo 7 of 14

Interior: Living Room with stone fireplace, looking west

Photo 8 of 14

Interior: Living Room looking north towards staircase and entrance hall

Photo 9 of 14

Interior: detail of staircase, looking west

Photo 10 of 14

Interior: Entrance Hall, looking north

Photo 11 of 14

Interior: Dining Room looking southeast (see Photo #6 for exterior view of double window)

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Photo 12 of 14  
Exterior: South facade of boat house

Photo 13 of 14  
Interior: Main room of boat house, looking west

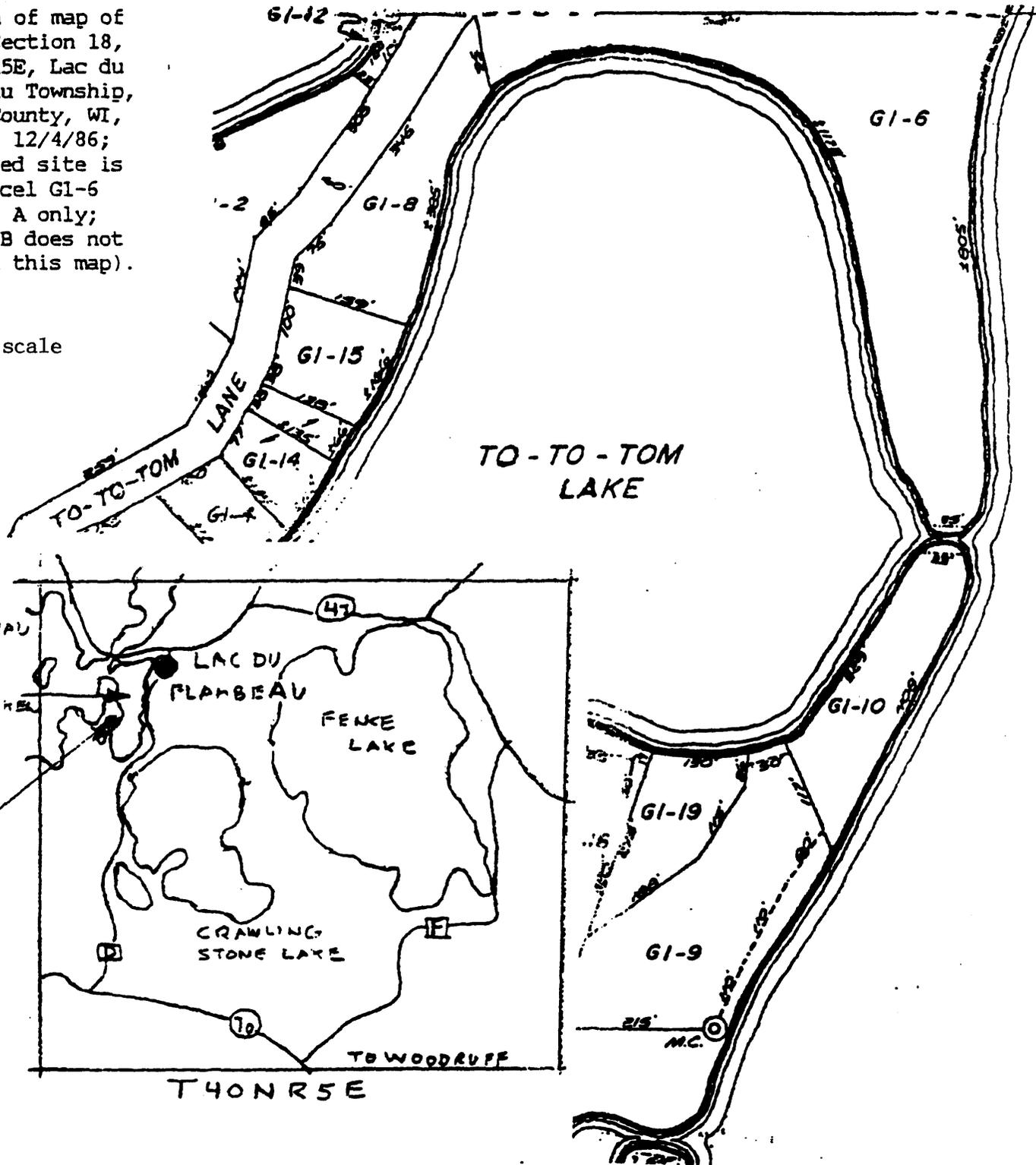
Photo 14 of 14  
Interior: Main room of boat house, looking southeast over lake

Multin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 1: SITE MAP

Portion of map of  
NE ¼, Section 18,  
T40N, R5E, Lac du  
Flambeau Township,  
Vilas County, WI,  
revised 12/4/86;  
nominated site is  
Tax Parcel G1-6  
(Parcel A only;  
Parcel B does not  
show on this map).

not to scale



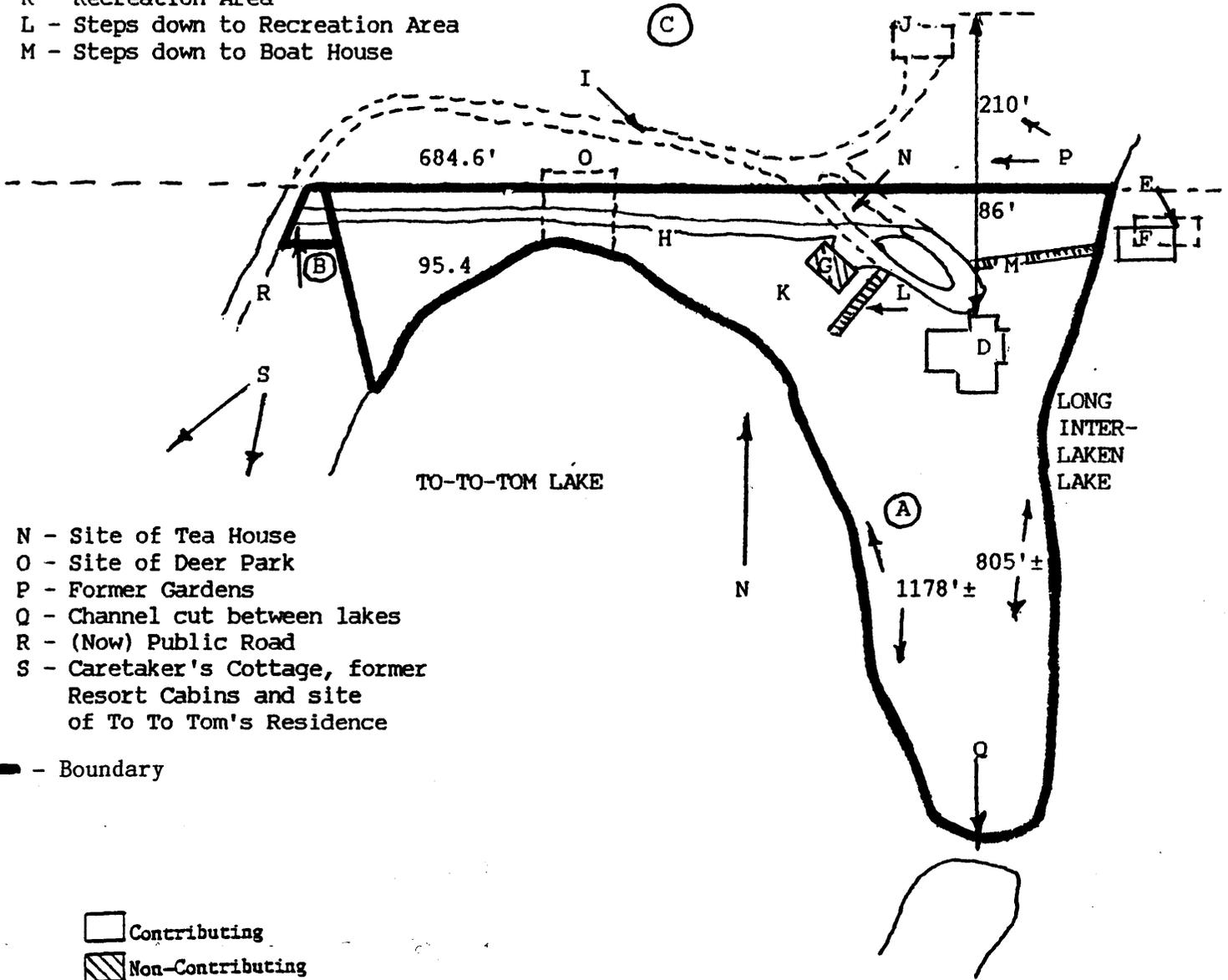
Hultin, Nicolaus H., House  
 Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 2: SKETCH PLOT PLAN

not-to-scale: all  
 dimensions are  
 approximate

- |                        |                                 |                         |
|------------------------|---------------------------------|-------------------------|
| A - Parcel A (Sec 18)  | B - Parcel B (Sec 18)           | C - Indian Land (Sec 7) |
| D - N. H. Hultin House | E - Original Site of Boat House |                         |
| F - Boat House         | G - Modern Garage               | H - Driveway            |
| I - Original Driveway  | J - Original Garage             |                         |

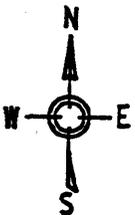
- K - Recreation Area  
 L - Steps down to Recreation Area  
 M - Steps down to Boat House



- N - Site of Tea House  
 O - Site of Deer Park  
 P - Former Gardens  
 Q - Channel cut between lakes  
 R - (Now) Public Road  
 S - Caretaker's Cottage, former  
 Resort Cabins and site  
 of To To Tom's Residence

— Boundary

- Contributing  
 ▨ Non-Contributing



CORRECTED COPY

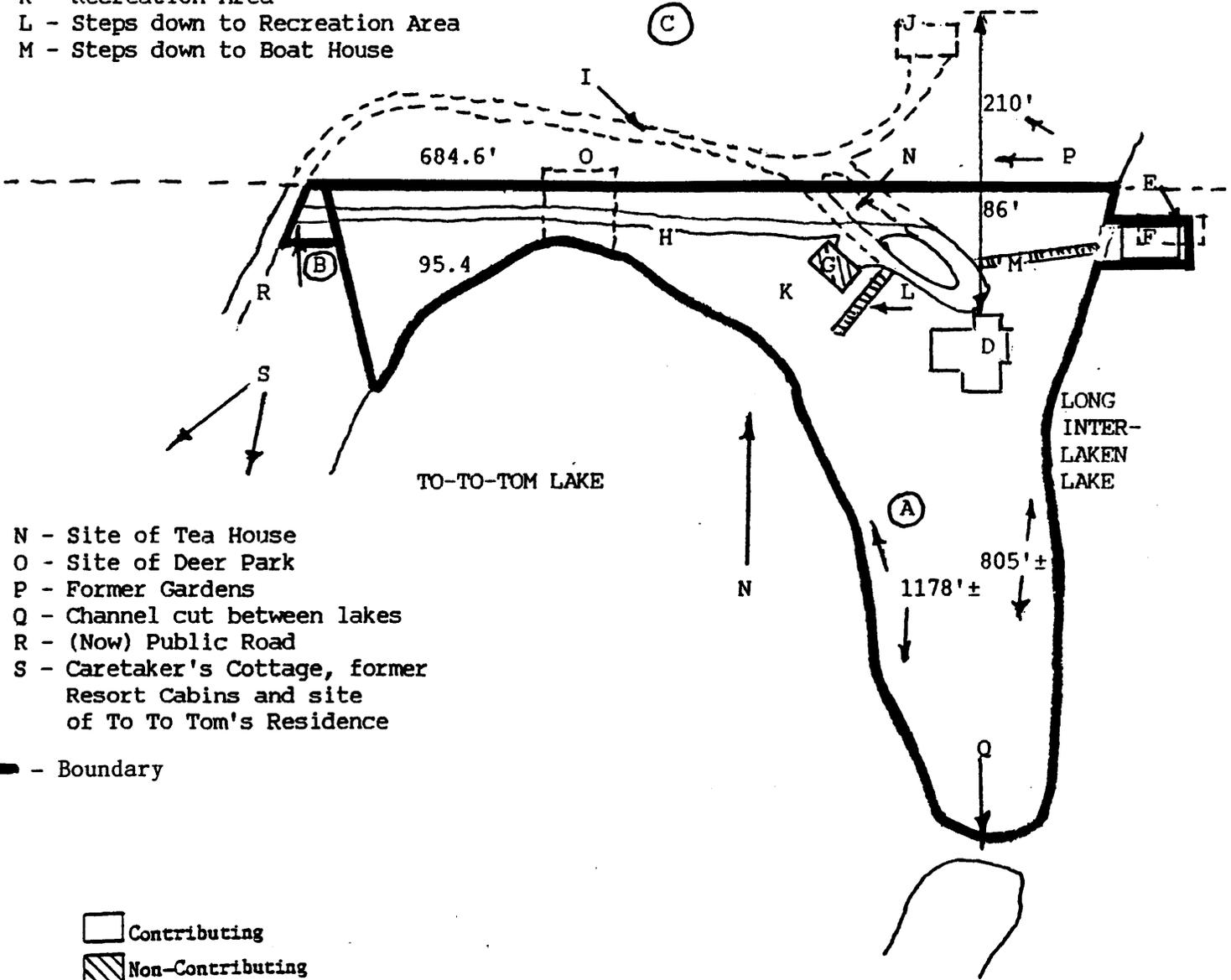
Hultin, Nicolaus H., House  
 Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 2: SKETCH PLOT PLAN

not-to-scale: all  
 dimensions are  
 approximate

- |                        |                                 |                         |
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| A - Parcel A (Sec 18)  | B - Parcel B (Sec 18)           | C - Indian Land (Sec 7) |
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| F - Boat House         | G - Modern Garage               | H - Driveway            |
| I - Original Driveway  | J - Original Garage             |                         |

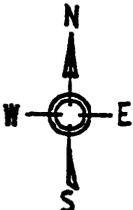
- K - Recreation Area  
 L - Steps down to Recreation Area  
 M - Steps down to Boat House



- N - Site of Tea House  
 O - Site of Deer Park  
 P - Former Gardens  
 Q - Channel cut between lakes  
 R - (Now) Public Road  
 S - Caretaker's Cottage, former  
 Resort Cabins and site  
 of To To Tom's Residence

— Boundary

- Contributing  
 ▨ Non-Contributing



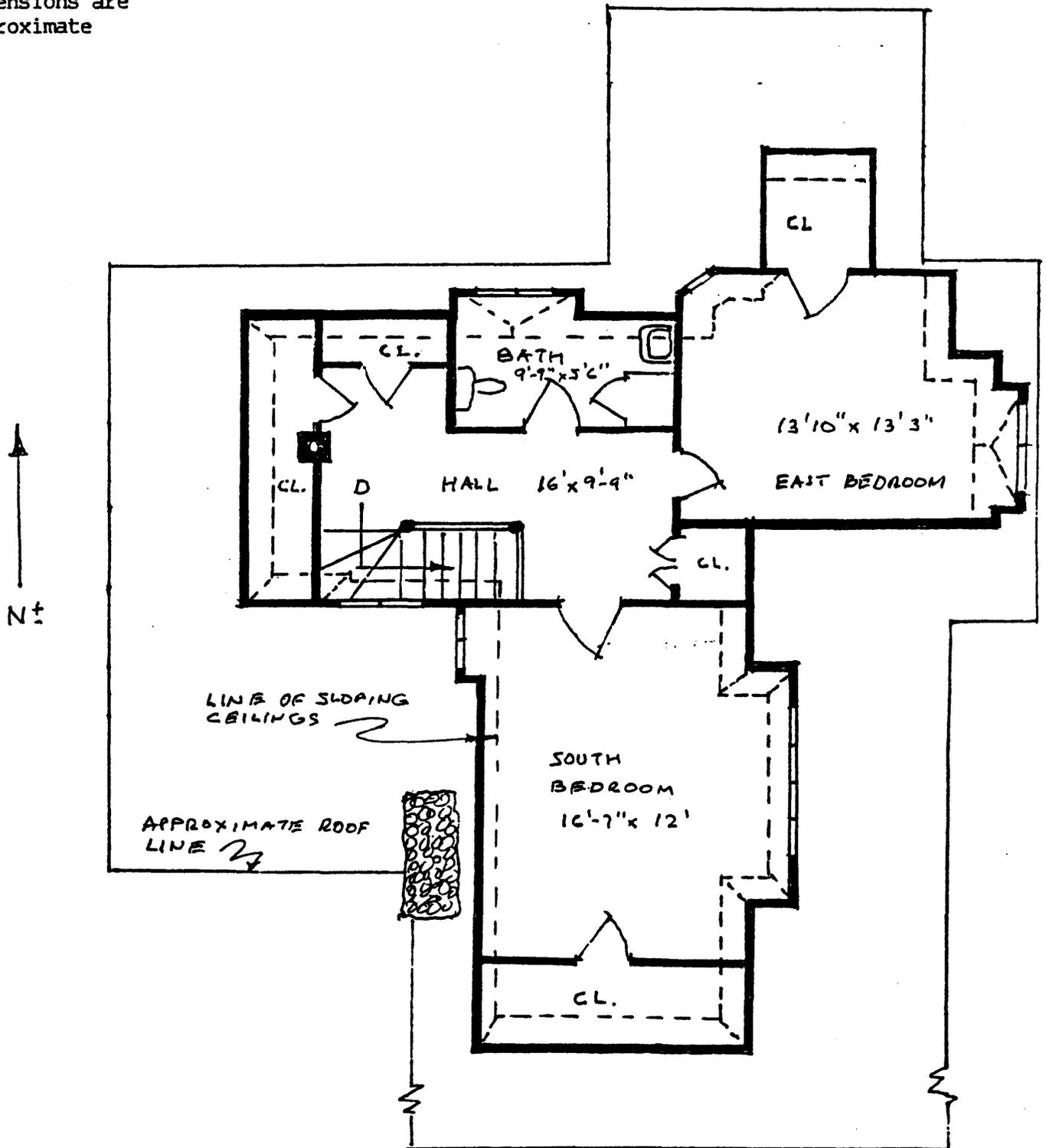
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Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 3: SKETCH FLOOR PLANS

Second Floor

not-to-scale: all  
dimensions are  
approximate



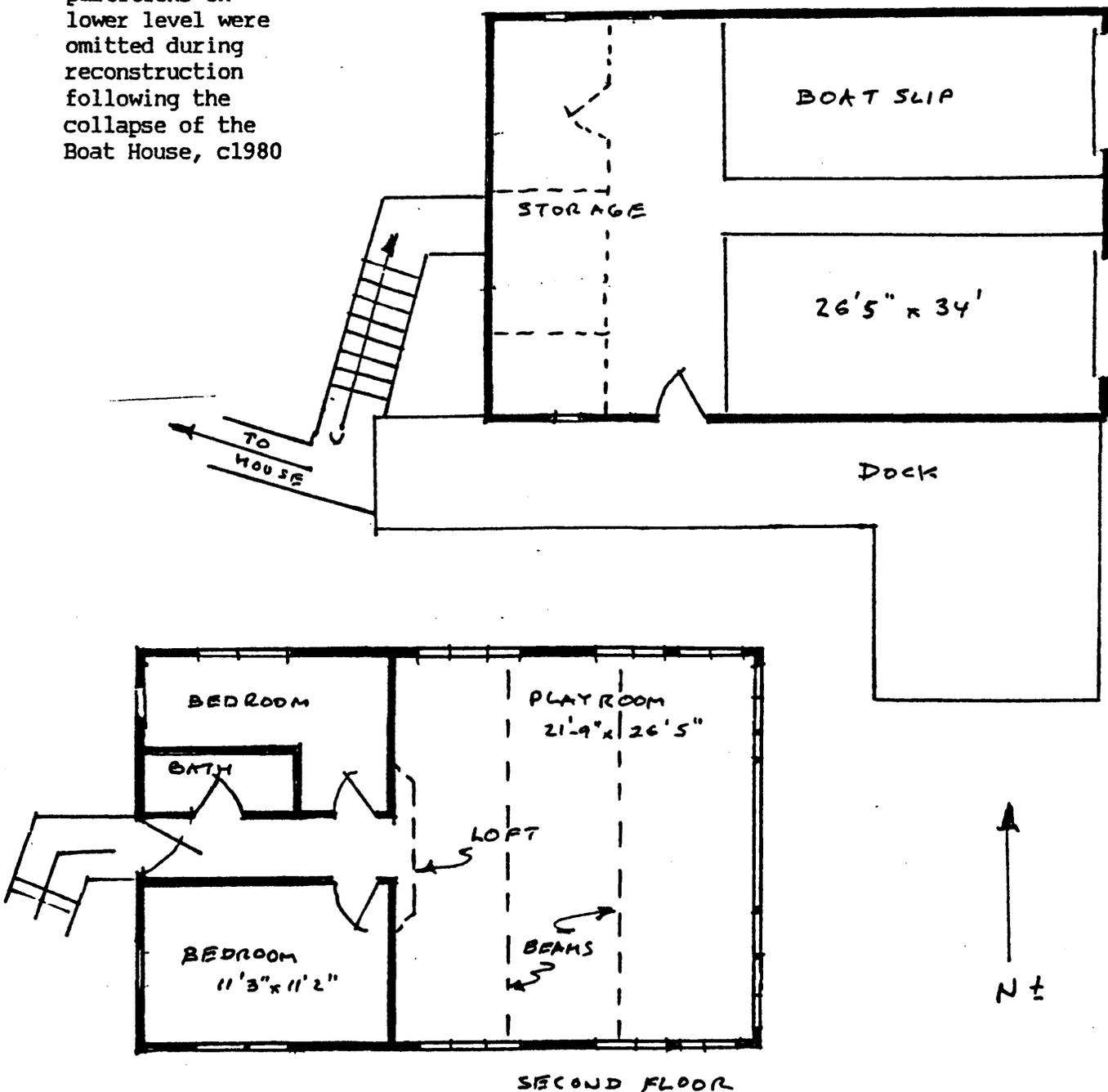
Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 3: SKETCH FLOOR PLANS

Boat House

not-to-scale: all  
dimensions are  
approximate

N.B.: Storage  
partitions on  
lower level were  
omitted during  
reconstruction  
following the  
collapse of the  
Boat House, c1980



Hultin, Nicolaus H., House  
Town of Lac du Flambeau, Vilas County, Wisconsin

APPENDIX 3: SKETCH FLOOR PLANS

First Floor

not-to-scale: all  
dimensions are  
approximate

