

1147

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

NOV 18 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

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 Black Point

other names/site number Seipp, Conrad and Catherine, Summer House; Die Loreley

2. Location

street & number 580 South Lake Shore Drive (Pier 580) N/A not for publication

city or town Town of Linn N/A vicinity

state Wisconsin code WI county Walworth code 127 zip code 53147

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.)

[Signature] 8/11/94  
Signature of certifying official/Title Date  
State Historic Preservation Officer-WI

State of Federal agency and bureau

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

Signature of certifying official/Title Date

State or Federal agency and bureau

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.
- removed from the National Register.
- other, (explain:)

[Signature]  
Signature of the Keeper  
Edson H. Beal

Entered in the National Register 9/15/94  
Date of Action

Black Point  
Name of Property

Walworth Co., WI  
County and State

**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
- site
- structure
- object

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>1</u>		sites
		structures
		objects
<u>2</u>	<u>0</u>	Total

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

N/A

**Number of contributing resources previously listed in the National Register**

None

**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)

LATE VICTORIAN: Queen Anne

---

---

**Materials**  
(Enter categories from instructions)

foundation brick

walls wood: clapboard  
wood: shingle

roof asphalt

other wood

---

---

**Narrative Description**

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

Black Point  
Name of Property

Walworth Co., WI  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**  
(Mark "x" in one or more boxes for the criteria qualifying the property for 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**

1888

**Significant Dates**

1888

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Cudell, Adolph

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibliography**

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

**Previous documentation on file (NPS):**

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

**Primary location of additional data:**

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

Name of repository:

\_\_\_\_\_

Black Point  
Name of Property

Walworth Co., WI  
County and State

**10. Geographical Data**

Acreage of Property 5.7 acres

**UTM References**

(Place additional UTM references on a continuation sheet.)

1 

1	6
---	---

3	7	5	9	8	0
---	---	---	---	---	---

4	7	1	2	6	4	0
---	---	---	---	---	---	---

  
Zone Easting Northing

3 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

  
Zone Easting Northing

2 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

4 

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--	--

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 Marlys Svendsen (consultant to Lake Geneva Historical Society, Inc.)

organization Svendsen Tyler, Inc. date 2/4/94

street & number Route 1, Box 388 telephone 715/469-3300

city or town Sarona state WI zip code 54870

**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 - Floor Plans**

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

**Property Owner**

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

name William and Jane Petersen

street & number 1120 N. Lake Shore Dr., Apt. 3-B telephone 312/609-7500 (Wm.-work)

city or town Chicago state IL zip code 60611

**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.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 1

RECEIVED 41

AUG 18 1994

INTERAGENCY RESOURCES DIVISION  
NATIONAL PARK SERVICE

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

**DESCRIPTION:**

Black Point is located on a heavily wooded, elevated point of land on the south shore of Lake Geneva in Walworth County, Wisconsin. The nominated site comprises nearly 6 acres of land which include the entrance drive, landscaped lawns and gardens immediately surrounding the house, 300' of shoreline, and the naturally landscaped hillside which extends to the rocky shore some 90' below the house. Both the formal and natural areas continue to reflect the turn-of-the-century designs of Chicago landscape architect Olof Benson. The property slopes generally from the southwest to the northeast.

Black Point is the summer residence built in 1888 for Conrad and Catherine Seipp based on a design by Chicago architect Adolph Cudell. The clapboard and shingle clad house consists of a center-hall plan on three levels with a four-story polygonal tower at the northwest corner. A steeply pitched gable roof combined with gable wall dormers and decorative millwork give the exterior roofline a picturesque appearance. Wide porches with second story balconies encircle the house and broad entrance steps approach the porches on the north, east and west facades. Angular porch sections project at the northeast and northwest corners with open, gable-roofed porch balconies on the second floor. Together, the effect of the design and materials is one of rich ornamentation and asymmetrical balance. A more detailed discussion of Black Point's exterior facades, floor plan and interior features, and landscape plan follows.

**North Facade:**

The principal or front-facing facade of Black Point is the north facade. As originally conceived, the facade containing the formal entrance was oriented towards the lake. A broad and steeply pitched gable roof tops the 3-story building with a 4-story, eight-sided tower at the northwest corner. The first floor cladding is a 4" wide horizontal bead edge clapboard siding and the upper floors are a straight edge clapboard, both with 4" exposures.

The north facade contains features common to other parts of the house as well as several unique design elements. Like the

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 2

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

balance of the house, the cornice treatment includes a frieze made up of fish scale shingles punctuated by large, spindled knee-brace brackets (four graduated turned spindles inset in the triangular opening) spaced at 4' intervals and scroll cut design brackets at the gable ends. An additional spindlework gable brace parallel to the facade connects the top three brackets at the roof edge at the top of the gable - a treatment found on the roof gables on the east and west facades as well.

The north porch section is similar to the porch sections on the east and west facades in terms of balustrade design (turned spindles set on 12" centers separated by straight and curved millwork pieces to form an intricate pattern). Heavy porch posts with square sided bottoms and turned upper sections are placed at intervals of 4' to 12'. The porch depth was extended to a depth of 12' when the porches were remodeled in 1903 along the east and north sides and northern end of the west side. As with the other facades, the porch on the north facade features a flat roof deck and gently sloping hipped roof along the perimeter (the section added when the porches were widened). The flat roof deck finish was changed in c. 1970 when a covering of tar and gravel was made over the original metal roof. A roof balustrade runs along the outer edge of the flat deck adjacent to the top of the hipped section. The design for the balustrade consists of 2" x 2" verticals alternately connected by a single, horizontal turned spindle or two square horizontal 2" x 2" members. The intermediate posts match the lower square sections of the first floor porch posts. The porch skirting design consists of 2" lath forming square 4" openings inset in panels and suspended between brick piers. The shape of the panels conforms to the slope of the site.

Features unique to the north facade are located in the center bay at each level beginning with the entrance steps. The north steps, once the principal entrance to the house when access was from a foot path leading to the lake, are approximately 16' wide and consist of two flights - five lower steps and ten upper steps separated by a 4' deep landing. This arrangement has the effect of diminishing the steepness of the rise. The entrance steps are connected to a brick walk which surrounds the house and descends into the woods and connects to a dirt path enroute to the lake.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 7 Page 3

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

The north entrance opening contains a pair of wood panel doors, their design consisting of a combination of incised cuts, raised circular moldings and small square raised panel sections. The doors are framed by a fixed transom and side lights and by fluted pilasters. The entrance projects approximately 12" from the front wall. Wood screen doors are installed on the exterior.

On the second floor, the center bay treatment consists of a pair of narrow, glass paneled doors with a fixed transom and narrow double-hung windows serving as sidelights. Inscribed in the carved wood relief above the balcony doors is the date of the house's construction - "1888." On the third floor, a shallow three-sided balcony projects over the carved wood panels. A recessed balcony section measuring approximately 4' deep leads to the third floor hallway through another pair of glass paneled doors. Above the opening is a horizontal spindled fretwork section and a Palladian window treatment (without windows). A pair of interior swinging paneled doors hinged at the building face serve to shutter the balcony opening when the house is closed for the season. The original balcony balustrade spindles have been replaced with 2" x 2" square balusters, and a steep staircase was constructed in c.1935 between the third floor balcony and the second floor porch roof for a fire exit.

At the northwest and northeast corners of the house, angular sections of porch project at a 45 degree angle from the main house. On the second level, both porch sections have low pitched gable roofs containing spindlework in the gable ends and curved rafter tails. The porch posts for the angular sections contain square bottoms and turned upper pieces differing from both the first floor or tower support posts in design. The balustrade designs match the balance of the porch roof balustrades except that the both porches have been modified to include wainscoting fabricated from 2" bead board placed on the interior of the open balustrade. Interior mounted screen panels are in place above the solid balustrade in the northwest porch balcony. This balcony is connected to the traditional master bedroom of the house via a pair of narrow glass paneled doors and by screen doors which connect to both the west and north porch roof decks. The angular porch section at the northeast corner is identical to the northwest porch except that it is unscreened.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 4

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

A defining feature of Black Point is the four-story tower located at the northwest corner of the house. The size and design of the tower make it appear almost free standing thus giving the illusion of a lighthouse. This illusion is reinforced by the fact that the fourth story of the tower is unenclosed with a cantilevered deck projecting approximately 20" beyond the tower's lower walls. Access to this open observation deck is by way of a hatch door and an interior curved staircase which can be traced from the exterior by the arrangement of stained glass windows. Another staircase connects the porch roof balcony to the tower by way of an exterior entrance door on the west side of the tower on the third floor. The tower contains a low-pitched, multi-sided replacement roof clad in copper which approximately matches the original in appearance. The roof was unsuccessfully replaced in c.1969 and replaced again in c. 1977. A flag pole extends an additional 7' through the open peak. An extraordinary view of Lake Geneva and the village of Williams Bay is afforded from the fourth floor of the tower with the views in other directions somewhat obscured by tree foliage in summer.

Windows throughout the house were all originally double hung with a variety of configurations. On the first floor of the north facade the windows feature transoms, are evenly placed and extend to the floor. On the second floor the windows feature shorter transoms, are floor length, are grouped in pairs and in each pair, one window is actually made up of a pair of casement windows with a horizontal break to match the adjacent double hung window. The openings thus provide bedroom occupants with access to the porch roof balconies as well as a safe fire exit. On the third floor, the windows are shorter in height and do not have transoms.

As noted previously, the tower has three leaded colored glass windows. These square windows are arranged in a stair step fashion and cast a diffuse light in the tower stairwell connecting the third floor to the observation deck.

**West Facade:**

After c. 1925 the west facade became the principal facade to greet visitors to Black Point who now arrived by automobile rather than boat. A 12' wide brick paved, oval drive lies to the



**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 7 Page 5

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

west of the house with a stone carriage step near the porch steps. The porch continues along the west facade with balustrade designs and roof treatments matching those of the north facade. The south or rear 30' of porch remains at the original depth of approximately 8'.

The house's main gable roof line extends north and south with an intersecting gable or gabled wall dormer centered on the facade. The frieze and bracket treatment are similar to the north facade. The entrance centered on the west facade is approached via only five steps - a difference of nearly 7' in elevation from the north entrance height resulting from the slope of the site away from the lake. Cladding matches that of the front facade on both levels. One chimney is centered on the peak and extends above it approximately 7.' A second chimney is located between the dormer and the tower and was shortened to approximately 9' in c. 1973. Both are constructed of a gray brick and are painted below the roof lines. Exterior stairs extends in two flights from the first floor through the porch roof to the tower entrance on the third floor. The stairs' balustrade design matches that of the roof balcony railing.

Fenestration is similar to the north facade. On the second floor, pairs of narrow windows (one double hung and the other casement with a break to match the double hung) are topped by a transom. On the third floor both are shorter double hung. On each level the window pairs are located to each side of the chimney in the wall dormer. On the first floor, french doors are located to each side of the entrance. The entrance opening contains a single door with a full length beveled glass light; the door is framed by sidelights and transoms. The tower bay on the first floor contains double hung windows of shorter heights placed on alternating walls.

**East Facade:**

The east facade is identical to the west facade in terms of cladding, fenestration on the upper floors, chimney design and placement, and gable wall dormer treatment. Unlike the west facade, its first floor porch has no balustrade and instead is screened. Ten steps approximately 8' wide descend from the porch deck to the lawn and wooded area east of the house. The dining

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 6

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

room connects to the porch through twin openings, each featuring a single beveled glass door flanked by double hung windows and with a transom above. The service wing of the house includes an enclosed section of the porch at the south end. A most unusual feature of the house is the oversized stained glass window located in the south end wall of the porch (opposite side facing the laundry) relocated to this spot from the Seipp town house when Black Point's large service building was demolished in 1946. The window had been in storage since 1932. The screened porch continues to be regularly used for family dining and entertaining at Black Point.

The east facade contains a non-original third floor balcony and stair case connected to the second floor to provide an additional fire exit from the third floor. This balcony and stairs were added in c. 1953 along with a metal circular staircase for fire escape purposes connecting the second and first floors located in the angular porch section at the northeast corner of the house. Exterior plumbing chases extend from the second and third floors.

Beneath the shade trees on the east side of the house, rest the only remnant of the Seipp Brewery - a corner stone taken from the brewery building when it was razed in c. 1930.

**South Facade:**

The south or rear facade is 3-stories topped by a broad and steeply pitched gable roof. Eleven spindled and scroll cut brackets are evenly placed along the fish scale shingled frieze. The porch (unwidened) continues across the rear with the southeast section enclosed to serve as the house's modern laundry (post-1946). A center window bay extends between the second and third stories consisting of two large double hung windows stacked vertically and vertical sidelights with five square lights flanking each window. Each moveable sash is divided with horizontal and vertical muntins forming a large square light in the center and small squares in each corner. Two double hung 2/2 windows flank the center window bay on the third floor, one 1/1 double hung is to the right of the center window bay on the second floor and three additional single sash windows with 12 lights are placed in bathrooms and closets to the left of the center window bay on the second floor.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 7

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

An exterior staircase and landing connects the first floor to the landing between the first and second floor of the house's main staircase. The exterior landing and stairs are covered by a nearly flat roof with walls made of vertical bead board siding and a series of windows. The five windows are square fixed sash with a divided light pattern consisting of six small square lights on each side surrounding four larger lights in the middle. Exterior plumbing chases extend from the second and third floors.

The house originally had a large free-standing, two-story service building connected at the first level by an enclosed gable-roofed walkway. In 1946, this building was removed and replaced with a smaller one-story attached wing containing a kitchen and dining area with access to the laundry on the south end of the east porch. The kitchen wing has a gable roof with five 1/1 double hung windows on the long sides and a pair of taller 1/1 double hung windows in the gable end. Entrance to the kitchen wing is by way of a rear screen porch on the west side and from the exterior walkway on the east side. An unusual feature of the house is a half-bath with an exterior entrance door located at the southwest corner of the house - an indication of the house's use as a summer cottage and the time spent outdoors by visitors and residents of Black Point.

**Floor Plan and Interior Features:**

The floor plan for Black Point was designed for the Seipp's Lake Geneva lifestyle. Ample space was provided for large family gatherings. Sufficient bedrooms were included for extended stays by family and friends. And, spaces were divided to allow for the peaceful coexistence of various types of activities, i.e. children's play with adult entertainment or quiet reading. The result was a plan which provided flexible room connections - bedrooms linked among family members on the upper floors; interior and exterior dining room spaces.

Black Point's layout is based on a traditional center hall plan. On the first floor, a small entrance vestibule is at one end of the hall and the central staircase at the opposite end. Vestibule doors contain beveled glass lights with the owners' monogram - the letter "C" overlaying the letter "S" - etched on the light. Rooms opening onto the center hall between the

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 8

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

vestibule and rear stairs include a music room in the northwest corner, a living room (now billiards room) in the northeast corner, the billiards room (now living room) in the southwest corner and the dining room in the southeast corner (see attached floor plans). Retractable pocket doors were placed in the 8' wide hallway openings and in the openings between adjoining rooms. The plan assures free circulation and openness.

The smaller north rooms are square in shape while the south rectangular shaped rooms are larger. Floor length windows across the front facade, french doors on the west facade and entrance doors on the east, west and north facades assures abundant light and air circulation by allowing the lake breezes to reach the center of the house. Servants accessed the dining room through the butler's pantry located at the rear of the center hall. As noted above, the screened porch on the east side serves as an extension of the dining room.

Family tradition has it that the house never had a formal library because all of the rooms had ample collections of books. During the mid-1920s, the use of the billiards room and the living room were switched to reflect the use of the west entrance as the principal access route. In addition, the change assured that one half of the house would be reserved for music, reading, and evening visits while allowing the other half to be the center for billiards, games and other children's activities.

Each of the first floor rooms contains a fireplace with a heavy mantle and tiled frontpiece. In the music room the 6' high mantle is made of American walnut, and turquoise colored glazed tile are used in the fireplace surround. The original living room fireplace has a dark stained oak mantle with brown glazed tile in the surround with an 8' width and 6' height. The dining room fireplace is the largest in the house with a mantle height of 6' and a width of 10'. The tiles in the fireplace surround are a combination of glazed and unglazed terra cotta featuring grape leaves and clusters to match the wall stenciling. The original billiards room has a dark stained walnut mantle, dark blue glazed tile in the surround, a mantle height of 6' and an overall width of 7½'.

Light fixtures in the first floor rooms are a mixture of original

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 9

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

gas fixtures converted for electrical use and electrical fixtures installed after electricity was brought to the house in 1917. The music parlor chandelier is a period piece installed in the 1970s. Floors are oak with various designs throughout the first floor.

Wall treatments include a mixture of early finishes and redecoration from 1903 and the 1940s. In lieu of canvas, all of the walls are covered with painted burlap - of less quality and less expense. In the music parlor, living room and billiards room, the walls are painted neutral colors. Original ceiling designs and sections of wall stencils featuring cherubs with various musical instruments survive in various locations in these rooms. The center hall's walls and trim were painted in shades of green during the 1940s.

The dining room retains its 1903 appearance - the result of redecorating completed the year of the St. Louis World Fair to honor German relatives who were attending the event and visiting Black Point. In the dining room the trim is grained to match the oak fireplace and a built-in buffet at the south end of the room. The walls contain the original painted burlap coverings with stenciled and hand painted designs. Garlands of grape vines and grape clusters appear beneath the cornice and around the various doorways. The built-in buffet which extends along the full length of the south wall contains a large mirror flanked on each side by three cabinet doors featuring round bottle glass - a likely reflection of the family's brewery concerns. Lower drawers and cupboards provide for linen storage, china and flatware.

Other modifications of the first floor plan include the addition of a small passenger elevator in the original living room (northeast corner) in 1964 after a resident family member suffered an illness; the addition of a small closet opposite the staircase in the south end of the central hall (undated); and modernization of cupboards and finishes in the butler's pantry in c. 1980.

The second and third floors each contain six bedrooms which open onto the center hall. Modern conveniences such as closets and plumbing have been added over time with most plumbing chases

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 10

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

located on the exterior of the house. Presently, one bath (the house's only original full bath) is located just off the landing of the central staircase between the first and second floors; three bathrooms have been added for the second floor bedrooms; one bathroom opens onto the landing between the second and third floors (formerly a room reserved for servicing the chamber pots) and two bathrooms have been added on the third floor between adjoining guest rooms.

Names have been adopted by family tradition for each of the guest rooms. On the second floor, the master bedroom located in the northwest corner was and is named for its then current occupant i.e. "Catherine's Room" when Catherine Seipp occupied it, "Emma and Otto's Room" when Catherine's daughter and husband occupied it, etc.). Continuing in a clockwise direction, the bedroom in the northeast corner was known as "Mrs. Petersen's room" and the next bedroom was referred to as the "blue room" or the "little room" and was usually reserved for a young guest favored by Mrs. Petersen. In the southeast corner is the "Victorian room" and across the hall is the "walnut room." The last room is the "green room" along the west wall which like the blue room takes its name from its decorating theme.

On the third floor, the room in the northwest corner is appropriately known as the "tower room" and was regularly used by one or more bachelors staying at the house. Access to the tower is made via a passage door and a steeply curved staircase. Proceeding in a clockwise direction, in the northeast corner is the "gray room," then another "blue room" along the east wall and the "yellow room" in the southeast corner. The yellow room also contains the only original bedroom wall paper on its slanted ceilings and walls. Along the west side is a bedroom converted to storage and no longer known by a name, and finally, the "black room" so named for the black and gold painted furniture in the room.

The center halls on both levels have original floor to ceiling storage closets. Heat is provided to the first floor by a forced air system and originally, a stove provided limited heat to the upper floors from its location in the second floor hallway. At the north end of the second floor hall is an area reserved for displaying the 120-year-old Seipp family doll house - originally

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 7 Page 11

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

a furnishing of the town house brought out for the Christmas season. On the third floor, this same space is actually a small room now used as another bedroom but originally used as a room for lessons given by visiting tutors.

The furnishings of Black Point though not a part of this nomination nevertheless provide added interest to the historic value of the property. They date from various periods with the majority pre-dating the construction of the house. The Seipps had just completed building another more elaborate house in Chicago and decided to use the "old" furniture in the summer cottage. Other pieces were added over time by Catherine Seipp and various descendent family members. These pieces include brass and iron beds, bamboo furniture from the 1893 Chicago World's Fair, an extraordinary c. 1871 rosewood billiards table, and most importantly, a series of pieces designed for the Seipp's Chicago house by Adolph Cudell and his partner Alfred A. Lehmann. These pieces include the library table and four chairs in the yellow room and the oak dining room table and twenty matching chairs.

**Landscape Plan:**

The nearly 6 acre site which comprises the Black Point property today was part of a larger parcel laid out between 1900 and 1905 when Chicago landscape architect Olof Benson prepared a plan for improving the grounds for Catherine Seipp.<sup>1</sup> Not all of the elements of Benson's design were implemented. Some that were installed, have matured and been replaced or modified.

As developed before and after 1905, the Black Point property included approximately 2700' of rugged shoreline and beach approximately 90' below the residence and surrounding gardens. Outbuildings and structures included the pier (non-extant), a bath house (extant; now on adjacent property), several gazebos including one along the shoreline (extant; removed to the nearby Baker farm in 1980), a series of 8' wide brick and dirt paths

---

<sup>1</sup>Benson, Olof and Co., Landscape Engineers, Chicago, "Design for improving grounds at Mrs. Conrad Seipp's Summer Residence, Lake Geneva, Wis.," 1905 (located at Black Point).

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 7 Page 12

---

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

connecting the house to various points along the shore, brick

terrace steps north of the house (extant), a 12' wide brick entrance drive with an oval shaped section to the southwest of the house (extant), extensive green houses and adjacent kitchen garden (non-extant), gardener's cottage (extant; now on adjacent property) and a reservoir (extant; now on adjacent property). Between 1900 and 1905 several properties to the east of Black Point were acquired and the residences razed. This land was integrated into the Black Point property after 1905. Much of the property was replanted with a combination of rough-headed and fine-sprayed deciduous trees (ash, birch, catalpa, cut leaved maple, iron-wood, black oak, linden, mountain ash, cut leaved birch, wild cherry, hard and soft maple, Norway maple, red oak and white oak), a variety of evergreens, shrubberies, and flower beds. These plantings and subsequent generations have now matured on the Black Point site.

In 1939 the Black Point property was divided between two Seipp daughters who operated the place jointly after the death of their mother. At that time, several new roads were added to accommodate separate access. The flower gardens and foundation plantings present today were designed in the late 1950s and in 1988.

The garden and associated features has been included in the resource count as a contributing site.



NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 1

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

**STATEMENT OF SIGNIFICANCE:**

Black Point is being nominated under Criterion C as a locally significant example of Queen Anne design. In addition, Black Point is significant as one of the few surviving works designed by the important late nineteenth-century Chicago architect and furniture designer, Adolph Cudell. Though significance is not claimed under Criterion B, Black Point's first occupants, Conrad and Catherine Seipp, were nevertheless, representative of the prominent Chicago industrial and professional families who founded the Lake Geneva summer vacation community beginning in the 1870s. The surviving elements of Black Point's turn-of-the-century landscape plan contribute to its overall architectural character and setting. Black Point's intact interior and its high state of preservation enhance its significance.

**Architectural Background and Significance:**

In 1888, Conrad and Catherine Seipp, owners of one of Chicago's most important nineteenth century breweries, selected German born Adolph Cudell (1850-1910) as architect for their new summer residence on Lake Geneva's south shore. Several reasons can account for Seipps' choice of Cudell for this commission as well as his choice earlier to design their near south side Chicago home. First, the Seipps were avid supporters of the German-American community in their city and Cudell was a German native having arrived in 1873 from Herzogenrath.

Second, Cudell had an established reputation as a designer by the time Seipps were seeking an architect. Cudell's practice in Chicago commenced shortly after his arrival and in the wake of the Chicago fire in 1871, several major commissions came his way. Among these were the residence for Perry Smith at Pine & Huron (1876); the elaborate Cyrus McCormick house built in the 600 block of N. Rush Street (1877); and the well acclaimed Aldine Square at 38th Street and Vincennes Avenue (1878) which consisted of a series of French-inspired row houses looking onto a private park and artificial lake; all of these buildings are non-extant.<sup>2</sup>

---

<sup>2</sup>Lowe, David, Lost Chicago, (Boston: Houghton Mifflin Company, 1975), pp. 26, 32-33.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 2

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

Two later buildings, the Francis J. Dewes House built at 503 W. Wrightwood Avenue (1896) and portions of the Peter Schoenhofen Brewing Co. Administration Building at the northwest corner of W. 18th Street and S. Normal Avenue (1886) remain extant. During this time, Cudell was a part of the architectural partnerships, "Cudell and Blumenthal" and "Cudell and Hercz." As a result of these commissions and others, Cudell's ability was well-known and respected.

A third reason suggested here for Seipp's choice of Cudell is based on a reasonable conjecture. In 1881, Cudell acquired a half-interest in a furniture factory. Cudell created designs for furniture and interior millwork for his residential designs and public buildings while his German born partner, Robert Meissner, headed the factory production. In so doing, Cudell began a new trend in furniture making which saw the same designer creating plans for a building and its furnishings. Meissner retired in 1885 and his half-interest was acquired by Alfred A. Lehmann; the firm was renamed "Cudell and Lehmann."<sup>3</sup> Lehmann was the son of Conrad Seipp's business partner, Fredrick Lehmann, making for an obvious introduction of client and architect.

Taken together, these three reasons - the desire to patronize a German designer, the respected reputation of Cudell, and familiarity with him through Seipp's business partner - suggest the basis for Cudell's selection by the Seipps. After the satisfactory completion of Seipps' Michigan Avenue house, the commission for Black Point was not surprising.

As noted above, as an architect and furniture designer, Adolph Cudell was well respected in Chicago. In 1889, Lehmann withdrew from his partnership with Cudell and August Blumenthal, Cudell's architectural practice partner, acquired Lehmann's interest. In 1991, Cudell and Blumenthal dissolved their partnerships and Blumenthal took over the furniture company and continued its operation until 1896. Unlike his design skill, Cudell's business acumen was held in low regard. In his later years, pieces

---

<sup>3</sup>Darling, Sharon, Chicago Furniture: Art, Craft, & Industry, 1833 - 1983, (The Chicago Historical Society in association with W.W. Norton & Company, 1983), p. 182.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 3

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

manufactured from his furniture designs were offered and eagerly received as payment in-kind by creditors. He died in 1910 living in relative obscurity at the time.<sup>4</sup>

Black Point is an example of the front gabled, spindlework subtype of the Queen Anne architectural style. The broad gable roof dominates the front facade with lesser gables on the sides above gable wall dormers. The elaborate tower, a defining feature of Queen Anne residences, ascends to a height of four-stories and is placed at the corner of the front gable. The spindlework seen in the porch and porch balcony balustrades, porch support posts, gable end treatment, cornice brackets, and fretwork are typical of this subtype. The Palladian window motif present on the front facade is a classical detail borrowed from the Free Classic subtype of the Queen Anne style.

Black Point's Queen Anne design takes full advantage of the balloon framing used in its construction of irregular wall planes through the incorporation of the tower, the recessed balcony on the front facade, the projecting angular sections of porch, and the projecting front entrance. The use of fish scale patterned shingles in the cornice is another common Queen Anne feature while the scale and use of the spindled and scroll-work brackets is less common. Historic photographs from the turn-of-the-century show Black Point painted in a polychromatic scheme including the application of contrasting colors to elements of the millwork.

The Queen Anne style evident in Black Point's form and design was used for a number of other lakeshore residences erected during the 1880s and early 1890s. Few had the rich ornamentation and classic Queen Anne proportions of Black Point. Today, few intact Queen Anne designs survive around the lake or in the village of Williams Bay or the town of Lake Geneva. The relative significance of Black Point is heightened as a result.

The architectural significance of Black Point was assessed in the context of other resources around the lake during a survey

---

<sup>4</sup>Ibid., p. 183.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 8 Page 4

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

completed in 1985-86 and recorded in the Geneva Lake Area Intensive Survey: An Architectural/Historical Report, (August, 1986). Architectural historian for the project, Patricia Butler, in providing an overview of architecture on the lake described Black Point as "An exuberant and significant design dominated by delicate stickwork on all the gables, porches, and exterior surfaces available."<sup>5</sup> On the individual site form, Butler further states that "Blackpoint [sic] is perhaps the finest example of Queen Anne design remaining as a lakeshore estate in the Geneva Lake survey area. The care taken to preserve the exterior and interior of the house makes it particularly significant."<sup>6</sup> The integrity and condition of Black Point remain as recorded in 1986.

**Historical Background:**

By the time Conrad and Catherine Seipp decided to buy property on Lake Geneva and build a permanent summer residence in the late 1880s, they had become well-respected, successful members of Chicago's industrial and business community for nearly four decades. Conrad Seipp immigrated to the United States in 1849 from Langen, Germany and upon arrival began operating a hotel on the city's south side. He made this endeavor a success and in 1854, he turned his business efforts to the operation of the former M. Best Brewery. Despite a disastrous fire in his second year of operation, he continued and rebuilt an expanded plant at another location the same year. In 1858 he formed a partnership with M. Fredrick Lehmann under the name Seipp and Lehmann. The firm prospered becoming one of Chicago's larger, indeed largest by some accounts, brewing operations. Located on Chicago's south side, the brewery was spared by the great fire in 1871 - a fortunate fact acknowledged and well appreciated by Seipp.

---

<sup>5</sup>Butler, Patricia and Sharon Crawford, Geneva Lake Area Intensive Survey: An Architectural/Historical Report, (Geneva Lake Land Conservancy and the State Historical Society of Wisconsin, Preservation Division, August, 1986), p. 187.

<sup>6</sup>Intensive Survey Form for Black Point, 580 S. Lake Shore Drive, "Geneva Lake Area Intensive Survey," (Geneva Lake Land Conservancy and the State Historical Society of Wisconsin, Preservation Division, August, 1986).

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 5

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

In 1872, Lehmann died and Seipp acquired his former partner's share of the business. A contemporary account considered the Seipp & Lehmann Brewery the most extensive brewery in the city with statistics showing it had the largest number of employees, production output and capital invested of the ten breweries operating in 1873.<sup>7</sup> The new operation was renamed the "Conrad Seipp Brewing Company" when it was incorporated in 1876. The business had grown from a production of just 1,000 barrels per year in 1854 to more than 100,000 barrels annually in 1876. In c. 1880 Seipp acquired the West Side Brewing Company, and in 1881, the Seipp Brewery became one of the first in the nation to adopt the use of artificial refrigeration equipment. Both the Conrad Seipp Brewing Company and the West Side Brewing Company became part of the Chicago Consolidated Brewing and Malting Company in 1890 shortly after Conrad's death. It is unknown whether the consolidation was prompted by Conrad's death or the result of independent factors. John Orb, Seipp's successor at the West Side Brewing Company, also headed the consortium of breweries. Under the new arrangement, malting for all of the breweries was done at the Seipp Brewing Company site.

Conrad Seipp had two wives - Maria Josepha Teutsch (1848-1866) and Catherine Orb (1867-1890) - and eight children that survived to adulthood. Business prosperity allowed Seipp to build substantial new residences during each of his marriages. The second was built the same year as Black Point and was designed by the same Chicago architect, Adolph Cudell. Located at 3300 South Michigan Avenue (non-extant), the city residence was a much more elaborate house - built at an estimated cost of \$250,000 compared to \$20,000 for Black Point.

Though Lake Geneva had been discovered by a few Chicago vacationers even before the Civil War, two other events combined to see its popularity grow. One was the tragic Chicago fire in 1871 and the second occurring the same year, was the completion of the Chicago and Northwestern Railroad to the village of Lake Geneva. The two hour train ride was an easy commute for

---

<sup>7</sup>Schoff, S.S., The Glory of Chicago - Her Manufactories, (Chicago: Knight & Leonard, 1873), pp. 122 to 127.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 6

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

businessmen who worked in the city during the week and retreated to the natural setting of Lake Geneva and their families on the weekends. After the fire, some families stayed in resort accommodations while new housing was erected in the city. As a result, Lake Geneva became firmly established as a Chicago resort community by the mid-1880s when the Seipps began vacationing on the lake.

Lake Geneva was described by a contemporary writer before the turn-of-the-century as follows:

Lake Geneva is more of a suburb of Chicago than most people imagine. Newport is not so near nor so dear to New York as Lake Geneva is to Chicago...the placid lake and its attractive shores belong to Chicago.

Chicago capital and enterprise are here in abundance; the spirit of Chicago prevails here chastened by content and calmed by comfort, it is true, but the flag of Chicago floats from every cottage, an invisible flag truly, but nevertheless a banner that signifies repose after activity and the enjoyment of the blessings of life.<sup>8</sup>

During several summers, the Seipps vacationed at the hotel at Kaye's Park located 1½ miles west of Black Point. During these stays they became familiar with Warwick Park, a 53-acre parcel which was developed by W. Anson Barnes, a professional landscape architect, beginning in 1881. Like other resort parks on the lake, Warwick Park was developed with cottages, tent camping sites, and walking paths designed to attract vacationing Chicagoans. Barnes had undertaken landscaping work at Kaye's Park as well. In 1887, having become familiar with Warwick Park, the Seipps purchased the initial 27 acres of property for their new lakeshore home, and construction commenced that fall. That same year, the Chicago and Northwestern Railroad extended service to Williams Bay on the northwest end of the lake.

---

<sup>8</sup>F.R. Chandler, The Story of Lake Geneva or Summer Homes for City People, (Lake Geneva Villa Association, 1898), no page numbers used.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 7

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

The high point of land purchased by the Seipps was traditionally known as "Black Point" due to the substantial number of black oak trees on the property. When the Seipps' new home was erected, the new name given to the property was "Die Loreley," a name which continued in use until World War I when the property was called Black Point again.

Like other members of the Chicago community who established summer homes on Lake Geneva, the Seipp family resided in Chicago for most of the year with the family retreating to the lakeshore estate during only the summer months. Conrad and other members of the family involved with the brewery operations commuted weekly from Chicago to the village of Williams Bay on the north shore of the lake and took the steam yacht maintained by the family for the short distance across the lake to Black Point.

At Lake Geneva the regular routine involved family members performing gardening and household chores, attending lessons offered by visiting tutors (Latin and German regularly included), sailing, swimming, tennis, golf, playing games and reading. An important pastime - with a purpose - for the Seipp women was crocheting and other needlework, most of which continues in use in the house.

In 1890, just two years after construction of Black Point was completed, Conrad Seipp died leaving his widow and eight children. Black Point continued to be managed much as it had before Conrad's death with Catherine overseeing the work of the extensive staff needed to handle the day to day operations during the family's summer retreats. She also oversaw most of the major improvements made to the property.

In 1900, Catherine retained the services of Olof Benson, a landscape architect from Chicago. Like his Danish compatriot, Jens Jensen, Benson immigrated to the Chicago area and worked for the Chicago park system for a number of years. While in this position he was responsible for much of the design of Lincoln Park. His work at Black Point began in 1900 with a complete survey of the property's tree stock and the preparation of a comprehensive plan of the existing plantings and buildings on the property.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 8

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

A detailed plan for improvements was completed in 1901. Benson's plans, most of which were realized, showed new plantings, brick drives, brick walkways, brick terrace steps, and dirt paths. No survey of current tree species has been conducted to determine to what extent the detailed recommendations of Benson's planting plan were observed.

Catherine acquired two adjacent properties to the east - Hill View and Linn Haven shortly after 1901. The acquired parcels brought the Black Point property to approximately 50 acres. In subsequent years, she worked closely with Emil Johnson, foreman of the grounds staff, to implement Benson's plan, and they developed plans of their own as well for the newly acquired property. They included an extensive planting scheme including the nearly 70 varieties of evergreens planted on "Pine Hill" in the area formerly occupied by Hill View and Linn Haven - a source of great family pride in subsequent years. The family considered Johnson's skills invaluable in developing the Black Point property into a virtual "park." Johnson had a staff of about twenty hands during the peak summer seasons and after his departure in the early 1920s, the number of hands was gradually reduced to less than ten during the 1930s.

During World War II, gardeners from Wychwood, the Charles L. Hutchinson estate - a native plant preserve on the north shore of the lake operated and then abandoned by the University of Chicago - were responsible for Black Point's gardens on the Petersen portion of the property. In the late 1950s, Rose Vasumpaur, a noted garden consultant, laid out flower borders facing the lake and established a plan for planting trees to replace the many elms which died in this period. In 1988, Anthony Tyznik, landscape architect for the Morton Arboretum in Chicago, established a new plan for restoring the shrub plantings surrounding the house which was carried out.

Other improvements overseen by Catherine during the more than three decades of her tenure at Black Point included the enlargement of the porches completed in c. 1903; construction of the second house on the property (Bartholomay house) in c. 1904; and acquisition of the adjoining Baker farm in 1902 and construction of the farm house and new outbuildings. These



NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 9

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

projects along with the considerable regular maintenance required for all of the Black Point buildings meant there was never an idle season for the Black Point carpenters and laborers.

The Seipps were well-known as patrons of the German-American community and as philanthropists before as well as after Conrad's death. During the fire of 1871 when the Seipp's south side residence and brewery were spared, the family took in a number of individuals left homeless. Family legend dates the acquisition of the billiards table now located at Black Point to this period; stories are told that it was purchased by Conrad in an effort to provide entertainment for his house guests. Upon Conrad's death, bequests were made to charities in the range of \$100,000. Later, Catherine donated the new building for the German Hospital (later Grant Hospital) in Chicago in memory of her son Conrad.

From a historical perspective, however, one of the most significant philanthropic contributions was made at Catherine's direction when in 1904 she established the "Conrad Seipp Memorial Prize" to be awarded to the author of the best monograph on the subject of the role and importance of German immigrants in the United States. The competition was judged by a distinguished jury which included the eminent American historian, Frederick Jackson Turner from the University of Wisconsin, and the winning prize of \$3,000 was granted to Albert Bernhardt Faust. His book titled The German Element in the United States, first published in 1909, has remained an important source for researchers of German-American history to this day.

Catherine continued to reside at both Black Point and in Chicago until her death in 1920. The Michigan Avenue house was razed a short time later. Some furnishings from this house were removed to the summer residence after Catherine's death, including several pieces of furniture designed by Cudell and the family's prized doll house (all still present).

After the death of Black Point's matriarch, the lakeshore estate was acquired by two of Catherine's daughters - Emma Seipp Schmidt and Clara Seipp Bartholomay. The sisters divided the property in 1940 with Emma taking the 1888 house and Clara taking the 1904 house (extant, located southeast of the original house).

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 10

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

Emma Schmidt's husband, Dr. Otto Schmidt, was a distinguished Chicago physician from the 1880s until his death in 1935. He had the first X-ray machine in Chicago in his practice. He was affiliated with the Medical Department of Northwestern University, on staff at the Alexian Brothers Hospital and served as a consulting physician at the Michael Reese and German Hospitals. He had a great interest in history throughout his life resulting in his involvement in a range of organizations. He served as chairman of the Illinois Centennial Commission (1916-1920); chairman of the Illinois State Historical Library (1923-c.1927); president of the Illinois State Historical Society (1917-c.1927); president of the Chicago Historical Society (1923-c.1927); president of the German-American Historical Society (12 years) and president of the Mississippi Valley Historical Association (1926-c.1927). The Schmidts maintained responsibility for Black Point during the 1920s and 1930s.<sup>9</sup>

The central portion of the property passed to Alma Schmidt Petersen after her mother's death in 1942. Alma and her husband, Dr. William F. Petersen, continued the use of Black Point as a family retreat for the ever expanding family. Alma managed the property with the same attention to detail exhibited by the two generations of women to precede her. The scale of the Black Point operation was reduced, however, beginning with World War II. This change was evidenced by a reduction in the size of staff and the razing of the extensive service building. It was at Alma's direction that the smaller scale, replacement kitchen wing was added in c. 1946.

When not at Black Point, Alma Petersen was intensely involved in community affairs in Chicago, especially those which benefited the city's needy. In this regard, she was a director of the Welfare Council of Metropolitan Chicago and president of Hull House from 1945-1952 among many other organizations. Like the generations of Seipps and Schmidts before her, she supported

---

<sup>9</sup>Chicago: Its History and Its Builders, Volume V, (Chicago: S.J. Clarke Publishing Company, 1912), pp. 227-228; "Address of Lessing Rosenthal at the Unveiling of the Portrait of Dr. Otto L. Schmidt at the Archibal Church Library of Northwestern University Medical School." June 15, 1927 (copy in possession of William and Jane Petersen, Black Point owners).

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 8 Page 11

---

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

various German-American affairs and after World War II was awarded the Distinguished Service Cross of the Federal German Republic for her work on behalf of refugees. In 1980 she was awarded the honorary degree of Doctor of Humane Letters by Mount Vernon College which she had attended.<sup>10</sup>

Alma's husband, Dr. William F. Petersen, was a pathologist and professor at the University of Illinois College of Medicine. He was a pioneer in the field of meteorbiology among other research interests and wrote extensively. Having an engineering background aside from medicine, he was president of the Petersen Oven Company, a well-known manufacturer of bakery equipment founded by his father. As chairman of the Institute of Medicine in Chicago in the 1940s he was responsible for its original study of care for the chronically ill which in turn led to the establishment of the Central Service for the Chronically Ill.<sup>11</sup>

**Summary:**

Black Point is significant as an important local example of the Queen Anne style applied to a lakeshore estate. It is one of the few surviving examples of the work of Adolph Cudell, an important late nineteenth-century Chicago architect. The house's overall significance is enhanced by its well-preserved condition and the continued presence of design elements of the 1901 plan of Chicago landscape architect, Olof Benson. The property's architectural importance is well supported in the Geneva Lake Area Intensive Survey report completed in 1986 by the Geneva Lake Land Conservancy and the Preservation Division of the State Historical Society of Wisconsin.

---

<sup>10</sup>Obituaries for Alma S. Petersen, Chicago Sun-Times, The Chicago Tribune, Lake Geneva Regional News, Walworth Times, and Proceedings of the Institute of Medicine of Chicago, February and March, 1989.

<sup>11</sup>"William Ferdinand Petersen, 1887-1950," (Proceedings of the Institute of Medicine of Chicago, September, 1950), pp. 219-221.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 9 Page 1

---

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

**BIBLIOGRAPHY:**

"Address of Lessing Rosenthal at the Unveiling of the Portrait of Dr. Otto L. Schmidt at the Archibal Church Library of Northwestern University Medical School." June 15, 1927 (copy in possession of William and Jane Petersen, Black Point owners).

Andreas, A.T. History of Chicago, Volume I & II. Chicago: The A.T. Andreas Company, Publishers, 1886.

Beckwith, Albert Clayton. History of Walworth County, Wisconsin, Volume I. Indianapolis, Indiana: B.F. Bowen & Company, 1912.

Benson, Olof and Co., Landscape Engineers, Chicago. "Design for improving grounds at Mrs. Conrad Seipp's Summer Residence, Lake Geneva, Wis.," 1905 (located at Black Point).

Benson, Olof and Co., Landscape Engineers, Chicago.  
"Topographical Chart of Grounds at Mrs. Conrad Seipp's Summer Residence, Lake Geneva, Wis.," 1900 (located at Black Point).

"Black Point: 1888-1988." Unpublished history, 1988 (copy in possession of William and Jane Petersen, Black Point owners).

The Brewing and Malting Industry of Chicago. Chicago: Reed & Company, Publishers, undated (c. 1881).

Butler, Patricia and Sharon Crawford. Geneva Lake Area Intensive Survey: An Architectural/Historical Report. Geneva Lake Land Conservancy and the State Historical Society of Wisconsin, Preservation Division, August, 1986.

Chandler, F.R. The Story of Lake Geneva or, Summer Homes for City People. Lake Geneva, Wisconsin: Lake Geneva Villa Association, 1898.

Chicago: Its History and Its Builders, Volume V. Chicago: S.J. Clarke Publishing Company, 1912.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 9 Page 2

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

Chicago: Pictorial and Biographical, Volume I. Chicago: S.J. Clarke Publishing Co., 1913.

Darling, Sharon. Chicago Furniture: Art, Craft, & Industry, 1833 - 1983. The Chicago Historical Society in association with W.W. Norton & Company, 1983.

"Death of Catherine Seipp." The Chicago Tribune, January 3, 1920.

"Death of Conrad Seipp." The Chicago Tribune, January 29, 1890, p. 6.

Faust, Albert Bernhardt. The German Element in the United States, 2 Volumes. New York: The Steuben Society of America, 1927 (first published in 1909).

Gilbert, Paul and Charles Lee Bryson. Chicago and Its Makers. Chicago: Felix Mendelsohn, Publisher, 1929.

"Heritage Walks: Your Own Bicentennial Keepworthy of Lake Geneva, Wisconsin." Unidentified Publisher, 1976.

History of Conrad Seipp. Unpublished and no date (located at Black Point).

History of Chicago, Vol. I. Chicago: Munsell & Co., 1895.

History of Walworth County, Wisconsin. Chicago: Western Historical Company, 1882.

Intensive Survey Forms for various Black Point buildings, Geneva Lake Area Intensive Survey Project. Historical Society of Wisconsin, 1984.

Interviews conducted by Marlys A. Svendsen with William Petersen, Jane Browne Petersen, Edwin Petersen and Zika Petersen at Black Point. September, 1993.

Jenkins, Paul B. The Book of Lake Geneva. Chicago: The University of Chicago Press, undated.

NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number 9 Page 3

---

Black Point

Property Name

Town of Linn, Walworth Co., WI

County and State

- Lowe, David. Lost Chicago. Boston: Houghton Mifflin Company, 1975.
- Lowery, Linda. "100 Years at Black Point." Lake Geneva Magazine, December, 1988.
- Obituaries for Alma S. Petersen. Chicago Sun-Times, The Chicago Tribune, Lake Geneva Regional News, Walworth Times, and Proceedings of the Institute of Medicine of Chicago, February and March, 1989.
- Petersen, Alma S. "Black Point - Lake Geneva, Wisconsin." Unpublished history, July 22, 1969 (located at Black Point).
- "Plat of Survey of Land Owned by Emma Schmidt." October 5, 1939 with revisions in 1953, 1960, and 1962 (copy located at Black Point).
- Schoff, S.S. The Glory of Chicago - Her Manufactories. Chicago: Knight & Leonard, 1873.
- Seipp, Edwin A. History of Conrad Seipp and Family. Private printing, 1944; updated by Ernst C. Schmidt, 1970 (copy in possession of William and Jane Petersen, Black Point owners)..
- Standard Atlas of Walworth County, Wisconsin. Delevan, Wisconsin: Hennessey & Co., 1921.
- "William Ferdinand Petersen, 1887-1950." Proceedings of the Institute of Medicine of Chicago, September, 1950.
- Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects. Los Angeles: Hennessey and Ingalls, Inc., 1970.
- Wolfmeyer, Ann and Mary Burns Gage. Lake Geneva: Newport of the West, 1870 - 1920, Volume I. Lake Geneva Historical Society, 1976.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number 10 Page 1

---

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

**GEOGRAPHICAL DATA:**

**Verbal Boundary Description**

Boundaries for this property are those of Lot C which is part of Government Lot 2 located in the Southeast 1/4 of Section 8, T1NR17E of Walworth County, Wisconsin. The property contains approximately 300' of shoreline, extends back from the water's edge from 450' on the southwest side to 600' on the northwest side, and includes a 105'-wide strip of land connected to South Lake Shore Drive for the entrance drive.

**Boundary Justification**

The boundaries for this nomination are based on a plat of a survey of land (36 acres) of part of Government Lot No. 2 for a portion of the Southeast 1/4 of Section 8, T1NR17E completed on October 5, 1939 with revisions made in 1953, 1960 and 1962. As of 1962, the property was divided into lots A, B, C and D. Lot C contains a 300' length of shoreline, the Black Point house, nearly all of the oval drive southwest of the house, and a 100' wide corridor through which the entrance drive connects to South Lake Shore Drive. The lake address is Pier 580 and the house address is 580 Lake Shore Drive. There are several access easements for adjacent properties which follow the entrance road but do not affect the boundaries selected.

The accrued Black Point property of more than 50 acres was reduced through subdivisions and ownership transfers made by family members beginning in 1939. The remaining site considered substantial by Lake Geneva standards today includes the principal building, original access corridor (approximately 100' wide) and sufficient surrounding wooded areas and shoreline to convey the scale of the original property. Though new houses have been constructed to the northeast and southwest of Black Point, the topography and tree cover keep them invisible from the house and grounds.

**NATIONAL REGISTER OF HISTORIC PLACES**  
**Continuation Sheet**

Section Number Photographs Page 1

---

Black Point  
Property Name

Town of Linn, Walworth Co., WI  
County and State

**PHOTOGRAPHS:**

- #1 Black Point  
Walworth County, Wisconsin  
Marlys Svendsen, Photographer  
Date: August, 1993  
Location of Negatives: State Historical Society of Wisconsin  
View: North facade
- #2 Black Point  
Walworth County, Wisconsin  
Marlys Svendsen, Photographer  
Date: August, 1993  
Location of Negatives: State Historical Society of Wisconsin  
View: South facade
- #3 Black Point  
Walworth County, Wisconsin  
Marlys Svendsen, Photographer  
Date: August, 1993  
Location of Negatives: State Historical Society of Wisconsin  
View: East facade
- #4 Black Point  
Walworth County, Wisconsin  
Marlys Svendsen, Photographer  
Date: August, 1993  
Location of Negatives: State Historical Society of Wisconsin  
View: Northwest tower
- #5 Black Point  
Walworth County, Wisconsin  
Marlys Svendsen, Photographer  
Date: August, 1993  
Location of Negatives: State Historical Society of Wisconsin  
View: West porch detail



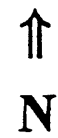
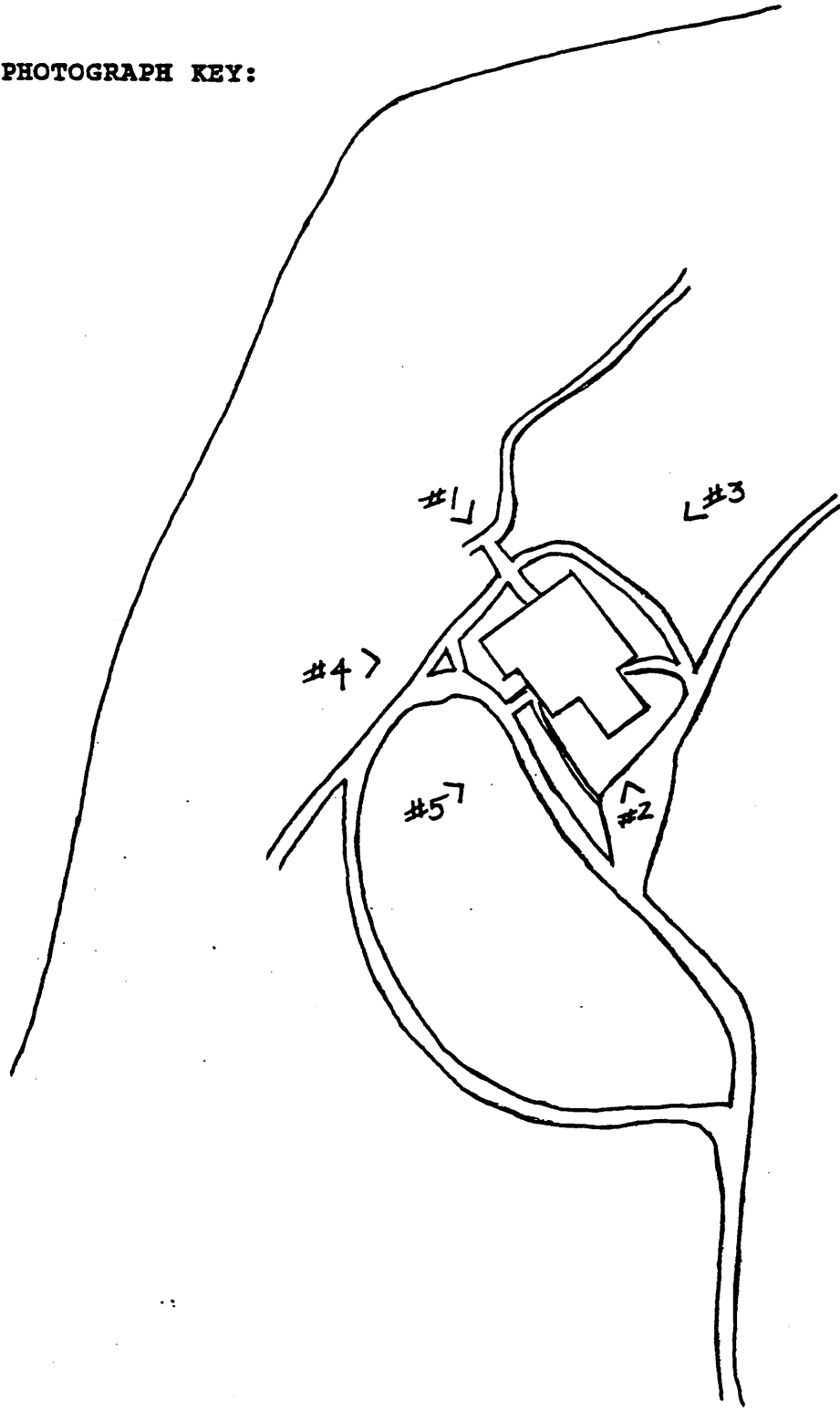
NATIONAL REGISTER OF HISTORIC PLACES  
Continuation Sheet

Section Number Photographs Page 2

Black Point  
Property Name

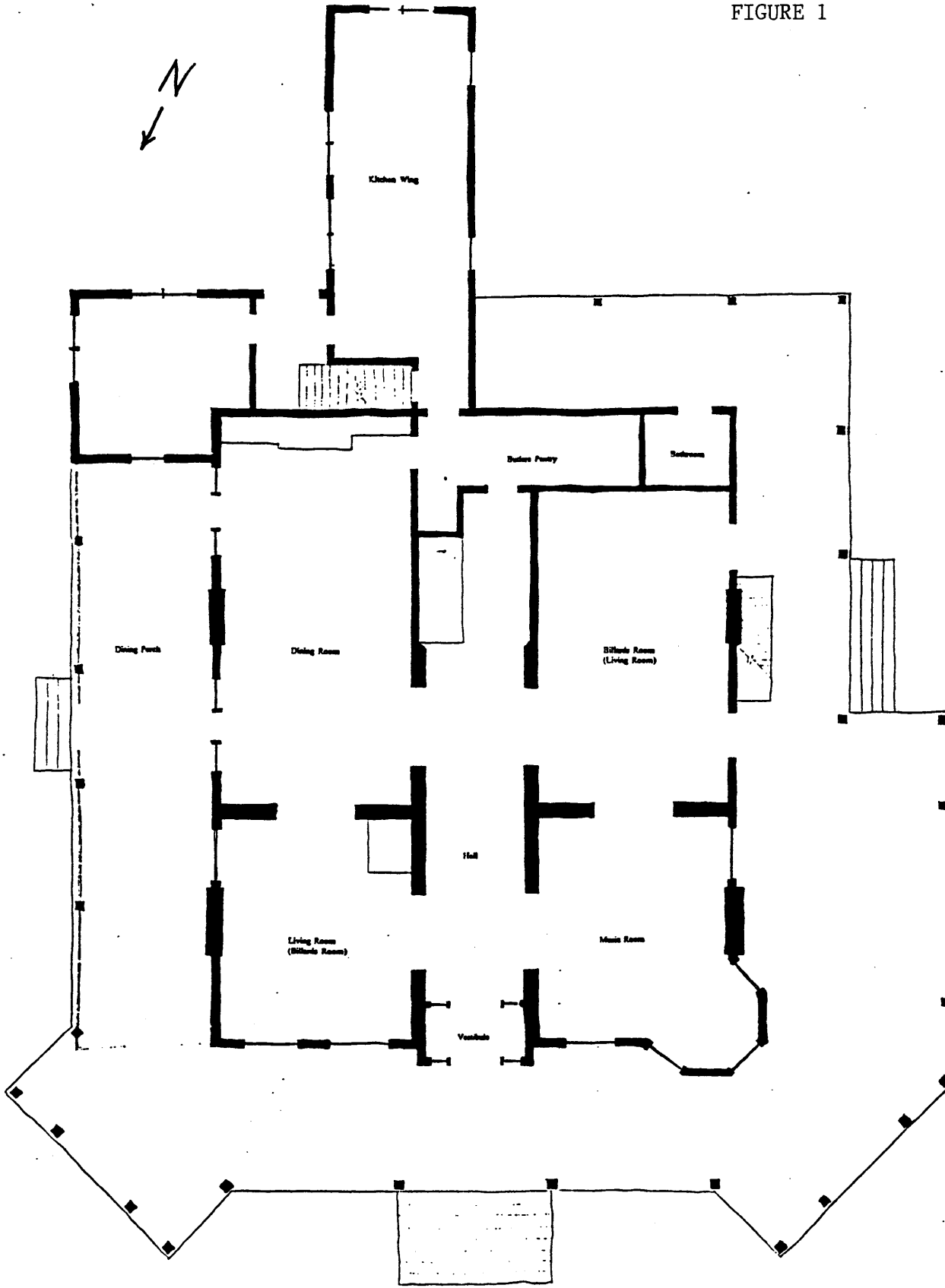
Town of Linn, Walworth Co., WI  
County and State

PHOTOGRAPH KEY:



Not to Scale

FIGURE 1

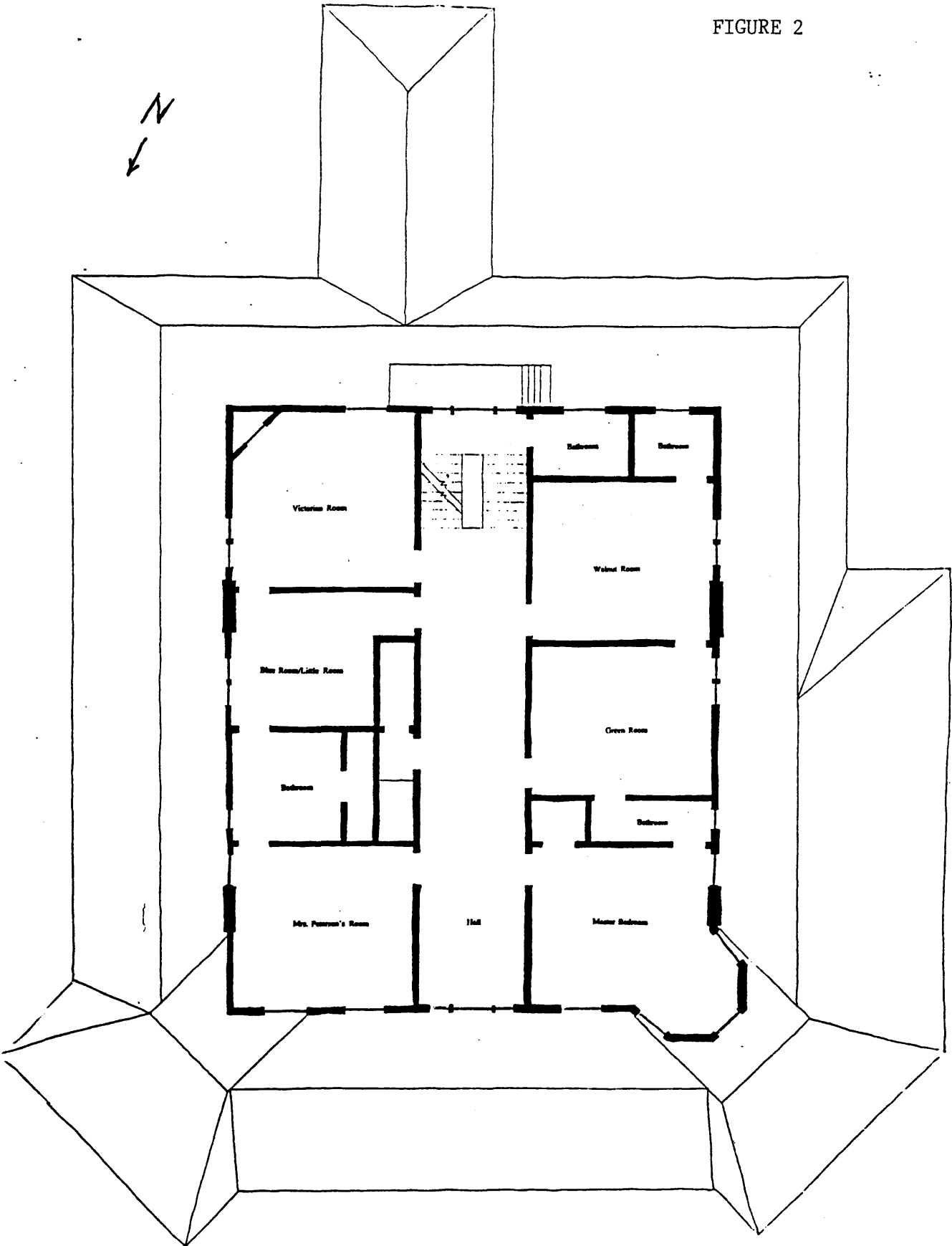
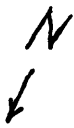


First Floor Plan

Black Point  
Lake Geneva, Town of Linn  
Walworth County, Wisconsin

not to scale

FIGURE 2

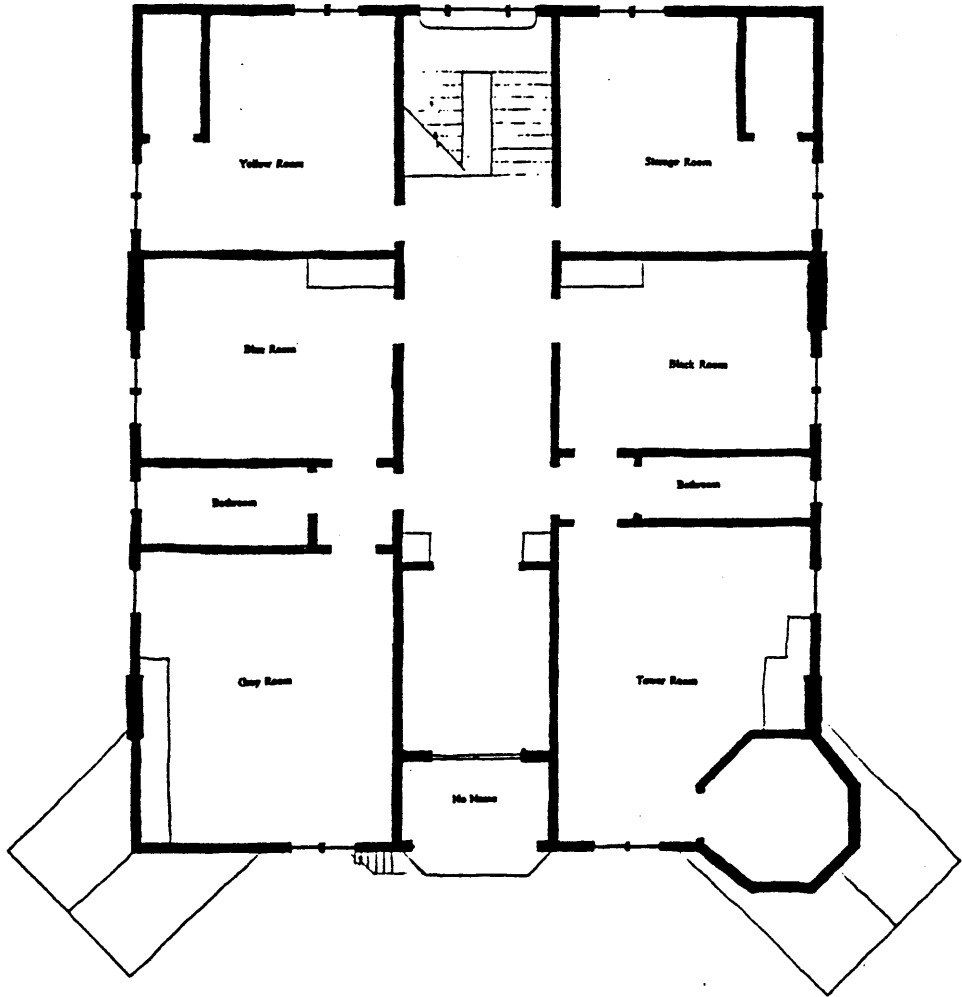


Second Floor Plan

Black Point  
Lake Geneva, Town of Linn  
Walworth County, Wisconsin

not to scale

FIGURE 3



Third Floor Plan

Black Point  
Lake Geneva, Town of Linn  
Walworth County, Wisconsin

not to scale