

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received MAR 13 1986

date entered APR 10 1986

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

1. Name

historic WALTER L. PECK HOUSE

and/or common ISLANDALE

2. Location

street & number 38928 ISLANDALE DRIVE not for publication

city, town OCONOMOWOC vicinity of

state WISCONSIN code 55 county WAUKESHA code 133

3. Classification

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

4. Owner of Property

name THE ESTATE OF ELENORE P. ASHLEY/C/O HARRY G. SLATER (PERSONAL REPRESENTATIVE)

street & number 1626 N. PROSPECT AVE., APT. 1503

city, town MILWAUKEE vicinity of state WISCONSIN 53202

5. Location of Legal Description

courthouse, registry of deeds, etc. REGISTER OF DEEDS/WAUKESHA COUNTY COURTHOUSE

street & number 515 MORELAND BLVD.

city, town WAUKESHA state WISCONSIN

6. Representation in Existing Surveys

title WISCONSIN INVENTORY OF HISTORIC PLACES has this property been determined eligible? yes no

date 1985 federal state county local

depository for survey records STATE HISTORICAL SOCIETY OF WISCONSIN

city, town MADISON state WISCONSIN 53706

7. Description

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

Describe the present and original (if known) physical appearance

The Peck House is a 2 1/2 story, frame Stick Style structure set on a heavily wooded mound 10 feet above water level at the eastern end of a 6 acre island in Lac La Belle. After Peck purchased the island, he built a barn first in 1881. The house followed in 1882(1) and it is said that the materials had to be floated to the site on flat boats.(2) Thereafter Peck dumped 10,000 wagonloads of gravel into the lake to create a causeway/road connection.(3) At the western end of the island he built two guest cottages, one of which was described at the time as.."of quaint, still modern architecture".(4) Elsewhere on the property he built a gasoline gas plant to supply illuminating gas for the house, a water tank on the highest point at the center of the island, a bandstand near the main house and a boat house on the south shore. Of these improvements only the main house, the boat house, and the causeway remain. Two later houses (1940's & 1960's) have replaced the original guest houses at the west end of the island and a recent frame garage has been added near the main house.

The main house is a tall 2-1/2 story frame structure of an asymmetrical plan broken by projecting rectangular and half-octagon bays. The complex roof is composed of a high, irregular, pyramidal segment (roughly in the center) out of which cross gables and dormers emanate. A substantial portion of the rooftop is truncated to provide a large widow's walk on two levels connected by stairs. The 2-1/2 story main (west) entrance bay is capped by a steeply pitched gable roof with a finial at the peak and a flare at the eaves. The substantial overhang is supported at the corners by two pair of scroll-cut, 3-board laminated, ornamental brackets. The triangular gable end is filled with unusually close-spaced vertical board and batten. The battens are specially refined by having a milled bead on each corner. The triangle base is finished with a pierced and scalloped fringe. Under this, minimal barge-boards begin with scroll-cut edges and rise to the peak, with intermittent 45° chamfers, and terminate in a small stick-style quasi-truss. Below the triangle is a tripartite window with a low-relief eastlake inspired ornamental grid as a lintel. Centered below is an unusual 6-faceted, crossgabled, porch roof with a fine fret-sawn triangular pediment board featuring a stylized flower & scroll motif. Brackets, an openwork spindle frieze, banded posts and applied, turned, buttons complete the attractive, and unspoiled porch. While the above entrance bay details are all completely symmetrical, the off-center, transomed, front door, and tall flanking vestibule window, break the formality. The rest of the facade is similarly treated with above average and occasionally quite unusual wooden detailing.

The Stick Style is especially evident in diagonal false timber framing, panels of vertical pattern and the eaves bracing. A large and very complex one story porch wraps around the rear (east) and north sides with the exception of a missing balustrade atop the aforementioned porch and the addition of a garage at the basement level, which alters the size of the southwest corner porch deck, the exterior is almost completely original.

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Inside, the house is equally original but much of the once-natural woodwork has been painted. The entrance hall is the most important feature with its recessed hat rack with hall seat and the staircase. Both the chair height wainscoting and the recess are paneled with v-groove boards laid diagonally within molded framework. The staircase, recognized at the time as of "peculiar design," (5) is today the single most important interior element. Following the precept of Charles Eastlake, it is fitted together honestly, with no glued-on ornament, and features elaborate moldings and an unusually high quantity and quality of deep relief chip carved ornament. The rectangular staircase rises three stories through a large open well. Other important first floor spaces include the central east-facing parlor with a corner rectangular bay featuring a high quality cathedral glass transom window with zipper-cut prisms and jewels, and a large fireplace mantel in a half-octagon bay. Adjacent to this is the dining room with a split-flue fireplace featuring a window centered over the mantel and an elaborate, original, eastlake sideboard. There are four large bedrooms on the second floor and servants quarters on the third. All of the house's six fireplaces (3 - 1st, 3 - 2nd) are unusual in design and a few display a combination of carved wood, carved marble and either majolica or transfer printed tiles.

Second in importance to the Peck residence is a large two-story balloon-framed boat house of an undetermined, but early, date. It is located to the southeast of the main house where it bridges a narrow neck of water between the island and a tiny adjacent islet. The structure derives its character from narrow-spaced clapboards and a wide band of vertical channel boards separating the first and second floors. Facing the house is a small amount of v-groove paneling laid diagonally. The low-pitched roof has a substantial overhang, is supported by scroll-cut brackets, and is crowned by a louvered cupola. Inside are two boat slips on the first floor and 2 bedrooms on the second. The boat house is in need of leveling and shoring and it has been altered by the addition of a one-story lean-to on the north (land) side.

1 Oconomowoc Free Press, September 2, 1882

2 Milwaukee Sentinel, September 4, 1960

3 Ibid

4 Oconomowoc Free Press, September 2, 1882

5 Ibid

8. Significance

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

Specific dates 1882 **Builder/Architect** Cass Chapman (2)

Statement of Significance (in one paragraph) 1882-1929 (period of significance)

The Walter L. Peck summer residence is an architecturally significant Stick Style frame house situated on a 6 acre wooded island in LacLa Belle. The truncation of its hipped roof (to accommodate a widow's walk) and its strong leaning to the Stick/Eastlake style make it an unusual variation of an ordinarily common type in Wisconsin. Its above average design and detailing were executed by a well known Chicago architect who specialized in churches. It is also interesting for its association with the Peck family of Chicago which figured prominently in the early development of the Oconomowoc resort area and which maintained five summer homes there.

Architecture

The Walter Peck House is an above-average example of its style and is one of the most original and best preserved all-frame Victorian residences in the Lac La Belle, Fowler Lake, and Oconomowoc area. In a time when a significant number of Queen Anne houses were created wholly or partly from examples in contemporary pattern books, Islandale stands out as an obviously superior design created entirely by an architect. It is equally significant that the architect avoided the tempting array of mass-produced details offered in the lavish millwork catalogs of the period. By the use of custom designed and manufactured ornaments and moldings he achieved an unusually fine relationship of these elements to the whole. The architect was Cass Chapman of Chicago.(3) Chapman, who.."made a special study of church (4) architecture," was born in Niles, Michigan, in 1833, and spent 20 years as a contractor and builder there. He.."did extensive work in the rebuilding of Niles after the fire at that place" and moved to Chicago in 1868.(5) Among his commercial designs in Chicago were the Lakeside, Fuller & Fuller, and the Clow Buildings.(6) His Lakeside Building, on the southwest corner of Clark & Adams, was only partially completed (5 stories) when it was destroyed in the 1871 (7) fire. Thereafter, as in Niles, he played a role in the rebuilding of Chicago.(8) In 1891 Chapman was credited with having erected 180 churches between "Portland, Ore., and the Far East." (9) He was the architect of the LaPorte, Indiana city hall and several hotels and courthouses in Iowa and Indiana.(1) The sizable, frame boathouse located along the southern shoreline of the property is also considered a significant feature of the estate.

HISTORICAL BACKGROUND

While very little is known about Walter L. Peck specifically, there is much evidence that he and his family figured prominently in the social life and early development of both Chicago and Oconomowoc. His father, Philip F. W. Peck, was a pioneer among pioneers in Chicago. He settled there in 1830, began purchasing real estate, and erected two of Chicago's earliest buildings. Although he made a good living as a merchant, it was the ownership of what was to become prime downtown real estate that became the basis of the family fortune.

9. Major Bibliographical References

Oconomowoc Free Press, September 2, 1882
 Industrial Chicago: The Building Interests, Goodspeed Publishing Co. Chicago 1891
 Yenowine's News, Vol. XXI No. 534, Milwaukee, June 29, 1895

10. Geographical Data

Acreage of nominated property 3.0
 Quadrangle name Oconomowoc West Quadrangle scale 1:24,000

UTM References

A	<u>1</u> <u>6</u>	<u>3</u> <u>7</u> <u>6</u> <u>9</u> <u>0</u> <u>0</u>	<u>4</u> <u>7</u> <u>7</u> <u>5</u> <u>3</u> <u>2</u> <u>0</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>

Verbal boundary description and justification

LOT 996 and the east 155 feet of LOT 997 on Islandale in Section 29, Township 8 North, Range 17 East, Waukesha Co., Wisconsin as shown by a red line on the accompanying map entitled "Islandale."

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

state	code	county	code

11. Form Prepared By

name/title H. Russell Zimmerman/Architectural Design Consultant
 organization Zimmerman Design Consultants date September 1, 1985
 street & number 229 E. Wisconsin Ave. telephone 289-0080
 city or town Milwaukee state Wisconsin 53202

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature *Jeff Dean*
 title SHPO date 3/5/86

For NPS use only

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

National Register

James M. McPherson date 4/10/86
 Keeper of the National Register

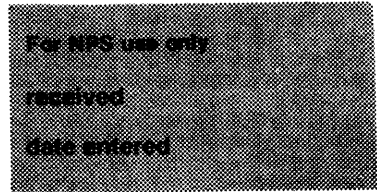
Attest:

date

Chief of Registration

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Upon his death, Peck's 4 sons inherited the properties (then valued at \$10,000,000) (11) and dropped their individual pursuits to manage and protect the estate. Ferdinand, Walter's younger brother became the most important member of the family. He is credited with founding the Auditorium Association, hiring Adler & Sullivan to design that world-class landmark, and with bringing two presidents of the United States to Chicago in connection with the project. (12) "Madame" Peck (the widow of Philip F.W. Peck) and her 4 sons are credited with being among the first outsiders to recognize the potential which later grew into the Oconomowoc summer resort region. (13) They came to the city of Oconomowoc after the Chicago fire and began building houses long before the area developed the reputation of being "Newport of the West." Madame Peck built on Main Street - the prime peninsula which separates Lac La Belle from Fowler Lake - and three of her sons settled across the street. Walter Peck bought Long Island, the largest island in Lac La Belle, and built a bridge and causeway of notable proportions to connect it with the mainland. In addition to his own house Peck had two other "cottages" on the island which were leased to various wealthy and influential Chicagoans including William Hale "Big Bill" Thompson a one-time mayor of Chicago.

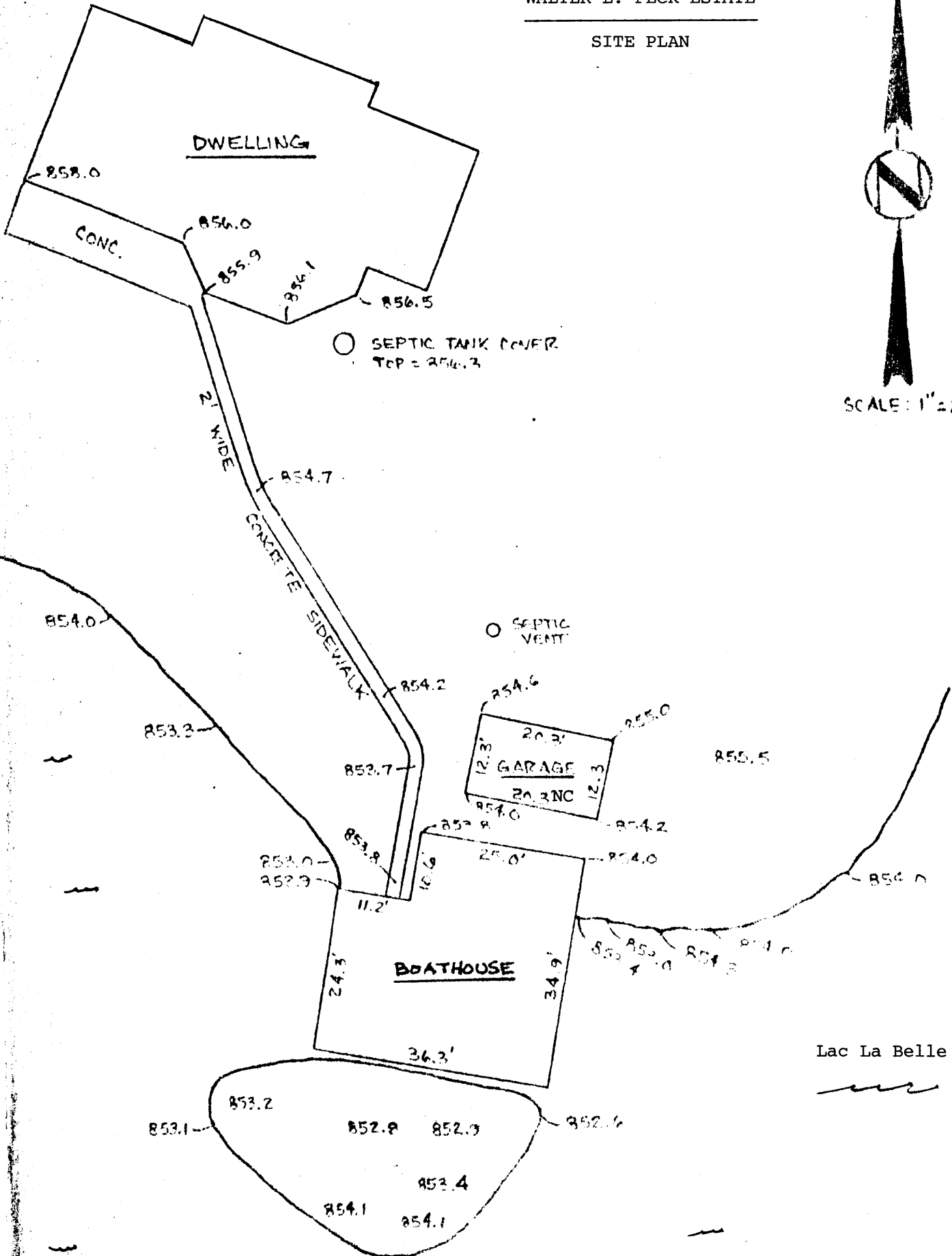
- 1 OCONOMOWOC FREE PRESS, September 2, 1882
- 2 Ibid
- 3 Ibid
- 4 CHICAGO TRIBUNE, Undated clipping, Milwaukee Co. Historical Society
- 5 INDUSTRIAL CHICAGO: THE BUILDING INTERESTS, Goodspeed, Chicago, 1891
- 6 Ibid
- 7 Randall, Frank A. HISTORY OF THE DEVELOPMENT OF BUILDING AND CONSTRUCTION IN CHICAGO, University of Illinois Press, Urbana, 1949
- 8 INDUSTRIAL CHICAGO: THE BUILDING INTERESTS, Goodspeed, Chicago, 1891
- 9 Ibid
- 10 Ibid
- 11 Milwaukee Sentinel, June 3, 1894
- 12 Gilbert & Bryson, Chicago and Its Maker, Chicago, 1929
- 13 Yenowine's News, Vol XXI no 534, Milwaukee, June 19, 1895
- 14 Register of Deeds, Waukesha County, Wi Reel 629, image 482
- 15 Milwaukee Journal, December 31, 1975

WALTER L. PECK ESTATE

SITE PLAN

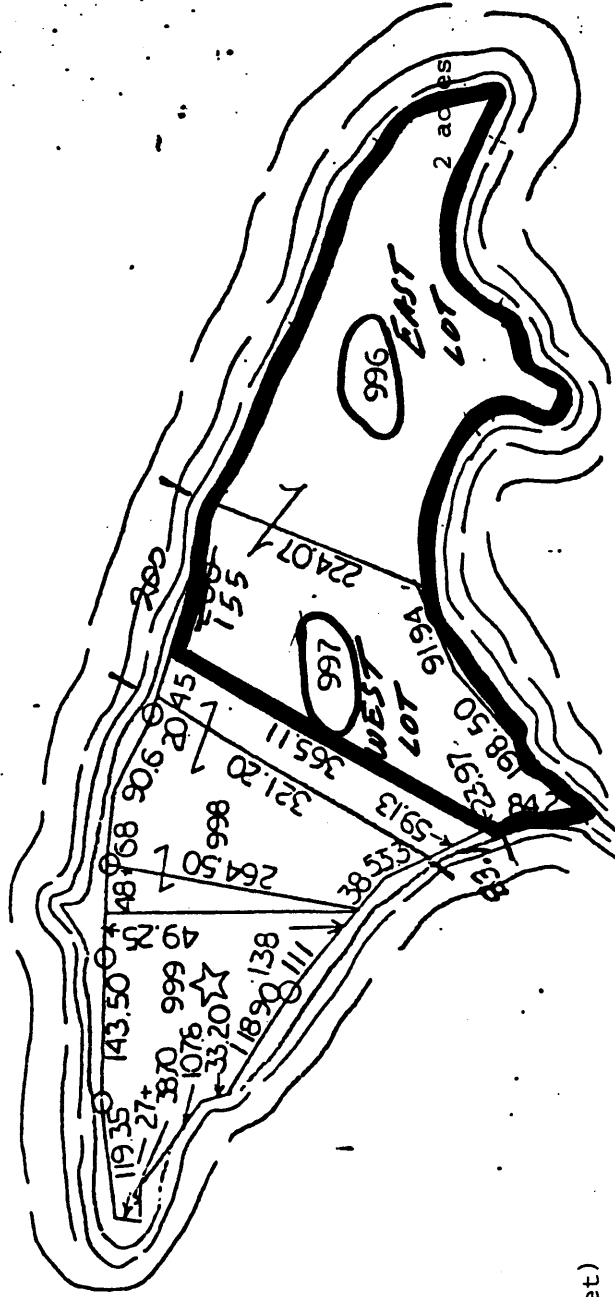


SCALE: 1"=20'



WALTER L. PECK HOUSE

BOUNDARY LOCATION



Lac La Belle

(Scale 1 inch = 200 feet)

Official Waushara County
Real Estate Map
ISLANDALE
(UNRECORDED)