

Wisconsin Word Processing Format (Approved 1/92)

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 Marcus, Samuel and Nina, House
other names/site number _____

2. Location

street & number	241 East Jefferson Street	N/A	not for publication
city or town	Village of Spring Green	N/A	vicinity
state Wisconsin	code WI	county Sauk	code 111
			zip code 53588

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.)

Naina J. Lenkuina
Signature of certifying official/Title

9/28/2018
Date

State Historic Preservation Office - Wisconsin
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

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:)


Signature of the Keeper

11/16/18
Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	2	0 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	0	0 sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	0	0 structures
	<input type="checkbox"/> object	0	0 objects
		2	0 total

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

Number of contributing resources
previously listed in the National Register
0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC / Single dwelling

DOMESTIC / Single dwelling
COMMERCE / Professional

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Late 19th and Early 20th Century American Movements:
Bungalow / Craftsman

Foundation: Concrete
Walls: Stucco
Roof: Asphalt
Other: Brick

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.

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

1921

Significant Dates

1921

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Pereira, Morton L.

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

Marcus, Samuel and Nina, House
Name of Property

Sauk County
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: 0.28 acres

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

1 15 738472.00 4784664.93
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 Gail Klein
organization
street & number 937 Brookside Circle
city or town Stoughton

state WI

date October, 30, 2017
telephone 541-285-0352
zip code 53589

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	John Bradley	date	October 27, 2017
organization	Jefferson Street, LLC	telephone	(608)260-5177
street & number	241 East Jefferson Street	zip code	53588
city or town	Spring Green	state	WI

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503

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Section 7 Page 1

Marcus, Samuel and Nina House
Village of Spring Green, Sauk County, WI

Introduction

The Samuel and Nina Marcus House was constructed in 1921 in the Village of Spring Green, Sauk County, Wisconsin following a design by Chicago architect Morton L. Pereira. The house is an excellent representative of an early twentieth-century Craftsman style residence that clearly reflects the style's foundation in the English Arts and Crafts movement. The property consists of the house itself as well as a detached garage and the surrounding domestic yard space.

Located on E. Jefferson Street, the Marcus House sits at the eastern edge of Spring Green's historic commercial center. The property is bordered by commercial properties with paved parking lots to the east and west, the paved parking lot of the Spring Green Public Library to the north, and E. Jefferson Street to the south. A contributing garage is located in the northwest corner of the property; the garage is accessed from Jefferson Street via a concrete driveway. A concrete sidewalk runs parallel to the driveway between the Jefferson Street sidewalk and the house's entry porch. A grass lawn in front of the house features some smaller hedges and other plantings, the majority of which are located below the windows of the front bay. A row of trees and hedges along the east side of the property separates it from the neighboring commercial lot. A small tree is located in the terrace in front of the house.

The Samuel and Nina Marcus House is one and one-half story in height with a concrete foundation, stucco walls, and an asphalt-shingled gable roof. The house consists of the main, front-gabled, one and one-half story building mass; a gabled, full-height wing that projects from the western side of the main building mass; and one-story, hipped-roof bays that project from the northern and southern walls of the main building mass. Primary character-defining features include steeply-pitched gables, wide overhanging eaves, decoratively shaped rafter ends, carved beams under each gable, original multi-pane casement windows, and tall red-brick chimneys with limestone caps (one projects from the roof of the west wing while the other runs the full height of the building's eastern wall and projects from its eastern roof slope).¹

Primary (South) Facade

The south (front) elevation of the house is asymmetrical with a one-story, gable-roofed bay projecting from the taller, one and one-half story main building mass. The projecting bay features slightly sloping front corners and the house's characteristic wide eaves with shaped rafter ends and carved beams. The south (front) wall of the front bay contains three pairs of 6-pane casement windows located within a wide-arched recess. The house's primary entrance is located in a recessed integral porch at the southwest corner of the house. This narrow porch is accessed via a concrete step below a

¹ The westernmost chimney, located above the first- and second-story kitchens suggests that it served to vent the kitchen stove(s); no evidence was found to suggest the historic presence of a secondary fireplace.

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Marcus, Samuel and Nina House
Village of Spring Green, Sauk County, WI

segmental-arched entryway. Inside the porch is an arched front door of heavy wood construction with multi-pane glazing in its upper half and a grouping of three 6-pane casement windows (located on the house's southern and western walls, respectively). The second story of the front of the house has a bank of three 6-pane casement windows centered below the gable which has open, wide eaves with carved beams and shaped rafter ends.

Side (West) Elevation

The west side of the house is composed of the side-gabled main building mass, a projecting 2-story, front-gabled wing at the northern end, the side of the 1-story projecting bay at the front of the house, and a 1-story, shed-roofed porch toward the back of the house. The side-gabled portion is characterized by an expansive, sweeping roof which extends all the way to the top of the first floor windows. From south to north (front to back), the first-story of the west elevation contains a bank of three 6-pane casement windows in the west wall of the front bay; a rectangular opening along the upper half of the west wall of the entry porch; a single 6-pane casement window; a three-sided, hipped-roof bay window (consisting of a bank of three 6-pane casements flanked by single 6-pane casements); and a pair of single-pane sliding windows. At the base of the west wing, two below-grade basement window wells have been capped by small, asphalt-shingled hipped roofs that rest on concrete rims; the northernmost of these also contains a door to the basement. North of the west wing is a small, enclosed porch addition (likely constructed in the 1960s); this shed-roofed porch is clad in clapboard siding with banks of 1-over-1 windows on each exposed elevation. Its west side contains five 1-over-1 windows and a single door. The second-story of the house's west elevation contains a pair of two 6-pane casement windows centered below the gable.

Rear (North) Elevation

The north (rear) elevation contains a one-story, hipped-roof wing that projects from the main building mass. The projecting wing features the same wide eaves with shaped rafter ends that characterize the remainder of the house. From east to west, the north wall of the rear wing contains a bank of five 6-pane casement windows, a single 6-pane casement window, and a pair of 6-pane casement windows. The mid-century porch addition projects from the western (side) wall of the rear wing; its northern (rear) wall contains a single 1-over-1 window and a second window opening that has been boarded over. The second story contains a bank of three window openings; the original 6-over-6 casement windows at this location have been replaced with single-pane casements on either side of a boarded-over center opening.

Side (East) Elevation

The east elevation of the house consists of the east walls of the front bay, main building mass, and rear wing and features a red-brick chimney and a single wall dormer projecting from the center of the main building mass. From south to north (front to back), the east elevation contains a bank of three 6-pane

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Village of Spring Green, Sauk County, WI

casement windows within a wide-arched recess in the front bay's eastern wall, pairs of 6-pane casement windows on each side of a red-brick exterior chimney base, a bank of three 6-pane casement windows, a single 6-pane casement window, and a pair of 6-pane casement windows. Continuing to the north, the east wall of the projecting one-story bay contains a single 6-pane casement window and a bank of three 6-pane casement windows. A below-grade basement window well near the rear of the building has been capped by a small, asphalt-shingled hipped roof that rests on a concrete rim. The second story of the east elevation consists of a steeply-pitched, gable-roofed wall dormer that contains a pair of 6-pane casement windows and a much smaller, gable-roofed dormer that contains a small 6-pane casement window.

Interior

The interior of the Samuel and Nina Marcus House represents a variation of a common bungalow plan with a living room stretching across the front of the house, and behind this, bedrooms and den aligned on one side and dining room, kitchen, and utility space aligned on the other. The interior of the house consists of a full basement, nine distinct rooms at the main level, and five finished rooms or spaces at the upper level. Overall, the interior retains most, if not all, of its original character-defining features including natural wood door and window trim, wood flooring, multi-pane French doors between first floor living spaces, and a brick fireplace with flanking built-in cabinetry. The original spatial organization of both floors remains intact and the interior reads clearly as a private residence despite its more recent use as office space for the neighboring bank.

The house contains a full basement that is accessed via an enclosed set of stairs located below the staircase to the upper level near the center rear of the house (the door leading to the basement stairs is located opposite the kitchen pantry). A portion of the basement space is partially finished with mid-century wall paneling, though the ceilings in these areas remain open to the exposed first-story floor joists. The remaining space is unfinished with concrete walls and exposed ceilings. Casement windows remain in the eastern and western walls, although these no longer admit light due to the exterior capping of the window wells. The northernmost window well on the western wall also contains a single door that historically provided direct access to the basement from the below-grade stair and window well along the west side.

The first floor contains a small entry hall that opens into a reception area containing separate pairs of French doors that open into the living room and dining room; a third doorway opens into an L-shaped hall. The living room features natural wood details, including simple door and window trim, wide wood baseboards, and hardwood flooring. The living room is further defined by a red brick fireplace centered in its eastern wall. The fireplace features a red brick hearth, brass trim around the firebox, and a heavy wood mantel supported by four thick wood corbels. Flanking built-in bookcases reach to the base of the window sills on either side and feature glazed Craftsman-style cabinet doors. The

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south wall of the living room contains a pair of French doors flanked by multi-pane sidelights of the same scale as the center doors; the doors open into a sun room located within the one-story front bay. The sun room contains the same natural wood trim and flooring as the living room. These features are carried over into the dining room (with the exception of painted baseboards) which is further characterized by a cove ceiling and a large bay window in its western wall.

A doorway in the dining room's northern wall leads into the kitchen. The kitchen contains vinyl floors, painted baseboards and trim, and largely modern cabinets, countertops, appliances, and fixtures. A wooden door with glazing in its upper half and a glass transom above provides access to the side porch. An adjacent doorway leads to the laundry room with another providing access to the bedroom via a small hallway containing a narrow pantry. Doorways in the bedroom and laundry room provide access to the den at the rear of the house. The den has finished wood floors (currently with a carpet overlay), painted wood baseboards and trim, and a modern drop ceiling (with the original plaster ceiling intact above). The laundry room contains wood board floors, painted baseboards and trim, and a tiled ceiling. The bedroom contains finished wood floors and natural wood baseboards and door and window trim. A door in its southern wall opens into a small hallway that provides access to the bathroom, a second bedroom, and the staircase to the second floor. The bathroom features a tiled floor, original stamped plaster walls (mimicking the appearance of tile), and modern fixtures. The second bedroom contains natural-finish door and window trim and carpeted flooring.

The house's upper level is accessed via an enclosed staircase that rises from the first floor hallway to an upstairs landing. This sizable landing features a simple wood railing around the stair opening, original wood flooring, and painted baseboards and trim. The doors off of the landing open into a bathroom and closet. The bathroom contains wood flooring, original fixtures, and walls with stamped plaster along the lower portion (again, imitating tile) and angled upper walls to accommodate the slope of the roofline. An upstairs kitchen, located on the opposite side of the stairwell, contains a linoleum floor (with the original finished wood flooring visibly intact below), painted baseboards and trim, and stamped plaster walls, the upper portions of which are angled to accommodate the contour of the roof. An enameled steel kitchen cabinet and sink unit (manufactured by Youngstown Kitchens) remains in the room's northwest corner and probably dates to the late 1940s or 1950s.² A small pantry is located near the kitchen entrance. A short hallway outside the kitchen leads to two bedrooms. The smaller bedroom contains painted wood baseboards and trim and original wood flooring. The larger bedroom's walls have been repaired with newer drywall while its floor consists of the original unfinished subfloor. A hatch in the ceiling near the bedroom door provides access to unfinished attic space. The larger of the two bedrooms also contains the upper portion of the brick chimney that runs

² "History of Mullins Manufacturing Corporation," Mahoning Valley Historical Society, <https://mahoninghistory.org/2016/02/09/history-of-mullins-manufacturing-corporation/> (accessed October 27, 2017).

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Marcus, Samuel and Nina House
Village of Spring Green, Sauk County, WI

the height of the house's eastern wall.

Garage (contributing)

A one-story, single-bay, two car garage is located in the northwest corner of the lot. Built in 1921, the garage is rectangular in plan with stucco and vertical board walls and an asphalt-shingled hipped roof. A single overhead metal garage door is located in the center of the south (front) elevation. The east elevation contains a modern metal pedestrian door and a single 6-pane casement window; the surrounding wall is clad in vertical board siding while the other three elevations are clad in the original stucco. The north (rear) elevation contains two 6-pane casement windows. The west wall contains no fenestration. The garage is in good condition and retains a moderate degree of integrity.

Integrity

The Samuel and Nina Marcus House retains six of the seven recognized aspects of integrity; only the property's integrity of setting has been somewhat compromised due to the loss of the residential properties on either side of the house (both lots currently contain commercial bank buildings that were constructed in 1972). However, the residential neighborhood on the opposite side of the street remains intact, and it is worth noting that the Marcus family almost certainly built their house at this location due to its close proximity to their livelihood in downtown Spring Green – a relationship that has not been lost. Although a small porch addition was added to the west elevation near the back of the house, likely in the 1960s, this alteration does not impact the building's primary façade and does not significantly detract from the overall Craftsman aesthetic of the house.

The exterior of the house retains its original, character-defining stucco wall cladding, multi-pane window banks (with the exception of single-pane replacement windows in the kitchen and upstairs landing), shaped rafter ends, projecting beams under the gables, and distinctive red brick chimneys. Inside, the house's original spatial organization is largely unaltered and most rooms retain their original doors (including heavy, single-panel wood doors and multi-pane French doors), wood flooring, baseboards, trim, and wall surfaces. The historic fireplace with flanking built-in bookcases – a hallmark of Craftsman design – continues to define the living room space. Because the Samuel and Nina Marcus House retains all of its key character-defining features, each of which is representative of Craftsman design, the property is considered to possess a high degree of integrity.

Summary

The Samuel and Nina Marcus House is in very good condition and retains a high degree of both exterior and interior integrity. Aside from the mid-century addition of a small side porch and the replacement of individual windows in the kitchen and upstairs landing, the house has undergone no substantial alterations since its construction in 1921. In addition, the house retains all of its original

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Marcus, Samuel and Nina House
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character-defining features, the sum of which renders the Samuel and Nina Marcus House a fine representative of Craftsman style architecture.

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Section 8 Page 1

Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

Introduction

The Samuel and Nina Marcus House was constructed in 1921 in the Craftsman style that, in its stucco exterior, modest detailing, and multiple banks of multi-pane casement windows, is highly indicative of the Arts and Crafts movement from which the Craftsman style originated. The Marcus house displays the wide eaves, exposed roof rafters with shaped ends, projecting gable beams, dormers and tapered front corners that are defining features of Craftsman architecture. The house is in very good condition and retains a high degree of overall integrity. As such, the Marcus House is one of the finest (if not the best) example of Craftsman architecture in the Village of Spring Green, as well as one of the best representatives of the style in Sauk County. The property's period of significance is 1921, the year of construction. Because of its local significance in the area of Architecture, the Samuel and Nina Marcus House is eligible for listing in the National Register of Historic Places under Criterion C.

Village of Spring Green

Incorporated as a village in 1869 within the town of the same name, Spring Green has served as one of Sauk County's main population centers since 1856 when it was the first community in the county to acquire railroad service. Initial settlement consisted of New Englanders as well as Welsh, English, Norwegian, and German immigrants. Following the construction of a small passenger and freight depot in 1856, an early, civic-minded resident donated a block of land to the community for the establishment of educational and religious institutions. By 1876, this lot had been divided to accommodate three churches (Catholic, Methodist, and Congregationalist) as well as the village's first public high school. Its prime location along the railroad allowed the village to prosper through the turn of the century, becoming the center of the major dairy interests of southwestern Sauk County. By 1918, the village contained over 800 residents and featured two banks, a substantial cheese warehouse, six general stores (in addition to a number of specialty shops and businesses), a local newspaper, and numerous civic and fraternal organizations.³ Throughout the following decades, Spring Green retained its relationship with the surrounding agricultural concerns and continued to grow and develop to meet the needs of its residents and rural neighbors. Today, with a population of over 1,600 residents, the village is best known for its association with architect Frank Lloyd Wright who built his Taliesin home and studio nearby in 1911.

The Marcus Family

Born in Russia in 1859, Harris Marcus immigrated to the United States in about 1891 with his wife, Chena, and family, presumably to escape the increasingly violent persecution of the country's Jewish population. After brief stays in New York and Chicago, the Marcuses traveled to Columbus, Wisconsin where Harris hoped to find work in a store owned by his cousin, Max Marcus. Although there was no work at the store, Max was able to provide his cousin with fabric samples, needles, and

³ Harry Ellsworth Cole, ed., *A Standard History of Sauk County, Wisconsin* (Chicago: Lewis Publishing Company, 1918), 495-505.

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Section 8 Page 2Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

thread, advising him that the rural Wisconsin River valley had scarce access to such necessities. For the next nine years, Harris Marcus peddled sewing staples to rural households up and down the valley, eventually increasing his business with the purchase of a horse and wagon. By 1893, Marcus had saved enough money to purchase a store in Muscoda where he and his family had settled. Although that store closed in 1896, Marcus opened another within a year. His second attempt proved far more successful, so that by 1912, "H. Marcus & Sons" had grown to a 15,000 square foot department store with sufficient revenue to open a branch store in Viola.⁴ By this time, the Marcus family had grown to include five children, including Jacob, Samuel, Sarah, Abraham, and Joseph.⁵

In 1916, Harris Marcus bought his third department store, what was then the Cohen Brothers Department Store, at 143 E. Jefferson Street in Spring Green. At that time, Spring Green was a village of over 800 residents with two banks, five (soon to be six) stores, four churches, a village school, railroad access, and its own newspaper. The village was also known as a popular stop on Wisconsin's Chautauqua lecture circuit.⁶ Within a few years after its opening, Harris called his second son, Samuel to manage the newest H. Marcus & Sons store.⁷

Born in Wisconsin in 1891 (the second of five Marcus children), Sam Marcus likely met his future wife, Nina Segall, while visiting Chicago on business. In 1914, the Segall family moved from Chicago to Los Angeles where Sam and Nina were married the same year.⁸ Shortly after Harris Marcus's purchase of the Spring Green store, Sam and Nina Marcus settled in Spring Green where Sam took over management of the store. Until the new store proved to be a financial success, the Marcuses likely rented a home in the village. By January of 1920, for the sum of \$750, the Harris Marcus & Sons company purchased an empty lot at 241 E. Jefferson Street, one block west of its Spring Green department store, where Sam and Nina Marcus would build their home.⁹

The Marcuses hired Chicago architect Morton L. Pereira to design their home in the popular "California Bungalow" style with which they had become familiar during their time spent in the Los Angeles area where the style had originated.¹⁰ Their choice of architects was likely due to a friendship

⁴ Barry Adams, "100 years for a retail anomaly in Spring Green," *Wisconsin State Journal*, July 3, 2016.

⁵ Ancestry.com, *1900 United States Federal Census* (Provo, UT, USA: Ancestry.com Operations Inc, 2004).

⁶ Harry Ellsworth Cole, ed., *A Standard History of Sauk County, Wisconsin* (Chicago: Lewis Publishing Company, 1918), 495.

⁷ Joel Marcus, telephone interview with Gail Klein. October 26, 2017.

⁸ Ancestry.com, *California, County Birth, Marriage, and Death Records, 1849-1980* (Lehi, UT: Ancestry.com Operations, Inc., 2017).

⁹ Deeds of sale: 1914 - 1989. Lots 7, 8, and 9, Block 9, Village Spring Green, Sauk County, Wisconsin (Sauk County Register of Deeds, Baraboo, Wisconsin).

¹⁰ Joel Marcus, telephone interview with Gail Klein. October 26, 2017.

Los Angeles City Directory (Los Angeles: Los Angeles Directory Company, 1920), 1,953.

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Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

that Nina's family had formed with the Pereira family when both were living in Chicago in the first decade of the twentieth century.¹¹

Although the H. Marcus & Sons department store in Spring Green has remained in the Marcus family for over one hundred years, the Samuel and Nina Marcus House had but a relatively brief association with the family. The Marcuses continued to live in the house only until August of 1927 when the rural economic downturn that prefaced the Great Depression forced the family to sell the house and convert the upper floor of their department store (which, until then, held the furniture department as well as a seasonal toy department) to a private apartment. Although the family's Spring Green store survived the Great Depression years, largely due to its conversion to an "economy store," the Marcus stores in Muscoda, Viola, and Boscobel (the latter of which was the company's final addition in 1922) did not.¹²

Sam and Nina Marcus continued to live above the store until Sam's death in 1946.¹³ Following her husband's death, Nina split her residency between her daughter's home in Madison and her brother's home in Beverly Hills.¹⁴ Meanwhile, Sam and Nina's son, George, took over management of the Spring Green store (now operated by Sam and Nina's grandson Joel Marcus and his wife Judy Swartz Marcus).¹⁵

Property History

Construction on the new house began in May of 1921 with the excavation of the building's foundation. At that time, the lot was located between two single-family residences (neither of which remain today).¹⁶ Work on the building progressed slowly through the summer and fall of 1921 with the final exterior stucco being applied in October of 1921.¹⁷ By early February 1922, Sam, Nina, and their two children (George and Dorothy) had moved into their "handsome new home."¹⁸

The Marcus family continued to live in the house only until 1927 when the economic recession that had already begun to effect rural communities led the family to sell the house. At that time, the H. Marcus & Sons Company sold the property to John Evans, vice president and director of the Farmers State Bank in Spring Green. From that time through 1964, the property changed hands multiple times

¹¹ Joel Marcus, telephone interview with Gail Klein. October 26, 2017.

¹² "Marcus Co. Files Bankruptcy Plea," *Wisconsin State Journal*, December 11, 1935.

"Marcus Co. to Have Store in Boscobel," *Wisconsin State Journal*, May 4, 1922.

¹³ Joel Marcus, telephone interview with Gail Klein. October 26, 2017.

¹⁴ Obituaries: Mrs. Nina Marcus. *Wisconsin State Journal*, August 6, 1966.

¹⁵ Joel Marcus, telephone interview with Gail Klein. October 26, 2017.

¹⁶ "Building Operations Open Up In Spring Green," *Spring Green Weekly Home News*, May 19, 1921.

¹⁷ "Interesting Events of the Week," *Spring Green Weekly Home News*, October 27, 1921.

¹⁸ "Interesting Events of the Week," *Spring Green Weekly Home News*, February 9, 1922.

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Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

(in 1932, 1934, 1946, and 1964) between various officers of the two local banks. In 1964, the house was purchased by Arthur and Vera Larson. The Larsons maintained ownership of the house for twenty-five years, during which time the side porch addition was constructed. In 1989, the Larsons sold the house to the adjacent Valley Bank of Spring Green.¹⁹ By this time, the homes on either side of the property had been razed and a new bank building and separate drive-through kiosk were constructed to its east and west. From that time through 2006, the Valley Bank of Spring Green (today's BMO Harris Bank) held private offices and conference space in the house. In 2006, the house was purchased by Rodger Bowden who sold it to current owners John and Rachel Bradley in 2017. The Bradleys intend to use the main level of the house as office space while maintaining the upper level as a private residence.

Morton L. Pereira

Born in Chicago in 1888 to Jewish parents of Portuguese and Polish origin, Morton Levi Pereira was the youngest of six children. Following high school, Pereira studied architecture and engineering, eventually securing a position as an office manager for the prominent Chicago society architect, Frederick Wainwright Perkins (1866-1928).²⁰ By 1920, Pereira had left Perkins' firm and was working as an architect and structural engineer with another Chicago firm.²¹ By 1942, Pereira had opened his own Chicago-based architectural firm, Morton L. Pereira & Associates.

By the early 1950s, Pereira and Associates had become nationally recognized as "newspaper architects" – specialists in the design of newspaper plants and similar facilities – with commissions in Tucson, Arizona; Cedar Rapids, Iowa; Carthage, Indiana; and Lansing, Michigan.²² The firm also designed a lesser number of non-industrial buildings; the most notable of these include municipal buildings in the Chicago suburbs of Riverdale and Homewood, the latter of which was completed just five years prior to Pereira's death in 1970.²³ Other than the Samuel and Nina Marcus House, no examples of Pereira's residential work are known. It appears likely that the architect's residential commission in Spring Green was entirely due to his personal friendship with the family rather than

¹⁹ Deeds of sale: 1914 - 1989. Lots 7, 8, and 9, Block 9, Village Spring Green, Sauk County, Wisconsin (Sauk County Register of Deeds, Baraboo, Wisconsin).

²⁰ *Frederick Wainwright Perkins Papers, 1882-1934*. Illinois History and Lincoln Collections, University of Illinois at Urbana-Champaign, <https://www.library.illinois.edu/ihx/inventories/perkins-fw.pdf> (accessed October 15, 2017).

²¹ Ancestry.com. *1920 United States Federal Census* (Provo, UT: Ancestry.com Operations Inc., 2002).

Ancestry.com. *1940 United States Federal Census* (Provo, UT: Ancestry.com Operations Inc., 2002).

²² "Huge Expansion of Tucson Newspapers Building Will Begin This Month," *Tucson Daily Citizen*, June 5, 1953.

"Remodeling Was a Nine Months Job," *Cedar Rapids Gazette*, July 10, 1960.

"Container Corporation to Build Dolton Plant," *Harvey Tribune*, November 20, 1956.

"Lansing Daily Will Build New Plant At Cost Of \$1,300,000," *Escanaba Daily Press*, December 6, 1949.

²³ "Working Drawings Will Be Ready For Bids In Six To Eight Weeks," *Riverdale Pointer*, May 26, 1960.

"Call Public Meeting Tuesday Night on Safety Building," *Flossmore Star*, November 14, 1965.

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any professional specialization. As such, the Marcus House is a rare example of Pereira's residential work.

Craftsman Architecture

The Craftsman style of architecture was an American interpretation of the Arts and Crafts movement that originated in England in the late nineteenth century. In response to the perceived evils of machine production and standardization brought about by the industrial revolution, the English Arts and Crafts Exhibition Society aimed to restore cooperation between designer and craftsman, and in doing so, produce what proponents of the movement referred to as "the Art that is Life."²⁴ The Arts and Crafts movement sought to bring finely designed and well-constructed homes and furnishings within reach of the middle class.²⁵ Led by John Ruskin and William Morris, the movement idealized pre-industrial craftsmanship in architecture as well as in furniture and the decorative arts.²⁶ When applied to architecture, the Arts and Crafts movement promoted quality craftsmanship, form over function, and an integration of the built and natural environments.

By the last years of the nineteenth century, the Arts and Crafts movement had spread to the United States where it was adapted into two distinct styles of American houses: the Prairie Style which began in Chicago with Frank Lloyd Wright at its helm, and the Craftsman style which originated in southern California through the designs of brothers Charles Sumner Greene and Henry Mather Greene.²⁷ Although the Prairie style was appreciated by many and would eventually be carried outside of the Midwest, it did not have the mass appeal and ready application to modest, working-class houses that quickly distinguished the Craftsman style from its peers. Beginning shortly after the turn of the century, Craftsman designs were promoted in pattern books, architectural catalogues, and popular magazines. Chief among these was Gustav Stickley's *The Craftsman* (1901-1916) which related the style's fundamental underpinnings – including an honest use of materials and expression of structure, inspiration from natural forms, and quality hand craftsmanship – to a philosophy that valued more natural, simple, honest standards of life and work.²⁸

Stickley's promotion of the style coincided with the expansion of the building trade, the establishment and proliferation of mail order house kits, and the rise of popular magazines devoted to the household arts. These overlapping trends quickly led the Craftsman style to become seen as highly practical,

²⁴ Leland M. Roth, *American Architecture: A History* (Boulder, CO: Westview Press, 2001), 299.

²⁵ Leland M. Roth, *American Architecture: A History* (Boulder, CO: Westview Press, 2001), 299.

²⁶ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II (Madison, WI: State Historical Society of Wisconsin, 1986), 2-23.

²⁷ Virginia Savage McAlister, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 10.

²⁸ Gustav Stickley, *Craftsman Homes: Architecture and Furnishings of the American Arts and Crafts Movement* (New York: Craftsman Publishing Company, 1909), 194.

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democratic, and quintessentially American.²⁹ Hallmarks of the style include low-pitched gable or hipped roofs with wide, overhanging eaves; exposed rafter ends; decorative beams or braces under the gables; and full- or partial-width front porches, often with tapered square support piers. Typical Craftsman windows are double-hung with vertical divisions in the upper sashes. In addition to the seminal influence of the Arts and Crafts movement, “high style” Craftsman designs also commonly incorporated elements of Indian, Spanish, Japanese, and Swiss architecture.

The Craftsman style was quickly paired with the bungalow housing plan that was also gaining popularity in American towns and cities in the first years of the twentieth century. Although any number of stylistic influences could be applied to the general bungalow form, between about 1900 and 1920, the Craftsman bungalow dominated. Derived from the Hindustani word “bangla,” referring to a low house with surrounding veranda, the bungalow form first appeared in the United States around the turn of the twentieth century. The earliest American bungalows were small houses with wide, overhanging roofs, one or two large porches, and simple woodwork. Most were clad in wood siding, although stucco or masonry veneers were not unusual.

As a housing plan, rather than an architectural style, the typical early twentieth-century bungalow was primarily concerned with the arrangement and organization of interior spaces.³⁰ As such, traditional bungalow designs typically included a full- or nearly full-width open front porch with a front door that opened into the living room and floor plans that generally included two parallel rows of rooms with bedrooms and a bath on one side and living room, dining room, and kitchen on the other. A popular alternative plan placed the living room stretching across the front of the house with bedrooms and kitchen/dining rooms on opposite sides behind the living room.³¹ Although a true bungalow contained only one story, many were designed to include a second half-story which was achieved through the use of roof dormers that were often visually subdued so as to give the house a more modest, one-story appearance.³² Even many larger Craftsman houses often have the appearance of oversized bungalows, giving rise to the descriptive term “bungaloid.”³³ Whether in true bungalow or bungaloid form, the one- or one-and-one-half-story Craftsman bungalow quickly became “the most prolific and popular

²⁹ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II (Madison, WI: State Historical Society of Wisconsin, 1986), 2-24.

³⁰ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors: 1870-1960* (New York: W.W. Norton & Co., 2009), 188.

³¹ Herbert Gottfried and Jan Jennings, *American Vernacular: Buildings and Interiors: 1870-1960* (New York: W.W. Norton & Co., 2009), 190-193.

³² Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin*, Vol. II (Madison, WI: State Historical Society of Wisconsin, 1986), 2-26.

³³ Marcus Whiffen, *American Architecture Since 1780: A Guide to the Styles* (Cambridge, MA: MIT Press, 1996), 217.

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housing phenomenon to sweep early-twentieth-century America.”³⁴ Although more appropriately classified as bungalowoid in form due to its sizable upper level, the Marcus House’s arrangement of rooms at the main level – the living room across the front of the house with bedrooms on one side and kitchen, dining, and utility rooms along the other – is representative of a popular bungalow plan.

Although the number of true Craftsman style houses in Wisconsin is relatively small, nearly every city in the state contains at least a few examples. Much more common is the occurrence of bungalows with a few references to the Craftsman style but not having enough of the stylistic characteristics to be categorized as a high style example.³⁵ This type of pared-down Craftsman-influenced house appears about as frequently in the Village of Spring Green as in other Wisconsin communities of similar size; exceptional or distinctive examples are uncommon. From an architectural perspective, Spring Green is more closely associated with Wrightian and Contemporary architecture due to the local influence of Frank Lloyd Wright and his successors.

Comparative Analysis

Although a full survey of the architectural resources within the Village of Spring Green has not been conducted, the village’s most prominent historic buildings (a total of 55 resources) are represented in the Wisconsin Architecture and History Inventory. Within this collection, no other Craftsman, Arts and Crafts, or bungalow houses have been recorded in Spring Green. Although a few modest homes with minor Craftsman style references exist in the village, the majority is relatively indistinct and, in some cases, lacks sufficient integrity to warrant inclusion in the Wisconsin Architecture and History Inventory. As such, the Samuel and Nina Marcus House is relatively unique within the surrounding architectural context of Spring Green where there are few well-preserved and individually distinctive Craftsman style houses.

Within the wider context of Sauk County, six other Craftsman style houses, and 69 bungalows have been recorded. Although a number of the previously recorded houses in Sauk County are good examples of traditional Craftsman bungalows, many more are modest clapboard houses with relatively limited references to the style. In addition, very few of the previously surveyed properties appear to display as direct a reference to the Arts and Crafts design aesthetic as does the Samuel and Nina Marcus House.³⁶

³⁴ Paul Duchescherer and Linda Svendsen, *Along Bungalow Lines: Creating an Arts & Crafts Home* (Salt Lake City, UT: Gibbs Smith, 2006), 14.

³⁵ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. II* (Madison, WI: State Historical Society of Wisconsin, 1986), 2-23 – 2-24.

³⁶ Wisconsin Historical Society, *Wisconsin Historic Preservation Database*, www.wisahrd.org (accessed July 27, 2018).

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Of Sauk County's 75 previously recorded Craftsman houses and bungalows, three have been listed in the National Register of Historic Places, as follows:

Property Name	Address	Style	Primary Building Material	Construction Date	NRHP Listing
Charles and Anna Ruhland House	213 Lynn St., Baraboo	Craftsman	Brick	1908	Individually Listed (NRHP 10000774)
Martin Hickey House	400 2 nd St, Reedsburg	Craftsman	Stucco	1916	Park Street Historic District (NRHP 84000656)
N/A	336 N. Park St., Reedsburg	Bungalow	Clapboard	Not given	Park Street Historic District (NRHP 84000656)

The Samuel and Nina Marcus House compares favorably with all three of Sauk County's National Register listed Craftsman/bungalow houses, exhibiting a majority of the design characteristics that define the style. The Charles and Anna Ruhland House and the Martin Hickey House are the closest comparisons as both feature a similar blend of Arts and Crafts and Craftsman design elements. Characteristic of early Craftsman architecture, the Ruhland House embodies a large, rectangular plan with unornamented brick walls, a steeply-pitched hipped roof with paired front-gabled dormers in the front slope and projecting wall dormers on the side elevations; eaves display the traditional Craftsman-style exposed rafter ends and the symmetrical façade is dominated by a full-width front porch. Similarly, the Martin Hickey House is rectangular in plan with a full-width front porch, wide eaves, and exposed rafter ends. Like the Marcus House, it is also clad in stucco and features modest, hipped-roof bay window projections at the first story (although the windows in the Hickey House appear to be newer replacements).

Both the Ruhland and Hickey Houses are in good condition and retain good integrity, and, like the Samuel and Nina Marcus House, both illustrate the philosophies of the Arts and Crafts movement that were incorporated into the Craftsman style. The National Register-listed house at 336 N. Park Street in Reedsburg embodies a bungalow plan, but in comparison with the Marcus House, it is a very modest design that is lacking any overt references to the Craftsman style.

Conclusion

As a representative of Craftsman design, the Samuel and Nina Marcus House displays the style's characteristic wide eaves, exposed rafters with decoratively shaped ends, decorative beams under the gables, natural interior woodwork, and prominent living room fireplace with flanking built-in cabinetry. In addition to these classic Craftsman features, the house also clearly illustrates the style's foundation in the English Arts and Crafts movement with its expansive stucco surfaces; its well-placed banks of multi-pane casement windows; its steeply-pitched gable roofs pierced by a tall, narrow

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chimney; and its recessed front porch that is set back from – rather than dominating – the projecting front bay. Built in 1921, and architect designed, the Samuel and Nina Marcus House has high integrity and as an excellent local example of the Craftsman style architecture is eligible for the National Register of Historic Places.

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“Interesting Events of the Week.” *Spring Green Weekly Home News*, October 27, 1921.

“Lansing Daily Will Build New Plant At Cost Of \$1,300.000.” *Escanaba Daily Press*, December 6, 1949.

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Marcus, Samuel and Nina, House
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Verbal Boundary Description:

The historic boundary of the Samuel and Nina Marcus House consists of a rectangle that encompasses the house, a contributing garage, and the surrounding domestic yard space historically associated with the property. Beginning at the southwest corner of the property where the northern edge of the E. Jefferson Street sidewalk meets an L-shaped masonry retaining wall belonging to the adjacent bank property, the boundary runs north for approximately 153 feet along the edge of the bank parking lot pavement. From there, the boundary runs east for approximately 81 feet, coinciding with the back edge of the contributing garage. At that point, the boundary turns to run south for approximately 153 feet along the tree line that marks the eastern property line. From there, the boundary runs west for approximately 81 feet along the northern edge of the E. Jefferson Street sidewalk to the point of beginning.

Boundary Justification:

The boundary of the nominated area coincides with the existing legal tax parcel. The historic boundary/tax parcel lines are delineated by the edge of the adjacent paved parking lot on the west, by the northern (rear) wall of the garage on the north, by the tree line on the east, and by the northern edge of the E. Jefferson Street sidewalk on the south. The historic boundary encompasses the property's two contributing resources as well as the historic yard space that serves to provide the house with an appropriate setting.

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Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

Name of Property: Marcus, Samuel and Nina, House
City or Vicinity: Village of Spring Green
County: Sauk County
State: WI
Name of Photographer: Gail R. Klein
Date of Photographs: October 17, 2017
Location of Original Digital Files: Wisconsin Historical Society

Photo 1 of 12
South and west elevations, camera facing northeast

Photo 2 of 12
North elevation, camera facing south

Photo 3 of 12
East elevation, camera facing northwest

Photo 4 of 12
South and east elevations (partially obscured by trees), camera facing northwest

Photo 5 of 12
Living room (first floor), camera facing northwest

Photo 6 of 12
Living room (first floor), camera facing northeast

Photo 7 of 12
Dining room, looking into entry hall (first floor), camera facing south

Photo 8 of 12
Dining room (first floor), camera facing southwest

Photo 9 of 12
Bedroom 1 (first floor), camera facing southeast

Photo 10 of 12
Upstairs landing, camera facing northwest

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Photo 11 of 12
Upstairs kitchen, camera facing southwest

Photo 12 of 12
Garage (contributing), south and east elevations, camera facing northwest

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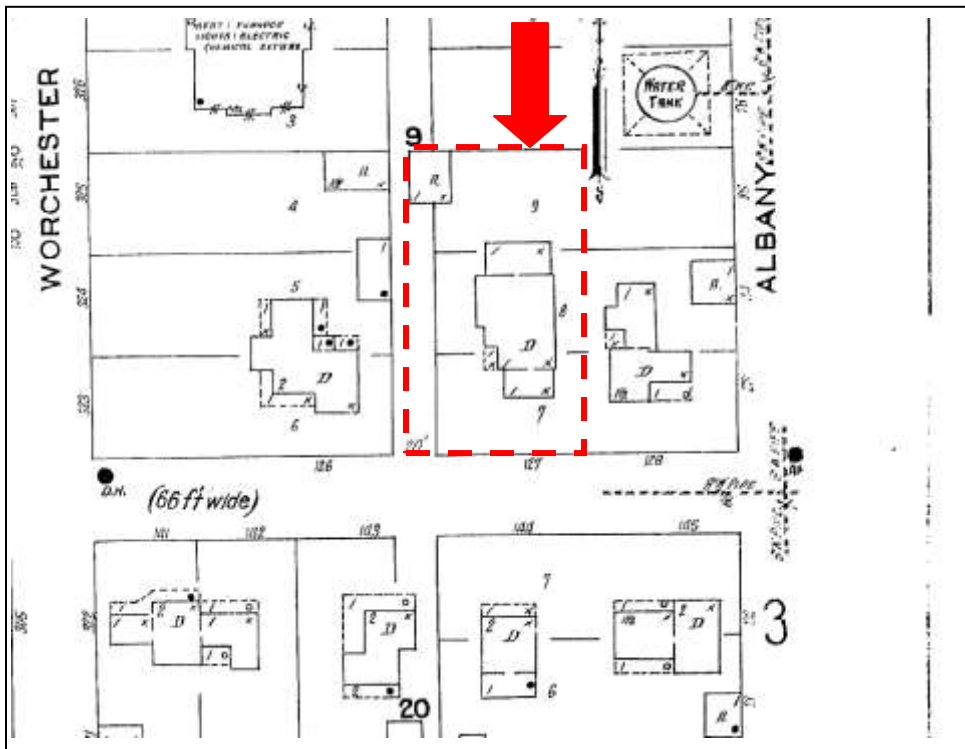
Figure 1: Samuel and Nina Marcus House as seen on Sanborn Map, October 1926.

Figure 2: Sketch map of Samuel and Nina Marcus House nominated area, October 2017.

Figure 3: Samuel and Nina Marcus House floor plan, October 2017.

Figure 4: Sam and Nina Marcus, undated photos.

Figure 1: Samuel and Nina Marcus House as seen on Sanborn Map, October 1926.



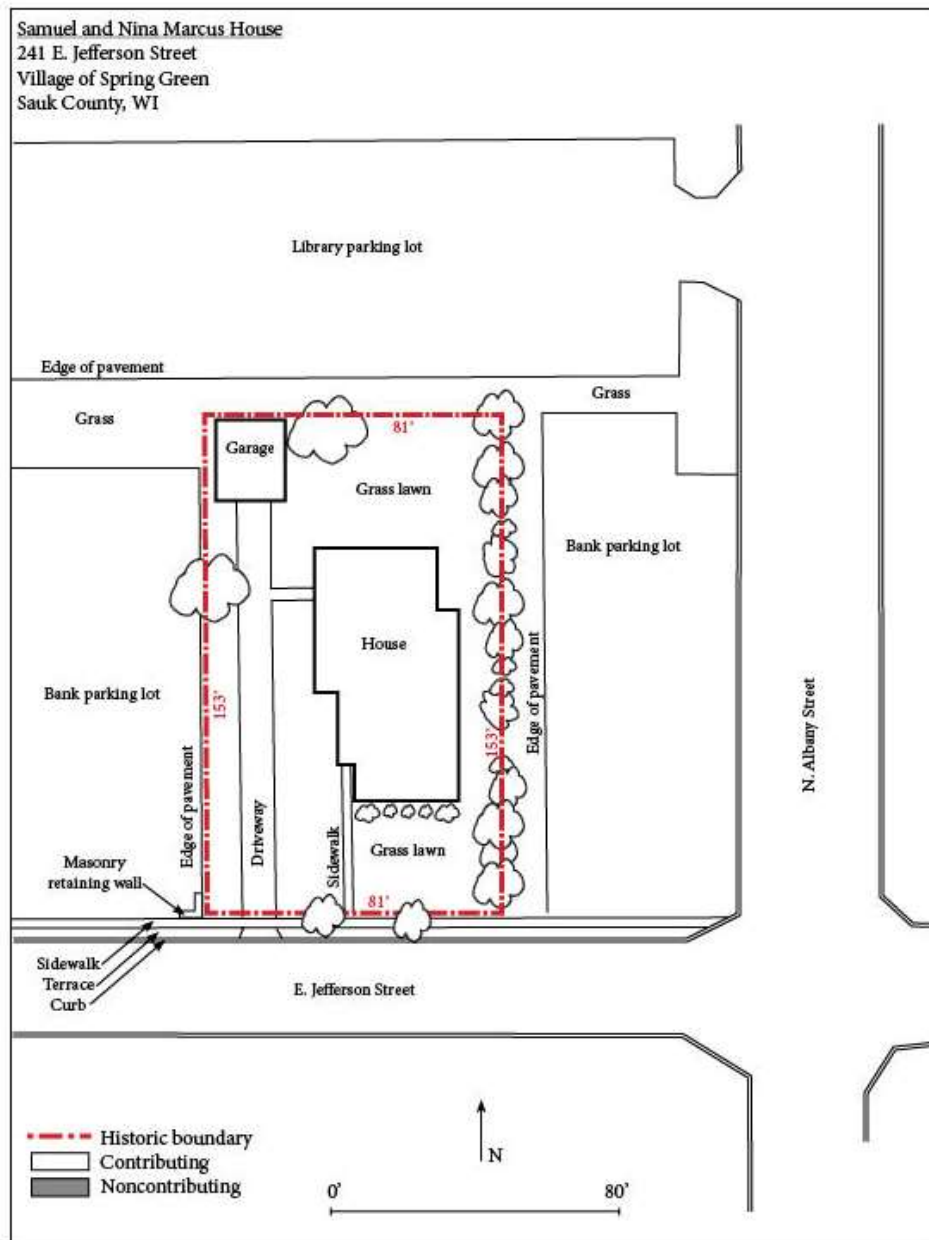
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Marcus, Samuel and Nina, House
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Section figures Page 2

Figure 2: Sketch map of Samuel and Nina Marcus House nominated area, October 2017.



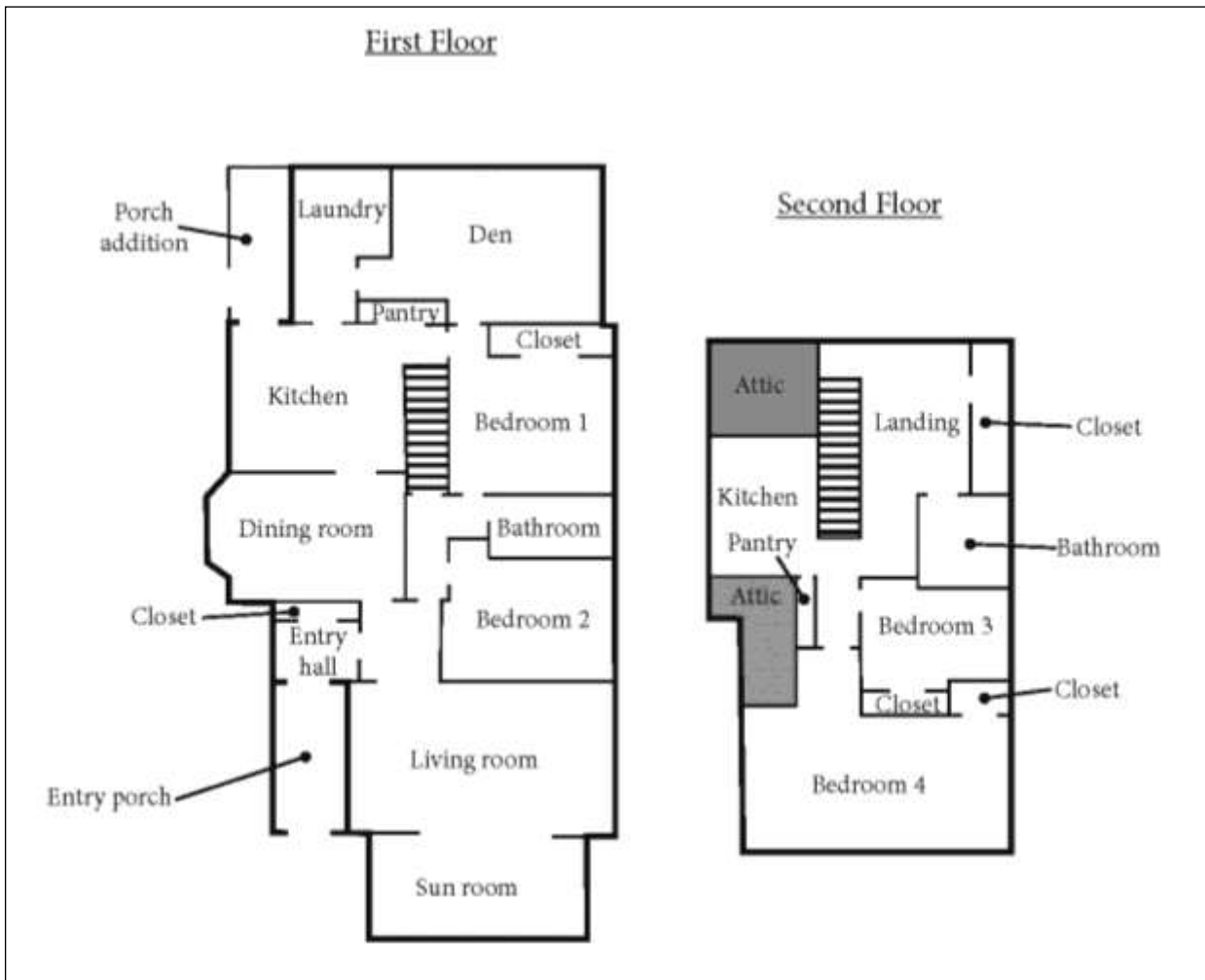
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Marcus, Samuel and Nina, House
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Figure 3: Samuel and Nina Marcus House floor plan, October 2017.



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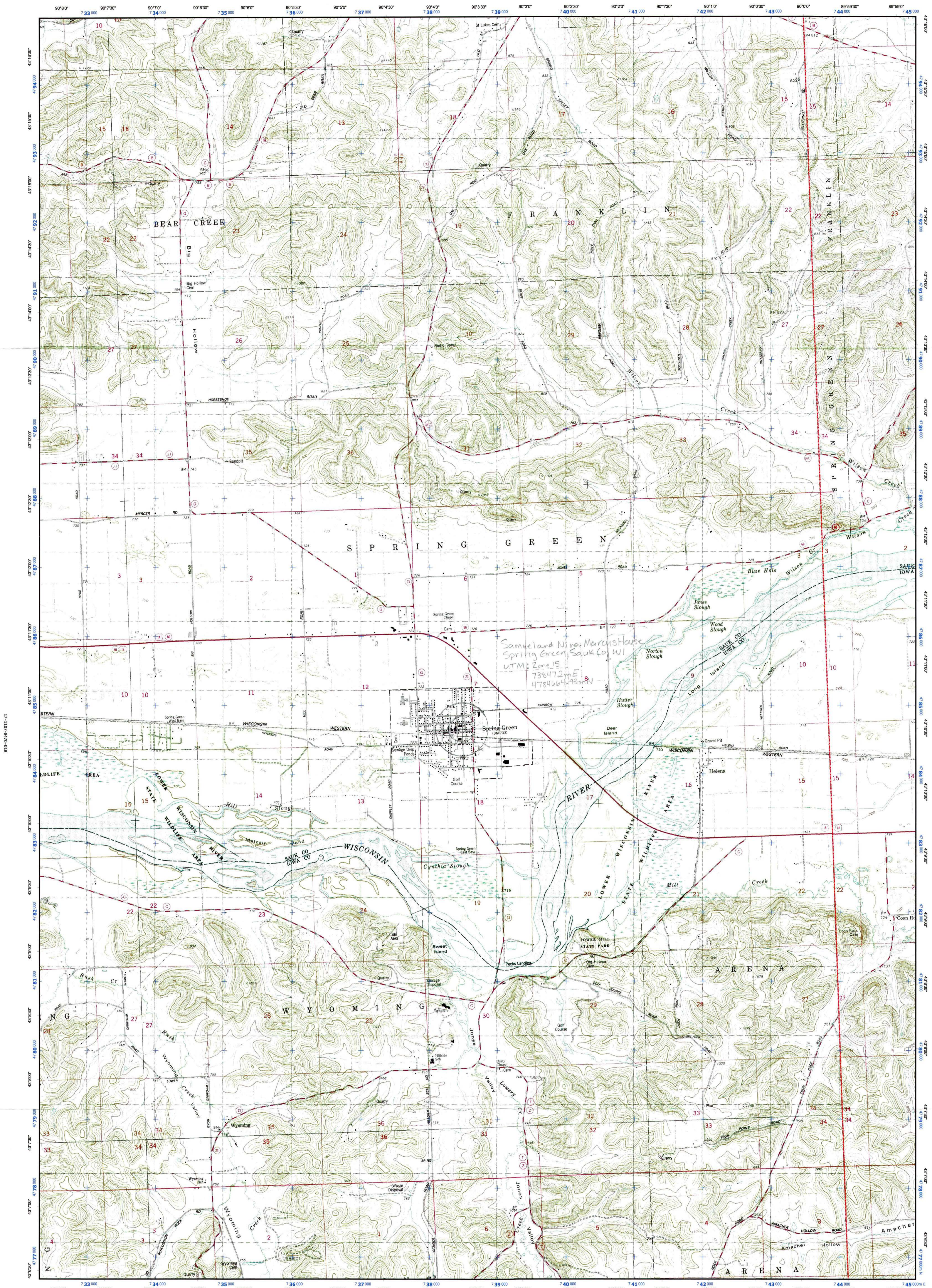
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Marcus, Samuel and Nina, House
Village of Spring Green, Sauk County, WI

Figure 4: Sam and Nina Marcus, undated photos (courtesy of Joel Marcus).





Samuel and Nancy Marchant House
 Spring Green, Sauk Co., WI
 UTM: Zone 15
 738472m E
 4784664.93m N

Spring Green
 Enhanced USGS Quad

Map ID: 17-1107-8470-01R

mytopo
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Vicinity Map
 Wisconsin



Source Map Information

Index of original USGS topographic map sheets. Source date, contour interval, and map symbology may vary by source map. Please refer to the index to the published date of the original map.

1	2	3
4	5	6
7	8	9

ID Date Sheet Name (contour int)

- 1 1983 Bear Valley (20 FT)
- 2 1983 Plain (20 FT)
- 3 1991 Black Hawk (20 FT)
- 4 1983 Lone Rock (20 FT)
- 5 1983 Spring Green (20 FT)
- 6 1991 Arena (20 FT)
- 7 1983 Clyde (20 FT)
- 8 1983 Pleasant Ridge (20 FT)
- 9 1962 Barneveld (20 FT)

GN

MN

4'

Magnetic declination of 4W at center of map on November 8, 2017
 1:24000 Scale

Universal Transverse Mercator (UTM) Projection Zone 15
 North American Datum of 1983 (NAD83)

1000 meter UTM / USNG / MGRS
 Grid Zone Designation: 15T
 100,000-m Squares: YH



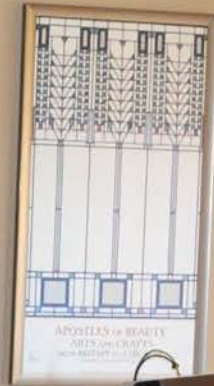






















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 10/2/2018 Date of Pending List: 10/25/2018 Date of 16th Day: 11/9/2018 Date of 45th Day: 11/16/2018 Date of Weekly List: 11/16/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 11/16/2018 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



WISCONSIN
HISTORICAL
SOCIETY



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this First day of October 2018, for the nomination of the Samuel and Nina Marcus House to the National Register of Historic Places:

1 Original National Register of Historic Places Nomination Form
1 CD with NRHP Nomination form PDF
 Multiple Property Nomination form
12 Photograph(s)
1 CD with image files
 Map(s)
4 Sketch map(s)/figures(s)/exhibit(s)
 Piece(s) of correspondence
 Other:

COMMENTS:

 Please ensure that this nomination is reviewed
x This property has been certified under 36 CFR 67
 The enclosed owner objection(s) do or do not constitute a majority of property
 owners
 Other: