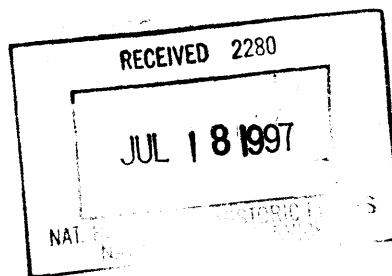


United States Department of Interior  
National Park Service

National Register of Historic Places  
Registration Form



889

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 Boesel, Ella M., Boathouse

other names/site number N/A

2. Location

street & number 9282 Country Club Road N/A not for publication

city or town Minocqua N/A vicinity

state Wisconsin code WI county Oneida code 085 zip code 54585

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 x meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide X locally. (   See continuation sheet for additional comments.)

Signature of certifying official/Title  
[Signature]  
State Historic Preservation Officer-WI

Date  
7/10/97

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 certifying official/Title

Date

State or federal agency and bureau

Boesel, Ella M., Boathouse  
Name of Property

Oneida County, Wisconsin  
County and State

**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.  
    \_\_\_ See continuation sheet.  
 removed from the National Register.  
 other (explain) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature of the Keeper      Date of Action  
Edson H. Ball      8/15/97  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. Classification**

Ownership of Property      Category of Property  
(check as many as apply)      (Check only one box)

private       building(s)  
 public-local      \_\_\_ district  
 public-state      \_\_\_ site  
 public-federal      \_\_\_ structure  
                             \_\_\_ object

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

	Contributing	Noncontributing
buildings	1	
sites		
structures		
objects		
total	1	0

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

N/A

Number of resources contributing resources previously  
listed in the National Register

0

**6. Function or Use**

Historic Functions  
(Enter categories from instructions)

DOMESTIC/secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Current Functions  
(Enter categories from instructions)

DOMESTIC/secondary structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**7. Description**

Architectural Classification  
(Enter categories from instructions)

LATE 19TH CENTURY AND EARLY 20TH  
CENTURY AMERICAN MOVEMENTS/  
Bungalow/Craftsman  
\_\_\_\_\_

Materials  
(Enter categories from instructions)

foundation WOOD  
walls WOOD  
roof ASPHALT  
other WOOD  
\_\_\_\_\_

**Narrative Description**

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

Boesel, Ella M., Boathouse

Name of Property

Oneida County, Wisconsin

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 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 our prehistory or history

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

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 achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions.)

ARCHITECTURE

**Period of Significance**

c. 1935

**Significant Dates**

c. 1935

**Significant Person**

(Complete if Criterion B is marked)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

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

Boesel, Ella M., Boathouse  
Name of Property

Oneida County, Wisconsin  
County and State

**9. Major Bibliographic 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

**Primary location of additional data:**

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

Name of repository: State Historical Society of Wisconsin

recorded by Historic American Buildings Survey # \_\_\_\_\_

recorded by Historic American Engineering Record # \_\_\_\_\_

**10. Geographical Data**

Acreage of Property Less than 1 acre

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

1	<u>1/6</u>	<u>2/9/1/3/9/0</u>	<u>5/0/8/2/5/9/0</u>	3	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>	4	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>
	Zone	Easting	Northing		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 Christina Slattery, Architectural Historian  
organization Mead & Hunt, Inc. date September 30, 1996  
street & number 6501 Watts Drive, Suite 101 telephone 608/273-6380  
city or town Madison state Wisconsin zip code 53719

**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)

Boesel, Ella M., Boathouse  
Name of Property

Oneida County, Wisconsin  
County and State

**Property Owner**

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

name William T. Hunter, Jr.  
street & number P.O. Box 1647 telephone 410/822-8450  
city or town Easton state MD zip code 21601

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

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

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   7  

Page   1  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**DESCRIPTION**

The Ella M. Boesel<sup>1</sup> Boathouse on Lake Minocqua in Oneida County, Wisconsin, is a wet boathouse positioned about 15 feet from the shoreline (see Photograph 1). The boathouse is located on the property at 9282 Country Club Road, which includes a main house, a caretaker's house, and a garage. The property, currently owned by William Hunter Jr., is a wooded lot that slopes down to the shore of the lake. The main house is a frame structure with wood siding that was constructed c. 1950 (see Photograph 2); number of additions have significantly altered the building. The frame caretaker's house was built in 1991. The three-bay, frame garage was constructed c. 1940 and appears to be as originally constructed (see Photograph 3). The Boesel Boathouse is the only resource on the property that qualifies for the National Register.

Land access to the boathouse is by an elevated wood walkway that leads to the second story, or by a chair ramp that travels down the hill from the main house to the boathouse deck (see Photographs 4-5). A stone path leads from the property's driveway and main house to stairs down to the boathouse walkway. The elevated walkway features a wood deck with a simple wood railing with posts and a handrail. A single cross-support, angling from handrail to floor, is found between each post. The chair ramp features a two-seater wood chair in the Adirondack style running on rails located down the bank from the main house to the boathouse deck.

The Boesel Boathouse is a two-story, front-gable building measuring approximately 30 feet in length by 24 feet in width. The frame building retains its original siding and features vertical board-and-batten on the first story and wide clapboard horizontal siding on the second story. The boathouse is surrounded by a wood deck on the south side that wraps around to the east side and features a ladder into the water on the south side. The second story features a balcony on the north, west, and south sides of the building. The balcony on the north and south sides of the building is supported by brackets, while the west balcony is located over the first story. Both the north and south sides feature a wide wall dormer.

The roof is covered with asphalt shingles and features brackets on the main (west) facade and exposed rafter ends on both side facades. A metal stovepipe is located in the southwest corner of the roof, and a small brick chimney extends from the gable peak to the rear of the boathouse. The building rests on wood pilings. The building's window fenestration features multi-pane windows of various groupings. All the building's window panes are identical in size, creating a uniform appearance. For the most part, the windows are original to the building.

The main (west) facade, facing the water, features two pairs of twelve-pane windows on the second story (see Photograph 6). A 15-light door is located between the pairs of windows. The lights in the door imitate the configuration of the window panes and therefore appear to be another window. The door provides access to the balcony, which overlooks the lake. The balcony railing features vertical wood posts with decorative wood blocks between them near the hand railing. The first story of the main facade features a pair of overhead garage doors. These modern doors feature four panels and a pair of windows. A gooseneck light is located between the garage doors.

---

<sup>1</sup> The historic name is attributed to the first owners of the boathouse. See *Statement of Significance* for further discussion.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   7  

Page   2  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

The second story of the south (side) facade is dominated by six, 12-pane casement windows located below the wall dormer (see Photograph 7). The southeast end of the balcony has recently been enclosed to house a shower and closet. The siding of the addition matches the building's original siding. The first story of this facade features a small pair of nine-pane fixed windows with shelves below supported by brackets. The shelves are used for flower boxes. The first story of the boathouse can be accessed by a batten door located on the east end of this facade.

The rear (east) facade shows a centrally located pair of 12-pane casement windows, a single six-pane casement window on the south side, and a four-pane casement window to the north (see Photograph 8). The entrance to the second story of the boathouse is found on the north side and features a batten door and a wood screen door. A small outdoor light is found near the door, and a larger overhead light is centrally located over the pair of windows. A single bracket is found on each side of the roof gable. There are no openings on the first story of this facade.

The fenestration pattern of the north (side) elevation is similar to the south elevation. The second story is dominated by six 12-pane casement windows located within the wall dormer (see Photograph 9). The area underneath the roof overhang on the northeast end of the facade is enclosed to contain a small bathroom. The enclosure of this area appears to be original to the building. The roof overhang exhibits exposed rafter ends. The balcony continues along this facade in a narrow configuration and is supported by brackets. The first story of this elevation has two pairs of nine-pane fixed windows.

### **Interior**

The first story of the boathouse includes space for two boats, while the second story serves as a living space. The first story has an unfinished interior and features two boat slips that are surrounded by a wood walkway. An open interior stairway on the east end of the boathouse provides access to the second story. Storage space is also found on the first story.

The second story interior features exposed wood beams and rafters, wood floors, and wood panel walls, all of pine. The second story interior has a vestibule with access to the small bathroom to the north and the stairway to the south. The remaining area is largely an open space with an enclosed shower and closet area in the southeast corner of the room. The closet/shower partition, added in 1990, does not meet the ceiling and does not disturb the exposed beams and rafters. A stone fireplace, also added during the 1990 remodeling, with a wood stove is found in the southwest corner of the main room and a built-in corner bookshelf is located in the northwest corner. The interior also features a small kitchenette with countertop, cupboards, sink, and stove on the east wall, which was also added in 1990.

### **Alterations and Condition**

The Boesel Boathouse remains in excellent condition. The building has been well maintained, and repairs and interior remodeling have been completed in a manner sensitive to the historic character of the building. General maintenance and improvements have been recently completed to the structure of the building. In the mid-1970s the boathouse was raised up and new pilings were erected beneath it. The roof has been recovered with asphalt shingles. More recently, the southwest corner of the boathouse was hit by ice, damaging the corner and the overhead door. To prevent future problems, wood pylons have been added in front of the building to break up ice blown across the lake.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   7  

Page   3  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

Interior remodeling in 1990 included the addition of a small kitchenette area, shower and closet area, and fireplace. The interior remodeling did not substantially alter the appearance of the building. For example, the southeast corner of the balcony was enclosed to provide a shower space. This new enclosure matches the original enclosure in the northeast corner of the bathroom. On the interior, the partitions for the shower/closet area do not meet the ceiling, and the exposed rafters therefore remain intact.

Other repairs to the boathouse include the replacement of deteriorated features with in-kind materials. The door on the west facade to the deck is not original, but it matches in style and materials the large 12-pane windows flanking it. A few windows have also been replaced on the first story of the south facade. The replacement windows retain the appearance of the original windows.



United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   1  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**STATEMENT OF SIGNIFICANCE**

The Ella M. Boesel Boathouse is eligible for the National Register under Criterion C: Architecture as an excellent local example of a wet boathouse designed in the Craftsman Style. Stylistic features include simple form, use of clapboard and board-and-batten siding, exposed rafter ends, brackets, and multi-pane windows. Outbuildings, such as a boathouse, are secondary structures of a property and are often difficult to research. Although historic tax records are inconclusive, physical evidence and historical records have been used collectively to conclude that the boathouse was constructed c. 1935 by Ella M. Boesel of Milwaukee, Wisconsin. Therefore, the period of significance for this property is c. 1935.

Boathouses and summer homes are associated with the rich resort and tourism industry of Wisconsin's North Woods. The construction of a railroad spur north from Merrill in 1887-1888 increased the influx of summer visitors. Many visitors, enticed by the many lakes and wilderness, traveled to the area by train until the popularity of the automobile. Summer tourists and residents have enabled the area to serve as a vibrant summer home and resort community since the late nineteenth century.

Historic photographs from the early twentieth century depict Minocqua area shorelines with numerous boathouses. Often these buildings were vernacular and functional in form, but some were more elaborate in size and architectural detail. A survey of the Minocqua Chain of Lakes in June 1996 revealed that many boathouses continue to dot the shoreline. In comparison with other boathouses extant on the Minocqua Chain, the Boesel Boathouse possesses significance as one of the few architecturally interesting boathouses to retain original materials and integrity.

**Historical Overview**

*Besides being in touch with these many summer resorts, Minocqua is the center of a large number of summer homes. Many people from Texas to Illinois consider Minocqua the Palm Beach of the North, and for that reason spend from 2 to 5 months of the year in their beautifully located cottages around Minocqua.*

This excerpt taken from the front page of the April 1, 1921, edition of The Minocqua Times defines the livelihood and character of the community of Minocqua. Tourists and summer residents have contributed to the growth of Minocqua and the surrounding area since the late nineteenth century.

Although tourism began in the late nineteenth century and has continued through the twentieth century as a major industry in Northern Wisconsin, logging provided the community of Minocqua its first settlers and businesses. The future site of Minocqua was nearly an island surrounded by a Chain of Lakes. Lakes Minocqua and Kawaguesaga surround the island of Minocqua and, combined, the lakes are 8 miles long and 5 miles wide.<sup>2</sup>

---

<sup>2</sup> George O. Jones, Norman S. McVean, et al., History of Lincoln, Oneida, and Vilas Counties Wisconsin (Minneapolis, Minn.: H.C. Cooper, Jr. and Co., 1924), 20.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   2  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

In the late 1850s, two logging camps were located near Rhinelander and Eagle River southeast and east of Minocqua, respectively. Scattered logging efforts continued in the northern region of the state until transportation routes were opened by the railroad. From 1887-1888, the Chicago, Milwaukee & St. Paul line, originally known as the Wisconsin Valley Railroad, was extended 54 miles north from Merrill to Minocqua. The railroad continued laying lines north, through Woodruff and then to Star Lake and Boulder Junction by 1895.<sup>3</sup> With railroad accessibility, a greater number of logging camps were established in the North Woods.

By the end of 1887, even though the land had not been platted yet, the island had a general store and a number of saloons. These businesses served the logging camps established in the area. The survey of the town was completed and filed in May 1888. The growth of Minocqua was slow, and by the summer of 1890, there were only about 2 dozen permanent buildings erected. Unlike the surrounding communities of Hazelhurst, Arbor Vitae, Lac du Flambeau, Lake Tomahawk, and Star Lake, the community of Minocqua did not have a large sawmill. Minocqua served as a commercial center for the logging industry, but the absence of its own mill may have accounted for its slow growth.<sup>4</sup>

Coinciding with the increased logging, the area's natural beauty and lakes began attracting visitors to the greater Minocqua area. In 1887, John B. Mann constructed a log building on Lake Minocqua and began operation of a fishing resort. This building may have been one of the first on the Minocqua Chain of Lakes and was probably the first resort.<sup>5</sup> Beginning in 1888, passenger trains brought tourists to the northern wilderness. Most of the early tourists were part of fishing parties who came from all over the Midwest to fish the area's numerous lakes. Not all the tourists were men, as one might conclude from the number of fishing clubs that came to the Minocqua area, but rather entire families that would journey to the area for entertainment and relaxation.

Regular visitors to the region began constructing summer resorts or cottages. For example, the Wausau Sportsmen's Club constructed a clubhouse on the north shore of Lake Tomahawk in 1888, and 1 year later, the Merrill Fishing Club also constructed a clubhouse on Lake Tomahawk. Early examples of summer homes to be constructed included the construction of cottages on the west shore of Lake Tomahawk in 1889 by two lumber company owners, W.A. Scott and P.B. Champagne. What may have been the first summer cottage on Lake Minocqua was built in about 1889 by Alexander H. Darrow, an insurance executive from Chicago. Darrow and M.C. Wetmore, from St. Louis, purchased the entire peninsula between Lake Minocqua and Lake Kawaguesaga. Wetmore also constructed a summer cottage on his property.<sup>6</sup>

---

<sup>3</sup> The First 100 Years: Minocqua-Woodruff, 1888-1988 (Minocqua, Wisc.: Lakeland Times, 1988), 13.

<sup>4</sup> Daniel D. Scrobell, Early Times (Minocqua, Wisc.: Heritage House Publishing, 1988), 10, 16, 20, and 52.

<sup>5</sup> Scrobell, 3.

<sup>6</sup> Scrobell, 28.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 3

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

The railroad was an important component of the tourism industry, often serving as the North Woods' first chamber of commerce. In an effort to increase its passenger business, railroad company promotions advertised the area as a resort destination as early as 1898.<sup>7</sup> An advertisement in a Chicago, Milwaukee and St. Paul pamphlet, probably from the early 1900s, described the services offered in the Minocqua area as two boat liveries, daily mail in the summer months, proximity to the Lac du Flambeau reservation where Native American dances were held, and 13 resorts in the surrounding area.<sup>8</sup>

In 1902, the Chicago, Milwaukee, & St. Paul Railroad offered service from Chicago to Milwaukee referred to as the "Fish Train." The train left Chicago Friday evening after work, arriving in Minocqua early Saturday morning, and made the return trip to Chicago, leaving late Sunday night and arriving in Chicago on Monday morning. This special schedule allowed many working people from Chicago and Milwaukee to make the excursion to Minocqua for the weekend.<sup>9</sup>

By 1910, the supply of lumber had diminished and logging declined as a major industry in the North Woods. Tourism continued to develop strongly. People from all over the United States built summer homes in the lake region of the North Woods. In particular, the Minocqua Chain of Lakes included hundreds of private homes by the 1920s.<sup>10</sup> By 1931, the summer population of a 40-mile lake region, radiating from and including Minocqua, was several thousand. The area featured 3,000 summer homes, 28 resorts, and 32 boys' and girls' camps.<sup>11</sup>

Boathouses are a resource uniquely tied to the resort and summer home history of the North Woods region. Just as garages were developed for automobiles, boathouses were designed to protect boats from weather and waves. Some of the largest boathouses on the Minocqua chain were constructed for summer residents during the early part of the twentieth century. The Minocqua Times reported in February 1926 that local contractor, A.H. Rantz, was constructing boathouses for three summer homes near the Minocqua Heights Golf & Country Club.<sup>12</sup>

In addition to boat storage, boathouses sometimes included a second story with living space. Towers were commonly built on top of boathouses to offer a better view of boat races, and race officials often sat in these towers to judge the race.<sup>13</sup> A few of the early boathouses with towers remain on the Minocqua Chain. In the spring of 1908, Fred C. Dickinson of

---

<sup>7</sup> Scrobell, 26.

<sup>8</sup> The First 100 Years, 156.

<sup>9</sup> Scrobell, 160-161.

<sup>10</sup> Jones, 21.

<sup>11</sup> Ivan Clyde Lake, Minocqua: A Brief History of the Island City, (Minocqua, Wisc.: The Maunesh Publishers, 1931), 78.

<sup>12</sup> The Minocqua Times, 5 February 1926.

<sup>13</sup> The First 100 Years, 165.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   4  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

Indianapolis had a summer cottage built for himself on Lake Minocqua. The builder was local contractor, Prosper Jossart. The property included a large summer house, a laundry and woodshed, a tennis court, and an elaborate boathouse built in the "pavilion plan" with a lighthouse shaped tower (see Photograph 10).<sup>14</sup> The complex, including the boathouse, is now part of The Beacons of Minocqua time-sharing resort. A large Queen Anne style boathouse, complete with an octagonal tower, was built in c. 1913 by Max and Sophie Adler after purchasing the property on Lake Minocqua (see Photograph 11). In 1905, C.S. and Mary E. McCarty, the property's first owners, had constructed the cottage.<sup>15</sup>

Passenger service on the railroad line also increased with the number of tourists and anglers traveling to the North Woods resorts and cottages. The "Fish Train," which ran in 1902, was revived in 1912 running annually until the beginning of World War II. Following the war, the train resumed the special schedule from 1946 to 1948. Railroad usage began to decline in the 1940s as a result of improved road transportation with the development of Highway 51, U.S. Highway 13, and U.S. Highway 45. Passenger trains could not compete with the automobile, which became the preferred method of transportation.<sup>16</sup> Whatever the means of transportation for the vacationers, the popularity and development of the North Woods as a summer resort area has continued strong to the present day.

### History of the Property<sup>17</sup>

Historical information and physical evidence were utilized collectively to determine the boathouse's date of construction, c. 1935, and its historic name, the Ella M. Boesel Boathouse. The Ella M. Boesel Boathouse is located adjacent to the shoreline that was recorded as Government lot 4 of Section 13, Township 39 North, Range 6 West, until it was subdivided in 1913 as Howard's Point (see attached historic plat map). In 1973, the present owner of the boathouse, William Hunter Jr., purchased lots 7-12 of Howard's Point. Today, Hunter retains ownership of lots 7, 8, and 9, but has sold lots 10, 11, and 12. The Boesel Boathouse is currently assessed with lot 9 of Howard's Point. In contrast, historical documentation, including tax rolls, suggest that the boathouse may have been historically associated with lot 10.

Historic outbuildings, such as barns, garages, and the Boesel Boathouse, are often difficult to research and date because they are the secondary structures of a property. These buildings and structures are less likely to be discussed and documented in historical accounts. Historic research conducted for the Boesel Boathouse yielded inconclusive information as to the construction date of the property. In particular, tax records, available only every 10 years, were inconsistent in the taxation of lots. Under the same ownership, lots were sometimes taxed individually and sometimes collectively, therefore confusing the issue of which lot buildings are located on.

---

<sup>14</sup> Scrobell, 201.

<sup>15</sup> Scrobell, 177.

<sup>16</sup> The First 100 Years, 155.

<sup>17</sup> The history of the property was compiled using Town of Minocqua, Oneida County Tax Rolls 1910-1950 and Oneida County Deed Records.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   5  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

Physical evidence, such as building materials, architectural style, and features, was heavily relied upon for clues as to the construction date of the building. The Craftsman style and materials of the building contribute to the assignment of this construction date. For example, the use of wide clapboard with mitered corners is found to be more common in the 1930s than in earlier periods when narrow clapboard was favored. The use of casement windows also suggests a 1930s construction date because this type of window was rare before 1930. Additional features such as the exterior gooseneck light fixtures and batten doors are further evidence which favors a construction date in the 1930s.

Following is a discussion of the history of Howard's Point focusing on lots 7-12, which were purchased by Hunter in 1973. The historical information for lots 7-12 demonstrates the conclusion about the age, c. 1935, and a historical association with lot 10 of Howard's Point. Excluding the Boesel Boathouse, buildings historically associated with these lots include: a main house and boathouse (1920-1930s) on lot 11; a main house (1920s) on lot 10 that was demolished in 1989; and a modern house on lot 8 constructed c. 1950 and a garage constructed c. 1940.

Government lots 3 and 4 were purchased from the United States in 1894 by Theodore Larson of Minocqua. In 1899, both lots were transferred to E.R. LeFevre of Oneida County. The Oneida County Tax Roll for 1910 indicates that there were no improvements made to the land. The majority of both Government lots 3 and 4 was transferred to V.A. Lamson of Milwaukee, Wisconsin, in 1911.

Lamson purchased the land as a real estate development and in 1912 sold E.A. Benson of Milwaukee and E.A. Howard of Winnetka, Illinois, one-third interest in Government lots 3 and 4. In 1913, Government lots 3 and 4 were subdivided and platted as lots 1-22 of Howard's Point. The land was divided into 23 lakeshore lots becoming Howard's Point subdivision. Plans called for the construction of a private golf course to attract further development, and prior to 1921, a nine-hole golf course was constructed.<sup>18</sup>

The Oneida County Tax Roll for 1920 records improvements on lots 18, 20, 21, and 22. The other lots of Howard's Point were only taxed for the land. Ownership of the lots in Howard's Point remained with the original investors and descendants. Charles Clark and Fred Hunt, both of Iowa, were two additional investors who purchased land within the subdivision.

In 1921, a group of Chicago businessmen organized to purchase Howard's Point and the golf course. The group formed the Minocqua Heights Hotel Company in 1922. Plans were developed to build a 100-room hotel on the lakeshore but were soon abandoned. In 1923, Otto Heisser formed the Minocqua Heights Golf and Country Club and purchased the golf course, which was open to the public. Heisser also entered into an agreement with the three investors for lots 1-4 of Howard's Point near the golf course. These were later developed with cottages for club members.<sup>19</sup> In addition to the selling of the golf course,

---

<sup>18</sup> Joyce Laabs, A Collection of Northwoods Nostalgia From the Pages of the Lakeland Times (Sun Prairie, Wisc: Royle Publishing Company, 1978), and Scrobell, 270.

<sup>19</sup> Scrobell, 271.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section 8

Page 6

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

other lots were being sold outside the original group of investors.<sup>20</sup> During the 1920s, individual lots were sold, including lot 7 to Walter and William Eaton in 1922, lot 8 to D.L. Doty in 1923, lot 9 to G.L. Maxcy in 1924, and lot 10 to Ella M. Boesel in 1924.

Historic tax roll records indicate that development on many of the Howard's Point lots began before 1930. The 1930 Oneida County Tax Roll indicates that improvements had been made to lot 10 owned by Mrs. Ella M. Boesel, Wisconsin, and valued at \$2,800, and lot 11, owned by Mrs. Henes and valued at \$2,800.<sup>21</sup> These assessments are likely the construction of main houses. No improvements were recorded for lots 7, 8, and 9 of Howard's Point. In 1931, ownership of lot 8 was transferred from D.L. Doty to Ella Boesel, and in 1935, Boesel acquired lot 9 from G.L. Maxcy, therefore Boesel owned lots 8, 9, and 10.

The 1940 tax records continue to record that there were no improvements on the land of lots 7, 8, and 9. Records also show that lot 10 had an improved value of \$4,000 and lot 11 had an improved value of \$5,000. These assessments may indicate the main house and boathouse associated with each property. No improvements were indicated for lot 12. Ownership of the lots was as follows: lot 7, N.L. Howard; lots 8, 9, and 10, Mrs. Ella M. Boesel; lots 11 and 12, Mrs. Edwin Henes, Jr.

Ownership of lots 8, 9, and 10 was transferred to Norman Johnson in 1940. By 1950, improvements were finally recorded on lots 8 and 9. Lot 8 included improvements valued at \$890, and lots 9 and 10 assessed collectively had improvements valued at \$8,215. The improvements to lot 8 probably indicate the construction of the garage on the current Hunter property at 9282 Country Club Road, because the main house was not constructed until c. 1950. In 1950, lots 11 and 12 remained under the ownership of Mrs. Edwin Henes, Jr. and improvements to the lots were valued at \$12,770.

Prior to 1973, Norman Johnson acquired lots 7, 11, and 12, in addition to lots 8, 9, and 10, which he had owned since 1940. All of the Johnson property, lots 7-12, were sold to William Hunter and Russ Fisher in 1973. Lots 10, 11, and 12 of Howard's Point were subsequently sold, but William Hunter Jr., currently retains ownership of lots 7, 8, and 9, including the boathouse.

It is believed that the boathouse was historically assessed with lot 10. No improvements were indicated for lot 9 of Howard's Point until 1950, when lots 9 and 10 were collectively assessed at \$8,215. This late date of construction between 1940 and 1950 is inconsistent with physical evidence that suggests an earlier construction date of the boathouse. Improvements are assessed for lot 10 since 1930, which is consistent with the time period indicated by the physical evidence. In addition, the neighboring lot, lot 11, which contains a main house and boathouse from the same time period had similar tax assessments as lot 10 in both 1930 and 1940. This evidence supports the theory that the Boesel Boathouse was historically associated and assessed with lot 10, rather than the current assessment of lot 9. Therefore, c. 1935 has been concluded to be the date of construction and Ella M. Boesel, the owner during this time, provides the historic name of the property.

---

<sup>20</sup> V.A. Lamson was given power of attorney privileges to sell the property in Oneida County owned by the Howard Family, Charles Clark, Fred Hunt, J.B. Lamson, and himself, which comprised Howard's Point.

<sup>21</sup> Improvements were also made to lots 12, 13, 15 and 16 located around the point before 1930.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   7  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**Architecture**

A windshield survey conducted in June 1996 evaluated the quantity, quality, age, and condition of wet boathouses on the Minocqua Chain of Lakes in northern Oneida County, including four lakes: Kawaguesaga, Minocqua, Mid, and Tomahawk. The inventory identified and catalogued wet boathouses that possessed architectural interest to provide a historic and architectural context for this nomination. Forty-seven boathouses were inventoried on the Minocqua Chain of Lakes. The majority of boathouses were located on Minocqua Lake, which included 33 buildings. Twelve boathouses were inventoried on Tomahawk Lake, and two were inventoried on Kawaguesaga Lake. No boathouses were inventoried on Mid Lake.

Boathouses identified included both one- and two-story buildings largely of frame construction with horizontal or vertical clapboard siding. One-story boathouses were the most prevalent form found on the Chain of Lakes and commonly displayed one of three roof types: flat, hipped, and front gabled. Typical one-story boathouse examples are demonstrated in Photographs 12-14. The majority of the boathouses surveyed display limited architectural details. Although a number of the boathouses were vernacular in form, details of the Craftsman style were suggested in several examples through the use of exposed rafters and brackets.

In general, two-story boathouses with upstairs living space possessed a higher level of architectural interest. Characteristics of the Craftsman style that have been adapted to boathouse construction as seen in the Minocqua Chain of Lakes survey include broad gable or hipped roofs, decorative brackets or rafters, multi-pane windows, and the use of dormers. Other architectural styles seen for boathouses on the chain include the Rustic style and the Queen Anne style. The Rustic style, commonly used in the North Woods, utilizes log or partial log construction to imitate the rustic character of log buildings constructed during early settlement in the area. The Queen Anne style, as applied to boathouse construction, is demonstrated primarily through a prominent turret/lookout tower, wall texture variation, and architectural details.

The Boesel Boathouse was classified as one of five boathouses that possessed architectural interest and a high degree of historic integrity. Three boathouses, similar to the Boesel Boathouse, display features of the Craftsman style. The boathouse of the Kemp Biological Research Center on Lake Tomahawk features two stories, a hipped roof with exposed rafters, and multi-pane windows (see Photograph 15). A private, one-and-one-half story boathouse on Lake Minocqua demonstrates the Craftsman style through exposed rafters and multi-pane windows (see Photograph 16). Also displaying features of the Craftsman style is the Dickinson (Beacon's) Boathouse on Lake Minocqua (see Photograph 10). This one-and-one-half-story building features exposed rafters and multi-pane windows in addition to a corner tower designed in a lighthouse configuration. One boathouse in the group, the Adler Boathouse, demonstrates the Queen Anne style and features a prominent three-story octagonal corner turret (see Photograph 11).

The property immediately to the north of the Boesel Boathouse features a two-story boathouse that is similar in style, materials, and period of construction (see Photographs 17-18). The Craftsman style building features horizontal clapboard siding and a hipped roof with exposed rafters. Due to alterations including, the replacement of characteristic multi-pane windows and an interior remodeling of the second story, this boathouse does not retain the same level of integrity as the Boesel Boathouse.

NPS Form 10-900-a  
(Rev. 8-86)  
Wisconsin Word Processing Format  
(Approved 1/92)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   8  

Page   8  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**Conclusion**

The Ella M. Boesel Boathouse is eligible for the National Register under Criterion C: Architecture as a distinct local example of boathouse architecture. Retaining integrity and displaying features of the Craftsman Style, the c. 1935 Ella M. Boesel Boathouse is an architecturally distinctive example of this building type and stands out among the boathouses on the Minocqua Chain of Lakes.



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section   9  

Page   1  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**BIBLIOGRAPHY**

Comstock, Wm. Phillips. Garages and Motor Boat Houses. New York: The William T. Comstock Company, 1911.

The First 100 Years: Minocqua-Woodruff, 1888-1988. Minocqua, Wisc.: Lakeland Times, 1988.

Jones, George O., Norman S. McVean and et al. History of Lincoln, Oneida and Vilas Counties Wisconsin. Minneapolis, Minn.: H.C. Cooper, Jr. & Co., 1924.

Laabs, Joyce. A Collection of Northwoods Nostalgia From the Pages of the Lakeland Times. Sun Prairie, Wisc.: Royle Publishing Co., 1978.

Lake, Ivan Clyde. Minocqua: A Brief History of the Island City. Minocqua, Wisc.: The Maunsha Publishers, 1931.

The Minocqua Times. Various dates.

Oneida County Centennial History Edition, 1887-1987. N.p. 1987.

Oneida County Deed Records. Oneida County Courthouse. Rhinelander, Wisc.

Oneida County Tax Records 1910-1950. University of Wisconsin-Stevens Point, Stevens Point, Wisc.

Scrobell, Daniel D. Early Times. Minocqua, Wisc.: Heritage House Publishing, 1988.

Wyatt, Barbara, ed. Cultural Resource Management in Wisconsin. Vol. II. Madison, Wisconsin: Historic Preservation Division-State Historical Society of Wisconsin, 1986.

NPS Form 10-900-a  
(Rev. 8-86)  
Wisconsin Word Processing Format  
(Approved 1/92)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section   10  

Page   1  

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**VERBAL BOUNDARY DESCRIPTION**

The boundary of the Boesel Boathouse is shown as the dashed line on the accompanying map entitled "Boesel, Ella M., Boathouse."

**BOUNDARY JUSTIFICATION**

The boundary of the Boesel Boathouse was drawn to encompass the historic property and provide an appropriate setting. The boundary extends approximately 15 feet beyond the edge of the boathouse on all four sides. On the east side of the boathouse, the boundary includes both the stairs and walkway to the building and the chair ramp. The main house, caretaker's house, and garage on the property have been excluded from the boundary and the nomination because they are not eligible for the National Register.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section Photographs Page 1

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**PHOTOGRAPHS**

*Photo 1 of 18*

Boesel Boathouse  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking Northeast

*Photo 2 of 18*

Main House - East Facade  
9282 Country Club Road, Minocqua, Oneida County, Wisconsin  
Photo by Amy Squitieri, June 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking West

*Photo 3 of 18*

Garage  
9282 Country Club Road, Minocqua, Oneida County, Wisconsin  
Photo by Amy Squitieri, June 1996  
Negative located at the State Historical Society of Wisconsin  
View looking Southwest

*Photo 4 of 18*

Stone Walkway to Boesel Boathouse  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking West

*Photo 5 of 18*

Chair Ramp to Boesel Boathouse  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking Northeast

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section Photographs Page 2

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

*Photo 6 of 18*

Boesel Boathouse - Main Facade  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking Northeast

*Photo 7 of 18*

Boesel Boathouse - South Facade  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking North

*Photo 8 of 18*

Boesel Boathouse - Rear Facade  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking West

*Photo 9 of 18*

Boesel Boathouse - North Facade  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Christina Slattery, July 1996  
Negative located at the State Historical Society of Wisconsin  
View Looking Southeast

**COMPARISON PHOTO**

*Photo 10 of 18*

Dickinson (Beacon's) Boathouse  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Amy Squitieri, June 1996  
Negative located at the State Historical Society of Wisconsin

**COMPARISON PHOTO**

*Photo 11 of 18*

Adler Boathouse  
Lake Minocqua, Oneida County, Wisconsin  
Photo by Amy Squitieri, June 1996  
Negative located at the State Historical Society of Wisconsin

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section Photographs Page 3

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

COMPARISON PHOTO

*Photo 12 of 18*

Boathouse

Lake Minocqua, Oneida County, Wisconsin

Photo by Amy Squitieri, June 1996

Negative located at the State Historical Society of Wisconsin

COMPARISON PHOTO

*Photo 13 of 18*

Boathouse

Lake Minocqua, Oneida County, Wisconsin

Photo by Amy Squitieri, June 1996

Negative located at the State Historical Society of Wisconsin

COMPARISON PHOTO

*Photo 14 of 18*

Boathouse

Lake Minocqua, Oneida County, Wisconsin

Photo by Amy Squitieri, June 1996

Negative located at the State Historical Society of Wisconsin

COMPARISON PHOTO

*Photo 15 of 18*

Kemp Biological Center Boathouse

Lake Tomahawk, Oneida County, Wisconsin

Photo by Amy Squitieri, June 1996

Negative located at the State Historical Society of Wisconsin

COMPARISON PHOTO

*Photo 16 of 18*

Boathouse

Lake Minocqua, Oneida County, Wisconsin

Photo by Amy Squitieri, June 1996

Negative located at the State Historical Society of Wisconsin

*Photo 17 of 18*

Boesel Boathouse and Neighboring Boathouse

Lake Minocqua, Oneida County, Wisconsin

Photo by Christina Slattery, July 1996

Negative located at the State Historical Society of Wisconsin

View Looking Northeast

NPS Form 10-900-a  
(Rev. 8-86)  
Wisconsin Word Processing Format  
(Approved 1/92)

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section Photographs Page 4

Boesel, Ella M., Boathouse  
Oneida County, Wisconsin

---

**COMPARISON PHOTO**

*Photo 18 of 18*

Boathouse (Neighboring Boesel Boathouse)

Lake Minocqua, Oneida County, Wisconsin

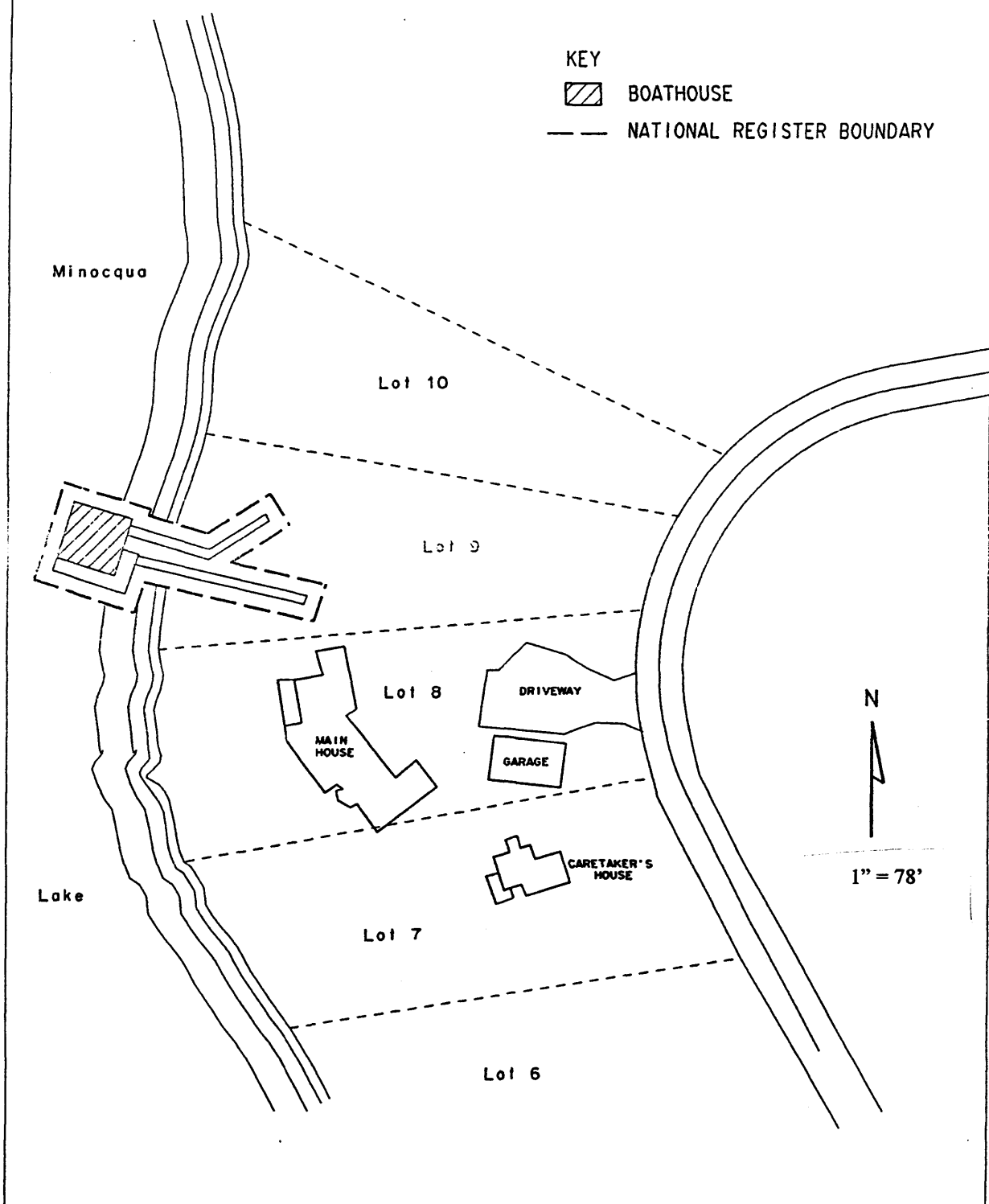
Photo by Christina Slattery, July 1996

Negative located at the State Historical Society of Wisconsin

View Looking Northeast

BOESEL, ELLA M., BOATHOUSE  
LAKE MINOCQUA  
ONEIDA COUNTY, WISCONSIN  
MINOCQUA, WISCONSIN

KEY  
[Hatched Box] BOATHOUSE  
- - - NATIONAL REGISTER BOUNDARY



ELLA M. BOESEL BOATHOUSE

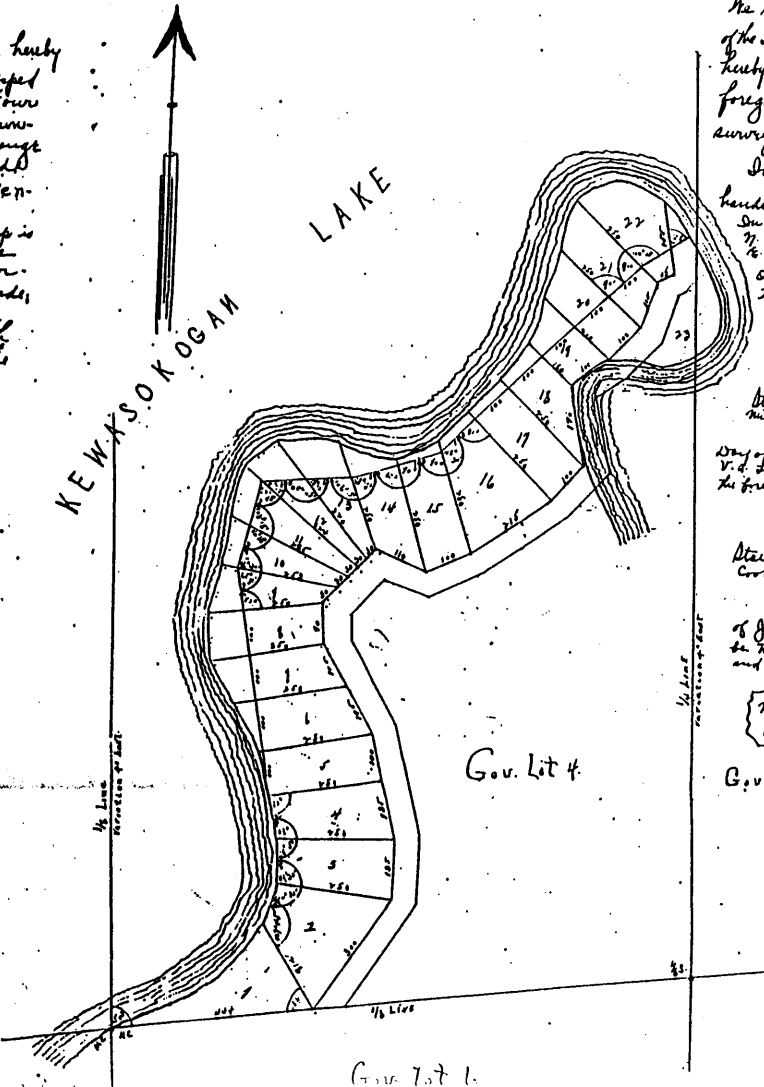
LAKE MINOCQUA, MINOCQUA, ONEIDA CO., WISCONSIN

MAP OF HOWARD'S POINT.

SURVEYORS CERTIFICATE.

State of Wisconsin } ss.  
 County of Oneida } ss.  
 I, S. H. Vaughan, as hereby  
 certify that I have surveyed and mapped  
 all that part of Lots Twelve (12) and Four  
 (4) of Section Thirteen (13) in Town-  
 ship Thirty-Nine (39) North, Range  
 Six (6) East, Wisconsin, that I understand  
 such survey by direction of E. A. BEN-  
 SON, V. A. LAMSON, and E. A. HOWARD,  
 owners of said tracts; that said map is  
 a correct representation of all the  
 exterior boundaries of the land sur-  
 veyed and of the divisions thereon made;  
 that in surveying and mapping the  
 same I have fully complied with  
 the provisions of Chapter 101 of the  
 revised Statutes of Wisconsin;  
 Dated this 6th day of January A. D. 1913.

S. H. Vaughan  
 County Surveyor  
 Oneida County  
 Wisconsin



OWNERS CERTIFICATE.

The E. A. Benson, V. A. Lamson and E. A. Howard owners  
 of the land described in the Certificate of S. H. Vaughan do  
 hereby certify that we caused the land described in the  
 foregoing certificate of S. H. Vaughan County Surveyor to be  
 surveyed and plotted as represented in the within map  
 and testimony whereof we have hereunto set our  
 hands and seals this 9th day of January 1913.

In presence of  
 W. Meisenheimer witness to E. A. Howard (deed)  
 & M. Spalding witness to E. A. Benson (deed)  
 Oscar F. Bunker witness to V. A. Lamson (deed)  
 W. S. Burley witness to E. A. Howard (deed)

W. S. Burley  
 deed

W. Meisenheimer  
 Notary Public Milwaukee this  
 My Commission Expires January 17, 1915.

State of Wisconsin } ss.  
 Milwaukee County } ss.  
 Personally came before me this 9th  
 day of January 1913, the above named E. A. Benson and  
 V. A. Lamson to me known to be the persons who executed  
 the foregoing instrument and acknowledged the same.  
 W. S. Burley

State of Illinois } ss.  
 Cook County } ss.

Personally came before me this 13th day  
 of January A. D. 1913. E. A. Howard to me known to  
 be the person who executed foregoing instrument  
 and acknowledged the same.

W. S. Burley  
 deed

W. S. Burley  
 Notary Public Cook Co. Illinois  
 My Commission Expires Oct 4th. 1914

Gov. Lot 3.

Gov. Lot 1.