

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000220

Date Listed: 3/14/91

Payne Hotel  
Property Name

Ozaukee  
County

WISCONSIN  
State

Multiple Name

-----  
This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Patricia Andrus  
Signature of the Keeper

3/19/91  
Date of Action

=====  
Amended Items in Nomination:

Section No. 8

The nomination was amended to delete William Payne as Architect/Builder

The amendment was confirmed by phone with Jim Draeger of the Wisconsin SHPO (3/19/91).

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

United States Department of the Interior  
National Park Service

JAN 29 1991

# National Register of Historic Places Registration Form

NATIONAL  
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Payne Hotel  
other names/site number Pulaski Hotel; Payne's Place

### 2. Location

street & number 310 East Green Bay Avenue  not for publication  
city, town Saukville  vicinity  
state Wisconsin code WI county Ozaukee code 089 zip code 53080

### 3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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.  See continuation sheet.

[Signature] 9 JAN '91  
Signature of certifying official Date  
State Historic Preservation Officer-WI  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

\_\_\_\_\_  
Signature of commenting or other official Date  
State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
 See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Beth Island 3/14/91

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/Hotel  
Social/meeting hall

Current Functions (enter categories from instructions)

Domestic/multiple dwelling

## 7. Description

Architectural Classification  
(enter categories from instructions)

Greek Revival

Materials (enter categories from instructions)

foundation Stone

walls Asphalt

roof Shingle (Asphalt)

other Wood

Describe present and historic physical appearance.

The Payne Hotel, built in 1848 by Saukville's founder William Payne, is located in the downtown area of the village of Saukville. The area is mainly commercial, but contains Triangle Park, which is just one-half block south of the hotel. The hotel is a simple, wood-frame, two-story Greek Revival structure. Stylistic traits include a low-pitch roof with returns, raking cornice, and side lights at the front entrance. It faces southwest, set upon a rise fronting Green Bay Avenue (State highway 33). The interior was converted to tiny apartments in 1917, but the exterior has remained relatively unchanged in its 140 year history. There are several mature trees on the lot.

When built, the hotel featured a large wooden veranda which stretched across the entire front of the hotel. Two separate sets of stairs led up to it from the street. Now, the front of the house has what is really the only decorative element of the house. This is a small gabled roof over the front entrance, which has a design resembling a radiating sun. The five windows across the second floor and the three along the first floor main facade of the hotel, as well as the other windows of the building, are all the original six over six double-hung style. Each has a wood sash and they are framed in simple wood surround. All have aluminum storm windows. A small, lean-to enclosure has been added over an original doorway located just to the east of the main entrance. An addition was also made on the east side of the building in the same kind of lean-to fashion. It is undated, but can be clearly seen in an 1871 photograph.

There is a cornice board all around the building, just under the roof. It is a plain wooden frieze typical of the Greek Revival style. The symmetrical quality of the internal end chimneys, as well as that of the entire building, is also indicative of the Greek Revival style. The two chimneys are original; the northeast one can be seen in the 1871 photograph.

The building is set on a stone foundation, which is covered with a particle board all around. The walls are covered with imitation-brick asphalt siding over a wood frame. This was done around 1960 and was a common building "improvement" of the time. It likely covers other decorative Greek Revival features. The roof is a low-pitch with returns, and is covered with asphalt shingles.

There is another undated wing on the rear of the building, on the northeast end. The same pitch of the roof, the six over six double-hung window, similar chimney, and same cornice board frieze all indicate this to be original. The chimney on this wing and the location of the wing on the rear of the main building also seem to indicate that this wing may have been used as the kitchen for the hotel/tavern. There are also two doorways on the rear of the building. One has been boarded up; the other is still in use.

The interior retains two significant original features. One is the stairway. It is undamaged, with one pair of wood spindles on each tread, and a beautiful

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Section number 7 Page 1

Payne Hotel  
Saukville, Ozaukee County, WI

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banister that curves at the top of the stairs and surrounds the stairwell on the second floor. It also features the original wood treads and risers.

The second significant interior feature is the ballroom, which encompasses the entire third floor. Except for cracked and peeling plaster on the lath walls and ceiling, the ballroom is in good condition. The booths where dancers once rested still line the walls, and a few of their inscriptions are still visible.

The room is lit by a single double-hung window on each end, and has a wooden floor.

In 1917, the interior was subdivided into eight tiny apartments. However, the current owner and the caretaker both believe this work merely covered, and did not destroy, the original floor plan. The hotel currently serves as an apartment building.

Although the alterations which have occurred to the Payne Hotel over the course of time have diminished its importance as an example of Greek Revival architecture, many of the changes are cosmetic and easily reversed. The Hotel retains its fenestration, massing, scale, and much of its historic detailing and is sufficiently intact to portray its historic role as a crossroads stagecoach inn.

A small wood frame, clapboard clad garage also sits on the lot behind the hotel. It has one stall and a small service door and is believed to have been built in the 1930s. It is classified as a noncontributing resource, but is relatively inobtrusive.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally  statewide  locally

Applicable National Register Criteria  A  B  C  D

Criteria Considerations (Exceptions)  A  B  C  D  E  F  G

Areas of Significance (enter categories from instructions)

Social History

Exploration/Settlement

Period of Significance

1848-1917

Significant Dates

1848

Cultural Affiliation

N/A

Significant Person

Payne, William

Architect/Builder

Payne, William

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The 1848 Payne Hotel is being nominated under criterion B for its association with an individual significant to Saukville's history. William Payne is the acknowledged founder of Saukville, and the hotel is the last existing building associated with him. He and his partner Jabez Foster also owned nearby grist and sawmills, both of which contributed to the settlement of the village. The hotel is also being nominated under criterion A for its local importance in the social history of the community. The hotel played a significant role in the social activities and growth of Saukville and the surrounding community as the site of dances and civic meetings.

**ASSOCIATION WITH A SIGNIFICANT PERSON**

William Payne is acknowledged as the founder of Saukville, having arrived there in 1846. Born in 1806 in London, Payne came to the United States in 1826. He lived first in Buffalo and then Chicago, and in 1834 settled in Sheboygan County. He was the first white settler in the area, and built the first house and sawmill on the Sheboygan River. In 1835, he sold the mill and his claim to William Farnsworth, a fur trader from Green Bay. Payne then moved to Milwaukee, where he stayed until 1846 when he "started the village of Saukville...." He erected grist and sawmills, and "kept a store and tavern" which was the Payne Hotel.<sup>1</sup>

The corner on which Payne built his hotel was the place where the historic Dekorra Military Road, now much of present day Highway 33, and the old Green Bay Trail intersected. The hotel served as a cross-roads stagecoach inn for many travelers between the Chicago/Milwaukee areas and the city of Green Bay due to its central location. The hotel was the first in the Saukville area, and its success led others to build more. In 1861 Anthony Alhauser built the Eagle Hotel, and soon there were five hotels operating in Saukville.<sup>2</sup>

There is evidence that several European/American homesteads were established, or were being established, in the Saukville area between 1835 and 1838. Payne's grist and sawmills, located three-quarters of a mile north of the village on the Milwaukee River, provided a needed resource for these settlers, and the availability of the grist mill to make flour and the sawmill to supply lumber for homebuilding encouraged more settlers to remain in the Saukville area.<sup>3</sup>

On April 4, 1848, the Town of Saukville, formerly part of Port Washington, was organized. Payne was elected as one of three Town Supervisors and Commissioners of Highways, and as one of two Justices of the Peace.<sup>4</sup> It is very likely,

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Saukville, Ozaukee County, WI

therefore, that due to his positions in the community, coupled with the fact that for thirteen years his was the only hotel in the area, the Payne Hotel served as the location of town meetings and other civic functions, as did many such stagecoach inns throughout the state.

In June, 1851, fire destroyed the Payne and Foster grist mill, leading to a property dispute between the two men. The dispute was taken to court, where a judge awarded each of them one-half interest in all the property jointly owned. In 1855, Payne sold his interest to William Kittridge for \$17,500, including the land "commonly known as the tavern property."<sup>5</sup> Kittridge changed the name of the hotel to the Pulaski Hotel in honor of the a Polish hero of the American Revolution. However, in spite of Payne's short affiliation with the hotel, his local significance is demonstrated by the fact that the hotel continued to be known to all as the Payne Hotel.

Obviously, Payne played a significant role as founder of Saukville. However, he also played a major role in its continued growth by establishing the grist and sawmills, and by being politically active in his community. Clearly, his local significance is indisputable.

## SOCIAL HISTORY

Ozaukee County was formerly called Washington County, which was comprised of what is now Washington and Ozaukee Counties. It was only sparsely settled before William Payne founded Saukville. In 1838, there were just 64 white people in the county.<sup>6</sup>

Following Payne's arrival in 1846, the small village of Saukville prospered. His hotel, located at the only crossroads of the Dekorra Military Road and the historic Green Bay Trail, attracted travelers and tourists who needed a stop-over between Green Bay and Milwaukee or Chicago. These people contributed to the economy of the village, and some stayed to reside. In 1847, Joseph Fischbein, the village's first postmaster, opened the first store.<sup>7</sup> On April 4, 1848, the town of Saukville was organized.

The village then quickly became a trade center for those who were settling the western part of Ozaukee County. The outlying area was agricultural, with farmers growing wheat along with subsistence crops. The mixed population of German, Irish, and English settlers sowed their wheat by hand among the stumps left behind from clearing their land. They raised sheep and chickens, but cows were initially few because of the amount of feed they needed. However, as more land was cleared, herds were enlarged, mostly consisting of milking shorthorns. Many farmers made trips into the village, and even semi-weekly trips into Milwaukee, to sell butter, eggs, and sometimes vegetables.<sup>8</sup>

Payne and his partner Jabez H. Foster owned 1200 acres of land along the Milwaukee River, about three-quarters of a mile north of the village, which was known as the "Mill Property." They obtained a fifteen foot wall from which they were able to power a sawmill built in 1848, and a gristmill they built in 1849. Both of these greatly enhanced the village's ability to serve those settlers building homesteads, as well as those already farming in the surrounding areas. Trees cleared from their lands were turned into lumber to build homes,

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Section number 8 Page 2 Payne Hotel  
Saukville, Ozaukee County, WI

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and wheat was ground into flour for the farmers.

Saukville continued to grow until the end of the nineteenth and early twentieth centuries. In 1848, the first bridge across the Milwaukee River was built. Made of wood, it cost \$500, half of which was paid for by the county. By 1850, the population had reached almost 800.<sup>9</sup> The village grew mainly due to its role as a trade center for the surrounding agricultural community. The growth slowed largely because of changes in farming from easily grown cash crops like wheat to larger time and money investments like dairy farming. As a result, the local agricultural community began to shrink.

Another significant factor in Saukville's growth was its location between the Chicago and Milwaukee areas and Green Bay. The Payne Hotel was the first to capitalize on this market. Throughout its history, it served the community as a hotel, tavern, and grocery store, and currently as an apartment building.<sup>10</sup> It was best known, though, as a dance hall. Dances were held in the third floor ballroom from the time it was built until 1917, when the building became a private residence. These social events brought the surrounding community together, and were very well known and popular. Dances drew participants from thirty miles around, and provided the opportunity for neighbors to meet when distance and travel made such occasions difficult. A series of dances was held every winter, almost always at the Payne Hotel in Saukville because of its central location. Invitations were issued on embossed paper, and one, dated January 22, 1852, has been preserved. Dancers inscribed messages and initials on to the walls of the booths lining the ballroom, and a few can still be seen.<sup>11</sup>

The hotel also served a socially significant role in Saukville's civic development. Payne served as an elected official as a Town Supervisor and Commissioner of Highways, and as a Justice of the Peace, as mentioned previously. As a result, it is very likely that the hotel served, as did similar hotels and taverns throughout the state, as a meeting place for town committees and many other public meetings.

Clearly, the hotel played a significant role in Saukville's social development, both in its function as a social and official meeting place, as well as its association with Payne himself. Although it has been a private residence for over seventy years, it continues to be known locally as the Payne Hotel, and serves as a strong reminder to the people of their town's history. Of three buildings attributable to Payne, it is the only remaining structure. It is significant, therefore, as the last known artifact left to the village by its founder.

#### Period of Significance:

The period of significance begins with the construction date of the hotel in 1848 and ends in 1917 when the hotel was converted into apartments and its social history role in the community ceased.

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Payne Hotel  
Saukville, Ozaukee County, WI

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FOOTNOTES

<sup>1</sup>Lyman Copeland Draper, LL.D, ed., Wisconsin Historical Collections, Volume IX (Madison: State Historical Society of Wisconsin, 1882, reprint:1909), p. 394; Draper, Volume IV, p. 335.

<sup>2</sup>History of Washington and Ozaukee Counties, Wisconsin (Chicago: Western Historical Co., 1891), p. 536.

<sup>3</sup>Evelyn Leach, Saukville, Gem of Ozaukee (Saukville: 1976), p. 16.

<sup>4</sup>History of Washington, pp. 535, 536.

<sup>5</sup>Ibid., p. 536; Abstract of Property, p. 2.

<sup>6</sup>Leach, p.2.

<sup>7</sup>History of Washington, p. 536.

<sup>8</sup>Early Ozaukee County Historical Sketches (Cedarburg: Ozaukee County Historical Society, 1967), p. 38.

<sup>9</sup>History of Washington, pp. 535, 536.

<sup>10</sup>Early Ozaukee, p. 25; "Saukville Halfway House Part of State's History," Sheboygan Press, April 4, 1966; Leach, p. 17.

<sup>11</sup>Leach, p. 17.

9. Major Bibliographical References

Draper, Lyman Copeland LL.D, ed. Wisconsin Historical Collections, Vols. IV & IX (Madison: State Historical Society of Wisconsin, 1882, reprint: 1909).
Early Ozaukee County Historical Sketches. (Cedarburg: Ozaukee County Historical Society, 1967).
History of Washington and Ozaukee Counties, Wisconsin. (Chicago: Western Historical Co., 1891).
Leach, Evelyn. Saukville, Gem of Ozaukee. (Saukville, 1976).
Property abstract, under the name of Arthur D. Reynolds.
'Saukville Halfway House Part of State's History.' Sheboygan Press, April 4, 1966.
Schaefer, Joseph. Four Wisconsin Counties: Prairie and Forest. (Madison: State Historical Society of Wisconsin, 1927).

See continuation sheet

Previous documentation on file (NPS):

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

- Primary location of additional data:
State historic preservation office
Other State agency
Federal agency
Local government
University
Other
Specify repository:

10. Geographical Data

Acreage of property Less than one acre

UTM References

A 16 424000 4803420
Zone Easting Northing
C

B
Zone Easting Northing
D

See continuation sheet

Verbal Boundary Description

VandeBoom Subdivision, Lot 1 (one), Block 1 (one), of the NW 1/4 NW 1/4 Sec. 36 T11 R21.

See continuation sheet

Boundary Justification

The nominated property consists of the entire lot that has been historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title ANN MARIE JESSE
organization UW-MILWAUKEE/SAUKVILLE AREA HISTOR. SOCIETY date November 6, 1989
street & number 2646 N. 69th Street telephone 453-2073 (414)
city or town Wauwatosa state WI zip code 53213

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National Park ServiceNational Register of Historic Places  
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Saukville, Ozaukee County, WI

## PHOTO DOCUMENTATION

Photo #1 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A. M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking northwest.

Photo #2 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August 1989.  
Neg. at WI Historical Society.  
View looking north.

Photo #3 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A. M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking northwest.

Photo #4 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking east.

Photo #5 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking northeast.

Photo #6 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
View looking northeast (close-up of #5)  
Neg. at WI Historical Society.

Photo #7 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking east.

Photo #8 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking northeast.

Photo #9 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking east.

Photo #10 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking southeast.

Photo #11 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking southeast.

Photo #12 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking southwest.

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Saukville, Ozaukee County, WI

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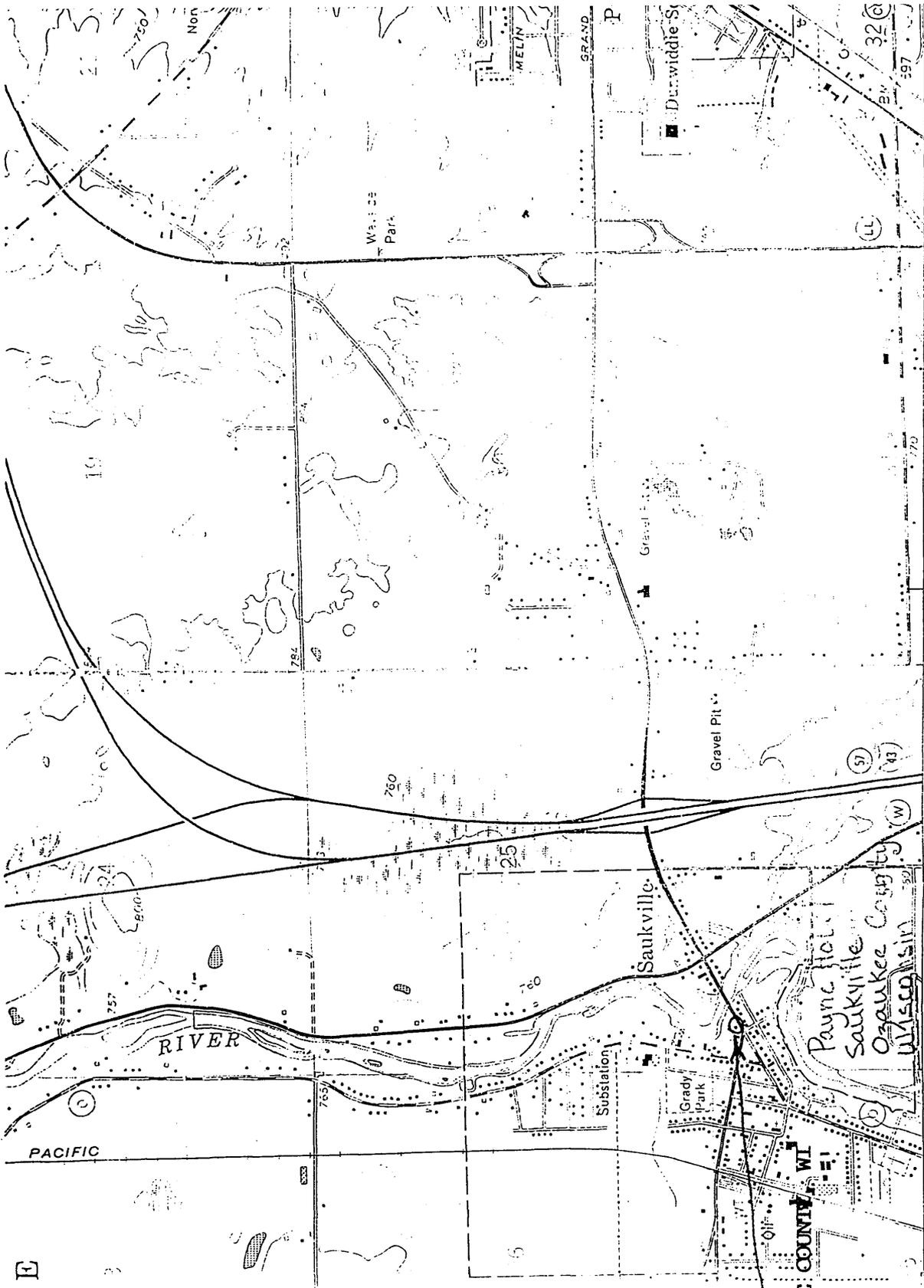
Photo #13 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View of stair banister inside.

Photo #14 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View of stair rail curving around stairwell,  
second floor.

Photo #15 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by A.M. Jesse, August, 1989.  
Neg. at WI Historical Society.  
View looking southwest, third floor ballroom, showing  
dancers' booths lining walls.

Photo #16 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photo by B.H. Dingham, spring, 1910.  
Neg. at WI Historical Society.  
View looking north; Payne Hotel is in center of photograph.

Photo of #17 of 17.  
Payne Hotel.  
Saukville, Ozaukee Co., WI.  
Photographer unknown, undated photo.  
Neg. at WI Historical Society.  
View looking southwest. Note no trees on lot; today there are  
several mature trees which stand taller than the building, helping  
to approximate this photo to at least fifty years ago.



**PAYNE HOTEL**  
**SAUKVILLE, OZAUKEE COUNTY, WI**  
 UTM Reference  
 16/ 42400/4803420

MILWAUKEE 34 24 MI. 55' 26  
 CEDARBURG 34 24 MI. 55' 26  
 SAUKVILLE 34 24 MI. 55' 26  
 OZAUKEE COUNTY WISCONSIN  
 PAYNE HOTEL  
 SAUKVILLE  
 RIVER  
 GRADY PARK  
 SUBSTATION  
 GRAVEL PIT  
 DUNWIDDIE SCHOOL  
 WASTE PARK  
 GRAND P  
 ROAD C  
 S. ROUTE  
 HEAVY DUTY  
 MEDIUM DUTY  
 SCALE 1:24 000  
 0 1000 2000 3000 4000 5000 6000 7000 FEET  
 0 5 10 KILOMETER  
 CONTOUR INTERVAL 10 FEET  
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

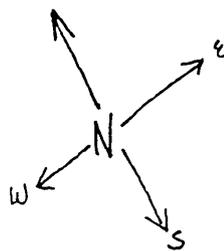
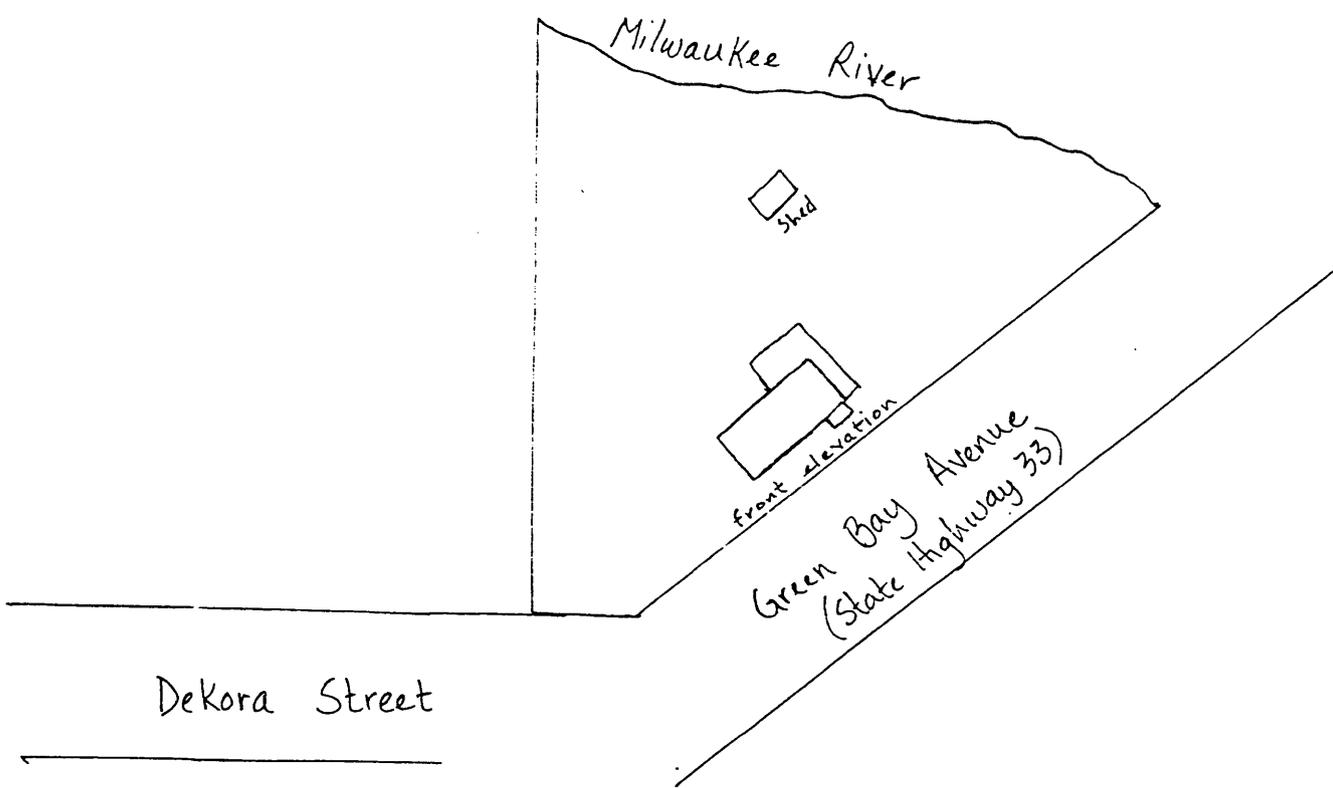


QUADRANGLE LOCATION

PORT WASH  
 N 432  
 PORT WASH  
 N 432

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
 OR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
 OZAUKEE COUNTY AND NATURAL HISTORY SURVEY, WISCONSIN, WISCONSIN 53706

SKETCH MAP



1" = 100'

PAYNE HOTEL  
SAUKVILLE, OZAUKEE COUNTY, WI



**ONCE THE SCENE of gay parties and masquerades, Payne's third floor dance hall now holds only memories and cracked plaster.**



**PAYNE'S AS THIS building was known in 1871 when this photograph was made, was popular as both a travelers' stopover and a gathering place for young people within a 30 mile radius. The home, located at 312 E. Green Bay Ave., Saukville, has been in the Mueller family for 102 years.**

umber 4, 5, 1965

Figure 1

Payne Hotel  
Saukville, Ozaukee County, WI