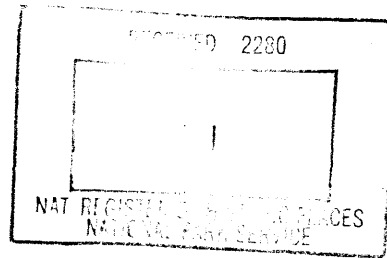


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**United States Department of Interior
National Park Service**

**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 Jollywood
other names/site number N/A

2. Location

street & number	999 Leatzow Road	N/A	not for publication
city or town	Town of Three Lakes	N/A	vicinity
state Wisconsin	code WI	county Oneida	code 85 zip code 54562

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.)

Alicia K. Cochran
Signature of certifying official/Title

February 5, 2003
Date

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

Jollywood
Name of Property

Oneida
County and State

Wisconsin

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:)

Ethan H. Beall

3/23/03

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- structure
- site
- object

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

contributing	noncontributing
6	buildings
	sites
	1 structures
	objects
6	1 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 is previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)
DOMESTIC/camp

Current Functions

(Enter categories from instructions)
DOMESTIC/camp

7. Description

Architectural Classification

(Enter categories from instructions)
OTHER/Rustic

Materials

(Enter categories from instructions)

Foundation CONCRETE

walls LOG

roof ASPHALT

other WOOD

Narrative Description

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1

Jollywood
Three Lakes, Oneida County, Wisconsin

Description

Jollywood is a family retreat located on Big Fork Lake in Oneida County, Wisconsin. Big Fork Lake is part of a chain of lakes near the community of Three Lakes. Access to this lake property is by a private dirt road winding downhill along the property's southern edge turning north by the garage, and continuing to the main house and boathouse. The property is fairly wooded, with deciduous and coniferous trees. Open areas are found around the domestic space of the complex, largely between the main house and boathouse.

The property features a main house, wet boathouse, sleeping cabin, and caretaker's cabin. Additional service buildings include the garage, pumphouse and woodshed. The oldest building of the complex is the 1925 caretaker's cabin. The main house and boathouse were completed in 1939 and 1940, respectively, and are the second generation of buildings on this property. The complex's buildings are of frame construction with half-log cladding in the Rustic Style and reflect a strong relationship with their North Woods' surroundings. All of the buildings, with the exception of the woodshed, are contributing resources. The exteriors of the buildings are all painted a yellow-gold color and the exposed log ends are painted red. Originally, the logs were varnished which the current paint color imitates. The asphalt roof shingles were originally dark red, but are currently light blue. The main house and boathouse are known to have been designed by local Three Lakes architect, Fred "Cy" Williams. Williams may also have designed the pumphouse and garage, which are similar in form and style to the main house and boathouse. Jollywood is a seasonal property that retains good integrity. As a result of its limited use, most of the windows on the main house, boathouse, sleeping cabin, and caretaker's cabin are currently boarded over; however, the original windows are intact.

Main House, 1939, Contributing

The main house is set back approximately 24 feet from the shoreline. It is a one-story building with an irregular floor plan and a roofline with multiple intersecting gables. This wood frame structure lies atop a poured concrete foundation and is constructed of horizontal half logs with lap corners. Vertical half logs are displayed in the gabled ends. Overhanging eaves with exposed rafters and log brackets are decorative features of the main house.

The northeast (lake) facade features a front-gabled wing with a large picture window facing the lake flanked by side-gabled wings on both sides. The picture windows were put in to replace multi-pane windows c. 1940, shortly after Jollywood was built. A small set of concrete-and-stone stairs lead to a small porch at the intersection of the wings. The house features two entrances: one by way of the living room on the southeast side-gabled wing and the other from the front gable leading into the breakfast room. The second entrance door is flanked by two pair of eight-pane windows. The southeast side-gabled wing includes the sun porch, which features banks of windows on all three sides.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 2

Jollywood
Three Lakes, Oneida County, Wisconsin

The southeast elevation displays two offset front gables and an intersecting side gable with exterior stone chimney. Access on the southeast side is through a 15-pane wood door into the washroom. Other fenestration includes a pair of six-pane windows. The rear (southwest) elevation has a center front-gabled wing with a shed-gabled extension and intersecting side gables. A second large exterior stone chimney is located on the southeast side gable and is flanked by two pair of eight-pane casement windows. The shed-gabled extension displays a simple rear entrance screen door, one window, and one screened opening. The northwest (side) elevation displays two offset front gables and an intersecting side gable. The fenestration pattern on this elevation includes pairs of eight-pane casement windows.

The interior of the main house has retained its original floor plan, which includes a living room, dining room with breakfast area, kitchen, pantry, sunroom, two bedrooms, one bathroom, and a washroom. The irregular floor plan features a central dining room with breakfast area, the living room and sunroom off to one side, two bedrooms and a bath on the opposite side, the kitchen, pantry, and washroom to the rear. Each of the bedrooms has a small walk-in closet with a sink and mirror. The interior of the main house reflects simple decorative elements largely through the use of natural materials, principally logs, wood paneling, and wood floors. The living room and sunroom feature horizontal half-log walls with vertical half logs in the gabled ends. Both of these rooms have vaulted ceilings with exposed log beams. The living room features a stone fireplace with a log mantel and a couch with built-in bookcases designed by the architect. The living room can be entered from the dining room by two pairs of multi-pane glass doors.

The dining room features a decorative wood floor. The walls in the dining room are knotty-pine paneling with scallop Scandinavian-style decorative wood molding at the cornice. The ceiling features wood rafters with simple carving for texture. The dining room has a large wood dining table and set of chairs for 12 and a built-in buffet designed by the architect.

Boathouse, 1940, Contributing

The two-story, three-stall, wet boathouse measures approximately 46 feet x 40 feet. The boathouse is a front-gabled building with a simple rectangular footprint resting on original wood pilings. The building features horizontal half-log siding with lap corners and vertical logs in the gabled ends. The roof has a large overhang with exposed log rafters and log brackets in the gabled end. Asphalt shingling covers the roof.

The second floor overhangs the first floor by about 4 feet on the northeast (lake) side and features simple log support brackets. The facade (northeast) has three boat stalls with original multi-panel wood overhead doors. Above the brackets is a row of exposed log ends as a decorative feature. A series of ten 16-pane windows is located across the second-story facade and the windows wrap around the sides of the building. Facing the water, a simple painted sign that reads "Jollywood" is located on the second-story exterior. A lantern hangs on each end of the second-story overhang. One features a red light and one a green light, imitating the navigational running lights of a boat.

The southeast side of the boathouse has two wood doors leading to the first floor of the boathouse and four, first-story, nine-pane casement windows. On the second story there is a small balcony supported with log brackets. The balcony is accessed

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Jollywood
Three Lakes, Oneida County, Wisconsin

by a multi-pane glass door, which is flanked by a pair of multi-pane windows. Hanging flower boxes are located on the balconies. This elevation has a pair of eight-pane casement windows; a bank of five, eight-pane windows; and two multi-pane windows that continue from the front facade. The fenestration pattern on the northwest elevation is identical to the southeast elevation described here.

The rear (southwest) facade features a small second-story gabled porch with solid wood door and a small window. Leading up to the porch is a wood staircase with a simple log railing. A bank of five, eight-pane windows are located on either side of the porch. The first floor displays a pair of nine-pane casement windows; a single nine-pane window; and a bank of three, nine-pane awning windows.

A stone walkway and two sets of stone stairs lead down to the pier and boathouse. The pier extends on three sides of the boathouse - southeast, southwest, and northwest. The pier extends approximately 76 feet along the shoreline towards the main house and also extends out from the northern corner of the boathouse to the west. Originally, this pier extended from the northwest side of the boathouse to form an open square shape creating a harbor area. Sections of the historic pier were destroyed by ice and are currently being repaired.

The first-floor interior of the boathouse features three wet boat stalls with finished walls and ceiling. A small workshop area resides in the southeast corner, and interior stairs lead up to the second level. The second floor includes three bedrooms, two dressing rooms, a half bath, a game room, and an enclosed porch across the lake facade. The walls of the game room and porch are horizontal half logs and the bedroom walls display knotty-pine paneling. Throughout the boathouse the floors are wood and the ceiling is plywood. The architect also designed some of the boathouse furniture. For example, the dressing rooms have built-in drawers and closets, and the beds feature log construction in keeping with the Rustic style of the property.

Caretaker's Cabin, 1925, Contributing

Located northwest of the main house and measuring approximately 24 1/2 feet x 11 feet, the caretaker's cabin is a one-story, side-gabled building with an irregular floor plan and screened front porch. The foundation rests on poured concrete corner posts and the siding is vertical half logs. The building features exposed eaves and rafters. Asphalt shingling and an interior chimney are displayed on the roof. Entrance to the cabin can be attained on the northeast side through the enclosed porch, which is also on poured concrete supports. Around the porch is a row of screened windows. Other fenestration includes one small window on the rear elevation, a window on the southeast and northeast sides, and a single window on the northwest side. The interior consists of one room with a walk-in closet and a bathroom, knotty-pine paneling, and wood floor.

Sleeping Cabin, 1941, Contributing

This one-story gabled building has a simple rectangular floor plan. The foundation rests on logs and the building is clad with horizontal half logs with vertical logs in the gable end. The cabin displays exposed eaves and rafters and asphalt shingling on the roof. A row of screened windows lines the building on all sides, but these are currently boarded up. On the southwest side is an entrance door. The interior consists of one open room with wood floors and half-log siding on the walls.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 4

Jollywood
Three Lakes, Oneida County, Wisconsin

Garage, 1946-48, Contributing

The garage is located to the southwest of the main house and measures approximately 64 feet x 24 feet. It is a one-story, offset, side-gabled building with a rectangular floor plan. The foundation is poured concrete. Construction consists of horizontal half-log siding with lap corners and vertical half logs in the gabled ends. The east side of the roof is shingled with asphalt, while the west side (rear) has half lap. The facade features five stalls with double wood door entries. The interior has an earth floor and a wall separates the two south bays from the other three.

Pumphouse, 1939, Contributing

This vernacular one-story gabled building with a rectangular floor plan measures approximately 14 1/2 feet x 10 feet and rests on a concrete foundation. It is constructed of horizontal half-log siding with lap corners and vertical half logs in the gabled ends. The building features overhanging eaves with exposed log rafters. The roof is covered in asphalt shingling. Fenestration consists of a single window on three sides of the building. On the east side is a four-paneled sash door. The interior feature two rooms - one of the rooms historically housed a generator, and the other housed the water tank where water is pumped from the well to supply the main house and boathouse.

Woodshed, 1982, Noncontributing

This structure is a simple shed with open sides resting on four posts. The shed has one open area on the ground for storage and additional storage is accessed under the roof rafters. The woodshed is a noncontributing structure of the complex due to its recent construction date.

Integrity of the Property

Jollywood is used seasonally as a summer residence. Currently, many of the windows are boarded over on the buildings, but the original windows remain intact. Few alterations have been undertaken since its construction. The main house displays picture windows that were installed to replace multi-pane windows. This replacement occurred shortly after the house was constructed and does not diminish the historic integrity of the building. The interior of the main house and boathouse display original furnishings and finishes enhancing the property's historic integrity.

Jollywood
Name of Property

Oneida
County and State

Wisconsin

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

1925-48

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Fred A. "Cy"

Narrative Statement of Significance

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

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

Jollywood
Three Lakes, Oneida County, Wisconsin

Statement of Significance

Jollywood was established by Charles August Robert Leatzow for his wife Alice Helen Ralph Leatzow. The complex, designed by local architect Fred "Cy" Williams, has provided a recreational retreat for three generations of the family. Jollywood is a good example of the twentieth-century Rustic Style of architecture applied to a summer lake home complex. The use of natural materials such as logs and stone, create a fusion with the landscape. With its half-log cladding, stone fireplace and walkways, Jollywood's natural materials convey distinctive elements of the Rustic Style. The buildings of Jollywood retain historic integrity and convey architectural significance under *Criterion C* as an intact example of an early twentieth-century North Woods Rustic-Style summer lake complex. The complex includes the characteristic buildings of a summer lake home, including a main house, boathouse, caretaker's house, and associated outbuildings. The period of significance for Jollywood extends from 1925-48, encompassing the construction dates of the contributing buildings.

Historic Overview

Jollywood is located in Oneida County on a chain of 28 lakes connecting to Eagle River in neighboring Vilas County. As early as 1860, a trading post was established on the east side of Three Lakes and Virgin Lake. The trading post served the travelers on the military road linking Fort Dearborn (Chicago), Fort Howard (Green Bay), and Fort Wilkins (Copper Harbor, Michigan), and saw an increase in traffic during the Civil War.¹ The railroad and logging industry brought increased settlement to Three Lakes. The Chicago and NorthWestern Railroad, seeing the potential for the exploitation of the land, came through the area in 1882. With railroad accessibility, a greater number of logging camps were established in the North Woods. The large market for pinewood brought the Thunder Lake Lumber Company to Three Lakes to begin logging and the community of Three Lakes was established. By 1886, seven firms were logging east of Three Lakes. Logs were cut and floated down the Pine and Wolf Rivers to sawmills in eastern Wisconsin.²

Coinciding with the increase in logging, the area's natural beauty and lakes began attracting visitors to Oneida County and the greater Three Lakes area. The railroad was an important component of the development of the North Woods' tourism industry. Beginning in 1888, passenger trains brought tourists to the northern wilderness paradise and the railroad companies promoted

¹ Three Lakes Historical Society, Inc., *The Pine, the Plow, the Pioneer: A history of Three Lakes and Clearwater Lake, Wisconsin, 1881 to 1984* (Three Lakes, Wisc.: Three Lakes Historical Society, 1984), 1-3.

² Three Lakes Historical Society, Inc. *The Pine, the Plow, the Pioneer, Volume II* (Three Lakes, Wisc.: Three Lakes Historical Society, Inc., 1986), 4; and *The Pine, the Plow, the Pioneer* (1984), 1.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 2

Jollywood
Three Lakes, Oneida County, Wisconsin

the area to increase their passenger business. Most of the early tourists were part of fishing parties who came from all over the Midwest to fish the area's many lakes. However, not all the tourists were men, as one might conclude with the fishing camps. Entire families journeyed to the North Woods for entertainment and relaxation, often staying for months at a time or the entire summer. Early tourists often stayed at resorts that were established in Oneida County by the late nineteenth century; however, quickly these families began purchasing land and establishing their own family retreats in the North Woods.

By 1910, the area's supply of lumber had diminished and logging declined as a major industry in the North Woods. Railroad travel to the North Woods declined with the improved roads and more automobiles. In 1911 the State Aid Road Law passed, requiring counties to layout a system of proposed highways. Road building began and Three Lakes, located on State Highway 32, was one of the first towns in the state to construct a highway in 1911. Railroad usage continued to decline as a result of improved auto transportation and development of State Highway 51, U.S. Highway (USH) 12, and USH 45. Passenger trains could no longer compete with the automobile, which became the preferred method of transportation. Whatever the means of transportation for the vacationers, the popularity and development of the North Woods as a summer home and resort area has continued strong from the late nineteenth century to the present day.

People from all over the United States built summer homes in the lake region of the North Woods, including the Three Lakes chain of lakes. The first resorts in the Three Lakes area were developed in the late nineteenth century. Private summer cottages and retreats were also steadily being built in the region by the early twentieth century. For example, in 1920 Fred Luderus, a baseball player for the Philadelphia Phillies and friend of Fred "Cy" Williams, purchased the land on Range Line Lake and built a main lodge, four cabins, and a living quarters for his parents. Nine summer cottages were built on the northeast bay of Big Fork Lake in the early 1920s on land formerly owned by the Thunder Lake Lumber Company. These summer residents were from Illinois, Milwaukee, Chicago, and St. Louis.³ Resorts and summer residences continued to be constructed in the area. A notable example is the Northernaire resort on the shore of Deer and Big Stone Lake developed by Carl Marty in the 1940s and designed by local architect, Fred "Cy" Williams.

History of the Property

Jollywood is a private family summer lake complex, including a main house and boathouse, designed by famed baseball player and local architect, Fred "Cy" Williams. The property was purchased by Charles August Robert Leatzow and his brother-in-law from the Thunder Lakes Lumber Company on April 14, 1909. Before there was even a road to the property on Big Fork Lake, the Leatzow family came from Chicago for its vacation. In the summer of 1913 and 1914, the Leatzow family used a "take-down" home that they disassembled at the end of each summer. In 1925 the family built a house on the property. The present caretaker's cabin was built in the same year for the construction workers and to store materials during the building of the first house. In the summer of 1928, the water well for the property was dug. In 1930 a one-story, vertical log boathouse was

³ *The Pine, the Plow, the Pioneer, Volume II*, 15-16.

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 3

Jollywood
Three Lakes, Oneida County, Wisconsin

constructed on the property. In 1939 a new main house was built in the same location as the original 1925 house. One year later the boathouse was also replaced with the existing two-story, wet boathouse. The boathouse was built 25 to 30 yards east of the previous boathouse to improve the view of the lake from the main house.

Charles Leatzow's son Robert and his wife Betty built the sleeping cabin during the summer of 1941 to provide additional housing. The garage is thought to have been completed between 1946-48, after the construction of the road in 1944. All the material for the buildings constructed before the road construction came by boat from Medicine Lake. The property remains in the ownership of the Leatzow family.⁴ The Leatzows were one of the early families on this part of the lake and the road, named after the family, ends near the Leatzow property.

Architecture

The Rustic Style was originally made popular in the summer residences and resorts of the Catskill and Adirondack mountains in the nineteenth and early twentieth centuries. During the 1930s and 1940s, the style was also commonly used for many Civilian Conservation Corps, Work Progress Administration and National Park Service buildings in local, state and national parks. In the national parks, the railroads and private vendors constructed some of the first buildings that blended with and reflected their natural environment. With the influence of the buildings in the Adirondacks and National Parks, the Rustic Style became the fashionable, expected and predominant architectural design for vacation homes and rural retreats. The Rustic Style was consistently promoted in "how to" construction books, plan books, and literature in the first half of the twentieth century as the "style" for your log cabin or lake home.

Rustic Style buildings were not intended to duplicate the country's first log buildings but, through their building materials, to convey a sense of the past and of early settler's log cabins. Rustic Style buildings of the late nineteenth and early twentieth centuries are much larger, more refined, and varied in appearance than the early settler's primitive log cabins. The Rustic Style emphasized a harmony with the natural landscape, particularly wooded areas, and frequently uses construction materials available locally, such as stone and logs. Log as the main building component of the Rustic Style was supported in Northern Wisconsin by the wooded landscape. A variety of species were used and the logs could be stripped and oiled, varnished or painted. Sawn lumber was generally reserved for window and door frames and cedar shake roofs. The use of log varies from full log to half log, log slab, or manufactured log siding. Horizontal log construction used a variety of notching methods, including saddle, full dovetail, half dovetail, and square. Horizontal log construction requires longer logs and more construction skill and detail. Vertical log construction was commonly incorporated because it was a simpler method requiring shorter logs. Six- to 8-foot logs were set upright and spiked, or mortised into a sill course and attached to neighboring logs by large spikes. In some cases, the sides of the logs were planked to allow a tight fit next to logs. Manufactured log siding was available as early as 1925 to imitate a log building's natural contours.

⁴ Information provided by Robert von Lutzow, grandson of Charles Leatzow.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

Jollywood
Three Lakes, Oneida County, Wisconsin

Another natural building material, stone, was used for chimneys, stairs, steps, and decorative landscape features such as retaining walls and pillars. Stone fireplaces are a dominant exterior and interior feature of this style. Rustic Style buildings often feature long, low-to-the-ground massing, emphasized by wide overhanging roofs and expansive porches. These forms allow the building to blend with the natural environment and are better proportions for log structures. Distinctive interior treatments include exposed logs or wood paneling and exposed roof trusses that were usually varnished or shellacked. These elements married the exterior and interior space. Decorative details were often limited, and very little applied decoration is found. The Rustic Style is generally expressed in the overall form, use, and contrast of natural materials.⁵

Jollywood was designed in the Rustic style and demonstrates its characteristic features. The buildings are constructed of natural materials: log and stone. Horizontal half log with lap corners and vertical logs in the gabled end were used to clad the main house, boathouse, sleeping cabin, and pumphouse. Other buildings of the complex demonstrate vertical log construction. Stone is used for the chimneys on the main house and walkways and stairs to the main house and boathouse. Other features of the Rustic style are demonstrated in the building's overhanging eaves with log brackets and exposed rafters.

Boathouse Architecture

Just as garages were developed for automobiles, boathouses were designed to protect boats from weather and waves. In addition to boat storage, boathouses sometimes included a second story with living space. Both one- and two-story boathouses, largely of frame construction, may be found in Oneida County. One-story buildings are the most prevalent form and commonly display one of the three roof types: flat, hipped and front gabled. Most boathouses display limited architectural details and are largely vernacular, utilitarian buildings.

In general, two-story boathouses with upstairs living space possess a higher level of architectural interest. Characteristics of the North Woods Rustic style have been adapted to boathouse construction with the use of log or partial log to imitate the rustic character of log buildings constructed during early settlement in the area. The Rustic-style boathouse at Jollywood is a distinctive example of a boathouse that demonstrates a high degree of architectural interest. The three-stall, two-story boathouse includes second-floor living quarters and is one of the larger examples of a wet boathouse in the area.

⁵ Jim Draeger, "Rustic Style" (Mss: Division of Historic Preservation, Wisconsin Historical Society, n.d.).

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

Jollywood
Three Lakes, Oneida County, Wisconsin

*Architect*⁶

Architect, Fred "Cy" Williams, is a unique figure in Three Lakes' history. Originally from Indiana (born December 12, 1887), he graduated from the University of Notre Dame with a degree in architecture. Prior to graduation, Williams started playing baseball for the Chicago Cubs. Williams achieved fame for being the first player in the league to hit over 200 home runs. His 19-year National League career as an outfielder included playing 6 years for Chicago and another 13 years for the Philadelphia Phillies. Williams was a left-handed hitter who led the National League in home runs four times: 1916, 15 in 1920, 41 in 1923 (tying Babe Ruth), and 30 in 1927 (tied with Hank Wilson). His career batting average was .292 for 2,002 games, with a career of 251 homers and 1,005 runs batted in. Williams was honored in 1986 by being placed in the Philadelphia Baseball Hall of Fame.

In 1913 Williams married Vada Glenn Perkins of Goodland, Indiana. While playing baseball, the Williams family made Three Lakes their home in the off season, purchasing land on Range Line Lake. Cy Williams originally owned 400 acres on Range Line Lake, including a dairy farm and later a cottage resort. In 1937 he sold the dairy farm and divided the land, except for the original homestead, which he kept. When he retired from baseball in 1930, Williams started designing buildings and homes across Vilas and Oneida counties. His work included residential and commercial buildings. He built many log homes and chalet-type homes in either a modified or A-frame style. Furniture was often designed to accent his buildings and he turned a dairy farm building, which he owned, into a wood shop where he hand-picked and dried wood to build some of the furniture himself. Williams is known to have designed and remodeled numerous homes in Oneida and Vilas counties.

⁶ Information on Fred "Cy" Williams was obtained from the clippings file, Three Lakes Historical Society, Three Lakes, Wisconsin; and Marian West, daughter of Fred Williams, interview by Christina Slattery, 21 July 2001.

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Continuation Sheet**

Section 8 Page 6

Jollywood
Three Lakes, Oneida County, Wisconsin

In the 1930s or early 1940s, Fred "Cy" Williams' log cabin design was chosen by the Milwaukee Sentinel Home Show to be raffled off to someone in attendance at the Milwaukee Sentinel's Outdoor Show. Williams' two-bedroom, horizontal log cabin design was to be built by Williams on Forest Lake in Vilas County for the lucky winner. The cabin design featured in the *Vilas County News-Review* included many design characteristics seen at Jollywood. Williams described the cabin design as the following: "up in the North Woods, one finds too many drab and sagging log cabins. In planning and designing the Sports Show cabin, I have attempted to accomplish the reverse - to create a well planned, comfortable cabin giving every benefit to the beauty of natural woods, colorful effects from neatly painted windows and varnished doors, knotty-pine walls and natural peeled rafters for an ideal interior." The \$3,000 cabin was awarded to 14-year-old Donald Wolf of Whitefish Bay, Wisconsin.⁷

Williams was innovative and built many log homes, including the Sport Show cabin, using a special metal weather stripping that he had patented. Williams described the use of this for the Sports Show cabin:

By the incorporation of a new idea in the building of a log cabin, it is made modern, sanitary and wind and weather proof. The idea is the framing of a building with heavy stud dimension lumber, upon which are fastened split and matched logs. By the use of a metal weather strip, a very permanent wall is built that will stand the attacks of water and vermin. A colorful effect is obtained by repeeling the logs and treating them with a colorless, fungi proof coating that gives the building a rich, golden color.

Williams distinctive construction method was part of a broader mid-twentieth century movement to rationalize log construction through the use of factory produced products. These included half-logs and log clapboards that could be applied to the building as cladding.

Williams designed many of the commercial buildings in downtown Three Lakes, including the theater, original part of the Black Forest building, Oneida Village, the current ReMax/Soder building, the current Moosen Around building, and the information booth. In 1949 he received an award for best theater design by the Motion Picture Association for his design of the Three Lakes Theater. One of his most famous works is the Northernaire Resort-Hotel (nonextant) on Deer Lake, built in 1947-48 and developed by Carl Marty. Williams also designed Lake Terrace Estates, a retirement village on Little Moccasin Lake begun in 1965 and developed by Carl Marty. Williams continued to design buildings and complete hundreds of remodeling jobs until his retirement in 1972.

Williams passed away 2 years later on April 23, 1974, at the age of 86.

⁷ "Cabin Plans Wins Contest," *Vilas County News-Review*, c. 1930s, p. 6. Undated photocopy of the article in the possession of the property owner.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 7

Jollywood
Three Lakes, Oneida County, Wisconsin

Conclusion

Jollywood is eligible for the National Register under *Criterion C: Architecture* as a distinctive and excellent local example of a summer lake complex designed in the Rustic style. At Jollywood, the Rustic style is applied to residential, recreational, and utilitarian buildings for an architecturally cohesive complex that blends with its North Woods surroundings. Little applied decoration is found on the buildings at Jollywood, as the Rustic style is generally expressed by a simple form and use of natural materials, principally log and stone. The seasonal complex, including main house, boathouse, sleeping cabin, caretaker's cabin, garage, pumphouse and wood shed, retains the typical assembly of a lake retreat and is virtually unchanged since its construction.

Jollywood
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: Property Owner

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

10. Geographical Data

Acreage of Property 3.18 acres

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

1	<u>1/6</u> Zone	<u>3/3/6/2/4/0</u> Easting	<u>5/0/7/6/4/0/0</u> Northing	3	<u>1</u> Zone	<u>1/1/1/1</u> Easting	<u>1/1/1/1/1</u> Northing
2	<u>1</u> Zone	<u>1/1/1/1</u> Easting	<u>1/1/1/1/1</u> Northing	4	<u>1</u> Zone	<u>1/1/1/1</u> Easting	<u>1/1/1/1/1</u> 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 and Jennifer Freemeyer
organization Mead & Hunt, Inc. date January 2002
street & number 6501 Watts Road telephone (608) 273.6380
city or town Madison state WI zip code 53719-2700

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**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

Jollywood
Three Lakes, Oneida County, Wisconsin

Bibliography

“Cabin Plans Win Contest.” *Vilas County News-Review*. c. 1930s. Undated photocopy of the article in the possession of the property owner.

Clippings File. Fred “Cy” Williams. Three Lakes Historical Society, Three Lakes, Wisconsin.

Draeger, Jim. “Rustic Style.” Mss: Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin, n.d.

Popular Science Monthly, Editorial Staff. How to Build Cabins, Lodges, and Bungalows. New York: Popular Science Publishing Co., Inc., 1947.

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Three Lakes Historical Society, Inc. *The Pine, the Plow, the Pioneer, Volume II*. Three Lakes, Wisc.: Three Lakes Historical Society, 1986.

Tweed, William C., Laura E. Soulliere, and Henry G. Law. *National Park Service Rustic Architecture: 1916-1942*. National Park Service, Western Regional Office, Division of Cultural Resource Management, February 1997.

von Lutzow, Robert. Interview by Christina Slattery, 2001.

West, Mary. Interview by Christina Slattery, July 2001.

Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*. Madison: State Historical Society, 1986.

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**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Jollywood
Three Lakes, Oneida County, Wisconsin

Geographical Data

Verbal Boundary Description

The boundary of Jollywood corresponds to the legal descriptions of Parcel numbers TL 1304 – B and TL 1304-M, Town of Three Lakes, Oneida County, as recorded in Volume 1050, p.348, document # 536701. The general outline of the boundary is shown as the dashed line on the accompanying map entitled “Jollywood.”

Boundary Justification

The boundary of Jollywood encompasses the historic resources of the complex and provides an appropriate setting. The boundary coincides with the legal parcels containing the buildings currently owned by the Leatzow family.

Jollywood
Name of Property

Oneida
County and State

Wisconsin

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	Elizabeth Poyer von Lutzow Survivors Trust	date	January 2002
organization	von Lutzow Family Trust	telephone	(715) 546-2231
street&number	999 Leatzow Road	city or town	Three Lakes
city or town	Three Lakes	state	WI
		zip code	54562

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 Photographs Page 1

Jollywood
Three Lakes, Oneida County, Wisconsin

The following information pertains to all photographs:

Jollywood

999 Leatzow Road

Three Lakes, Wisconsin

Photographer: Robert von Lutzow, Fall 2000

Negatives in the collection of the Wisconsin Historical Society, Madison, Wisconsin.

Photograph 1 of 21

Boathouse - main (water) elevation

View looking southwest

Photograph 2 of 21

Boathouse - detail of main elevation

View looking south

Photograph 3 of 21

Boathouse - side elevation

View looking northwest

Photograph 4 of 21

Boathouse - land elevation

View looking east

Photograph 5 of 21

Boathouse - side elevation

View looking southeast

Photograph 6 of 21

Boathouse and Main House

View looking south

Photograph 7 of 21

Boathouse interior

Full facade porch

United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section Photographs

Page 2

Jollywood
Three Lakes, Oneida County, Wisconsin

Photograph 8 of 21

Boathouse interior
Detail of built-in drawers and closets

Photograph 9 of 21

Main House - water elevation
View looking west

Photograph 10 of 21

Main house - side (southeast) elevation
View looking northwest

Photograph 11 of 21

Main House - rear (southwest) elevation
View looking northeast

Photograph 12 of 21

Main House - rear (southwest) elevation
View looking northeast

Photograph 13 of 21

Main House- side (northwest) elevation
View looking southeast

Photograph 14 of 21

Main House - interior
Living room and fireplace

Photograph 15 of 21

Main House - interior
Living room

Photograph 16 of 21

Main House
Dining room

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Photographs

Page 3

Jollywood
Three Lakes, Oneida County, Wisconsin

Photograph 17 of 21

Caretaker's Cabin
View looking southwest

Photograph 18 of 21

Sleeping Cabin
View looking northeast

Photograph 19 of 21

Garage
View looking north

Photograph 20 of 21

Pumphouse
View looking west

Photograph 21 of 21

Woodshed
View looking north

BIG FORK LAKE

SLEEPING CABIN

BOATHOUSE

MAIN HOUSE

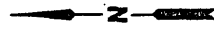
PUMPHOUSE

WOOD SHED

GARAGE


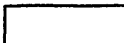

CARETAKER'S CABIN

PRIVATE ROAD



(Building Dimensions are at an Approximate Scale)

Key:

-  Contributing Resource
-  Non-Contributing Resource
-  National Register Boundary

Scale 1" = 100'

Jollywood

Town of Three Lakes
Oneida County, Wisconsin