

# District Survey Form

AUG 15 1986

<b>1</b> <u>DISTRICT</u> East Capitol Drive Historic District	<u>SURVEYOR</u> Miller/Vogel	<u>SHSW STAFF</u>	
	<u>CITY</u> Hartland	<u>COUNTY</u> Waukesha	<u>SURVEY</u> Hartland Intensive Survey

FILM ROLLS/NEGATIVES

<u>STREETS:</u>	<u>NUMBERS:</u>	<u>STREETS:</u>	<u>NUMBERS:</u>
East Capitol Drive	337, 338, 345, 400, 407,		
409, 416, 424, 425, 432,	435, 504, 511, 512, 515,		
518, 521, 524, 527, 530,	533, 543, 544, 551, 552,		
558, 563, 600, 606, 607,	614, 628, 702.		

**2** BOUNDARY DESCRIPTION Commencing at the northwest corner of the property at 338 E. Capitol Dr. (The east one-half of lot 2 and the west 74.5 feet of lot 3, block 1, D. K. Warren's Addition), the district boundary follows the west property line of said property across E. Capitol Dr. and along the west property line of the property at 337 E. Capitol to the southwest corner of said property. From this point the boundary turns east and continues east along the south property lines on the south side of E. Capitol to the southeast corner of the property at 607 E. Capitol. The boundary then turns north and continues north along the east property line of said property to the center line of E. Capitol, then east to the east property line of the property at 702 E. Capitol, then north to the northeast corner of said property, and then west along the north property line on the north side of E. Capitol to point of origin.

**3** BOUNDARY JUSTIFICATION The East Capitol Drive Historic District represents a compatible mix of architecturally diverse residences which have maintained character and integrity. Erected over an 85-year period between 1850 and 1935, the district contains a cross-section of most of the residential styles and forms in Hartland. Late nineteenth and early twentieth century vernacular dwellings with Italianate, Queen Anne, or classical derived details are primarily located at the east end of the district, while highstyle Queen Anne and pure Bungalow and period revival dwellings predominate at the west end. All the buildings in the district face East Capitol Drive. 338 and 337 East Capitol, on the (cont.)

- 4** SOURCES OF INFORMATION
- A. Hartland History Group  
Hartland: A Chronicle (Hartland, WI:1976).
  - B. Hartland News. 1897-1930.
  - C. Tax records, Village of Hartland, WI.
  - D.
  - E.

**5** MAP REFERENCE Acreage: 12 acres

USGS quad: Hartland  
scale: 1:24000

UTM references:	H.
A. 16/390830/4773170	I.
B. 16/390830/4773060	J.
C. 16/391370/4773080	K.
D. 16/391410/4773200	L.
E.	M.
F.	N.
G.	O.



HISTORIC PRESERVATION DIVISION  
STATE HISTORICAL SOCIETY OF  
WISCONSIN

**6** OPINION OF NATIONAL REGISTER ELIGIBILITY  
date: \_\_\_\_\_ initials: \_\_\_\_\_

eligible     not eligible     unknown  
 national     state     local

3. BOUNDARY JUSTIFICATION (continued)

north and south sides of the street respectively, mark the western boundary of the district, which continues east along both sides of the street to 607 East Capitol on the south side, and beyond to 702 East Capitol on the north side. West of the district there is a short buffer zone between the district and the commercial/retail downtown area, composed of a mix of commercial and multi-family structures, most institutional in appearance, and of recent construction. East of the district the south side of the street consists of small-scale houses on diminutive lots of undistinguished design and post-1950 construction. On the north side of the street, rising topography and verdant landscaping effectively isolate the district from three small-scale residences of modern construction and two simple turn-of-the-century homes. Properties located on the north and south perimeters of the district have been excluded due to recent date of construction, lack of distinction or loss of integrity.

# 7 Description

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General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

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The East Capitol Drive Historic District encompasses one long block, on both sides of the street, just east of the central business district. Exclusively residential, the district is comprised of thirty-three dwellings. The non-contributing structures are either less than fifty years old, or have an original character that has been altered beyond recognition. The buildings in the district are typically one-and-one-half to two-and-one-half-stories in height, and are of frame construction. Several have brick, fieldstone, or Lannon stone veneer, and some have been sided. Each was built as a single family dwelling, and all have been maintained as such.

The district has retained good integrity overall, and symbolizes the integrating of social and economic strata in Hartland. Pioneers, retired farmers, bakers, bankers, wealthy entrepreneurs, and physicians all built homes in the district. The district also represents a microcosm of Hartland's residential architectural history. Examples of nearly all the residential styles and forms seen in Hartland can be found in the district. The diversity of styles and forms blend well together, while the fairly uniform setback and the presence of mature trees and other landscaping elements enhance the cohesiveness of the district.

The district developed over an 85-year period between 1850 and 1935. Development in the neighborhood was initially sparked by the settlement of Hartland and the construction of the Watertown Plank Road in 1847, which followed the course of present-day East Capitol Drive. The earliest structures in the district were built by Hartland pioneers, dispersed along the south side of the street, and include the Goodwin House (425 East Capitol circa 1850), the Dr. Edwin G. Benjamin House (511 East Capitol, 1854), and 563 East Capitol (circa 1850), all of which have been variously altered. The neighborhood's greatest growth took place during the late nineteenth and early twentieth centuries, a time when East Capitol Drive was known as Main Street. Documentation regarding the development of the neighborhood is scarce, but it seems likely that the proximity to the downtown and the location on the main road running east-to-west from Milwaukee to Watertown made East Capitol Drive a prime residential district during that era. Between about 1880 and 1890 vernacular dwellings with sparsely applied carpenters' details such as brackets and window heads, were built on large lots toward the east end of the district, mostly on the north side of the street. The Oliver Frisbie House (600 East Capitol, circa 1883-1890), with its delicately carved pedimented window heads, is the best example of this form. Others stand at 543, 552, and 614 East Capitol. During the 1890's vernacular residences with Queen Anne details were built in the district. 702 East Capitol (circa 1891-1897), featuring an irregular silhouette and shingled gable ends, is the district's finest example of this mode. 527, 544, and 558 East Capitol represent simpler versions, while the Joseph Counsell House (circa 1887-1891) is transitional, with simple Italianate architraves and a chamfered bay. The two highstyle examples of Queen Anne in the district are the Dr. Henry G. B. Nixon House (338 East Capitol, 1893-95), Hartland's finest Queen Anne residence, featuring a fieldstone foundation and chimney, and a three-story shingled turret, and the August Schraudenbach House (551 East Capitol, 1907). A late example of Queen Anne, the Schraudenbach house is less elaborate than the Nixon House, which it resembles, and has an irregular silhouette, a wide verandah with a fieldstone foundation, and a fieldstone chimney. Both homes are individually architecturally significant. Two shingled variants on the Queen Anne style are also located in the district. The Hamilton E. Salsich House (407 East Capitol, 1897) is individually architecturally significant. The exterior exhibits little enrichment apart from the application of wood shingles over much of the wall surface, while elaborate late-nineteenth century woodwork prevails on the interior. 337 East Capitol is a simpler version of the Queen Anne (continued next page)

# 7 Description

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General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions and generally excepted properties.

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(continued)

form. The highstyle Queen Anne residences are concentrated on the west end of the district, along with the district's pure Bungalow and period revival structures. The district boasts four bungalows, the finest of which is the Otto Wills House (400 East Capitol, 1916), with a hipped roof and exposed rafters. The other bungalows are located at 416, 524 and 533 East Capitol. The Joseph Feix House (435 East Capitol, 1933) is the district's sole representative of the Tudor Revival style, which was prevalent elsewhere in Hartland. This Lannon stone veneered structure clearly exhibits Tudor Revival elements, but more highstyle examples are located outside the district, at 235 North Avenue, and 213 Warren Avenue. The Colonial Revival style, which did not gain much of a foothold in Hartland, is represented in the district by the George Pynn House (515 East Capitol, 1907), an interesting cross-gambrel variant of Dutch Colonial Revival, one of several in the village, and by the Charles Wittenberg House (424 East Capitol, 1926), an elaborate Spanish Colonial Revival dwelling. One of three Spanish Colonial Revival structures in Hartland, the Wittenberg House is individually significant for architecture, as the only Mediterranean Revival influenced building in Hartland. During the early twentieth century vernacular structures, such as the front gabled dwellings with classically-derived details at 512 and 607 East Capitol, and the two-story stucco cube house at 432 East Capitol (1923) were built in the district.

The attached list categorizes all the buildings in the district as either contributing and individually significant, contributing, or non-contributing.

EAST CAPITOL DRIVE HISTORIC DISTRICT

<u>ADDRESS</u>	<u>MAP CODE/PHOTO NUMBER</u>	<u>SIGNIFICANCE</u>
337* East Capitol Drive	110-2/1	C
338** East Capitol Drive	110-4/2	C
345 East Capitol Drive	112-13/20	NC
400* East Capitol Drive	110-5/3	C
407** East Capitol Drive	110-3/4	C
409* East Capitol Drive (Carriage House.)	110-7/5	C
416* East Capitol Drive	110-6/6	C
424** East Capitol Drive	110-9/7	C
425* East Capitol Drive	110-8/8	C
432* East Capitol Drive	110-10/9	C
435* East Capitol Drive	110-11/11	C
504 East Capitol Drive	112-28/35	NC
511* East Capitol Drive	110-12/10	C
512* East Capitol Drive	110-26/34	C
515* East Capitol Drive	110-13/12	C
518* East Capitol Drive	112-26/33	C
521 East Capitol Drive	112-14/21	NC
524* East Capitol Drive	110-14/32	C
527* East Capitol Drive	112-15/22	C
530* East Capitol Drive	112-24/31	C
533* East Capitol Drive	112-16/23	C
543* East Capitol Drive	112-17/24	C
544* East Capitol Drive	110-15/30	C
551** East Capitol Drive	110-16/13,14	C
552* East Capitol Drive	112-22/29	C
558* East Capitol Drive	112-21/28	C
563* East Capitol Drive	111-3/ 15	C

<u>ADDRESS</u>	<u>MAP CODE/ PHOTO NUMBER</u>	<u>SIGNIFICANCE</u>
600* East Capitol Drive	110-17/16	C
606 East Capitol Drive	112-20/27	NC
607* East Capitol Drive	112-18/25	C
614* East Capitol Drive	110-25/26	C
628* East Capitol Drive	110-19/17, 18	C
702* East Capitol Drive	110-20/19	C

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**\*\*contributing and individually significant**

**\*contributing**

**non-contributing**

# 8 Significance

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## Areas of significance

architecture: type and period of history: \_\_\_\_\_  
construction. \_\_\_\_\_  
\_\_\_\_\_

Period of significance: 1850-1935

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## Historical development and statement of significance.

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Area of Significance: Style, form, and period of construction of mid-to-late-nineteenth and early twentieth century residential architecture.

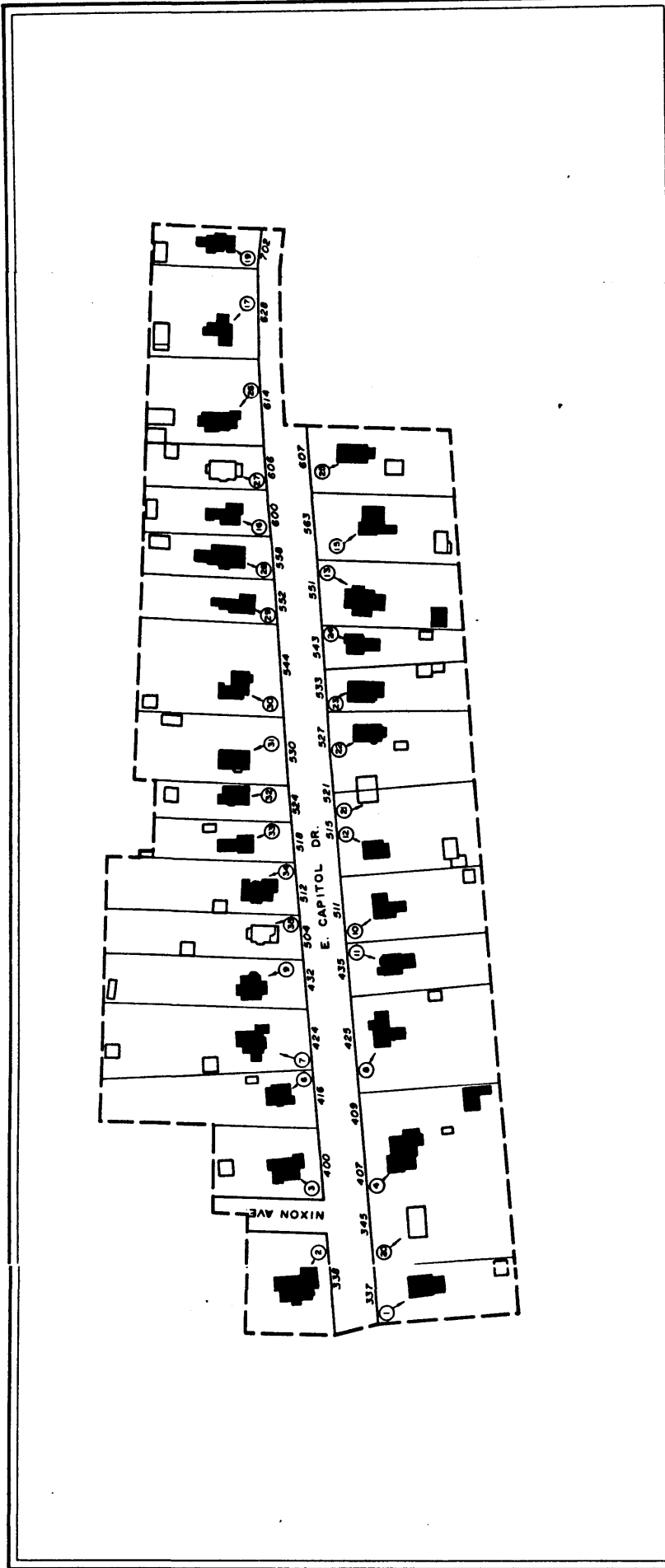
### Statement:

The East Capitol Drive Historic District is significant for its fine mid-to-late-nineteenth and early twentieth century residential architecture, and has retained good overall integrity. The district represents an encapsulation of Hartland's residential architectural history, as examples of nearly all the domestic styles and forms seen in Hartland can be found in the district. Mid-nineteenth century dwellings without stylistic overtones, late-nineteenth century houses with Italianate-derived carpenter details or simple applied Queen Anne ornamentation, and early twentieth century residences with classical details or in cube form represent vernacular architecture in the district. Hartland's best examples of Queen Anne and its Shingle variant, and the Spanish Colonial Revival style stand in the district with representatives of Bungalow, Dutch Colonial Revival, and Tudor Revival dwellings. The diversity of styles and forms blends well together, and the presence of mature trees and other landscaping elements enhance the cohesiveness of the district.

33 Total properties

29 Contributing properties

4 Non-contributing properties.

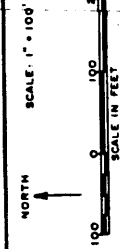


SOUTHEASTERN  
WISCONSIN  
REGIONAL  
PLANNING  
COMMISSION



EAST CAPITOL DRIVE HISTORIC  
DISTRICT MAP

VILLAGE OF HARTLAND  
WAUKESHA COUNTY, WISCONSIN

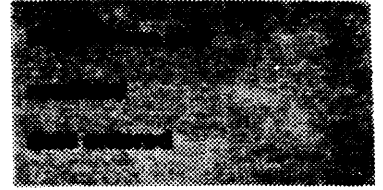


- LEGEND
- DISTRICT BOUNDARY
  - CONTRIBUTING
  - NON-CONTRIBUTING
  - ④ 424 STREET ADDRESS NUMBER
  - ④ DIRECTION OF PHOTO VIEW AND PHOTO NUMBER



United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet

Item number

Page

Multiple Resource Area  
Thematic Group

dnr-11

Name Hartland MRA  
State Waukesha County, WISCONSIN

Nomination/Type of Review

1. East Capitol Drive  
Historic District

Entered in the  
National Register

*[Signature]*  
Keeper

Date/Signature

*[Signature]* 9/11/82

Attest \_\_\_\_\_

2.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

3.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

4.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

5.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

6.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

7.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

8.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

9.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_

10.

Keeper \_\_\_\_\_

Attest \_\_\_\_\_