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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

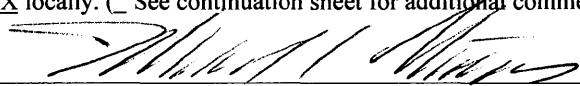
historic name Bayley Avenue Historic District
other names/site number N/A

2. Location

street & number 100-400 Block of Bayley Avenue, 400 Block of South Court Street, N/A not for publication
150, 210, and 270 Rountree Avenue, and 65 Mitchell Avenue
city or town Platteville N/A vicinity
state Wisconsin code WI county Grant code 043 zip code 53818

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.)

 _____
Signature of certifying official/Title Date 5/16/07

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 for additional comments.)

Signature of commenting official/Title Date

State or Federal agency and bureau

Bayley Avenue Historic District

Grant County

Wisconsin

Name of Property

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:)

Edson H. Beall

7-19-07

low

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

26

2 buildings

1

sites

2

structures

29

2 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

1

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

LANDSCAPE/park

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

LANDSCAPE/park

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Queen Anne

LATE 19TH AND 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions)

Foundation Stone

walls

Weatherboard

BRICK

roof

Asphalt

other

Wood

Narrative Description

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

Bayley Avenue Historic District
Name of Property

Grant
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

1853-1940

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Miller, Fullenwider & Dowling

Narrative Statement of Significance

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

Bayley Avenue Street Historic District
Name of Property

Grant
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local government
 - University
 - Other
- Name of repository:
Area Record Center-UW Platteville

10. Geographical Data

Acreeage of Property Approx. 8.5 acres

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

1 15 706360 4733830
 Zone Easting Northing

3 _____
 Zone Easting Northing

2 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Timothy F. Heggland, Consultant for the City of Platteville Historic Preservation Commission	date	February 19, 2007
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Rd.	zip code	53560
city or town	Mazomanie	state	WI

Bayley Avenue Historic District

Grant County

Wisconsin

Name of Property

County and State

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

Various, see separate listing

organization

date

street & number

telephone

city or town

state

Wisconsin

zip code

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

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

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Section 7 Page 1

Bayley Avenue Historic District
Platteville, Grant County, Wisconsin

Description:

The Bayley Avenue Historic District is a residential district located in the city of Platteville that is comprised of twenty-nine still largely intact single family homes that were built between 1853 and 1961, and a small park.¹ The District is a well-defined portion of the much larger nineteenth and early twentieth century residential area that surrounds it and it now comprises one of Platteville's few remaining intact concentrations of architecturally significant historic residences. The District consists of both sides of most of the 100 block and all of the 200, 300 and 400 blocks of Bayley Avenue and it also includes one house on Mitchell Avenue, six more on S. Court Street, and three on Rountree Avenue that are similar in size, quality, and integrity. Land within the District is hilly throughout its entire length and slopes downward to the south from the District's north end in the 100 block of Bayley Avenue until reaching the end of the 200 block, after which it climbs uphill again to the end of the 400 block and the south end of the District. Regardless of the terrain most of the District's houses share uniform setbacks from the District's tree-lined streets and most have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees, although the houses located at the north and south ends of the District have larger lots than those in its center. There are no alleys in the District and garages are generally detached and are usually located at the rear of their respective lots and are reached by long driveways. (The garages are not included in the resource count.) The only vacant lots within the District are those belonging to houses whose parcels contain more than one lot. The District is located three blocks to the east of the University of Wisconsin-Platteville campus and one block south of the city's Main Street Commercial District, which comprises the city's historic business core and which was listed in the NRHP in 1990.

The oldest and largest house in the District is the outstanding Greek Revival style John H. Rountree House located at 150 Rountree Ave., which was built of brick in 1853 and was listed individually in the NRHP in 1986, while the two newest houses are both small non-contributing Contemporary Style buildings that were built across the street from one another at 365 S. Court St. and 375 Bayley Ave. in 1961. All but one of the District's other twenty-six houses were built between 1890 and 1916, the single exception being the very fine Georgian Revival style L. A. Wills House at 185 Bayley Ave., which was built in 1939-1940 as a replacement for a Queen Anne style house on the same site that burned down in 1939.

¹ The 2000 population of the city of Platteville was 9989. Platteville is located the southwestern corner of Wisconsin.

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Bayley Avenue Historic District
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Not surprisingly, it is the twenty-five houses built in the District between 1890 and 1916 that give it its defining turn-of-the-century appearance. The first thirteen of these houses were built between ca.1890 and 1895. Eight are early examples of the Queen Anne style, three others are examples of the Two-Story-Cube vernacular form, another two are examples of the Side Gable and Gable Ell vernacular forms, and all thirteen were originally clad in clapboard or a combination of clapboard and wood shingles. The other twelve houses were built between 1896 and 1916 and six are slightly later examples of the Queen Anne style that are located on S. Court St. and Rountree Ave., three more are examples of the American Foursquare, another is an example of the Gable Ell vernacular form, still another is an example of the Side Gable vernacular form, and the last one was the exceptionally fine American Craftsman Style house at 155 Bayley Ave. that was built in 1915-16 for W. N. Smith. Most of these buildings were also originally clad in clapboards and many still retain their original cladding. Four others are clad in brick, including the J. H. Rountree House, the W. N. Smith House, and the L. A. Wills House mentioned above, and the Queen Anne style A. W. Hooser House located at 400 S. Court St. In addition, the District includes the small, triangular-shaped Sherman Park within its boundaries. This park is located at the place where Bayley Avenue and S. Court St. intersect and it was developed between 1890 and 1895 and now contains two U.S. Armed Forces service-related memorials: a memorial flagpole base, and a small field cannon.

All the land that now comprises the District and much else besides was originally part of a much larger landholding owned by John H. Rountree, the founder of Platteville. Indeed, the oldest house in the District is Rountree's own house, which he built in 1853 on what was then the south edge of Platteville's downtown. This is the oldest house in the District and it was also the only house in the District during Rountree's lifetime. When Rountree died in 1890, his heirs immediately had all the land surrounding this house platted as the Homestead Addition, and the thirteen houses that were constructed at the north end of the District between 1890 and 1895 were all built because these new lots had suddenly become available. Almost all the rest of the houses in the District were built between 1895 and 1916 and they were either directly or indirectly a byproduct of the economic expansion that accompanied the sizable population growth the city experienced during this period.

The twenty-seven contributing houses in the District are notable within their local context for being good and sometimes outstanding examples of the several styles they represent. They are also notable for being typically as large as or larger than houses in neighboring areas, for their associations with locally important owners, and especially because they exhibit a noticeably higher degree of integrity than the houses of similar vintage and size that surround them. Some of the houses in the larger residential neighborhood that encircles the District once were distinguished by their size and quality

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Bayley Avenue Historic District
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design as well, but many of these houses have now been altered as this neighborhood has transitioned from being primarily one characterized by owner-occupied single family houses to one that is increasingly dominated by non-owner-occupied rental housing. Consequently, the still mostly owner-occupied houses in the Bayley Avenue Historic District form a cohesive turn-of-the-century ensemble that now sets them apart from the increasingly altered neighborhood that surrounds them.

INVENTORY

The following inventory lists every building in the District along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- AF = American Foursquare
- CON = Contemporary
- CR = Craftsman
- ELL = Gabled Ell
- GN = Georgian Revival
- GR = Greek Revival
- NA = Not A Building
- QU = Queen Anne
- SG = Side Gable
- TSC = Two-Story-Cube

C	150		Bayley Ave.	Samuel Gray House	1891	QU
C	155		Bayley Ave.	W. N. Smith House	1915-1916	CR
C	180		Bayley Ave.	W. T. Jennings House	ca.1890	QU
C	185		Bayley Ave.	L. A. Wills House	1939-1940	GN
C	210		Bayley Ave.	Alex Butler House	1890-1891	TSC
C	215		Bayley Ave.	L. C. McKenney House	ca.1890	QU
C	230		Bayley Ave.	Albert Webster House	1908-1909	AF
C	260		Bayley Ave.	B. Vanderbie House	1893-1894	ELL/QU
C	265		Bayley Ave.	M. H. Blunt House	1915-1916	AF
C	295		Bayley Ave.	A. W. Hastings House	1893-1894	SG
C	310		Bayley Ave.	W. W. Pretts House	1915-1916	ELL
C	315		Bayley Ave.	Emma Harris House	1911-1912	SG
C	345		Bayley Ave.	English Lutheran Church Parsonage	1907	AF
NC	375		Bayley Ave.	Charles Matthews House	1961	CON
C	380		Bayley Ave.	W. M. Rindlaub House	1894-1895	QU

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Bayley Avenue Historic District
Platteville, Grant County, Wisconsin

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C	395		Bayley Ave.	J. A. Nichols House	1891-1892	TSC
C	Park		Bayley Ave.	Sherman Park	1890-1895	NA
C	Park		Bayley Ave.	Field Cannon		NA
C	Park		Bayley Ave.	Flag Pole Base		NA
C	415		Bayley Ave.	C. M. Fox House	1891-1892	QU
C	455		Bayley Ave.	W. Z. Lockwood House	ca.1890	QU
C	465		Bayley Ave.	O. E. Gibson House	1892-1893	QU
NC	365	S.	Court St.	Mrs. Ida Schneider House	1960-1961	CON
C	400	S.	Court St.	A. W. Hooser House	1908-1909	QU
C	410	S.	Court St.	H. & Mary Henning House	1899-1900	QU
C	440	S.	Court St.	C. Albertson House	1897-1898	QU
C	460	S.	Court St.	John Eplett House	1897-1898	QU
C	480	S.	Court St.	Albert Webster House	1897-1898	QU
C	65		Mitchell Ave.	W. H. Elgar House	1891-1892	TSC
C	150		Rountree Ave.	J. H. Rountree Mansion	1853	GR
C	210		Rountree Ave.	J. P. Huntington House	1892-1893	QU
C	270		Rountree Ave.	M. H. DeWitt House	1895-1896	QU

The following are brief descriptions of some representative, intact examples of the District's resources, which are listed in roughly chronological order by style.

Greek Revival Style

150 Rountree Avenue

John H. Rountree House

1852-53

The Rountree House is the oldest building in the District and it is also the finest example of the Greek Revival style in the city of Platteville and the only one in the District. This house has a rectilinear plan two-story main block, and a shorter, rectilinear plan, two-story wing is attached to the south-facing side elevation of this block. Both the main block and its wing have cut stone foundation walls, and the exterior walls that rest on these foundations are clad in red brick and they are each sheltered by a side-gabled main roof. The main facade of the main block faces east towards Rountree Avenue and it is symmetrical in design and four-bays-wide, with both stories of each bay containing a tall rectilinear window opening. This facade is also sheltered by a two-story wooden gallery that spans the entire width of the facade and its shed roof is supported by five square piers. The roof that shelters the main

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block has gable ends that consist of triangular pediments and the roof that shelters the side wing has a similar roof.

This house was built for John H. Rountree (1805-1890), who was the founder of Platteville, the first successful lead mine owner in this region, and was the single most important person in the history of the city. Rountree lived in his house from 1853 until his death in 1890 and his outstanding house is still in excellent condition today and was listed individually in the NRHP in 1986.²

Queen Anne Style

Fourteen of the twenty-nine houses in the District are examples of the Queen Anne style, and with a single exception, these are all typical Late Victorian era examples of the style that are characterized by the use of multiple cladding materials, irregular plans, complicated asymmetrical facades, large front porches, and the occasional wraparound veranda.

180 Bayley Avenue

W. T. Jenning House

1890³

This highly intact, cruciform plan, two-story house occupies a prominent corner lot and it has a cut stone foundation and exterior walls that are clad in clapboard (with the exception of a broad band of wood shingles that encircles the house between the first and second stories). The walls are sheltered by the steeply pitched combination gable-and-hip main roof. The main facade of the house faces east onto Bayley Avenue and half of the first story of this facade and half of the first story of the south-facing side elevation are sheltered by a one-story wraparound veranda that still retains its elaborate original spindled frieze and whose hip roof is still edged with its original decorative metal cresting. The principal feature of the asymmetrically designed main facade is a projecting two-story, rectilinear plan bay that comprises the right-hand (north) half of the facade and which is crowned by a gable-roofed dormer. A much deeper, projecting, two-story, five-sided polygonal plan bay topped by a gable-roofed dormer is also centered on the south-facing side elevation of the house.

W. T. Jenning was the principal of Platteville's Rock Graded School (extant) when his fine house was built.

² The Rountree House was listed in the NRHP in 6-13-86 as the John H., Rountree Mansion. An excellent very early photo of the house is shown on p. 11 of James B. Hibbard's *Images of America: Platteville*.

³ City of Platteville Real Estate Tax Rolls. All the construction dates given in this nomination are the result of this tax records research.

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465 Bayley Ave.

O. E. Gibson House

1892-1893

Although somewhat smaller, the highly intact, T-plan, two-story O. E. Gibson House contains a number of the same features that are found on the Jennings House described above. Like the Jennings House, the Gibson House has a cut stone foundation and exterior walls that are clad in clapboard (again with the exception of a broad band of wood shingles that encircles the house between the first and second stories) and here too, these walls are sheltered by a steeply pitched combination gable-and-hip main roof. The Gibson House is located on the east rather than the west side of Bayley Avenue and its main facade faces west onto Bayley Avenue. Like the Jennings House, half of the first story of its main facade and half of the first story of its north-facing side elevation are also sheltered by a one-story-tall wraparound veranda that still retains its elaborate original spindled frieze and balustrade. The Gibson House differs, however, in that this veranda also encircles a one-and-one-half-story polygonal bay that contains the main entrance to the house in its first story and which fills the space where the house's front-facing rectilinear plan ell and its polygonal plan north-facing ell intersect.

270 Rountree Avenue

M. H. DeWitt House

1895-96

The essentially square plan, two-story DeWitt House is unique in the District in that it also has elements of the nearly contemporaneous Shingle Style in its design. The house has a cut stone foundation and its first story is clad in clapboards, but its second story is clad in wood shingles, the bottom courses of which flare out slightly over the story below and whose corners meet without interruption, unlike the first story below, which utilizes corner boards. These walls are sheltered by the steeply pitched multi-gable main roof, the gable ends of which are also mostly clad in wood shingles and have narrow bands of small, mostly square windows placed on them. The main facade of the house faces east onto Rountree Avenue and it is asymmetrical in design and features a main entrance that is inset into the southeast corner of the house and is sheltered by a partially inset enclosed entrance porch. The resulting design is unconventional by Platteville standards and even though a small one-story, gable-roofed wing was later added to the south-facing side elevation of the house, the original main block retains a high degree of integrity today.

400 S. Court St.

A. W. Hooser House

1908-1909

The highly intact two-story Hooser House is an excellent example of a later transitional example Queen Anne style house that also shares features found in American Foursquare designs. This large, essentially rectilinear plan house has a rock-faced concrete block foundation and its exterior walls are clad in red brick and are sheltered by the combination hip and gabled main roof. The asymmetrical

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main facade of the house faces east onto S. Court St. and its first story is sheltered by a full-width front porch whose flat roof is supported by massive square-plan brick piers at the corners and also flanking the off-center entrance. By this date, the design of many Queen Anne style houses in Platteville reflected more modern stylistic trends and these typically have simpler plans than their predecessors and have exteriors that make use of fewer materials and utilize fewer decorative elements. The Hooser House is a good case in point, its large but essentially plain main block being very similar in design with those associated with equal-size American Foursquare houses of the same period that can be found elsewhere in Platteville. It is only the placement of shallow two-story polygonal bays topped with gable-roofed dormers on the main facade and on the south-facing side elevation of the house that justify its being called an example of the Queen Anne style.

American Foursquare

230 Bayley Avenue

Albert Webster House

1908-1909

Three of the houses in the District are examples of the American Foursquare and they are all clad in clapboards and are typical of the form and similar in design. The highly intact two-story Albert Webster House is typical of the District's examples of this style and has a rectilinear plan, and exterior walls that are clad in clapboards and that are sheltered by a hipped main roof that has overhanging boxed eaves. The main facade of the house is nearly symmetrical in design and faces east onto Bayley Avenue and its first story is sheltered by a full-width open front porch whose hipped roof is supported by three Tuscan Order columns. This facade is two-bays-wide and the main entrance is placed in the first story's right-hand bay while the left-hand bay contains a large one-light picture window. The second story's two bays both contain identical double hung windows, and a small gable-roofed dormer is centered on the front-facing slope of the main roof above and contains a pair of small six-light windows.

Craftsman Style

155 Bayley Avenue

W. N. Smith House

1915-16

There is a single example of the Craftsman Style in the District and it is the finest residential example in the city. This is the superb W. N. Smith House, which was the last house built in the District before the beginning of World War I. The Smith House is two-stories-tall and rectilinear in plan and it has a poured concrete foundation, a first story that is clad in dark brown brick, and a second story that is clad

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in stucco. The main block is sheltered by a simple gable roof that is clad in flat tiles and has broad overhanging open eaves that are supported by exposed wooden rafter ends and wood brackets.

The main facade of the house faces west onto Bayley Avenue and it is asymmetrical in design and three-bays-wide. The first story's right-hand bay consists of a rectilinear bay that contains three identical six-over-one-light double hung windows, and it is sheltered by a tiled shed roof whose overhanging eaves are also supported by exposed rafter ends. The center bay consists of a smaller bay that contains three four-over-one-light windows (the center of these three windows is wider) and it is also sheltered by a tiled shed roof whose overhanging eaves are also supported by exposed rafter ends. The left-hand bay contains the main entrance to the house, which is flanked by sidelights and is sheltered by a tiled, gable-roofed entrance hood. The second story above consists of an asymmetrically positioned shed-roofed wall dormer that spans more than two-thirds of the width of this story, and its roof is also tiled and it contains three evenly spaced pairs of four-over-one-light double hung windows.

The original owner of the house, W. N. Smith, was the owner of the Vinegar Hill Mining Co. in Platteville and, besides being a successful businessman, Smith was also a member of the Platteville Library Board when the city secured a \$12,000 grant from the Carnegie Foundation to build a new library in 1915. This outstanding small Craftsman Style building (extant) was designed by the Chicago architectural firm of Miller, Fullenwider & Dowling and this presumably led to their being commissioned to design this equally fine house for Smith.

Georgian Revival Style

185 Bayley Avenue

L. A. Wills House

1939-1940

The only example of the Period Revival styles in the District is this fine Georgian Revival style house built for L. A. Wills in 1939-40 to the design of an as yet unidentified architect. The main block of the Wills House is rectilinear in plan and two-stories-tall and it has a poured concrete foundation, exterior walls that are clad in variegated brick and are sheltered by a shallow-pitched hipped main roof. There are large, tall, identical chimney masses centered on both of this block's north and south-facing side elevations. The main facade of the house faces west onto Bayley Avenue and it is symmetrical in design, has corner quoins, and is three-bays-wide. The main entrance is placed in the center bay of the first story and this flat-arched opening is flanked by original full-height louvered wood shutters. Single rectilinear window openings flank the entrance on either side and contain tall, six-over-six-light double hung wood sash windows. The three second story bays above each contain a slightly shorter window opening, each of which also contains a six-over-six-light double hung wood sash window, and

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these three windows are also flanked by original louvered wooden shutters. Flanking the main block on both the north and south sides are smaller identical-appearing one-story hip-roofed, brick-clad pavilions that contain sun porches.

The Wills House occupies a large corner lot that had previously been occupied by a Queen Anne style house that had been destroyed by fire the year before. In addition to the house, the architect also inserted a two-car garage into the steep slope of the Mitchell Avenue side of the lot that can be accessed from the basement story of the house. The roof of this garage also forms a terrace behind the house's main block.

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Significance:

The Bayley Avenue Historic District is an architecturally significant residential district located in the historic core of the city of Platteville. The District is located one block south of Platteville's Main Street Historic District, which was listed in the National Register of Historic Places (NRHP) in 1990, and it was identified as a potential historic district having local significance under National Register (NR) Criterion C (Architecture) by the City of Platteville Intensive Survey, which was undertaken in 2004-2005.⁴ Research was undertaken to assess the potential for nominating the District to the NRHP utilizing the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Greek Revival, Queen Anne, American Foursquare, American Craftsman, and Period Revival styles subsections of the Architectural Styles study unit of the CRMP, and the Gabled Ell and Two-Story-Cube vernacular forms subsections of the Vernacular Forms study unit of the CRMP.⁵ The results of this research are detailed below and show that the Bayley Avenue Historic District is locally significant under NR Criterion C as an architecturally significant collection of single family residences that together constitute a well-defined and visually distinct geographic and historic entity within the city of Platteville.

The Bayley Avenue Historic District is comprised of 30 contributing resources and two non-contributing ones and it constitutes one of the most intact collections of historic residential buildings to be found within the corporate boundaries of the city of Platteville. The District's earliest building was built in 1853, this being the outstanding Greek Revival style John H. Rountree House, which was listed individually in the NRHP in 1986. All but three of District's other buildings were built between 1890 and 1916 and are examples of the Queen Anne, Craftsman, and American Foursquare styles and the Side Gable, Gable Ell, and Two-Story-Cube vernacular forms. These houses are mostly of at least medium size and several possess designs that are the finest examples of their particular styles in the city. Collectively, the District's resources are of even greater importance than its individual components because their high degree of integrity makes it possible to study in some depth the designs that were built by the middle and upper middle class citizens of Platteville during the District's period of significance.⁶

⁴ Heggland, Timothy F. *City of Platteville Intensive Survey*. Platteville: 2005. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

⁵ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-3, 2-15, 2-24, 2-25, 2-28-2-33, and 3-5-3-7.

⁶ The period of significance is bounded by the known construction dates of the contributing resources in the District.

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Historic Context

A detailed history of the city of Platteville and its built resources is embodied in the *City of Platteville Intensive Survey Report*, printed in 2005. Consequently, the historic context that follows deals primarily with the history of the District itself and with the immediate surrounding area.

Today, Platteville has a population of 9989 and the University of Wisconsin-Platteville has brought the city fame throughout the entire region. In 1828, though, when John H. Rountree arrived to prospect for lead at Platte Mounds, which was so named for the large glacial remnants that are located to the east of the current city site, he and his partners were the first Euro-Americans to settle on the future site of Platteville and indeed were among the very first to settle in what later became Grant County. At that time, the hilly land around them was a mixture of prairie and woodlands, and there were no settlements located closer than Galena, Illinois, and New Diggings, Wisconsin, both of which were located some twelve to eighteen miles to the south. Like most prospectors, Rountree chose his site because of reports he had had of its rich mineral potential; he did not arrive there with an eye to effecting a permanent settlement. Never-the-less, the site he chose was a good one, there being a small stream nearby that supplied him and the others with water, and he was also lucky in his choice of a site because lead was found on his land in considerable quantity.

Rountree wintered over in this new place and the following year he and his partner, J. B. Campbell, set about building a smelter to transform the lead diggings of the previous season into a salable commodity. By the summer of 1828, the new smelter was a reality and Rountree then set about building a one-story double log cabin to provide shelter for newcomers. The first shelters erected by the pioneers of the place were built from what was readily available, including huts built out of sod, so in such a setting, a log house was considered to be "a commodious and pretentious domicile."⁷ Within a year, a small settlement made up mostly of log cabins had grown up around Rountree's holdings, and about this time, Joseph Dixon and his brother also arrived and plowed up ten acres of prairie that was located about a mile south of the city, thereby becoming the first farmers in the region. Also in 1828, Rountree built the first store in the settlement, this being a frame log building, and by the end of the year, a small settlement that by now was officially called Platteville had been created. It was composed of Rountree's smelter, his store, the boarding house he had built, and also two or three log dwellings, including Rountree's own.

The principal business of the new settlement was lead mining and it would continue to be so for a number of years thereafter. As news of the success of the lead mining in this area spread, more settlers arrived, but the numbers were not great and the settlement's population was about 40 by the end of 1830 and by

⁷ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 676.

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1832 did not exceed 100 and was held in check by the outbreak of what is now known as the Blackhawk War. The conclusion of the war, however, focused public attention on the area and the opening of a land office at Mineral Point in the fall of 1834 brought both settlers and speculators who wanted to purchase land near the settlement. Further advances came in the form of the first sawmill in the region, which was established by Rountree in 1836 a short distance northwest of the village on a branch of the Platte River, which flows west of Platteville. In the same year, Rountree also built the first hotel in the village on the southwest corner of E. Main and S. Third streets, which was later known as the Blundell House after a later proprietor. Platteville continued to grow and by 1837 its population was approximately 200 and even though growth was hampered by adverse business conditions in that year, progress continued to be made. In 1837, the first church was built in the village and in the region, it being a frame building that was located on Main Street belonging to the Methodist Episcopalian congregation of Platteville.

By 1840, growth was apparent in many areas of village life. Stage lines connected Platteville with Galena, Illinois, and Mineral Point and Madison in Wisconsin Territory. Population increased as well, with most of the early inhabitants of the village coming from Kentucky or Tennessee or the eastern states or else from England. With increased population and increasing economic maturity came a more substantial architecture. The oldest surviving building in Platteville now is the Mitchell-Rountree Stone Cottage, which was built out of limestone in 1837 for John Rountree's East Coast in-laws, the Mitchells. This fine Colonial style house, while not large by later standards, would not have looked out of place in the Mitchell's native Virginia and Maryland and it was an exceptional but by no means unique example of the way in which newcomers to Wisconsin replicated architectural styles and methods of construction that they brought with them from their previous homes.⁸ In 1841, Platteville was incorporated as a village by an act of the Territorial legislature and, in 1842, John Rountree platted a portion of the land he owned as the Village of Platteville, which is the original plat of the village and includes most of the land contained within W. Pine, N. Elm, W. Cedar, and N. Oak streets.

In 1842, the Presbyterian congregation in Platteville built their first church, the second story of which was also the home of the Platteville Academy, the community's first seat of higher learning. This frame Greek Revival style building is located at 40 W. Cedar St. and it is still extant today, albeit in altered condition. With the exception of the stone-clad Mitchell-Rountree House, all of the buildings in Platteville at this time were either pioneer log buildings or else were of frame construction and, while photographic evidence of these early days is lacking, it is probable that the vast majority of these were either simple Greek Revival style buildings or even simpler Front Gabled or Side Gabled vernacular form equivalents.

⁸ Hibbard, James B. *Images of America: Platteville*. Chicago: Arcadia Publishing, 2004, p. 15.

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In 1843, John Rountree built the first brick building in the village on the southeast corner of E. Main and S. third streets, this being a two-story building made of brick s fired locally. The population of the village at this time was about 500. In 1845, a second brick commercial block was built on Main Street by E. Bayley, two small brick public school houses were also built in the north and south parts of the village, and the Methodist congregation built a new and larger brick church for itself in the Gothic Revival style on the northeast corner of W. Main and N. Chestnut streets.⁹ By 1846, Platteville was one of the settled and prosperous places of Grant County. In that year Isaac Hodges opened the first bank in the village, which, like most of the other businesses in the village, was located on Main Street or on the blocks immediately adjacent to it.

In 1850, the population of the village was approximately 1500 and it is ironic, given Platteville's mining history, that the village was about to receive a major economic setback later in that year, when the news of the finding of gold in California lured more than 200 of its citizens off to the new gold fields. This was a serious loss of manpower and it came at a time when lower prices for lead and the lack of easily worked new deposits of lead ore had already had a negative impact on the village's economic activity. Business in Platteville did not really recover from this combination of events for the next five years, and yet this period also saw meaningful advances. Chief among them was the decision of the board of directors of the Platteville Academy to build a new building to house their thriving school. Their new three-story, Greek Revival style limestone-clad school building was completed in 1853 at 30 N. Elm Street and its construction helped to ensure that Platteville's already outstanding regional reputation as a seat of educational excellence would continue to bring students to the city from the region surrounding the village.¹⁰

Also completed in 1853 was the first building to be built in what is now the Bayley Avenue Historic District. This was the outstanding brick Greek Revival style house built at 150 Rountree Avenue for Platteville's founder, John H. Rountree. This house is located just half-a-block south of Pine Street and Platteville's downtown commercial district, and it now occupies a large triple-lot parcel. At the time it was built, however, this house was located at the far north end of a much larger property Rountree owned that stretched south from Pine Street all the way to what is now USH 51 (Dubuque Rd.), west to what is now S. Court St., and east to what is now called S. Water St. and was then called Lydia Street. All the land that now comprises the Bayley Avenue Historic District was included within this property, but large though this property was, it was just one of several large properties that Rountree then owned that all but surrounded the original core of the village and which he would soon develop.

⁹ *History of Grant County*. Chicago: Western Historical Society, 1881, p. 693.

¹⁰ This building, now known as Rountree Hall, was listed in the NRHP in 1974.

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By 1855, business activity in Platteville had resumed its previous pace, the village population once again began to increase, and so did the amount of platted land in the village. The first new plat was Covell's Addition in 1855, which was located north of Adams St. and west of Oak St., and whose principals were John Lewis, E. M. Covell, and John H. Rountree. This was followed by Henry's Addition in 1858, which is located just southwest of the Original Plat on both sides of the 200-300 block of Division Street and on part of the east and west sides of S. Chestnut St. Henry's Addition was platted by George W. Henry just one year after the nationwide financial panic of 1857 had brought much of the nation's economic activity to a standstill and most of the Division Street Historic District lies within the boundaries of this addition. However, no houses are known to have been built in this plat until after the end of the Civil War.

In 1860, plans to build a railroad eastward from Platteville to the village of Calamine in adjoining Lafayette County were made and while actual construction of the road was put off by the coming of the Civil War, the railroad was incorporated as the Platteville & Calamine Railroad in 1861, the incorporators being M. M. Cothren, D. W. Jones, Hanmer Robbins, E. Bayley, Samuel Moore, John H. Rountree, N. H. Virgin, and the first Governor of Wisconsin, Nelson Dewey. The confidence that the would-be proprietors of the railroad felt in their project was expressed in other ways as well. In the same year John H. Rountree platted two additions to his original Platteville plat. The first was Rountree's Western Addition to the Original Plat, which included land roughly bounded by W. Pine St. to the south, N. Washington St. to the west, Market St. to the north, and N. Elm St. to the east. The second was Rountree's Eastern Addition to the Original Plat, which included land roughly bounded by E. Main St. to the north, Lydia St. (now S. Water St.) to the west, Laurel St. to the south, and what today is Valley Rd. to the east.

The Civil War had a mixed effect on the village. On the one hand, business growth was curtailed, while on the other hand the farmers surrounding the village enjoyed a period of real prosperity as prices for their crops rose in response to the needs of the Union Army. This resulted in a renewed period of prosperity for Platteville's merchants and for its manufacturers of agricultural implements. At the end of the war in 1865, Platteville had a population 2061 and the war's end also brought with it an increase in confidence on the part of the city's landowners. Once again, John H. Rountree led the way by platting Rountree's Northwestern Addition to the Original Plat in that year, which included land in the Union Street-W. Adams Street-W. Cedar St. area. Another event of great future importance to Platteville was the State of Wisconsin's purchase of the 1853 Platteville Academy building at 30 N. Elm St. in 1866, which was then remodeled and expanded to house the state's first Normal School or teaching college.

As the post-war period began, Platteville still looked remarkably like it had in years past despite the

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growth it had incurred. Houses were now increasingly built of brick, but wood still ruled and would continue to do so until the present day. Houses were still being built for the most part in either the Federal or Greek Revival styles or their vernacular equivalents, and only a very few examples of the more modern and more fashionable Gothic Revival style and Italianate styles had yet been built here. The same was true of the commercial buildings in the village's downtown. Wood was slowly giving way to brick and new buildings were typically larger than the ones they replaced, but the downtown at this time was still a mix of wood and brick and most of the buildings here were also, for the most part, still being built in either the Federal or Greek Revival styles or their vernacular equivalents.

In 1867, agitation to finally build the Platteville & Calamine Railroad began once again and the citizens of Platteville and others in the communities of Elk Grove and Kendall subscribed \$270,000 to underwrite its construction. The road was completed in 1870, the tracks running along the east side of the village, and Platteville finally had railroad access. Once again, confidence in the benefits the railroad would bring resulted in additional land being platted in the village. Late in 1869, H. C. Miller platted Miller's Addition to the Original Plat, this being a small addition that is bounded by E. Main St., Anne St., and Broadway, and in 1870, J. H. Rountree platted yet another addition to the village, this being Rountree's Railroad Addition, which is located in the area adjacent to the railroad corridor that is bounded by E. Mineral St., Cora St., and what is now Valley Rd.

The Galena & Calamine road was essentially just a feeder line to larger railroads. In 1871, proprietors from Galena, Illinois, laid out a route for a second more ambitious railroad that would extend from Galena north to Fennimore in northern Grant County via Platteville. This new line, called the Galena & Southern Wisconsin Narrow Gauge Railroad, was finished in 1875, whereupon J. H. Rountree once again deemed it time to plat another portion of his land adjoining the village, this being the Rountree's Northeast Addition to the Original Plat, which was bounded roughly by Broadway, Anne St., E. Mineral St., and the railroad tracks. In 1879, the Galena line was acquired by the Chicago & Northwestern railroad, who re-graded it to accept standard gauge tracks, whereupon Platteville finally had continuous, direct railroad connections with Milwaukee and cities to the northeast.

Platteville's population in 1880 had risen to 2685, this being the same year that the State legislature approved Platteville's request to be chartered as a city. This new status was soon reflected in new public buildings. By 1883, the city had built itself a new city hall on Bonson Street that stood until fire destroyed it in 1926. In addition, a new wing had been built onto the State Normal School in 1882. By 1885, Platteville's population had risen to 2765 and by 1890 to 2740. This gradual rise in population reflected the steady but unspectacular growth that characterized this maturing period in Platteville's history. The coming of the railroad benefited the city economically and especially the surrounding farms, whose

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produce now accounted for the bulk of the city's trade. By 1890, Platteville was, and for some time had been, Grant County's largest community, and its prosperity was resulting in a new generation of buildings, many of which increasingly reflected national trends in architectural styles. Also in 1890, an era ended when John Rountree died at the age of 85. Rountree had been the founder of the city and the chief architect of its success, so much so that there was hardly an institution in the community that did not owe at least some of its success to his participation in its development. Indeed, Rountree continued to influence the city's development even after his death when his children inherited and platted the last large undeveloped parcel of land he had owned that adjoined the south part of the original plat of the city later in 1890. This was the Homestead Addition, which was located west of S. Water St., east of S. Chestnut St., and south of Pine St., and whose creation completed the platting of most of the land that is now considered to be the historic core of the city. In addition, the Homestead Addition also included within its boundaries all the land that is now included within the boundaries of the much smaller Bayley Avenue Historic District.

With the notable exception of John H. Rountree's own house, and its associated and no longer extant outbuildings, no other houses are known to have been built in what was to become the Homestead Addition prior to 1890. The creation of this new plat opened up a large area of land adjacent to Platteville's existing business district that had not previously been available for residential development. Prior to 1890, almost all of the residential construction in the city had taken place north of Pine Street, which runs in an east-west direction a half block north of the north end of the Homestead Addition. With the opening up of the Homestead Addition, which included among its other streets the newly created Bayley Avenue, Alden Avenue, Mitchell Avenue, and Rountree Avenue, new lots suddenly became available within a block of the business district and the public was quick to respond. New buildings began to appear in the what is now the Bayley Avenue Historic District immediately after the Addition was platted, and not surprisingly, most of the earliest development occurred at the north end of the District, this being that portion of the plat that lies closest to the downtown. Parcels in this area varied in size but some, such as the ones originally associated with 150 and 180 Bayley Ave., contained multiple lots and stretched all the way across the block from Bayley Avenue west to S. Court Street.

Thirteen new houses were built in the District between 1890 and 1895 and with two exceptions these were all examples of either the Queen Anne style or the Two-Story-Cube vernacular form. Many of these new houses were built for merchants and professionals whose places of business were located just a few blocks away in the downtown. For instance, W. T. Jennings, the principal of the Rock Graded School in Platteville, built his Queen Anne style house at 180 Bayley Ave. ca. 1890; Alexander Butler, a wagon and carriage maker and a former city alderman and fire chief, built his Queen Anne

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style house at 210 Bayley Ave. in 1890-91; and William M. Rindlaub, who took over the ownership and editorship of the *Platteville Witness* newspaper from his father, Martin Rindlaub, built his Queen Anne style house at 380 Bayley Ave. in 1894-95.

Thus, by the mid-1890s, almost half of the houses in the District had already been built, but other forces were then at work in the city that would cause still more houses to be constructed within the District and in the surrounding neighborhoods. The most important of these forces was the explosive city-wide population growth that the city was then experiencing, which was being fueled by the revitalization of Platteville's mining industry, which was centered on the mining and processing of zinc ore. Before the 1890s, zinc ore had been an unwanted byproduct of the lead mining process, but new technologies then being developed were making the extraction of zinc ore and the smelting of it a commercially viable enterprise. These new processes were labor intensive, however, and the city's second mining boom period would also see Platteville's population grow from 2900 in 1890, to 3321 in 1895, and to 3800 in 1900, with much of this growth happening in just the last three years of the decade. Not surprisingly, this growth resulted in a building boom that was felt in every part of the city, but especially in the areas south of Pine Street that had not experienced substantial growth before. Evidence of this can be seen by looking at the 1896 *Bird's Eye View* of the city, which shows that even by that date very little development had occurred south of Pine Street.¹¹ Soon thereafter, however, those wanting new houses in the city began to buy and develop lots in existing plats that had never been developed before or else on lots that were created when new plats such as the Homestead Addition came onto the market.

One by-product of this boom period was that another eight houses were built in the District between 1895 and 1909, most of them on lots located in the still undeveloped south part of the District. During this same period, Platteville's population more than doubled, finally reaching a high of 5800 in 1909, and it is not surprising that this growth put enormous pressure on city services and resulted in the construction of new public buildings. For instance, in 1906, the City of Platteville built its first public high school building, the Richardsonian Romanesque Revival style Hanmer Robbins School, which is still located at 405 E. Main St. Nor was the City the only entity that was dealing with the consequences of growth at this time.

By 1907, the Normal School, with a faculty of 26 and a student body of 459, had not only earned a reputation as an outstanding institution for the education of teachers, it had outgrown its original facility. A new main building was constructed two blocks west on Main Street and opened in September 1907.¹²

¹¹ *Bird's Eye View of Platteville, Wisconsin*. Milwaukee: C. J. Pauli, publisher, 1896.

¹² Hibbard, James B. *Op. Cit.*, p. 33.

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That Platteville was fortunate to have the State's Normal School located within its boundaries became ever more apparent as the twentieth century evolved. For one thing, the economic boom that had accompanied the zinc mining era was essentially over by the beginning of World War I and the population of the city had actually declined to 4900 by 1915. Even so, another four houses were built in the District between 1910-1916, and one of these, the house located at 155 Bayley Ave. that was built in 1915-16 for local mine owner W. N. Smith, is the finest residential example of the Craftsman style in Platteville. That the District still attracted men of Smith's stature partly reflected its geographic location relative to the downtown but it also reflected the fact that this portion of the Homestead Addition had very quickly become one of the most desirable neighborhoods in the city. This elevated status continued well into the twentieth century.

By 1916, the Bayley Avenue Historic District was essentially complete. Only three more houses would be built within its boundaries thereafter and the first of these, the excellent Georgian Revival style L. A. Wills House located at 185 Bayley Ave., was built in 1939 and replaced an earlier Queen Anne style house on the same site that was destroyed by a fire the year before.¹³

Fortunately, the changes that had occurred to the city during the its boom period in terms of infrastructure and services were permanent ones and Platteville was a much more modern city by the time the zinc era ended. Fortunately too, the loss of zinc mining to the local economy was more than made up for by the continued growth of the region's agricultural sector and by the growth of the Normal School. By 1929, Platteville's population had risen to 5000 and while it fell again during the Great Depression, the post-World War II boom years brought it renewed prosperity and growth, much of which can be attributed to the evolution of the State Normal School, which was transformed into the University of Wisconsin-Platteville after World War II.

But while the growth of UW-Platteville was a major factor in the city's post-war prosperity, it also had enormous consequences for those portions of the historic core of the city that lay closest to it. For one thing, the continual growth of the University was also accompanied by the gradual physical expansion of its campus, which ultimately resulted in the demolition of almost all of the historic houses that had once been located west of S. Hickory Street and south of W. Main Street. The other significant change was in the usage of many of the buildings in the residential neighborhoods that surround the campus. What had up until the late 1960s been neighborhoods comprised almost exclusively of single-family, owner-occupied residences gradually changed into ones where rental properties catered to the

¹³ The last two houses were built in the District in 1961 and they are both small Contemporary style houses that are considered to be non-contributing resources.

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University's growing student body, and the prestige and desirability of these neighborhoods has suffered as a result.

Fortunately, even though the UW campus is located just three blocks to the west of the Bayley Avenue Historic District, the majority of the houses within it have remained in single family occupancy and continue to be owned by those who value their quality construction and superior design. Today, Platteville is larger than ever and while its economy is probably more dependent on the University of Wisconsin-Platteville and its more than 6000 students and associated staff than its other citizens would ideally like, the city is also in the fortunate position of being heavily dependent on an institution that is there for the long term and whose stability it can count on.

Architecture

The Bayley Avenue Historic District is believed to be of architectural significance under NRHP Criterion C because it contains several of Platteville's most architecturally important houses and also one of its most significant and intact collections of Queen Anne style residential buildings. The District contains twenty-nine single family houses, fourteen of which are good examples of the Queen Anne style that were built between ca.1890 and 1909. In addition, the District also contains Platteville's finest residential example of the Greek Revival style and its finest residential examples of the American Craftsman and Georgian Revival styles as well. Most of these houses are still highly intact today and they provide an excellent opportunity to explore the stylistic choices that were made by Platteville's citizens during the period of significance.

Of the 29 extant buildings in the District, one was built in 1853, fourteen were built between 1890 and 1895, five more between 1896 and 1899, three more between 1900 and 1909, four more between 1910 and 1916, one more in 1939-1940, and the last two in 1961. The earliest house in the District is also its most important, both historically and architecturally, this being the outstanding Greek Revival style John H. Rountree House, which was built for city founder Rountree in 1853. No other houses were built in the District until 1890, when the nearly 60-acre parcel of land surrounding Rountree's house was finally platted as the Homestead Addition to the city by Rountree's heirs. Within five years, thirteen new houses were built in the portion of this Addition that includes the District. Eight of these new houses are examples of the Queen Anne style, while the other five are examples of the Gabled Ell, Side Gable, or the Two-Story-Cube vernacular forms. The substantial growth that Platteville experienced after 1896, and the prosperity that this growth created, resulted in the construction of another five Queen Anne style houses in the District between 1896 and 1899, and one more example of the style would be built there as late as 1908-09. In addition, two American Foursquare houses were built in the District during this same time period.

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In all, twenty-one of the District's twenty-nine houses were built between 1890 and 1909. It is the fourteen Queen Anne style houses that were built in the District during this period, however, that give it its core architectural identity. These houses are concentrated on the larger lots that are located on the higher ground at the north and south ends of the District, and almost all of them are typical examples of the style and exhibit features that are closely associated with it such as the use of multiple cladding materials, irregular plans, complicated asymmetrical facades, large front porches and even wraparound verandas. The two oldest of these were both built in 1890 and the finest of these is the cruciform plan, clapboard-clad W. T. Jennings House located at 180 Bayley St., whose large corner lot originally extended from Bayley St. west all the way across the block to S. Court St. Just slightly less elaborate is the Samuel Gray House located next door at 150 Bayley Ave., which was built in the following year and which also originally had a lot that extended across the entire width of the block. Other good representative examples of this style include: the C. M. Fox House, located at 415 Bayley Ave., built in 1891-1892; the O. E. Gibson House, located at 465 Bayley Ave., built in 1892-93; the M. H. DeWitt House, located at 270 Rountree Ave., built in 1895-96; and the C. Albertson House, located at 440 S. Court St., which was built in 1897-98 and is the only example in the District to possess a corner tower of the type that is so closely associated with this style.

Another later example of the Queen Anne style in the District incorporates something of the symmetrical feeling and greater simplicity of the American Foursquare into its design while still retaining something of the asymmetry of the Queen Anne style. This is the brick-clad A. W. Hooser House located at 400 S. Court St., which was built in 1908-09 and features shallow two-story-tall asymmetrically placed polygonal bays on both its main facade and on its south-facing side elevation.

These houses coexist with three good but much more modest contemporary examples of the American Foursquare. All of these houses are clad in clapboard and have main facades that are symmetrical in design and which feature full-width front porches that are a typical feature of the style. The oldest and largest of the three is the house built in 1907 at 345 Bayley Ave. to serve as the English Lutheran Church's parsonage. The other two examples of this style were built five years apart but have almost identical exterior designs. These are: the Albert Webster House, located at 230 Bayley Ave. and built in 1908-09; and the M. H. Blunt House located at 265 Bayley Ave., which was built in 1915-16.

The last house built in the District before the United States entered World War I was the W. N. Smith House, which was built in 1915-16 and is located at 155 Bayley Ave. This brick and stucco-clad house was designed by the Chicago architectural firm of Miller, Fullenwider & Dowling and it is Platteville's finest residential example of the Craftsman Style. Just one more house was built in the District between

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the world wars, the equally fine L. A. Wills House, which is located next door to the Smith House at 185 Bayley Ave. and was built in 1939-40. The Wills House is an excellent brick-clad example of the Georgian Revival style and it is also the only representative of the Period Revival styles that was built in the District.

No other new buildings were built within the District's boundaries until 1961, when two small Contemporary style houses were built there. Consequently, the District still retains its pre-World War II appearance and sense of scale today and it has, so far, also managed to escape the changes that have eroded the integrity of the city's other nearby historic neighborhoods.

Architects

Researching historic buildings constructed in Wisconsin's smaller cities seldom produces the identities of their designers and/or builders, and unfortunately, this is true for all but one of the buildings in the Bayley Avenue Historic District as well. Mostly this is due to the fact that the newspapers in Platteville seldom included such information when noting that a house was under construction, regardless of the building's size or the importance of its owner. No other buildings in the District are known to have been designed by architects although others may have well have been.

Miller, Fullenwider & Dowling

This Chicago firm of architects completed two projects in Platteville in 1914-1916 that are the finest examples of the Craftsman Style in the city. The first of these was the outstanding Platteville Carnegie Library located at 190 Market St., which was built in 1914 and was listed in the NRHP in 1990 as part of the Main Street Commercial Historic District.¹⁴ The choice of a Chicago firm to design this library can be partly explained by the previous experience of Grant C. Miller, the firm's principal. Before creating his new firm, Miller had been one of the principals with Normand S. Patton (1852-1915) in the very well known Chicago firm of Patton and Miller, which had designed fourteen Carnegie libraries for various communities in Illinois between 1901 and 1912, these being the years during which the firm was active.¹⁵ The small library that Miller's new firm designed in Platteville is a gem of Craftsman style design and presumably led directly to their second Platteville commission, this being the equally fine house located at 155 Bayley Ave. that they designed for W. N. Smith, the owner of the

¹⁴ Plaque on the building.

¹⁵ Bial, Raymond and Linda LaPuma Bial. *The Carnegie Library in Illinois*. Urbana and Chicago: University of Illinois Press, 1991. Various pages.

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Vinegar Hill Mining Co. in Platteville and a member of the library's building committee.¹⁶

Conclusion:

The Bayley Avenue Historic District is therefore being nominated to the NRHP for its architectural significance because it represents a coherent whole that is clearly visually distinct from surrounding neighborhoods and because it contains individual buildings of considerable architectural merit. The District contains a highly intact concentration of historic single family residences and its significance is further enhanced by their generally well maintained status. Individually, most of the District's buildings are fine representative examples of their particular styles. Collectively, they are also of significance to the history of Platteville because these buildings illustrate the evolution of architectural design in Platteville during the period of significance. The Bayley Avenue Historic District is thus believed to be eligible for inclusion in the NRHP at the local level not only because of the individual architectural significance of the buildings it contains, but also because they constitute a largely intact ensemble of buildings that is evocative of the period during which they were built.

Preservation Activity:

The Bayley Avenue Historic District is fortunate in that it has continued to be able to attract owners who take pride in their historic houses and have, in some cases, begun to restore them. In addition, the City of Platteville Historic Preservation Commission has been active in educating property owners of historic resources in Platteville as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Archeological Potential

The extent of any archeological remains in the District is conjectural at this time. With the exception of several outbuildings that were once associated with the John H. Rountree House, no other historic buildings are known to have been located within the District boundaries. None of these buildings are now extant and it is possible that some archeological remains associated with them may still be extant

¹⁶ Rausch, Joan, et al. *An Architectural and Historical Survey of Mining Communities in Portions of Lafayette and Grant Counties*. Southwestern Regional Planning Commission, 1983, pp. 188 & 196.

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despite subsequent construction activity, but their location has not yet been established. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of pre-European cultures located within the District would have been greatly disturbed by the building activity associated with the subsequent development of the area.

Acknowledgment

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Boundary Description

The boundary of the District begins at a point on the E curbline of Rountree Ave. that corresponds to the NE corner of the lot associated with 150 Rountree Ave. The line then continues W along the N (rear) lot line of the lot associated with 150 Rountree Ave. and the N lot line of 155 Bayley Ave. to a point on the E curbline of Bayley Ave. that corresponds to the NW corner of the lot associated with 155 Bayley Ave. The line then continues W across Bayley Ave. to a point on the W curbline that corresponds to the NE corner of the lot associated with 150 Bayley Ave. The line then continues W along the north lot line of said lot to the NW corner, then turns 90° and continues SW along the rear lot lines of 150 and 180 Bayley Ave. to a point on the S. curbline of Mitchell Ave. that corresponds to the SW corner of the lot associated with 180 Bayley Ave. The line then continues SW across Mitchell Ave. until reaching a point that corresponds to the NE corner of the lot associated with 65 Mitchell Ave. The line then turns 90° and continues NW along the S curbline of Mitchell Ave. to a point that corresponds to the NW corner of the lot associated with 65 Mitchell Ave., then turns 90° and continues S along the E curbline of S. Court St. to the SW corner of said 65 Mitchell Ave., then turns 90° and continues SE along the south lot line of said lot to the NW corner of the lot associated with 230 Bayley Ave. The line then turns 90° and continues in a southerly direction along the rear (west) lot lines of the lots associated with 230 and 260 Bayley Ave. to the SW corner of the lot associated with 260 Bayley Ave., then turns 90° and continues W along the N lot line of the lot associated with 310 Bayley Ave. to a point on the E curbline of S. Court St. that corresponds to the NW corner of the lot associated with 310 Bayley Ave. The line then turns 90° and continues S along said E curbline to a point that corresponds to the SW corner of the lot associated with 380 Bayley Ave. The line then turns 90° and continues W across S. Court St. to a point that corresponds to the NE corner of the lot associated with 400 S. Court St. The line then continues W along the N lot line of said 400 S. Court St. to the NW corner, then turns 90° and continues S along the rear (west) lot lines of 400, 410, 440, 460, and 480 S. Court St. until reaching a point that corresponds to the SW corner of the lot associated with 480 S. Court St. The line then turns 90° and continues E along the S lot line of said 480 S. Court St. to the SE corner, then continues E across S. Court St. to the SW corner of the lot associated with 465 S. Court St. The line then continues E along the S lot line of the lot associated with 465 S. Court St. to the SE corner, then turns 90° and continues in a northerly direction along the rear lot lines of 465 S. Court St. and 455 and 415 Bayley Ave. to a point on the S curbline of Alden Ave. that corresponds to the NE corner of the lot associated with 415 Bayley Ave. The line then continues NNE across Alden Ave. to a point on the N curbline of said street that corresponds to the SE corner of the lot associated with 395 Bayley Ave. The line then continues NNE along the rear lot lines of 395, 374, 345, and 315 Bayley Ave. to a point that corresponds to the NE corner of the lot associated with 315 Bayley Ave., then turns 90° and continues E along the S lot line of 270 Rountree Ave. to a point on the W curbline of Rountree

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Ave. that corresponds to the SE corner of said 270 Rountree Ave., then turns 90° and continues NNE along said W curblin and across Mitchell Ave. to a point that corresponds to the NE corner of the lot associated with 150 Rountree Ave. and the POB. Said boundaries enclose approximately 8.5 acres of land.

Boundary Justification

The boundaries of the District enclose all the land that has historically been associated with the District's resources. The buildings within the boundaries are both larger than those around them and they have superior designs, a higher degree of integrity, and dates of construction that fall within NRHP guidelines. The other buildings adjacent to the District are usually either smaller than the ones within the District, were too altered to be included within it, or both.

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Items a-d are the same for photos 1 – 9.

Photo 1

- a) Bayley Avenue Historic District
- b) Platteville, Grant County, WI
- c) Timothy F. Heggland, November 2006
- d) Wisconsin Historical Society
- e) 150 Rountree Avenue, View looking W.
- f) Photo 1 of 9

Photo 9

- e) 400 S. Court St., View looking WNW
- f) Photo 9 of 9

Photo 2

- e) 155 Bayley Avenue, View looking E.
- f) Photo 2 of 9

Photo 3

- e) 150 Bayley Avenue, View looking WNW
- f) Photo 3 of 9

Photo 4

- e) 185 Bayley Ave., View looking E
- f) Photo 4 of 9

Photo 5

- e) 180 Bayley Ave., View looking WNW
- f) Photo 5 of 9

Photo 6

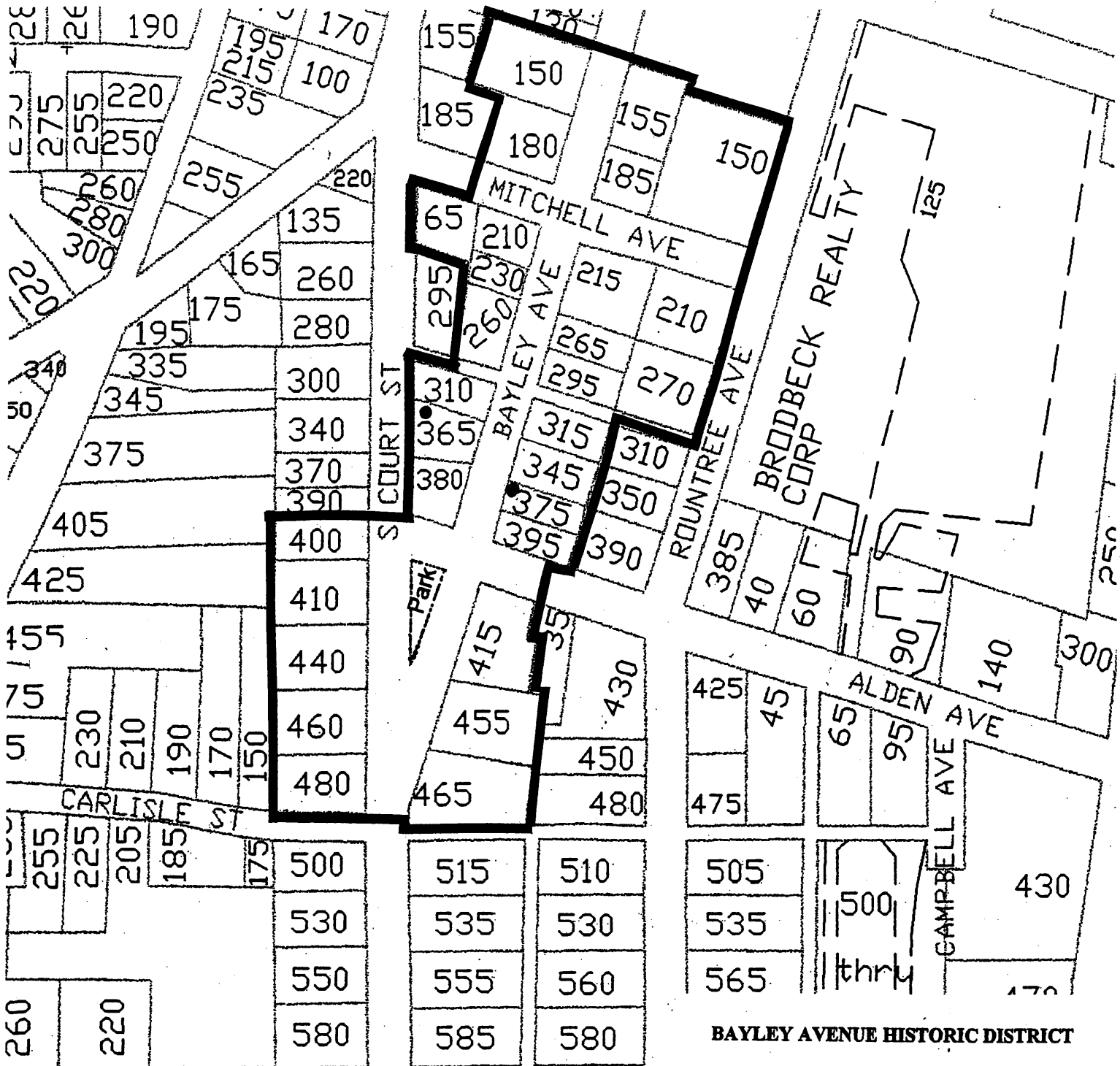
- e) General View of Sherman Park, View looking N
- f) Photo 6 of 9

Photo 7

- e) 465 Bayley Ave., View looking E
- f) Photo 7 of 9

Photo 8

- e) 400 & 410 S. Court St. with Sherman Park in Foreground, View looking W
- f) Photo 8 of 9



BAYLEY AVENUE HISTORIC DISTRICT

Platteville, Grant Co., WI

District Boundary Line

Non-Contributing

Not to Scale

