

Steinman, John C. and Barbara, House
Name of Property

Green
County and State

Wisconsin

4. National Park Service Certification

I hereby certify that the property is:
 entered in the National Register.
___ See continuation sheet.
___ determined eligible for the
National Register.
___ See continuation sheet.
___ determined not eligible for the
National Register.
___ See continuation sheet.
___ removed from the National
Register.
___ other, (explain):

Edson H. Beall

11.26.03

[Signature]
Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
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
2	1 buildings
	sites
	structures
	objects
2	1 total

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

N/A

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Queen Anne

Materials

(Enter categories from instructions)

Foundation Stone

walls Weatherboard

Shingles

roof Asphalt

other Cast Iron

Narrative Description

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

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Steinman, John C. and Barbara, House
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Description

The John C. & Barbara Steinman house is a very fine, two-story, Queen Anne style dwelling that was built in the village of Monticello in Green County for the Steinmans in 1903-1904.¹ This house sits on a double lot that is situated near the top of a hill in the principal historic residential neighborhood of the village and its principal facade faces west onto South Monroe Street. The house is cruciform in plan, measures approximately 28.5-feet-wide and 50-feet-deep, and its exterior walls rest on a tall, cut stone foundation that is now covered with stucco. The walls are sided in a mixture of clapboard and wood shingles and they are surmounted by the asphalt shingle-covered combination gable and hip roof that covers the house. All four gable ends of this roof are also sided with clapboard and wood shingles and these gable ends still retain their simple bargeboards. The Steinman house is a very fine representative example of a type of Queen Anne style residential design that was frequently employed by members of Wisconsin's rapidly growing middle class in the 1890s. Most of Monticello's other examples of this style have been altered over the course of time, so the Steinman house's high degree of exterior and interior integrity makes it especially notable today.

The rectilinear lot of the Steinman house is located in a predominantly nineteenth century residential neighborhood that covers a hill that overlooks the Little Sugar River and the historic downtown portion of the village of Monticello, which is located two blocks to the north of the house on the north side of the river. The front of this lot faces onto the north/south-running Monroe Street (whose name was changed from Prospect Avenue early in the twentieth century). This is a quiet residential thoroughfare whose south end terminates at a junction with STH 69/39 and whose north end intersects with another street that continues north out of the neighborhood and across a bridge at the base of this hill and on over the West Branch of the Little Sugar River and into the downtown. The lot is landscaped with shrubs, mature trees and lawn and it slopes gently to the east and is edged with concrete sidewalks and gutters. Most of the other lots in the surrounding area also contain single family dwellings dating from the 1880s to the 1930s, although some of these buildings were later converted into multiple-unit buildings and are now or have been rental properties.

Exterior

The Steinman house is asymmetrical in appearance, cruciform in plan, and two-stories-tall. Its design is an excellent example of the "hipped roof with lower cross gables" subtype of the Queen Anne style identified by Virginia and Lee McAlester.² In this instance, the design consists of a hipped roof 28.5-

¹ The 1990 population of Monticello was 1140.

² McMasters, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984, p. 263-265.

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foot-wide by 50-foot-deep main block that has a 16.5-foot-wide by 1.5-foot-deep polygonal-shaped two-story gabled ell on its south-facing side elevation and a similar 16-foot-wide by 3-foot-deep rectilinear two-story gabled ell on its north-facing side elevation. The entire house rests on cut stone foundation walls that have now been covered over with stucco but which are still partially exposed in the basement. The foundation walls enclose a full basement story. The original white-painted clapboard siding covers all the exterior walls of the house up to the eaves and a molded beltcourse encircles the house at the level of the first story window heads. Each wall's surface area is enframed by corner boards. A frieze board ornamented with very small dentil-like wood blocks is located immediately below the eaves, and a water table encircles the house just above the foundation wall. These walls then rise up to the steeply pitched, asphalt shingle-covered combination gable and hip roof that covers the attic story of the house. Overhanging eaves help to shelter the walls, and the very short ridge of the hipped roof main block runs front-to-back on an east-west axis that is parallel to the side elevations of the house.

The principal facade of the house faces west onto S. Monroe Street. It is asymmetrical in composition, two-bays-wide, and its design is dominated by a broad, gable-roofed, two-and-one-half-story rectilinear plan ell that forms the right-hand bay of the facade. This ell covers approximately 60% of the facade's total width and it is surmounted by a full-width front-facing gable end. This gable end features the same overhanging eaves as the rest of the house and it is enframed by plain rake boards below the slopes of the roof and by the main frieze board of the house, which serves as the base of the frame and whose upper edge is raised slightly in the center. The wall surface of this gable end is covered with diamond pattern wood shingles below the window head and with octagonal pattern wood shingles above. A single small, one-over-one-light, double hung window is placed in the center of the gable end and its head is also raised slightly in the center in an echo of the main frieze board below it.

A large, rectilinear, paired window group is centered in the second story of this ell and its head abuts the main frieze board of the house and its windows light the principal bedroom of the house. Directly below in the first story of this ell is an equally large single-light plate glass window that has a leaded glass transom above it that is filled with clear panes. This window lights the front parlor and its head abuts the beltcourse that encircles the house between the first and second stories.

The second (or left-hand) bay of the main facade is a portion of the main block of the house and it contains a square window opening in its second story that is filled with diamond pattern sash and which lights a second story closet inside. The first story of this bay contains the asymmetrically placed main entrance door opening and this is enframed with a wood molding surmounted by a cornice and it contains the original two-panel over one large plate glass light over one-panel wood entrance door.

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This door is protected by a five-panel, one-light storm door and the entire first story of both the left-hand and right-hand bays of this facade are sheltered by a full-width front porch. This slightly hip-roofed porch is divided into two unequal-length sections. The longer sixteen and one-half-foot-long section covers the first story of the right-hand bay of the main facade and it has a slightly hipped roof that is covered in standing seam metal and is edged with metal cresting that is original to the house. The six and one-half-foot-long section that shelters the left-hand bay and the entrance door, meanwhile, consists of a circular plan roof turret that is also edged in metal cresting and has a conical roof that is surmounted by a metal finial and is clad in standing seam metal. The ceiling of the porch and its floor are both fashioned from tongue-and-groove boards and the porch is edged by a fine wooden balustrade that is composed of turned balusters and a scroll-sawn spandrel that is placed just below the hand rail, and by a ball and dowel spandrel above. The roof of the porch is supported by three fluted columns; these are modern replicas of the fluted originals, but each of these columns is crowned with its original bracketed capital.

The north-facing side elevation of the house is much less elaborate in design than the otherwise similar south-facing side elevation. The composition of the north elevation is comprised of three separate elements, the center one is a two-and-one-half-story, rectilinear plan ell that roughly bisects the elevation and which is surmounted by a large gable end. The right-hand (west) element of this elevation is one bay wide and its only opening is a single rectilinear window opening that is placed to the right of center on its first story. This opening contains an excellent stained glass window that helps light the stair hall inside.

The cross-gable ell that forms the middle element of the north elevation has a rectilinear plan and measures sixteen-feet-wide by three-feet-deep. Both the first and second stories of this ell have a double window group centered on them and these each contain two one-over-one light double hung wood sash windows. There is also a single window opening placed just to the right of and somewhat lower than the second story group that lights the second story of the stair hall. The ell is then crowned by a large gable end that is identical in design to the one on the main facade described earlier.

The left-hand element of the north elevation is one-bay-wide and two-stories-tall, but the wall surface of the second story is not as tall as the corresponding wall surface of the right-hand element of this elevation. The only opening on this portion consists of a single window opening located to the right of center on the first story that contains a single one-over-one light double hung window.

The twenty-two-foot-wide east-facing rear elevation of the Steinman house comprises the rear wall of the gable-roofed two-story rear ell. This elevation is sided in clapboard, is two-bays-wide and

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asymmetrical in composition. Centered on the elevation is the rear entrance door to the house, which consists of a six-light over two-panel wood door that may be later in date than the house. This door opens flush with the ground and stairs inside lead up to the first story level and down to the basement story. The first story's only opening is placed to the right of center and consists of a window opening that contains a one-over-one light double hung window. Placed in the second story above and centered on the wall surface are two separate window openings that each also contain a one-over-one light double hung window. The full-width gable end that crowns this elevation is similar in design to those found on the other elevations in that it has overhanging eaves and is enframed by plain rake boards below the slopes of the roof. Because the slopes of the roof of the rear ell extend down further than elsewhere on the house, the returns of the eaves actually extend down to the nearly the base of the second story windows. The wall surface of this gable end is clad in clapboard up to the level of the second story window heads. Centered on the wall surface above this in the attic story is a small oblong window opening and the wall surface surrounding it is covered with diamond pattern wood shingles between the second story window heads and the head of the attic story window, and with octagonal pattern wood shingles above. There is also a small red brick chimneystack located on the ridge of the roof of this ell.

The south-facing side elevation of the Steinman house is also made up of three separate elements and it is roughly bisected by a large polygonal shape two-and-one-half story gable-roofed ell. The left-hand (west) element of this elevation is one-bay in width and has a single one-over-one light double hung window centered on its second story and a larger opening in the first story directly below that contains a single very large plate glass light that is surmounted by a full-width stained glass transom.

The two-and-one-half-story gable-roofed ell that forms the middle element of this elevation gets its polygonal shape from two full-height cutaway corners whose uppermost portions are each embellished by a pair of decorative wooden scrollwork brackets. The plan of the first two stories of this ell gives it an eight-foot-wide south-facing main surface and four-and-one-half-foot-wide southeast and southwest-facing sides. The southeast and southwest-facing sides both have single one-over-one light flat-arched windows placed in their first and second stories. The first story of the main south-facing surface also contains a large opening that contains a single very large plate glass light that is surmounted by a full-width stained glass transom, while the second story above contains a smaller but still large window opening that contains a single one-over-one light wood sash window. This ell is surmounted by a gable end that is identical to the one on the main facade.

The right-hand element of this elevation is the side wall of the rear ell and it is asymmetrical in composition. The second story consists of just a single centered, shed-roofed wall dormer that

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contains a door that opens out onto the roof of the porch that spans the full width of the first story. The first story is two bays-wide with the original rear one-light over seven-panel wood entrance door being placed in the bay to the left and a pair of one-over-one light double hung wood sash windows being placed in the bay to the right. All three of these openings provide light for the kitchen and they are all sheltered by the original flat-roofed one-story rear porch. This porch measures 17-feet-wide by 4-feet-deep and it is believed to have originally been similar in design to the front porch described earlier and in fact still retains its original turned posts and turned spandrels. Today, however, the original balustrade has been replaced by one with square balusters and a balustrade of similar design now edges the deck portion of the roof.

Interior

The asymmetrical design of the exterior of the Steinman house is reflected in the plan of the excellent and extremely well-preserved interior. Entrance to the interior is gained by passing through the main entrance door, which opens directly into a stair hall that occupies the northwest third of the front portion of the first floor. To the right of the stairs a large arched opening leads into the front parlor which occupies the rest of the front portion while a door at the rear of the stair hall opens into the dining room that occupies the north half of the house's midsection. The rest of the midsection is occupied by the rear parlor while the rear of the first floor is occupied by the kitchen, a bathroom, and the rear stair hall. The second floor contains four bedrooms and a bathroom. Fortunately, almost all of the original woodwork and decorative features of the house have survived intact and the first floor is especially notable for the high quality of the varnished woodwork that is found in each of its rooms.

The L-plan stair hall is approximately 16-feet-long by 8-feet-wide and, like all the other rooms in the house, it has plastered walls and ceiling, the walls in this case are now papered. The entrance door surround consists of convex varnished wood casings that are surmounted by an entablature above the door opening that is enriched with denticulation and an applied wooden swag decoration. This casework design is repeated in all the principal rooms of the first story, the entablature portion being elongated as needed to span larger openings. To the left of the door on the north (outside) wall is a beautiful stained glass window containing red, white, and blue glass and an open flight of quarter turn stairs runs up the north wall of the hall to a landing and a second and shorter flight then makes a right turn and runs up the rear (east) wall of the hall to the second story. This staircase begins with a round end starting step and it is notable for its fine starting newel and landing newel. The starting newel consists of a tall fluted column that terminates in a beautifully carved cap, while the landing newel has a tall square base, a square fluted shaft, and a tall, multi-paneled, solid wood cap. The hand rail assembly that connects the newels is supported by thin turned square-top balusters, all of which are

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also varnished as are the risers, treads, and wall stringers. The outer ends of the risers are then finished by open bracketed stringers. The triangular-shaped spandrel that is formed by the intersection of the open string with the wide baseboard that encircles the base of the stair hall is filled with varnished wainscot based on a grid of triangular, square and vertical panels. An especially striking feature of the hall is its floor, which consists of a field of very thin strips of maple flooring having a parquet border made out of light and dark wood strips that are laid in an interlocking diamond pattern.

To the right as one enters the hall is a large, eight-foot-wide opening that is enframed with casing in the manner previously described and which opens into the front parlor. Partially filling this opening is one of the glories of the house, a partial colonnade coupled with a highly elaborate varnished wood grille. The arched opening created by the grillwork also creates a series of open spandrels that are each filled with a grid composed of ball and dowel spindle work.

The dominant feature of the front parlor is its elaborate and totally original maple floor, which is completely encircled by an even wider and more elaborate parquet border than the one in the entrance hall. The border is also composed of light and dark wood strips that are laid in an interlocking diamond pattern. Another notable feature of this fifteen-foot-square room is the varnished casework that enframes all the door and window openings. The windows themselves are also of note. Placed in both the west and south-facing walls, they consist of large single lights of plate glass that are both surmounted by leaded glass transoms. Interestingly, there is no fireplace in this or any other room in the house. Such features are typical of the Queen Anne style but they are absent here because the house used an early gas-fired hot air system instead, the elaborate metal grills for which are found at the base of the walls throughout the house.

A large five-foot-wide opening centered in the east wall of the front parlor opens into the dining room. The opening can be closed off, if desired, by the use of a pair of twelve-light varnished wood pocket doors. The south end of the fifteen-foot-square dining room consists of the three-sided first story of the polygonal ell that bisects the south elevation of the house and the three windows at this end admit large quantities of light to the room. Flooring in this room is also composed of maple flooring of normal width. The elaborate multi-color parquet bordering found in the front portion of the house is absent here, being represented solely by the extra effort that was taken to bend the flooring strips around the angled corners created by the bay window. Encircling the walls of this room is a plate rail that is a modern replica of the original, which was removed by previous owners and replaced by the present ones, who used the original one in the front parlor as the model. A single door opening centered on the east wall of the room opens into the kitchen and it contains a five-panel wood door.

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Another identical single door opening that opens into the front entrance hall is placed on the left side of the north wall of the dining room.

Centered on the north wall of the dining room is another large, five-foot-wide opening that opens into the back parlor. The opening can be closed off, if desired, by the use of a pair of solid six-panel varnished wood pocket doors that still retain their original hardware (as do all the other doors and windows in the house). The twelve-by-fourteen-foot back parlor is lit by a pair of windows on its north wall. A door opening on the room's west wall opens into a closet that is located under the main stairs and a second door on the east wall of the room opens into what is now a first story bathroom that is of recent origin. Both of these doors are of the five-panel design that is used throughout the house.

The thirteen-foot-square kitchen that takes up most of the first story of the rear ell has been partially remodeled by the present owners who have retained much of the original wood trim even as they have added more modern appliances and cabinetry. A side entrance door exits from the kitchen onto the side porch and another door on the east wall opens into the rear stair hall.

Both the rear stairs and the main stairs lead up to the second story, which has four bedrooms opening off a center hall, and the position of these rooms corresponds roughly to the position of the principal rooms of the story below. The doors used throughout the second story are of the five-panel type and while the wood casing that frames all the doors and windows of this story is varnished, it is simpler in design than that used on the first story. On this story, a bead and reel pattern decorates the entablatures rather than the denticulation and swags seen below, and flat rather than convex side casing is used for the doors and windows. In addition, the second story floors are made out of pine boards rather than maple.

The present owners of the Steinman house are fortunate to have acquired a house which has been so well cared for by the owners that preceded them. More than anything else this single fact explains why not only the most important features of the house are still intact, but also why so much of the original hardware—such as that belonging to the doors and windows—is still extant. Especially notable for having survived is the wooden grille in the front parlor, the stained glass windows, the elaborate flooring, and the complete collection of fine metal grills that cover the outlets of the central heating ducts set into the baseboards. The retention of these original features makes the Steinman house one of Monticello's most complete examples of the Queen Anne style.

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Carriage Barn

The only other associated contributing building on the property is a two-story, gable-roofed, rectilinear plan carriage barn that was built on the northeasterly corner of the lot at the same time as the house. This barn is of frame construction, is sided in clapboard, and has an asphalt shingle-covered roof whose ridge runs east-west. The barn is serviced by an alley that runs along the north side of the lot. The only openings on the principal west-facing elevation of the barn are a small oblong window in the gable end that contains six lights, and a large door opening that spans nearly the full width of the first story and faces west towards Monroe Street. The original doors that filled this opening have now been replaced with a modern multi-panel overhead door, this being the only alteration to the exterior of the barn. The barn's only other openings are on the south elevation, being a barn door opening on the right-hand side of the first story that is filled with a sliding door made of boards, and two small windows placed just to the left, one having four-lights and one having six. There is also a one-story gable-roofed ell that is attached to the southwest corner of the barn and it too dates from the time of construction and has inside it a three-seat outhouse arrangement that is accessed by two doors on its south elevation.

This barn is in excellent condition today and is considered to be a contributing resource because of its condition and because of its having been so little altered.

Utility Shed

Also located on the property to the southeast of the house is a small, gable-roofed, rectilinear plan, one-story utility shed of recent date that is considered to be a non-contributing resource to the property.

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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

1904

Significant Dates

1904

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

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Significance

The John C. & Barbara Steinman house is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Steinman house is being nominated because of its association with the area of Architecture, a theme identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). Research was undertaken to assess the NRHP potential of the Steinman house utilizing the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.³ The results of this research is detailed below and confirms that the Steinman house is locally significant under NR criterion C as a very fine and highly intact example of a middle-sized residence designed in the Queen Anne style.

This house was completed in 1904 for prominent Monticello resident and businessman John C. Steinman, his wife, Barbara Legler Steinman, and their family. John C. Steinman lived in his home until his death in 1942, five years after the death of his wife. His heirs then sold the house to the first of the four owners who have since owned the property. Fortunately, the exterior and much of the elegant interior of the Steinman house has remained in a largely unchanged state throughout its 100-year history. As a result, the present owners were able to purchase it in 2000 in a largely intact state and they are now nearing the end of an extensive restoration program which has been scrupulous in its adherence to the original design. Consequently, both the interior and exterior of the Steinman house are significant today as fine and highly intact examples of Queen Anne style residential design. The fact that this house is located in an area of the village of Monticello in which most of the houses of the same size and vintage have been altered makes this restoration project all the more important for the neighborhood.

History

Like so many other Wisconsin communities that were founded in the mid-nineteenth century, the history of the village of Monticello owes its existence to proximity to water power and its prosperity to the coming of the railroad. Robert Witter, acting as agent for his brother, Chester Witter, first entered the land now occupied by the village in 1843. Witter was attracted to this site because of its location on both sides of the West Branch of the Little Sugar River at the point where the West Branch joins the river's main channel. Proximity to water was a prime prerequisite for community building in those days because waterpower was then the only way to power the saw and grist mills that were the core around which the agriculture-based economies of the day developed. Witter realized the potential of

³ Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986, Vol. 2, 2-15 (Architecture).

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his waterpower in the following year by erecting a small sawmill on the banks of the river. Having planted the seed for the future community, the Witters then set about finding a new owner who would realize its potential. In 1846, A. F. Steadman purchased the property from the Witters and platted the village, naming it Monticello (little mountain) after the small hills that occur throughout this area.

In 1847 Hugh McClintock purchased a half interest; but in 1848 Mr. Turman became the sole proprietor of the property. He, however, owned the same but a few months, when he sold to Jacob and Mathias Marty. These gentlemen divided the property, Jacob taking that part lying on the north side of the river, and Mathias that on the south. The latter vacating his portion, Jacob Marty, in 1850, gave one lot to Peter Wilson on condition that he at once erect a house, whereupon Mr. Wilson built a frame dwelling, 16x24 feet in size, one story in height. This was the first building in the village.⁴

With Wilson's new house a reality, others began to settle within the plat as well. The following year, Sylvester Hills erected the first store building in the village and Jacob Marty the first hotel. In 1854 Orrin Bacon built a grist mill, Dr. E. S. Knapp became the first resident physician, and the first public school in the community, a frame octagon building that had been built nearby in 1851, was moved into the village. By 1855 the community had acquired the rudimentary assortment of businesses typical of a small village of the day, such as a blacksmith shop, tin shop, and a hardware dealer. Further evidence of community building occurred in that year when the Methodist and Baptist church congregations both organized.

Gradually, Monticello evolved into a modest rural distribution center that catered to the surrounding farms that were then and still are today the principal source of economic activity in the area. One product of these farms that would become the major agriculture-related industry in Monticello got its start in 1867 after cinch bug infestation destroyed the wheat crop that was then the dominant agricultural product of area farms. Needing to turn to something else to produce income, area farmers, many of whom were of Swiss origin, turned to dairying and to the manufacture of cheese. By 1878, this fledgling industry had progressed to the point where local businessmen and farmers felt justified in forming the Monticello Union Cheese Manufacturing Co., whose cheese was sold to the Chicago market.⁵

⁴ *History of Green County*. Springfield, IL: Union Publishing Co., 1884, Vol. 2, p. 999.

⁵ *Ibid*, p. 1001.

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The success of this enterprise and of the village as a whole, however, was not certain until ten years later, when the railroads finally arrived in Monticello.

The history of Monticello for many years was much the same as that of any other country and inland village. It was far enough away from Monroe and Brodhead and served the needs in a commercial way of a section of farming community large enough to prevent it from dying out like most of the other villages of the county. In 1888 two railroads were built in Green county. The Illinois Central railroad built an extension from Freeport [Illinois] to Madison, which was to pass through Monticello. The Chicago, Milwaukee, and St. Paul Company had some years before built an extension of its line from Brodhead to Albany. To prevent the entire diversion of trade to the Illinois Central line, the company now decided to extend the branch line still farther, and take in Monticello and New Glarus. Thus it happened that in this year, Monticello came to have two railroads.⁶

One of the many Monticello citizens who benefited from the arrival of the railroads was John C. Steinman. John Caspar Steinman (1854-1942) was born in the Canton of Glarus in Switzerland and came to the United States with his mother and grandfather in 1861. The new immigrants were following John's father, who had come earlier. Unfortunately, the father, who in the meantime had enlisted in the Union Army, was killed just before the new immigrants arrived, so they continued on to Green County and lived with an uncle, Deitland Thomm, in the town of Washington, about five miles from Monticello. In 1862, Steinman's mother remarried and the new family settled on a farm four miles southwest of New Glarus where Steinman grew up. At the age of fourteen, John Steinman hired out to work on neighboring farms and he saved enough money at this and other jobs to eventually purchase a small farm for himself and his new bride, Barbara Legler (1856-1937) of the town of New Glarus, whom he married in 1878.⁷ The success the couple made of this farm enabled them to sell out in 1883, whereupon they moved to Monticello, where Steinman entered into partnership with Fred Knobel, a cousin of Mrs. Steinman's.

This firm, under the name of Steinman & Knobel, started in the general merchandise business in a rented store building owned by Thomas Mitchell. The two partners had five thousand dollars in cash together; they had little education and no experience. They opened their store the latter part of January 1883. This firm continued in business in this old frame building until 1889, one year after the two railroads were built into Monticello. The firm [then] bought the

⁶ Booth, Charles E. *Memoirs of Green County, Wisconsin*. Madison: Central States Historical Association, 1913. Vol. 1, p. 296.

⁷ *Monticello Messenger*. April 1, 1937, p. 1. (Obituary of Mrs. J. C. Steinman).

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old building and Lots 1. 3. 4, including a blacksmith and wagon shop and dwelling and some other vacant lots. In the spring of 1889, they erected the first solid brick building, thirty-two by seventy, two stories high, on the corner of Lot 1, Block 14, in the village of Monticello. From the time the railroads entered Monticello, the village commenced to prosper and build up.⁸

Even as his store prospered, Steinman was already beginning to play an increasingly prominent part in local government. In 1885 he had been elected chair of the town of Mount Pleasant board and he was reelected the following year. He would afterwards be elected a member of the Green County Board of Supervisors for thirteen years from the village of Monticello, was elected Green County supervisor of assessments for nine years beginning in 1901, and held various other offices as well, including that of town clerk, village assessor, and member of the Green County Board of Review. In 1900, Steinman's seventeen-year-old son, George Steinman, took over his father's clothing and shoe store and the father then put most of his time into his official business and into outside work including auctioneering, and selling real estate and insurance jointly with F. W. Humiston in the Steinman and Humiston Land Agency.

By late 1903, Steinman's success at these various ventures enabled him to build the new house, that is the subject of this nomination, for his wife and children, at least four of whom were then living. As a by then prominent local citizen, the construction progress of the Steinman's new house was considered a newsworthy item by the local newspaper.

J. C. Steinman, last week, sold his residence on Highland Street to John Disch for \$3500. He will take possession on January 1, 1904. In the meantime, it is probable that Mr. Steinman will build.⁹

J. C. Steinman and family will become residents of Prospect Avenue [now called Monroe Street] in the not far distant future. Mr. Steinman has purchased the two lots owned by Fred Elmer, Sr. just south of F. Lovelands, upon which the ground was broken yesterday for a new and modern residence. He proposes to have the structure completed and ready for occupancy by January next.¹⁰

⁸ *Southwestern Wisconsin: A History of Old Crawford County*. Chicago: The S. J. Clarke Publishing Co., 1932, Vol. 3, p. 151.

⁹ *Monticello Messenger*. October 6, 1903.

¹⁰ *Ibid.* October 13, 1903.

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The work on J. C. Steinman's new residence on Prospect Avenue is being hustled along and the structure is rapidly assuming definite proportions. The work of shingling was completed on Sunday.¹¹

Wallace Severence was in town from Freeport on business Saturday. His firm has the contract of putting in a private gas plant in J.C. Steinman's new residence, and he was here doing some preliminary work on the same.¹²

J. C. Steinman's elegant new residence on Prospect Avenue is now in the hands of the plasterers and will no doubt be ready for occupancy within 2-3 weeks.¹³

J. C. Steinman is making preparations for the building of a cement walk in front of and leading to his handsome new residence on Prospect Avenue. When all improvements are completed, Mr. Steinman will have a piece of property of which he may justifiably feel proud.¹⁴

J. C. Steinman's new residence is now in the hands of the painters, Wm. Hyde having the work in charge.¹⁵

Steinman's new residence was immediately recognized as one of the village's finest. Steinman, meanwhile, continued to expand his business activities in that year by acquiring the half interest owned by M. F. Study in the local Study & Karlen Lumber Company and a half interest in the Karlen & Person grain and feed business. These activities were then combined into one business known as the Karlen & Steinman Lumber Co. Two years later, in 1906, Steinman and fellow Monticello merchants E. J. Blum and John Dick merged their three stores into a corporation known as the People's Supply Co., which was conducted as a general store with Steinman as the president of the company. And in 1910 Steinman platted six acres in the south part of the village as the Steinman Addition to the Village of Monticello

By 1910 the village population was 671 and three years later the writer of the history of Green County that was published in that year characterized the history of the village since the railroads arrived as follows:

¹¹ *Monticello Messenger*. November 24, 1903.

¹² *Ibid.* December 1, 1903.

¹³ *Ibid.* December 22, 1903.

¹⁴ *Ibid.* May 2, 1904.

¹⁵ *Ibid.* May 24, 1904.

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The coming of the railroads gave new life to the village, and since that time it has grown and flourished amazingly. The old wooden buildings have been torn down and modern business blocks have taken their place. The village has incorporated. It has a fine system of water works and an electric light system, both of which are owned and operated by the municipality. It has a very large number of fine residences for a small town, many of them which would be a credit to any city. It has two fine hotels, a well-conducted and financially sound bank, an excellent meat market, several large and prosperous general stores, and various other business houses, to say nothing of numerous saloons. A few years ago several of the business houses consolidated under the name of the People's Supply Company. None of the stores were closed, but all are now under the same management, and are doing a thriving and prosperous business.¹⁶

Never the less, Monticello's economy had by this time reached a plateau and it would stay at the same level for several decades thereafter. By 1930, for example, the village population had actually fallen to 644 and it would not rise meaningfully until after World War II. John C. Steinman, however, continued to play an important part in the life of Monticello and Green County until just before his death at the age of 88 in 1942.¹⁷ During all this time he continued to reside at his home on Monroe Street and it is easy to imagine that he would be pleased to see it in such caring hands today.

Architecture

The John C. & Barbara Steinman house is believed to eligible for listing in the NRHP because it is an excellent representative example of the middle-sized Queen Anne style residences that formed a major portion of the middle class building stock of the village of Monticello and other Wisconsin cities between 1880 and 1910. This significance is considerably enhanced by the high degree of integrity which is still present in the fabric of the Steinman house today. The designer and the builder of this house may well have been one and the same, and while their name(s) are still unknown the design makes good use of the "irregularity of plan and massing" and the "asymmetrical facade" compositions which are hallmarks of the Queen Anne style that are specifically mentioned in the Queen Anne style subsection of the Architectural Styles study unit of the CRMP.¹⁸ The design of the Steinman house also makes sparing use of such typically Queen Anne style elements as variegated exterior surface

¹⁶ Booth, Charles E. *Memoirs of Green County, Wisconsin*. Madison: Central States Historical Association, 1913. Vol. 1, p. 296.

¹⁷ *Monticello Messenger*. September 3, 1942, p. 1 (Obituary of John C. Steinman).

¹⁸ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986. Vol. 2, 2-15 (Architecture).

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Steinman, John C. and Barbara, House
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materials, "wall projections," "steeply pitched roofs," "cutaway bay windows," a "dominant front-facing gable," and a "wrap-around veranda"; all of which are also mentioned as specific attributes of the Queen Anne style in the CRMP.

The Steinman house has its entrance hall placed to one side of the front parlor and it is also a good example of the "hipped roof with lower cross gables subtype" of the Queen Anne style that was identified by Virginia & Lee McAlester in their important work *A Field Guide to American Houses*.¹⁹ Such houses were described as follows:

Over half of all Queen Anne houses have a steeply hipped roof with one or more lower cross gables. Most common are two cross gables, one front-facing and one side-facing, both asymmetrically placed on their respective facades. Unlike most hipped roofs, in which the ridge runs parallel to the front facade, Queen Anne hipped ridges sometimes run front to back, parallel to the sides of the house. The roof form of this subtype is among the most distinctive Queen Anne characteristics and occurs in examples ranging from modest cottages to high-style landmarks.²⁰

All of these characteristics are present in the Steinman house, which additionally features an uncommon porch roof turret that is placed over the main entrance to the house. This porch is also notable for the intact wrought iron cresting that ornaments its eaves and for the wrought iron finial that crowns the porch roof turret.

Although the designer and the builder of this house are unknown it is tempting to believe that Steinman's purchase of a half share in the Studly & Karlen Lumber Company later in 1904 may have been occasioned by a familiarity with the firm that was coincident with the construction of his house. If so, the design may have been derived from a pattern book in the possession of the firm or it may have been a modification of such a design that was derived by a designer who worked for the firm. Interestingly enough, one of Steinman's younger sons, John C. Steinman, Jr. (1889-1944) became an architect after apprenticing for a year with Irving F. Hand, a Beloit architect, and then studying for three years in the office of architect Henry Wildhagen of Ashland, Wisconsin. Subsequently, Steinman, Jr. became associated with the Karlen & Steinman Lumber Co. in Monticello as architect and partner in charge of building, construction, and contracting.²¹ In this capacity he was responsible

¹⁹ McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984, p. 263-265.

²⁰ Ibid, p. 263.

²¹ *Southwestern Wisconsin: A History of Old Crawford County*. Chicago: The S. J. Clarke Publishing Co., 1932, Vol. 3, p. 154.

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for designing hundreds of buildings in Green County and elsewhere in Wisconsin before his death. He was also the father of John W. Steinman (1914-?) and Howard Steinman (1929-?), both of whom became architects and together founded the Monticello-based architectural firm that grew out of the Lumber Company known as Steinman Architects. This became an important regional firm before it finally closed in 1977 and it designed numerous well known Wisconsin buildings including the Karakahl Inn and Gonstead Clinic buildings in Mt. Horeb, Wisconsin.²²

The John C. & Barbara Steinman house is thus believed to be locally significant under National Register Criterion C in the area of Architecture as an excellent, highly intact, and representative example of the type of Queen Anne style house that was especially associated with the middle class of its day, a type that was and is important to Monticello's architectural heritage. The building has all the typical features of a Queen Anne style house of its time, such as an irregular plan, a mix of siding materials such as clapboard and decorative wood shingles, cutaway bay windows, and an elaborate front porch decorated with spindlework and wrought iron cresting, the latter feature being an especially rare surviving exterior feature that is typical of the style. In addition, the house also has an elegant, largely original, and quite intact interior that adds considerably to the overall significance of the house.

²² Monticello Historical Committee. *Monticello Past and Present*. Monticello: 1977, p. 57.

Steinman, John C. and Barbara, House

Green

Wisconsin

Name of Property

County and State

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:
Owners

10. Geographical Data

Acreage of Property Less than one acre

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

1	<u>16</u>	<u>287600</u>	<u>4735320</u>
	Zone	Easting	Northing

3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

2	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing

4	<u> </u>	<u> </u>	<u> </u>
	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

organization

street & number 6391 Hillsandwood Rd.

city or town Mazomanie

state WI

date August 19, 2002

telephone 608-795-2650

zip code 53560

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Major Bibliographical References:

Booth, Charles E. *Memoirs of Green County, Wisconsin*. Madison: Central States Historical Association, 1913.

History of Green County. Springfield, IL: Union Publishing Co., 1884.

McAlester, Virginia & Lee. *A Field Guide to American Houses*. New York: Knopf, 1984

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Southwestern Wisconsin: A History of Old Crawford County. Chicago: The S. J. Clarke Publishing Co., 1932.

Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Historic Preservation Division, State Historical Society of Wisconsin, Madison, Wisconsin, 1986.

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Section 10 Page 1

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Boundary Description

Zimmerman's Addition to the Village of Monticello, Block 1, Lots 1 and 3.

Boundary Justification

The boundaries of the property enclose all the land historically associated with the resources being nominated.

Steinman, John C. and Barbara, House
Name of Property

Green
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

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

name/title	Kevin & Pamela Schilder	date	8/02
organization		telephone	608-938-1924
street & number	330 South Monroe Street	zip code	53570
city or town	Monticello	state	WI

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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Steinman, John C. and Barbara, House
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Section photos Page 1

Items a-d are the same for photos 1 - 13.

Photo 1

- a) John C. & Barbara Steinman Residence
- b) Monticello, Green County, WI
- c) Timothy F. Heggland, January 23, 2002
- d) Wisconsin Historical Society
- e) General View looking NNE
- f) Photo 1 of 13

Photo 2

- e) View looking N
- f) Photo 2 of 13

Photo 3

- e) View looking NW
- f) Photo 3 of 13

Photo 4

- e) Rear Elevation. View looking W
- f) Photo 4 of 13

Photo 5

- e) Carriage Barn, View looking N
- f) Photo 5 of 13

Photo 6

- e) View looking S
- f) Photo 6 of 13

Photo 7

- e) View looking E
- f) Photo 7 of 13

Photo 8

- e) Front Entrance Porch Detail, View looking E
- f) Photo 8 of 13

Photo 9

- e) Stair Newel Detail, View facing N
- f) Photo 9 of 13

Photo 10

- e) Stair hall seen from Front Parlor, View facing NE
- f) Photo 10 of 13

Photo 11

- e) NE corner of Front Parlor, View facing NE
- f) Photo 11 of 13

Photo 12

- e) Front Parlor, View facing W
- f) Photo 12 of 13

Photo 13

- e) NW corner of the Dining Room, View facing NW
- f) Photo 13 of 13

First Story Plan



