

NPS Form 10-900  
(Rev. 8/86)  
Wisconsin Word Processing Format  
(Approved 2/87)

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NATIONAL REGISTER

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries on a letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name Smith and Meadows Store Buildings  
other names/site number Lacy and Clancy Hardware Store

2. Location

street & number 2888-2890 Main Street N/A not for publication  
city.town East Troy N/A vicinity  
state Wisconsin code WI county Walworth code 127 zip code 53120

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
	TOTAL	<u>2</u>	<u>0</u>

Name of related multiple property listing: N/A No. of contributing resources previously listed in the National Register 0

4. State/Federal agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria.

   See continuation sheet

*[Signature]*  
Signature of certifying official  
State Historic Preservation Officer-WI

12/11/92  
Date

State or Federal agency and bureau

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

Signature of commenting or other official      Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  
   See continuation sheet

*Patricia Adams* 3/12/93

   determined eligible for the National Register.    See continuation sheet

   determined not eligible for the National Register.

   removed from the National Register.

   other, (explain:)

Signature of the Keeper      Date

6. Functions or Use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Commerce/Trade/Business  
Social/ Meeting Hall  
    
  

Commerce/Trade/Business

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## 7. Description

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Architectural Classification (enter categories from instructions)      Materials (enter categories from instructions)

<u>Italianate</u>	foundation <u>Limestone</u>
	walls <u>Brick</u>
	<u>Wood</u>
	roof <u>Rubber</u>
	other <u>Cast iron</u>

Describe present and historic physical appearance

### INTRODUCTION

Founded in 1836 with the opening of an inn, the village of East Troy, Wisconsin was situated on the first road between Milwaukee and Janesville. East Troy was platted in 1847 by Jacob Burgit and August McCracken who set aside a square as public land. Main Street preserves this route, entering the square from the northeast and exiting from the middle of its west side, towards the southwest. The road was superseded by the railroad, however. As Beckwith observed in 1912 the village was "between two rail lines, with little access to either."<sup>1</sup> It was not until 1907 that an electric railway "restored (to the villagers) easy and frequent connection with that greater world which their parents and grandparents had left 70 years before."<sup>2</sup>

The Smith and Meadows Store Buildings (known locally today as the Lacy and Clancy Hardware Store) consists of two adjacent Italianate style-influenced commercial vernacular buildings constructed of cream-colored brick about 1862-63 and 1881, respectively, in the village of East Troy. Today these buildings are part of a row of commercial buildings, dating to the turn of the century and before, that forms the south side of a square that is the commercial core of the village. At the west end of the row is a 2 1/2 story wooden, Greek Revival building, constructed in 1856 by Sewell Smith. Known since 1900 as Marshall's Store, this building stands at the southwest corner of the square.<sup>3</sup> Nearby on the west side of the square is East Troy House, which incorporates the log structure built by William Burgit in 1836.<sup>4</sup> At the southeast corner of the square is a 3 1/2 story cobblestone hotel constructed in 1846-49 by Samuel Bradley.<sup>5</sup> Thus the south end of the square preserves to an unusual degree a group of structures associated with the earliest history of the village. The Smith and Meadows buildings are an important component of this assemblage of early buildings.

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### DATES OF CONSTRUCTION

The Smith and Meadows buildings stand on parts of Lots 3, 4 and 5 of Block 6 of the village plat. Today their history is reflected in a staircase and hallway, part of an 1881 building at 2888 Main Street, that gives access to the older building adjacent at 2890 Main Street. Rights of access to the latter building are included in successive transfers of the adjacent property before and after construction of the present building at 2888 Main Street. In 1850 the remainder of Lot 4 and Lot 5, at the southwest corner of the square, were owned by Sewell Smith, a prominent merchant who had arrived in 1841 from Vermont and immediately commissioned the construction of a combination store and dwelling. <sup>6</sup> The parcel was valued at \$315 in 1850 and 51, but lost value (perhaps due to fire?) to \$125 in 1852. In 1856 the wooden structure, now known as Marshall's store, was built on the west part of Lot 5. <sup>7</sup> Tax records show the west part of lot 4 as a separate parcel for the first time in 1859, when one Sarah Andrews owned it. It was valued at a modest \$100, rising to \$200 in 1862. A deed recorded in 1858 transfers various parcels from Sewell Smith to Sarah Andrews, including Lot 4 "excepting a part 6' by 50' on the east side of said lot." Sarah Andrews transferred it to Charles W. Smith on March 28, 1861 for \$150. (For comparison, the "east 1/2" of Lot 4, presumably meaning the 6' by 50' strip, was mortgaged in 1859 for \$225.)

In 1863 the assessed value of the west part of Lot 4 was \$800, and the taxes were paid by Charles W. Smith. The assessment remained at \$800 until 1868 when it rose to \$1200. Taxes in that year were paid by Ralph Goodrich. By an 1866 deed Lot 4 (excepting the strip) was acquired by Charles W. Smith for \$2500. The deed also allows "the right of way through the public hall of the wooden building adjoining the second story...reserving the Post Office fixtures therein. Also reserving the...first story of (the building on Lot 4) until Dec. 1 and the hall on the 2nd storey until Jan. 1." Thus the date of construction of the present building appears to be 1862-63, but certainly before 1866. An 1877 transfer of Lot 4 from Caroline Goodrich to Mark Watson includes the following:

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"..excepting a piece off the east side of said lot 6' front by 50' deep with the privileges of a right of way to a public hall in the second story of the brick building or store now standing on said premises..." From 1882 until his death in 1897 the building was owned by H.H. Rogers, and assessed at \$1100.

Examination of the building supports this interpretation of its complex history. There is no evidence of a staircase at 2890 Main Street. The second floor consists of a single room (now partitioned at the rear to provide a kitchen and bath for a studio apartment.) This room is reached by a stair and hall in the adjoining building (2888 Main Street.) In the west wall of the room is a wide wooden door frame. The opening is walled in, but a well-worn threshold indicates that it was at one time a passage to the adjoining wooden, 1856 building. Russell Gale, a present day member of the Masonic Lodge that has existed in East Troy since 1851 confirms that there was a Hall, belonging to the Odd Fellows, in the building at #2890. The Masons rented it, for \$36 a year, from 1851 to 1881, according to Gale, who states that in 1881 the Masons moved to the hall in Marshall's store. He believes the doorway was "never cut through" although, he states, there is a matching door frame in the adjoining building. <sup>8</sup> Another source mentions a secret door "in the door itself" in the Mason's meeting room above Marshall's store. <sup>9</sup> The 1882 History refers to St James Lodge #41 of the Free and Accepted Masons occupying the second floor of the "Rogers Block" (2890 Main Street) "Their hall has been well furnished, at a considerable expense," it relates, " and has been occupied by the institution since 1881." <sup>10</sup>

According to the 1882 History, George Meadows, hardware merchant, and William Meadows, tinsmith, built a brick structure, 26' by 75', two stories high, in 1881. <sup>11</sup> A deed shows that on January 4, 1882, George Meadows received from Harold H. Rogers, "The right of building on to the 45' of wall on the north end of said H.H. Rogers building, also the right of passage in and through the hall on the west side of the brick building owned by us into said Harold H. Rogers building on the second floor, all in Lots 4 and 3 in Block 6..." The tax

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rolls show that Meadows first owned the east part of Lot 4 in 1879, when it was valued at \$100. In 1882 the value rose to \$1100. In 1885 taxes were paid by Chafin Bros. on a value of \$1800, in 1892 by William P. Donaldson, in 1896 by Donaldson and Lacy and in 1898 by Lacy and Clancy. The 1882 deed is referenced ten years later in a transfer of title to the west half of Lot 3, the 6' strip of Lot 4 and, "Also the right to the brick wall conveyed by H.H. Rogers...for the purpose of building in and joining to said wall. Also the north 25' of wall built." The last sentence comports better with the building's dimensions. The 1892 deed again conveys the right of passage to the second story.

From this evidence it appears that there may have been a building occupying lot 3 and the strip on the east part of lot 4 as early as 1850. In 1856 the wooden building on the corner went up. Six years later the earliest part of the Lacy and Clancy buildings (2890 Main Street) was built, with access to the second floor by way of the second floor of the 1856 building on lot 5, and on the east from a building or stair on the 6' by 50' strip. In 1881 the present building at 2888 Main Street was constructed. Between 1882 and 1892 an addition was attached to it, behind the building at 2890 Main Street. (Currently the date 1891 is painted on the cornice at 2888 Main Street. This date is apocryphal and was intended purely as a decorative element by the building's current owner.)

#### DESCRIPTION

2890 Main Street While not identical the excellent, highly intact storefronts of the two buildings complement each other in their design. The building at 2890 is smaller, and features triple arches in an arcade on the first floor. The central entryway is recessed. The cream-colored brickwork is very fine, with a double course of brick set around the arches, flush with the front of the arcade. Ornate iron pillars with Corinthian capitals support the arches above brick pilasters at either side of the entryway. At either end of the arcade capitals in the brick pilasters mark the lowest point of the arches. On the first floor each of the two recessed, arched windows has a single large pane of glass topped by a fanlight with a single vertical muntin. Under the windows are low, wainscotted kick

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panels. The building has a stone basement, with a flagstone floor.

The second floor is demarcated by a brick belt course. Each of a pair of arched second story windows is set in a recessed panel defined by the belt course below, pilasters at the sides of the facade and between the windows, and by a row of brick dentils above. The windows have brick hoods terminating in corbelled pendants. Above the window panels a plain brick parapet is crowned by a metal cornice with a garland design and large brackets which cap the pilasters at either side. The second floor windows have paired 2 by 5 casement sash, each pair being topped by a fanlight.

Behind its elegant facade the building is 20' wide by 50' deep. The first floor is currently a flower shop, with a modern partition at the back of the sales floor, screening a work space and lavatory. In the east wall of the work space a disused chimney can be seen. Next to it is a large opening into the building next door, with an incline up to the higher floor level. The opening is partially closed off, but the original frame has been retained. In the center of the north (rear) wall the original back door leads to the 20' by 25' unfinished storage space in the rear addition, and the freight elevator. Two arched windows, matching those in the second floor front, can be seen in this wall. Except for the display platforms in the storefront, and the window sash, the interior finish of the front part of the first storey of the building is all modern materials. In the rear addition the original rough carpentry of the unfinished interior is exposed. The second floor retains some of its former elegance. The arched windows, looking out on the village square, are set in floor-to-ceiling panels which project slightly into the room. The frame of the passage in the west wall, now closed, is set in a similar panel. A crown moulding and a chair rail surround the room. The ceiling slopes upward from each end to a raised section in the center where a square recessed area contains an octagonal skylight. At the north end of the room an original partition separates a bath area, originally a closet. The apartment is reached from the hallway in 2888 Main Street.

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2888 Main Street At 2888 Main Street the facade of the 1881 building subtly echoes the structure next door. On its east side there is a pilaster similar to those found at #2890, while the party wall between the two is expressed in the absence of a pilaster on the west side, the composition of the facade being balanced by the pilaster on the adjacent building. A pair of arched second story windows appear similar to those next door, but have double-hung, 12-over-16 sash. In the fanlights, the muntins echo the pattern established by the earlier building. Here too the second story windows occupy separate panels defined by a belt course, pilasters and a horizontal row of brick dentils. The cornice, however, is plain brick with a metal coping. A narrow belt course extending across each panel marks the termination of the simple brick hoods above the window arches. There is a double belt course below the panels and an awning, seen on early photos, was once supported by two wooden scroll brackets that are still present.

The first story openings are asymmetrical due to a doorway on the west side leading to the stair giving access to the second story of both buildings. The panelled door is original, as are the limestone stoops here and at the main entrance and there is a generous transom above the door. East of the door to the stairway is a cast iron storefront, with a plain lintel and three slender columns with a spiral design. The centrally placed entryway is recessed, with side windows extending to ceiling height. Facing the street, each of the show windows on either side of the door has four large panes. The wainscotted kick panel matches that at #2890. In a nod to the asymmetry of the facade, there are three iron columns, two on either side of the entryway and a third on the east side of the stairway entrance. The building rests on a limestone foundation.

The recognition of the party wall and the subtle asymmetry of the facade at 2888 Main Street emphasize its relationship to the adjoining building, as does its identical cream brick color. Taken together they present a pleasing unity that is free from imitation or attempted duplication. They share the decorative elements of paired, arched second story windows, recessed panels defined in excellent decorative brickwork, and recessed entryways. Where the older

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building has an arcaded storefront, the 1881 building has an iron front, and has higher floor levels.

The 26' by 75' interior at 2888 Main Street retains much of its original fabric. The original storefront display platforms have a concave curve extending from the frame of the recessed door to the side walls. The side walls, including the walls of the enclosed stair and its bulkhead, are finished in floor-to-ceiling beaded wainscotting, partially obscured by a lowered tile ceiling. A modern partition screens from view the opening in the party wall to the adjoining building and the door to a stair that rises along the north end of the party wall to the unfinished storage space at the second floor, rear of the building. The rear 20' of the first floor is partitioned to provide a workspace; this area is also finished in beaded wainscotting. Below the rear stair a door leads to the basement stairs. The basement is stone, with a flagstone floor. The first floor, front has new oak flooring; the original, random width flooring is exposed at the rear. There is an antique lavatory next to the rear stair.

The front of the second floor of 2888 Main Street contains a 2-room apartment, reached from the street by the same stair and hallway that gives access to the second floor of #2890. Doors also lead from the hall and from the apartment at #2888 into a rear storage space. The partitions and woodwork in the apartment at #2888 are original, a large skylight that lights the room in the middle of the building is absent in the 1894 Sanborn map but is identified in that of 1900.

Rear addition: roof

The roof of both buildings is flat, surrounded by a low parapet, with a recently applied rubber coating. There is a slightly hipped form over the original building at #2890, and a skylight in the center at #2888. From the outside the rear walls of the two buildings are flush and similar in style, although that of 2890 is red brick and that of 2888 is cream brick. A wooden double door at #2890 opens to the unfinished area containing the elevator. There are also two windows on each floor. At 2888 there is a central door flanked by two windows, and two windows on the second floor. In both buildings the rear openings have

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shallow segmental arches, and the windows have identical 6 over 6 double hung sash.

Inside, the second story rear of both buildings is an unfinished space used for storage. On the first floor an unbroken party wall separates the rear portions of the buildings. A steep stairway rises along the party wall on its east side, giving access from 2888 Main Street to the second floor storage area at the rear of both buildings. A wooden, hand operated elevator in the rear of the 1862-63 portion of the building at 2890 Main Street occupies the corner formed by the rear wall of this portion of the building and an extension of the party wall between the front portions of the buildings at 2888 and 2890 Main Street.

#### CONCLUSION

Taken together the facades of the buildings at 2890 and 2888 Main Street, East Troy, represent a standard of design that is exceptional in their context. Their relationship to each other and to the building adjacent on the west represents an interesting history of evolving use that is closely bound up with the history of the village.

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Section 7 Endnotes Smith and Meadows Store Buildings  
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1. Beckwith, p. 276.
2. Ibid., p. 285.
3. History of Walworth County, 1882, p 549, and Memories Around the Square, 2nd ed. p. 2-3.
4. Portrait and Biographical Record of Walworth County, p. 300.
5. East Troy 1836-1942 p. 12.
6. Portrait, p. 300; History, 1882, p. 549.
7. History, 1882, p. 549.
8. Interview, Russell Gale
9. Memories Around the Square, 2nd ed. p.3.
10. History, 1882, p. 538.
11. Ibid., p. 542.

8. Statement of Significance

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

Applicable National Register Criteria  A  B  C  D

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

Areas of Significance

(enter categories from instructions) Period of Significance Significant Dates

Architecture	1862-1881	1862 1881
Significant Person		
N/A	Architect/Builder unknown	

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

INTRODUCTION

The Smith and Meadows Store Buildings are locally significant under Criterion C as exceptionally well-designed and consistently maintained examples of Italianate-influenced commercial vernacular form buildings common throughout Wisconsin. The land and buildings at 2890 Main Street and 2888 Main Street have been commingled structurally, legally and functionally throughout their history. The present structures, dating to 1862-3 and 1881, respectively, are fine examples of the commercial vernacular form, with some outstanding architectural features that are worthy of recognition and preservation. The buildings have throughout their period of significance been the business places of persons who contributed to the life of the village, and a gathering place. They have been the area distribution point for the simple but essential implements of every day living, the increasingly complex machines needed on the surrounding farms, and the area's first automobiles. Prior to 1881, and probably for a time after that date, the 1862-3 building housed the Masonic Lodge, an institution of significance in the village from its founding in 1851 to the present. This building was also at various times a public meeting place and the village post office.

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ARCHITECTURAL SIGNIFICANCE

Cultural Resource Management in Wisconsin, Vol II, "Architecture," Section 3-10, "Vernacular Commercial (c1850-1920)" defines the category as "simply designed commercial buildings of the late nineteenth and early twentieth centuries." Large retail show windows and simple second-story window openings, emphatic cornices and other decorative elements, and the use of party walls are other characteristics of the category. Significance is determined by the degree of interior and exterior integrity.

The Smith and Meadows Store Buildings preserve their integrity by having escaped entirely the tendency, prevalent in the mid-twentieth century, to install modern signage and new, inappropriate exterior wall treatments on this type of building. Except for modern metal entrance doors, partially concealed in the recessed doorways, the original appearance and materials are intact. The building at 2890 Main Street, built in the early 1860s, is unusual in having an arcaded front rather than the more common iron storefront composed of rectangular bays. It is also noteworthy for its fine proportions and exceptionally attractive brick and metal decorative elements, including delicate Corinthian capitals on the columns on either side of the entry. The upstairs room, long in use as a public hall and now a studio apartment, preserves an elegance of proportion that recalls the architectural styles of the eighteenth century. In a rear addition, added about 1882, there is a functioning, hand operated wooden elevator.

The building at 2888 Main Street is notable for the subtlety of design of its facade. The facade echoes the design of the earlier building while

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also expressing its relative modernity through slightly larger scale, higher floor levels and iron storefront. Inside, the first storey preserves its floor-to-ceiling wainscotting, although there is a lowered tile ceiling. The enclosures for the two staircases and the attractive curved display platforms in the storefront are emphasized by the beaded wainscotting. Also preserved is a large, free-standing iron safe with "Lacy and Clancy" stencilled over its door. On the second floor the partitions of the apartment are original. A large skylight, probably added between 1894 and 1900, provides light to the room in the center of the second floor.

#### SOCIAL AND ECONOMIC SIGNIFICANCE

The building at 2890 Main Street is one of four on the town square that pre-date the end of the Civil War. From the tax assessment rolls for Walworth County, it appears the builder was Charles W. Smith, one of three sons of Sewell Smith. The 1882 History of Walworth County says of Sewell that he came to East Troy in 1841 from Andover, Vermont and immediately built a store and residence on the corner opposite the East Troy House. In 1856 he built the large wooden building that still dominates the southwest corner of the town square, adjacent to #2890. <sup>1</sup> Beckwith says of Sewell's son, George H. Smith, that he married Anneliza Burgit, daughter of the town's founder, and was in business from 1868 to 1897 with his brother, C.W. Smith. <sup>2</sup> Charles W. Smith was among the first trustees of the village when it incorporated in 1900. <sup>3</sup> The Smiths continued to pay the taxes on the corner building until the death of Sewell Smith in 1897, when it became "Marshall's Store." Older residents of East Troy still know it by that name. The lot at 2890 was

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owned by Sewell at the time the corner building was constructed in 1856. In 1859 it was sold with other property to Sarah Andrews, and was valued at \$100. A deed dated March 28, 1861 transferred Lot 4, excepting a 6' by 50' strip on its east side, from Sarah Andrews to Charles W. Smith for \$150. In 1863 the value of the lot increased sharply, from \$200 to \$800 and the taxes were again paid by C.W. Smith. In 1866 a deed from Smith and wife to Ralph W. Goodrich transferred the property for \$2500, and also allowed "right of way through the public hall of the wooden building adjoining to the hall or second story of the premises ...reserving the Post Office fixtures therein." In 1867 the property changed hands again, to Ralph Goodrich. An 1877 deed from his widow, Caroline Goodrich, transferred it to Mark Watson, and again refers to right of way to a "public hall in the second story of the brick building or store now standing on said premises." In 1880 the building was acquired by Harold H. Rogers. Rogers was the town's leading entrepreneur in the 1880s. A native of Oneida County, New York, he came to East Troy in 1853. He became a Civil War veteran, chairman of the town board and owner of East Troy House. <sup>4</sup> Beckwith styles him "one of the best remembered and most highly respected citizens of Walworth County..."<sup>5</sup> In 1881, while town chairman, he obtained a telegraph connection for the village. He was the first president of the State Bank of East Troy and a member of St. James Lodge #41 of the Masons. Rogers owned 2890 Main Street until 1899 or 1900. In 1900 the taxes were paid by P. Schwartz. The 1894 Sanborn Map of East Troy shows the occupant of #2890 to be a barber, with a hardware store at #2888. A general store and dry goods occupied the corner (Marshall's store.) To the east were a jeweler and confectioner, a drug store, a grocery and a meat market.

During the 1860s and 70s taxes on the property at 2888 Main Street,

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including the west part of Lot 3 and a 6' by 50' strip of Lot 4 first attached to it in 1850, were paid by "Bently and Bailey." J. Bailey is said in the 1882 History to have operated a grocery and jewelry store. There was probably a wooden building on the lot, which was valued between \$300 and \$600 in this period. In 1876 there was a fire which destroyed several business places in East Troy.<sup>6</sup> The assessed value of the lot at 2888 dropped from \$600 to \$350. (What was included in lot 4 and Lot 3 may have changed at this time. In 1879, Bailey owned "lot 3," valued at \$350, while George Meadows had acquired the "East part, lot 4" valued at \$100. The "East part lot 4" rose to an assessed value of \$1800 in 1882. Since this was formerly only the 6' by 50' strip, the lot lines may have been re-defined. It may be at this point, also, that the west part of Lot 4 came to include, in the tax rolls, the east 6' of lot 5.)

In 1881 George Meadows and his brother, William, built a brick store, "26 by 75 and two stories, carrying a stock of \$4000".<sup>7</sup> George Meadows, hardware merchant, is reported to have come with his parents from England, settling at East Troy in 1849. His brother, William, is identified as a tinsmith who had been in the hardware business since 1872. John G. Meadows, father of George and William, was a farmer, and was "long active in Masonic affairs."<sup>8</sup> George Meadows retired in 1884.<sup>9</sup> An obituary, part of a collection re-published in the East Troy News, June 26, 1895, identifies John Chafin, son of an early settler, as Meadows' partner. Chafin paid the taxes on the building from 1885 to 1891. In 1892 they were paid by William P. Donaldson. According to the obituary, Chafin sold to Donaldson and Lacy in 1892. Taxes were paid by Donaldson and Lacy from 1893 to 1897. In 1898 they were paid by Lacy and Clancy.

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Marian O'Leary, long-time local resident, refers to the building at #2890 as the "new" section of the Lacy and Clancy Hardware Store and adds that #2890 was the Post Office. A 1966 dedication pamphlet for a new Post Office in East Troy listed the postmasters.<sup>10</sup> Lawrence Clancy was postmaster from 1916 to 1925. He was Mayor for many years, and was instrumental in bringing the electric railway to the village in 1907. Beckwith styles Lawrence Clancy "a man of marked business enterprise and capacity."<sup>11</sup> Born in 1861 of Irish parents, he was a Democrat and a Catholic. He was a school teacher and a farmer before moving to the village in 1898 and going in to business with Robert Lacy. Lacy is mentioned as one of the first depositors in the State Bank of East Troy, organized in 1892.<sup>12</sup> Marian O'Leary recalls that he was a county supervisor. It was Lacy who continued the connection with the Masonic Lodge. The obituary of his wife, Mate, (included in the 1895 collection) notes that she was a prominent club woman and a Matron of Eastern Star.

Mrs. O'Leary notes that Lacy and Clancy succeeded through a sort of tension between opposites. Lacy was a Democrat and a Mason, Clancy was a Republican and a Catholic. Between them they dominated the town's politics and participated in all aspects of its social life. Lawrence Clancy held the office of postmaster until "Clate" Randolph Sr., a Republican, was appointed by Herbert Hoover. With the ascension of FDR, Mrs. O'Leary's uncle, John Clancy, became postmaster, continuing until 1941.

Lacy and Clancy operated their hardware business at 2888 and 2890 Main Street from 1898 to 1947. Beckwith describes the store as "neatly kept," with "a large and very carefully selected stock of general hardware and farming implements," and notes that Lawrence Clancy

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Section 8 Page 6 Smith and Meadows Store Buildings  
East Troy, Walworth County, WI

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served as assessor of the town of East Troy, chairman of the town board, president of the village, village supervisor and superintendent of the high school. He was married to Mary Wilmer, whose father had had a general merchandise store in East Troy since 1871. 13

Marian O'Leary recalls that the store sold Overland and Marquette autos, as well as farm machinery. It was also a town gathering place, with a large iron stove around which a group including Jake Beyer, the constable, "Doc" Diest and Ruben Bailey, a blacksmith, used to congregate. There were no prices on the merchandise, but Clancy or Lacy would hold up the item and inform the customer, "Oh, that's worth..." This apparently informal method was actually based on a swift calculation from a letter code marked on the item indicating the wholesale price. Sometime in the 1920s the store expanded into #2890 Main Street. It may have been at this time that the opening was cut in the party wall, allowing easy access on the first floor. As noted in Section 7, the two buildings functioned as a unit on the second floor, with a common stair giving access to both buildings at the front, and a storage area common to both at the rear, reached by elevator from the rear of #2890, a back stair from #2888, a door from the second floor hallway in #2888, and a door from the apartment in #2888.

In 1947 the business was sold and became Hardacker Hardware. In 1981 it was bought by Roy and Carol Worall, who operated it as a hardware store before selling it to the present owner in 1989.

## CONCLUSION

Together these two buildings are an outstanding example of the use of the commercial vernacular style in the small scale appropriate to

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East Troy, Walworth County, WI

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a local distribution center in rural Wisconsin. They are exceptional in their high degree of integrity of materials and workmanship. As the best examples of the style in East Troy, whose business district and square together offer unusual integrity of feeling and association, they are a locally valuable historic resource. In relationship to the log, frame and cobblestone buildings nearby they complete an interesting and instructive "snapshot" of the stylistic and technological evolution of 19th century commercial structures in this area. The period of significance for the two buildings at 2888 and 2890 Main Street extends from the date of construction of the earliest building at 2890 Main Street (1862-3) through the date of construction of the later building at 2888 Main Street (1881.)

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Section 8 Endnotes Smith and Meadows Store Buildings  
East Troy, Walworth County, WI

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1. 1882 History p 549; Memories Around the Square p 2-3;  
East Troy 1836-1942, p. 12; Portrait and Biographical  
Record p. 300
2. Beckwith, p. 1432.
3. East Troy 1836-1942 p. 15.
4. 1882 History, p. 544.
5. Beckwith, p. 1184-86.
6. 1882 History, p. 540.
7. Ibid., p 543.
8. Beckwith, p 1115
9. Portrait and Biographical Record, p. 484.
10. Property of Mrs. O'Leary.
11. Beckwith, p. 1452.
12. East Troy 1836-1942, p. 11.
13. Beckwith, p. 1452.

9. Major Bibliographical References

Previous documentation on file (NPS);  
 preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
Engineering Record # \_\_\_\_\_

See continuation sheet

Primary location of additional data:  
 State Historic preservation office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other  
Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property \_\_\_\_\_ less than 1 acre \_\_\_\_\_

UTM References

A	<u>1</u>	<u>6</u>	<u>3</u>	<u>8</u>	<u>5</u>	<u>0</u>	<u>4</u>	<u>0</u>	<u>4</u>	<u>7</u>	<u>3</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>0</u>	B	<u>1</u>										
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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title Jane Eiseley, Historic Preservation Consultant  
organization n/a date October 1, 1991  
street & number 122 E Gilman St #206 telephone 608 257-1940  
city or town Madison state WI zip code 53703

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VERBAL BOUNDARY DESCRIPTION

The west 1/2 of Lot 3, Lot 4, and the east 6'0" of Lot 5, all in Block 6 original plat of the village of East Troy, Walworth County, WI, plus 1.6' over the south (front) lot lines and 0.25' over the east lot line.

BOUNDARY JUSTIFICATION

The description (above) is the present legal description of the land occupied by the two buildings that constituted the Smith and Meadows Store Buildings, with the additions on the south and east as surveyed by Daniel O. Cooper, Elkhorn, WI, RLS #S-1464, July 26, 1989. The depth of the lots as shown on the original plat is 99'. With the addition of the land to the south occupied by the buildings, the total depth is 100'7". The combined width of the lot and partial lots occupied by the buildings is 46' 3". This boundary encompasses all the land historically associated with these two buildings.

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East Troy, Walworth County, WI

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Photo 1 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

South side of Square, East Troy

(from left: Marshall's Store, 2890 Main Street, 2888 Main Street)

Photo 2 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

Lacy and Clancy Hardware Store, Marshall's Store

(rear, from the north)

Photo 3 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

2890 Main Street, from southeast

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Photo 4 of 10

SMITH AND MEADOWS STORE BUILDINGS  
East Troy, Walworth County, WI  
Photo by Jane Eiseley, August 1991  
Neg at State Historical Society of WI  
2888 Main Street from southeast

Photo 5 of 10

SMITH AND MEADOWS STORE BUILDINGS  
East Troy, Walworth County, WI  
Photo by Jane Eiseley, August 1991  
Neg at State Historical Society of WI  
Detail: main entrance, 2890 Main Street

Photo 6 of 10

SMITH AND MEADOWS STORE BUILDINGS  
East Troy, Walworth County, WI  
Photo by Jane Eiseley, August 1991  
Neg at State Historical Society of WI  
Detail: party wall, awning bracket, column, 2888 Main Street

Photo 7 of 10

SMITH AND MEADOWS STORE BUILDINGS  
East Troy, Walworth County, WI  
Photo by Jane Eiseley, August 1991  
Neg at State Historical Society of WI  
Interior 2888 Main Street "Lacy and Clancy" safe

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Photo 8 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

Interior: 2888 Main Street, display platform, wainscotting

Photo 9 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

Interior: 2890 Main Street, second floor front

Photo 10 of 10

SMITH AND MEADOWS STORE BUILDINGS

East Troy, Walworth County, WI

Photo by Jane Eiseley, August 1991

Neg at State Historical Society of WI

Interior 2888-2890 Main Street, second floor rear, looking west.

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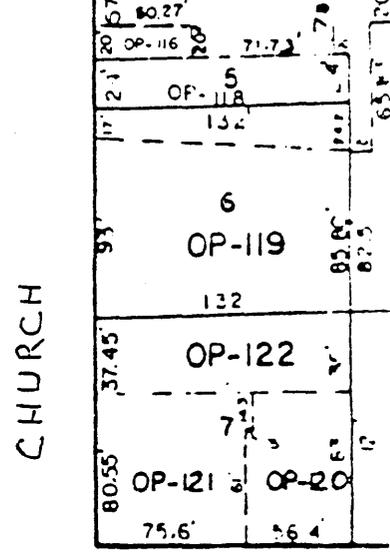
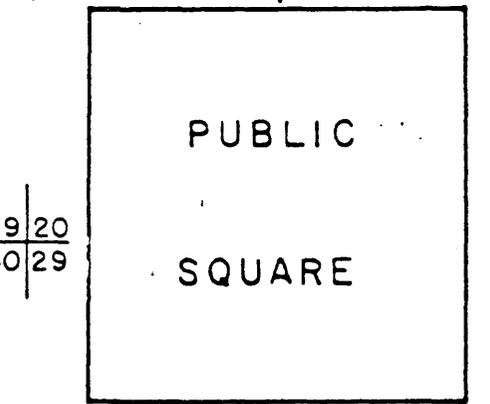
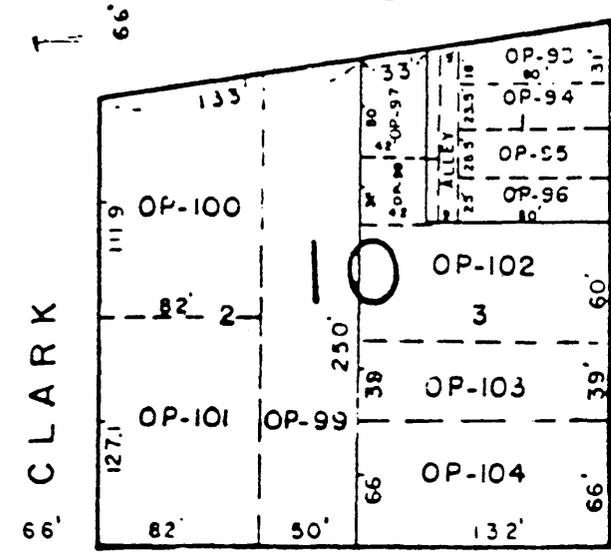
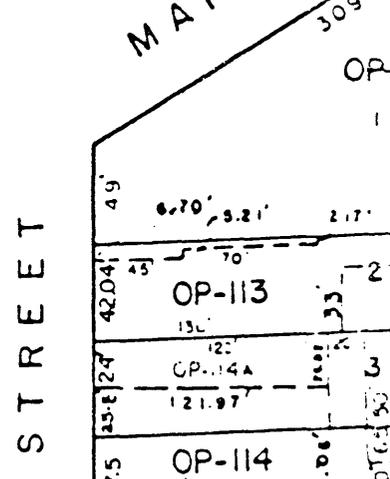
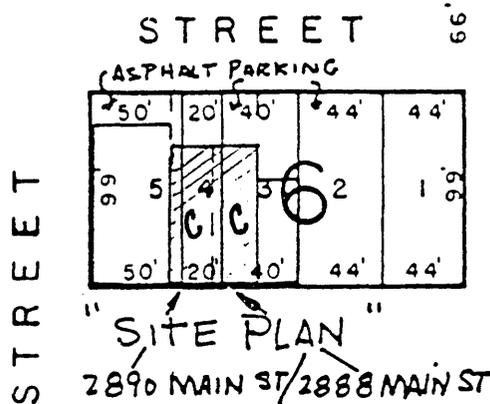
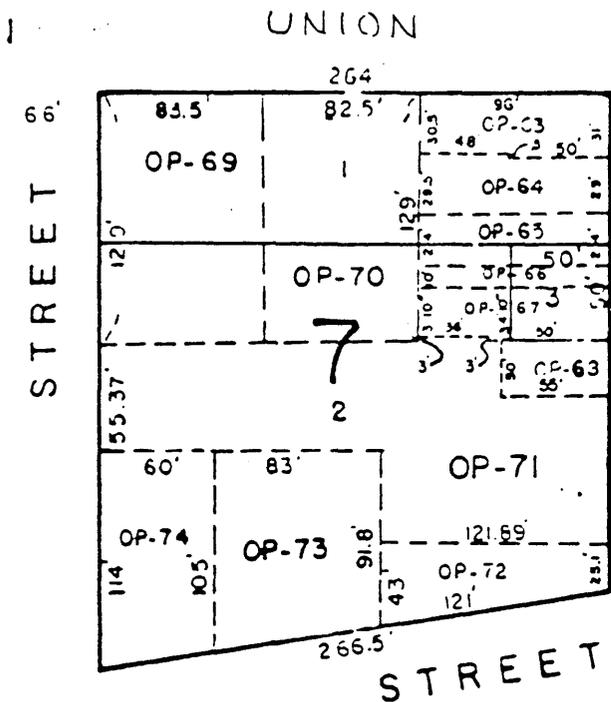
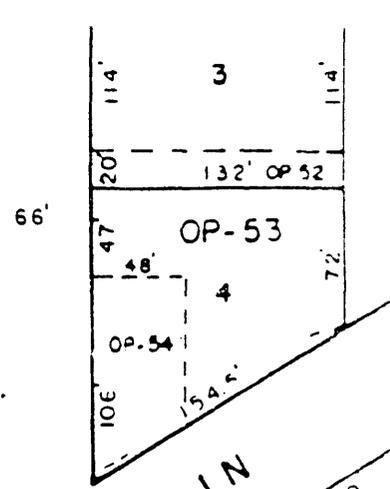
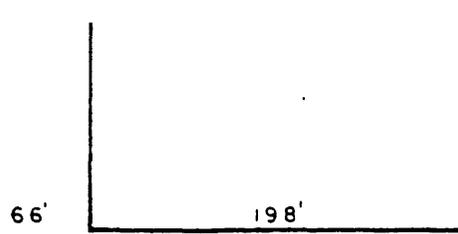
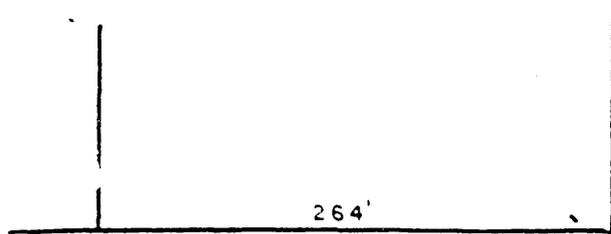
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Section Owner \_\_\_\_\_ Smith and Meadows Store Buildings  
East Troy, Walworth County, WI

The owner of the Smith and Meadows Store Buildings is:

Tom Garvey  
Box 158a Route 3  
Elkhorn, WI 53121



19/20  
30/29

DIVISION

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N

not to scale

Smith & Meadows Store Buildings

East Troy, WI

Walworth County

WI

C = CONTRIBUTING