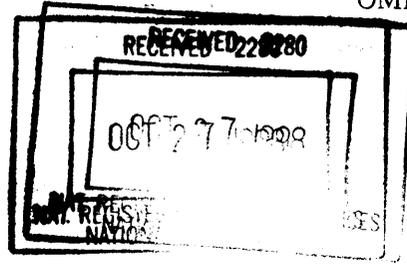


United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form



1421

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Warner, Anson, Farmstead

other names/site number Schoonover, Betty Hocking, Farmstead

2. Location

street & number N9334 Warner Road not for publication N/A

city or town Town of Whitewater vicinity N/A

state Wisconsin code WI county Walworth code 127 zip code 53190

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant nationally statewide X locally. (See continuation sheet for additional comments.)

Alicia L. Cook

10/1/98

Signature of certifying official/Title
Deputy State Historic Preservation Officer-WI

Date

State or federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or federal agency and bureau

Warner, Anson, Farmstead
Name of Property

Walworth County, Wisconsin
County and State

4. National Park Service Certification

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

Signature of the Keeper Edson H. Beall Date of Action 11/23/98

5. Classification

- | | |
|---|---|
| Ownership of Property
(check as many as apply) | Category of Property
(Check only one box) |
| <input checked="" type="checkbox"/> private | <input checked="" type="checkbox"/> building(s) |
| <input type="checkbox"/> public-local | <input type="checkbox"/> district |
| <input type="checkbox"/> public-state | <input type="checkbox"/> site |
| <input type="checkbox"/> public-federal | <input type="checkbox"/> structure |
| | <input type="checkbox"/> object |

	Number of Resources within Property (Do not include listed resources in the count)	
	Contributing	Noncontributing
buildings	5	1
sites	0	0
structures	0	0
objects	0	0
total	5	1

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

N/A

Number of contributing resources previously listed
in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/agricultural outbuilding

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling
AGRICULTURE/agricultural outbuilding

7. Description

Architectural Classification
(Enter categories from instructions)

Greek Revival
Italianate

Materials
(Enter categories from instructions)

foundation STONE
walls BRICK
roof ASPHALT
other WOOD

Narrative Description

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

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**National Register of Historic Places
Continuation Sheet**

Warner, Anson, Farmstead
Walworth County, Wisconsin

Section 7 Page 2

The brick ell served as the living room and bedrooms on the second story were reached by a stairway from the kitchen. Functions of rooms in the ell and frame sections changed when the main section was built. The former living room in the ell became the kitchen and the former kitchen became the new summer kitchen and back room. The new main section of the house contained a dining room, parlor, and bedrooms on the first and second stories.

The thickness of the limestone foundation is 22 inches. The brick walls above the foundation are thinner, with the first story brick wall at 18 inches thick and 12 inches on the second story. A water table composed of three rows of brick is located near the ground and encircles the entire brick portion of the house.

The asphalt shingled roof is pierced by a brick chimney at the center of the ell section. A second chimney, located at the center of the main section's roof, was removed. There was never a fireplace in the house, both chimneys originally vented wood or coal stoves and later gas furnaces.

Among all the windows, only two of the original six-over-six-pane, double-hung windows remain. They are located on the north facade of the main section, one east and one west of the junction with the ell. In the 1930s, the majority of original six-over-six-pane windows were replaced with one-over-one-pane wood sash windows. These wood sash one-over-one-pane windows remain only on the west and south facades under protection of the porch. The remainder of the windows are now one-over-one-pane, double-hung, metal-framed, replacement windows. All windows possess straight stone lintels and slightly protruding stone sills. Original door surrounds of simple milled wood still enframe nearly every original door opening.

The main (west) facade consists of three bays of the brick ell and three bays of the first and second stories of the main section (Photo 2). The center bay of both the ell and first story of the gable section is a door. The ell door has been replaced with a metal door and metal screen. Despite featuring an original six-panel door, the door of the main section was permanently sealed during a remodeling in the 1980s. All windows on the main facade are one-over-one pane, double-hung, replacement windows. The first story windows that flank the main section's main entrance door display original wood storm windows. A screen has replaced the circular window in the pedimented gable end. The main porch extends the entire length of the main facade. Its semi-hipped roof is supported by a series of nine original posts. On the fascia above each post is a pair of original scrolled brackets.

The south facade displays a four-bay fenestration pattern on both the first and second stories (Photo 3). The two middle first story bays originally contained entrance doors. One of the two original doors, the westernmost one, was replaced with a picture window in the 1950s. The eastern door has been replaced with a metal door and a metal storm door. Flanking the doors, the two first-story windows contain wood windows with wood storms. The four second-story windows are metal-frame, one-over-one-pane, double-hung, replacement windows. The main porch is continued around from the main facade and spans the width of the south facade as well. Five additional original posts support this section of the porch in the same fashion as on the main facade.

The main feature of the east facade is the pedimented gable end of the main block, which features paired brackets beneath the eaves. This facade features a two-bay window pattern (Photo 5). All four windows on the facade contain one-over-one-pane, metal, double-hung, replacement windows. An original circular window in the pedimented gable end has been replaced by a square metal ventilator in a new opening. The window on the ell section has been replaced with a smaller metal, double-hung window with a plywood surround. On the ground below the window is a small treated pine wood porch. This porch provides access to a south entrance door to the back room. Immediately above this entrance, the roof has now been raised to create room for an additional stairway.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 3

Warner, Anson, Farmstead
Walworth County, Wisconsin

The north facade of the brick ell displays two windows on the first story and one in the gable end (Photo 6). All three openings have been filled with metal-frame, one-over-one pane, double-hung windows. The window in the gable end also features an additional brick sill that protrudes from the wall surface below the usual stone sill. Two, original, multi-pane, basement windows are located at ground level.

Four alterations have somewhat diminished the integrity of the brick section of the house. First, all original window shutters have been removed. Second, the circular windows in the main and east facade gable ends that once displayed glass with fleur-de-lis motifs, have been replaced with screens and a fan for attic ventilation. Third, original wood flooring and underside lattice-work for the porch were replaced c. 1950. The original porch posts were not replaced but were altered at the bottom with the removal of their decorative pedestals. Lattice-work in the porch crawlspace was replaced with a limestone rock terrace (Historic Photos 17-20). Fourth, the majority of the original wood sash windows were replaced in the 1960s with metal-frame windows.

A number of alterations have modified the interior of the brick house. Most recently, major alterations have included the addition of a separate entry with a back stairway (c. 1965); the removal of an interior stairway at the north end of the ell and replacement with a bathroom (c. 1965); the insertion of a doorway in a brick wall between the ell and main sections (c. 1965); the construction of a new central interior staircase and balustrade over the old stairway (c. 1975); and the remodeling of the kitchen (1983).

Through time, the house has accommodated new inventions that have become household necessities. In 1908, the house was wired for telephones. Between 1926 and 1930, the house was wired for electricity and a septic system was installed. In 1958, a propane gas boiler system was installed with copper pipes that dispensed radiant heat at the baseboards. The propane boiler was subsequently replaced by a natural gas line installed in 1977. Despite these alterations and additions, the floor plan of the original house remains intact.

The c. 1850 frame house originally exhibited a rectangular plan, one-and-a-half story height, side gable roof, two-room floor plan, and a stove vented through the wall by a pipe (Historic Photo 21). Hand hewn beams, now covered over clapboard siding, and a fixed four-pane window remain as original features on the interior (Photo 5). Within the hewn beams, numerous square nails and a series of mortise-and-tenon connections are displayed. Notches in the beams indicate the location of floor joists that supported the upper-story living space (Photo 6). The two entry doors on the east and west facades are original openings.

In 1965, numerous modifications altered the frame section to facilitate a second-story apartment: a portion of the roof was raised to add a staircase to the upstairs apartment; a large multi-pane picture window was inserted in the raised roof; a door to the stairway was added below the picture window; and wood windows were replaced with metal-frame windows. Other alterations during this time included installing the current board-and-batten siding over the still extant original clapboard siding to prevent further decay of the original siding and installing thin, fixed windows in the new siding. Garage doors are now located on the east and west facades of the frame section, although the east facade's garage is now used as a porch and features a pergola-style roof. The north facade of the frame section is also pierced by a metal door and a metal double-hung window in original openings, and an overhead garage door in a new opening. The door is the main entry to the current house and a large, added, redwood porch is attached. Substantial alterations and porch additions make the frame section a noncontributing element of the Warner house.

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Continuation Sheet**

Section 7 Page 4

Warner, Anson, Farmstead
Walworth County, Wisconsin

Barn

1917

Contributing

The current barn was built specifically for dairying and is the third one built on the property (Photo 8). Constructed in 1917, the barn's materials were purchased in Whitewater for \$1,000.² A concrete foundation, which also forms the first story, supports the large three-story building. The barn's upper stories are wood-framed and sheathed with board-and-batten siding. A steeply pitched gambrel roof of asphalt shingles caps the entire barn. Numerous multi-pane windows pierce the exterior. The west facade contains a central entryway covered by a sliding wood door and flanked by two nine-pane awning-type windows. Five sets of three nine-pane awning-type windows pierce the concrete first story of the south facade. The upper stories of the south facade contains two openings covered by sliding wood doors. The east facade repeats the fenestration pattern of the west facade. Within the concrete first story, the north facade contains window openings filled with wood and single glass panes. Only concrete walls of the silo room that once led to the King silos remain on the north facade.³ The fenestration pattern of the upper story on the north facade is arranged functionally with numerous wood doors over different sized openings. The barn is in good condition.

Milk House

c. 1884

Contributing

The milk house is the smallest building on the farmstead and is currently used for storage (Photo 10). It rests on a concrete foundation and has an asphalt shingled gable roof. The south facade is covered by board-and-batten siding and contains no openings. The east, west, and north facades are covered with wood siding with beveled edges dropped into cornerboards that contain slats into which the siding is secured. The east, west, and north facades are each pierced by a single one-over-one-pane, double-hung window. The north facade also contains a plain wood door with wood framing. The milk house is in good condition.

Carriage House

c. 1884

Contributing

Currently used as a second garage, the carriage house rests on a stone foundation and is capped with an asphalt shingled gable roof of moderate pitch (Photo 11). The wood-framed building is sheathed with board-and-batten siding. Three windows and three garage bays pierce the exterior. The east facade contains an adjacent pair of fixed, multi-pane windows. The south facade is pierced by one, fixed, four-pane window and one bay opening filled with a metal overhead door. Two metal overhead doors cover the two door openings on the west facade. The north facade contains no openings. The only alteration to the building has been the replacement of sliding wood doors with the metal overhead doors. Its original condition can be seen in Historic Photo 22. The carriage house remains in good condition.

² The receipt is retained by the Warner family.

³ The first King silo was built on the farm in 1890 inside the c. 1876 barn. After its successful use, a second King silo of 200-ton capacity was built outside the barn in 1895. When the c. 1876 barn was dismantled, the King silos were left in place and reconnected to the 1917 barn by silo rooms. These silos are no longer in existence and were never replaced.

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 5

Warner, Anson, Farmstead
Walworth County, Wisconsin

Poultry House *c. 1910* *Contributing*

The poultry house was originally built for chickens but is currently used as storage (Photo 9). Resting on a concrete foundation, the poultry house's saltbox roof is covered with asphalt shingles. Siding contains beveled edges and is secured in place by cornerboards with slats that the wood is dropped into. A simple wood door pierces the east facade. The fenestration pattern of the south facade includes two groups of four, nine-pane, awning-type windows. The building is in good condition.

Machine Shed *1995* *Noncontributing*

This one-story building is wood framed and sided with pressed metal (Photo 12). The front-gabled roof is asphalt shingled. The south facade is pierced by a single garage bay covered by a metal overhead door. The west facade contains one doorway with a plain metal door. The machine shed is currently used for storage.

Warner, Anson, Farmstead
Name of Property

Walworth County, Wisconsin
County and State

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 our prehistory or history

Criteria Considerations
(Mark "x" in all the boxes that apply.)

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 achieved significance
within the past 50 years.

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

9. Major Bibliographic References

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

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE

Period of Significance
c.1857-1917

Significant Dates
N/A

Significant Person
(Complete if Criterion B is marked)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 1

Warner, Anson, Farmstead
Walworth County, Wisconsin

STATEMENT OF SIGNIFICANCE

The Anson Warner Farmstead is eligible for the National Register of Historic Places under Criterion C: Architecture, as a prominent local example of a nineteenth century farmstead featuring a high style residence and a complement of four contributing outbuildings. The brick house, composed of a one-and-a-half story gable-roofed ell and a two-story gable-roofed main section, combines features of the Greek Revival and Italianate styles of architecture and is a good example of a transitional design. The house was constructed c. 1857 and remains in good condition. Few brick houses in the area combine stylistic features of the Greek Revival style, including a pedimented gable and cornice returns, with elements of the Italianate style, including paired scrolled brackets and a prominent main facade porch. Four agricultural buildings contribute to the farmstead's significance and include a barn, poultry house, milk house, and carriage house. All outbuildings are in good condition.

Since its purchase in 1846, the farmstead has remained under the ownership of the Warner family. The period of significance for the Warner Farmstead is c. 1857 to 1917, encompassing the construction dates of the contributing portions of the house and all the contributing outbuildings.

THE AGRICULTURAL DEVELOPMENT OF WALWORTH COUNTY AND THE WARNER FARMSTEAD⁴

In 1838, one year after the first farm was established in the town of Whitewater, Walworth County was organized. Agriculture soon became the county's dominant economic activity. By 1850, the population of the town of Whitewater was 1,229 and over half of the county's land, much of which had been covered with timber, was devoted to farming. Wheat was the earliest crop to be mass produced in the county. Wheat crops quickly depleted the soil of its nutrients, so statewide production peaked in 1850 and declined rapidly. At this time, corn was the secondary crop to wheat. In 1850, Walworth County's 6,239 acres of corn ranked second statewide to Rock County's 9,528 acres. As the agricultural community expanded, the village of Whitewater was incorporated in 1858. The earliest crops on the Warner Farmstead included sorghum seed, potato seed, seed corn, barley, oats, and hay.

Over 2,750 farms were present in the county by 1870 and Walworth County ranked sixth in the state in corn crop acreage. After the decline of wheat, Walworth County diversified its agriculture with the addition of the livestock industry and dairy farming, which included the construction of local creameries and cheese factories. With diversification, many farms expanded. In 1880, the town of Whitewater was described to be an "agricultural town." The county's rise to prominence in the state was enhanced when the first Guernsey dairy cow in Wisconsin was introduced in Walworth County in 1881.

The 1870s were also a period of expansion on the Warner Farmstead as well as in the county. The construction of a cider mill c. 1870 was followed by a hog house, barn, and feed house in 1877. Diversification continued on the Warner farm, with 100 apple trees being planted in 1878. During the 1880s, the Warner farm started dairy operations, continued hog production and growing crops such as onions, oats, potatoes, and seed corn. In 1890, Walworth County continued to rank sixth in the state in number of acres of corn crops. The Warner farmstead increased its dairy operation and discontinued raising hogs during the 1890s while growing feed corn and small amounts of other crops.

⁴ Historical Background compiled from History of Walworth County, Wisconsin, (Chicago: Western Historical Company, 1882), various pages; A Century of Wisconsin Agriculture, 1848-1948, (Madison, WI.: Wisconsin Crop and Livestock Reporting Service, 1948); and Schoonover.

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Section 8 Page 2

Warner, Anson, Farmstead
Walworth County, Wisconsin

By 1910, the majority of Walworth County had diversified its agricultural activities even further to include some of the largest commercial orchards in the state and six condensed milk plants, more than in any other county. Statewide, the county continued to rank highly in numbers of cattle and swine, as well as in corn crop acreage, ranking fourth in 1910. Throughout this period, the Warner Farmstead maintained its diversity and balance of dairy and crop farming.

Dairy and crop farming proceeded to assume a prominent place in the county's economic evolution through World War I and the 1920s. The Depression era took its toll on the county's dairy industry, though, reducing the combined number of cheese factories, creameries, condensaries, and receiving stations from over 100 to less than 40. This did not discourage dairy farmers in Walworth County, however, from continuing to increase dairy production. By 1945, 70 percent of farms in Walworth County were strictly dairy farms, with eight percent livestock farms, and the remaining 22 percent split between general farms and crop farms. The majority of crop farms were corn producers, though oat and hay production remained at high levels. At this time, 93 percent of the total land in the county was used for farming. The Warners continued their dairy farm and production of corn, oats, and hay crops on the farmstead into the early 1950s.

ARCHITECTURE

The Anson Warner Farmstead is being nominated to the NRHP because its centerpiece, the Anson Warner farmhouse, is a fine, largely intact example of early transitional design, the transition in this case being from the Greek Revival to the Italianate styles. The brick sections of the house features such typical Greek Revival style elements as symmetrically designed main facades, cornice returns, full pedimented gable ends, and flat-arched window openings that originally contained six-over-six-light double hung windows. In addition, however, the brick sections of the house also feature such Italianate style elements as brackets under the main eaves and a wraparound veranda that is decorated with chamfered posts and bracketed capitals. The significance of the farmstead is further enhanced by its collection of later but intact farm outbuildings, all but one of which were built within the period of significance.

The combination of Greek Revival and Italianate styles creates the architectural character of the Warner farmhouse. Family records indicate that the design for the Warner house was modeled after their father's house in New York that dated from the 1830s or 1840s. High style houses were much more prominent in the rural eastern countryside due to greater accessibility to pattern books and building materials.

Cultural Resource Management in Wisconsin (CRMP) identifies the Greek Revival style as being popular in the state between 1830 and 1870. The style originated in the east and was carried westward with the great population surge of the first half of the nineteenth century. Architectural pattern books often served as the basis for Greek Revival houses constructed by local carpenters and builders. In Wisconsin, where architecture was not yet an organized profession, these books often served as the basis for houses constructed by local carpenters and builders. The Greek Revival style was adaptable to local building variations, but is typically symmetrical, formal, and orderly. Common stylistic features include classical columns, pilasters, cornices, and a low-pitched roof with prominent gables.

Examples of pure Greek Revival buildings are rare in Wisconsin, but many vernacular examples were built throughout the state. These buildings exhibit limited stylistic features that may include simple gabled forms, rectangular massing, regular fenestration, cornice returns, and a doorway with a transom and sidelights. The Warner farmhouse includes both vernacular and high style elements of the Greek Revival style. Stylistic features on the Warner house include the wide plain frieze and cornice returns. The high style element is the full pediment seen on the main facade and rear gable ends.

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 3

Warner, Anson, Farmstead
Walworth County, Wisconsin

According to *CRMP*, the Italianate style was popular in Wisconsin between 1850 and 1880. Characteristics of the Italianate style include rectangularity of massing, boxy proportions, bracket-supported eaves, relieving arches, stringcourses, and windows with hood molds. Italianate style houses are numerous in the state and commonly have brick or stone walls, distinctive wide eaves, gently sloping hipped or gabled roofs, and frequently a polygonal or square cupola. Houses nearly always originally had porches, although they have frequently been removed or altered. Italianate elements featured on the Warner house include paired scrolled brackets on all the eaves, a prominent porch on the main facade, and box-like massing.

In a windshield survey of the two townships adjacent to the Warner Farmstead, the town of Lima, Rock County, and the town of Whitewater, Walworth County, a number of large brick residences were identified. The majority of the examples identified in the survey were of vernacular construction and lacked stylistic details. The few houses that did possess some ornamentation were identified to be Italianate in style.

Based on the survey, the Warner farmhouse was identified as one of the few brick residences in the area that combines the features of these two distinctive styles of architecture. Four examples identified in the survey possessed forms, construction characteristics, and integrity similar to the Warner house. The four examples included the *Godfrey House at 9539 County Trunk Highway (CTH) KK in the town of Lima, Rock County* (Photo 13); a *vernacular house at N491 U.S. Highway 12 in the town of Lima, Rock County* (Photo 14); the *F.J. Hall House at 848-850 State Trunk Highway 59 in the city of Whitewater, Walworth County* (Photo 15); and the *Italianate style house at 10206 CTH KK, in the town of Lima, Rock County* (Photo 16). All four houses possess a stone foundation and brick construction. The massing of the F.J. Hall House and the Italianate house are similar to the Warner farmhouse in that they both display a two-story main cube with an attached one-and-a-half story ell. The other two examples, the vernacular house and the Godfrey House, are gabled ells.

Architectural details on all four examples are limited. The Godfrey House features arched brick window and door openings, and a small porch on the main facade. Both the vernacular example and the F.J. Hall House display stone lintels and protruding stone sills for all window openings. In addition, the F.J. Hall House displays brackets under the eaves and a porch on the main facade. The Italianate style example features a porch on the main facade, a plain frieze, and windows accentuated with gable-shaped lintels.

The level of integrity of these examples has been diminished by alterations. A common alteration to all four houses is to the windows, many of which have been covered or replaced with metal-framed glass. Other alterations have included a large modern addition attached to the rear of the Godfrey House; the replacement of porch elements, doorways, and exterior materials on the vernacular house; screening-in and replacement of porch elements on the F.J. Hall House; and reconstruction of the porch on the Italianate style house.⁵

The Warner Farmstead house is a fine transitional example that features elements of two styles of architecture (Greek Revival and Italianate) and retains its historic integrity. The house displays paired scrolled brackets, a pedimented gable, cornice returns, and stone sills and lintels. Alterations to the Warner house have been minimal and have not diminished the houses's overall significance. Other houses in the area do not possess the ornamentation featured on the Warner house and do not retain the same level of integrity.

⁵ The Godfrey House was evaluated and determined as ineligible for the National Register of Historic Places by the Wisconsin State Historic Preservation Office on January 8, 1995 (SHSW#: 89-2305/WL).

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**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

Warner, Anson, Farmstead
Walworth County, Wisconsin

HISTORY OF THE PROPERTY

In 1846, Anson and Ruth Warner and their three children moved from Onandaga County, New York, to Walworth County, Wisconsin, and purchased 82 acres for \$375. According to family records, an elevated area of a field on the property served as the location for the Warner's first house, which was built of logs. Located near a new road that led into the village of Whitewater, the family started construction of a frame house c. 1849. During the next year, the Warner's log house burned, so the frame house was quickly completed for the family. A few years later, the Warners started construction of the current brick home c. 1857. According to family records, the house was finished by 1862.

Anson Warner and his family operated the farm until 1872 when his son Ambrose and his wife Martha started leasing it. In 1881, Ambrose Warner was listed as a farmer under the name A.B. Warner in the *History of Walworth County, Wisconsin*. Also in 1881, equipment was installed for a sorghum works in the Warner cider mill that was originally built c. 1870. The sorghum mill was one of few in the vicinity and because of this, was successful and subsequently enlarged in 1883. Between 1883 and 1885, tax records list Ambrose and Anson as joint owners of the farm. In 1884, the Warner family started dairy production, and a cheese factory was built south of the Warner farm, across what is currently County Trunk Highway N. That same year, the farmstead's acreage was expanded to include 146 acres west of Warner Road in Rock County. Total land owned by the Warner's then was 228 acres.

The Warners discontinued hog production and increased their dairy operation in the 1890s. The hog house was torn down early in the decade and replaced with a horse barn. With the refinement of silo designs, the Warners built a wood silo inside their barn in about 1890 to supply feed to the cows.⁶ The successful use of the first silo led the Warners to build a second wood silo outside the barn five years later. By 1898, the Warner farm had the capacity to serve the 38 cows of Holstein-Friesian stock that they owned. Only two years later, 20 head of steer were added to the livestock count, thus further diversifying farming activities on the farmstead. As is typical in farming, the surplus of seed corn and other crops on the Warner farm was used to supplement the income generated by dairying. Ambrose Warner owned the farm, and with his wife and six children operated it from 1885 until 1909, the year he died.

From 1911 to 1915, Martha Warner leased the farm to her son, H. Ray Warner. When Martha moved to Whitewater in 1916, H. Ray and his wife Helen became the owners, operating the farm between 1909 and the early 1950s with their two children. Alice, a daughter of Ray and Helen, inherited the farm in the early 1950s and lived at the house through 1983. Alice leased the farmland and buildings to nearby farmers. Betty Schoonover, the niece of Alice Warner, and her husband Richard owned and lived at the farm from 1983 through 1995 when Richard passed away. Currently, Ms. Schoonover lives on the farmstead. From the 1950s through the present time, the land has been leased to other farmers with corn the main crop farmed. A few dairy and livestock cows remain on the property and are owned by a farmer who currently leases the barn and pastures.

⁶ The wood silo is identified in family records as a King silo, possibly referring to silos illustrated and described in F.H. King, The Construction of Silos, University of Wisconsin Agricultural Experiment Station Bulletin No. 28, (Madison, WI.: Democrat Printing Company State Printers, July 1891). The bulletin discusses the results of a silo study conducted by the Agricultural Experiment Station, and contains the plans for a round wood silo, designed by King.

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 5

Warner, Anson, Farmstead
Walworth County, Wisconsin

CONCLUSION

The Anson Warner Farmstead, composed of a fine nineteenth century farmhouse and a complement of four contributing agricultural outbuildings, is eligible for the NRHP under Criterion C: Architecture. This prominent local farmstead features a high style residence that combines the Greek Revival and Italianate styles. Begun c. 1857, the brick house is composed of a one-and-a-half story ell and a two-story main section. The four contributing outbuildings were constructed from c. 1884 to 1917 and include a barn, poultry house, milk house, and carriage house. All the buildings are in good condition. The farmstead has remained under the ownership of the Warner family since its purchase in 1846.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

Warner, Anson, Farmstead
Walworth County, Wisconsin

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Warner, Anson, Farmstead
Name of Property

Walworth County, Wisconsin
County and State

Previous Documentation on File (NPS):
 preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark

Primary location of additional data:
 State Historic Preservation Office
 Other state agency
 Federal agency
 Local government
 University
 Other
Name of repository: State Historical Society Library

recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____

10. Geographical Data

Acreage of Property 2 acres

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

1	<u>1/6</u>	<u>3/5/4/7/9/5</u>	<u>4/7/4/3/0/7/5</u>	3	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>	4	<u>1</u>	<u>1/1/1/1</u>	<u>1/1/1/1</u>
	Zone	Easting	Northing		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 Kirk R. Huffaker, Architectural Historian
organization Mead & Hunt, Inc. date February 14, 1997
street & number 6501 Watts Road, Suite 101 telephone (608) 273-6380
city or town Madison state WI zip code 53719

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)

NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 10 Page 1

Warner, Anson, Farmstead
Walworth County, Wisconsin

Verbal Boundary Description

Starting in the northwest corner at the right-of-way which is 33 feet from the centerline of Warner Road, the boundary proceeds east 400 feet until it intersects with a fence. This point marks the northeast corner of the boundary. From this point, the boundary continues directly south 250 feet along the fence line to the intersection of another fence that turns west. This point marks the southeast corner of the boundary. Continuing west along the fence, the boundary jogs slightly north with the fence line, south of the poultry house and then continues west a total of 400 feet. The south boundary stops at the ROW. This point marks the southwest corner of the boundary. From the southwest corner, the boundary proceeds north 250 feet east of utility poles and trees, along the ROW. The west boundary intersects with the starting point, marking the northwest corner of the boundary.

Boundary Justification

The boundary of the Anson Warner Farmstead was drawn to encompass the farmstead's historic property and provide an appropriate setting. The boundary encompasses six buildings placed around a farmyard. Features such as trees and barbed wire fencing provide physical portions of the boundary.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 1

Warner, Anson, Farmstead
Walworth County, Wisconsin

PHOTO LIST

The following information is common for all photographs:

Anson Warner Farmstead.
Town of Whitewater, Walworth Co., Wisconsin.
November 1996.
Photographer: Kirk R. Huffaker, Mead & Hunt, Inc.
Negatives located at the State Historical Society of Wisconsin, Madison.

Photo 1 of 22.

Overview of Anson Warner Farmstead.
View looking northeast.

Photo 2 of 22.

House, Main (west) facade.
View looking east.

Photo 3 of 22.

House, Main and south facades.
Angle view looking northeast.

Photo 4 of 22.

House, East facade.
Angle view looking northwest.

Photo 5 of 22.

House, North facade.
Angle view looking southwest.

Photo 6 of 22.

House, Interior.
View of timber framing inside c. 1850 section.

Photo 7 of 22.

House, Main facade porch.
Detail view of porch ornamentation.

Photo 8 of 22.

Barn.
Angle view looking southeast.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 2

Warner, Anson, Farmstead
Walworth County, Wisconsin

Photo 9 of 22.
Poultry House.
Angle view looking southwest.

Photo 10 of 22.
Milk House.
Angle view looking northeast.

Photo 11 of 22.
Carriage House.
Angle view looking northeast.

Photo 12 of 22.
Garage.
View looking north.

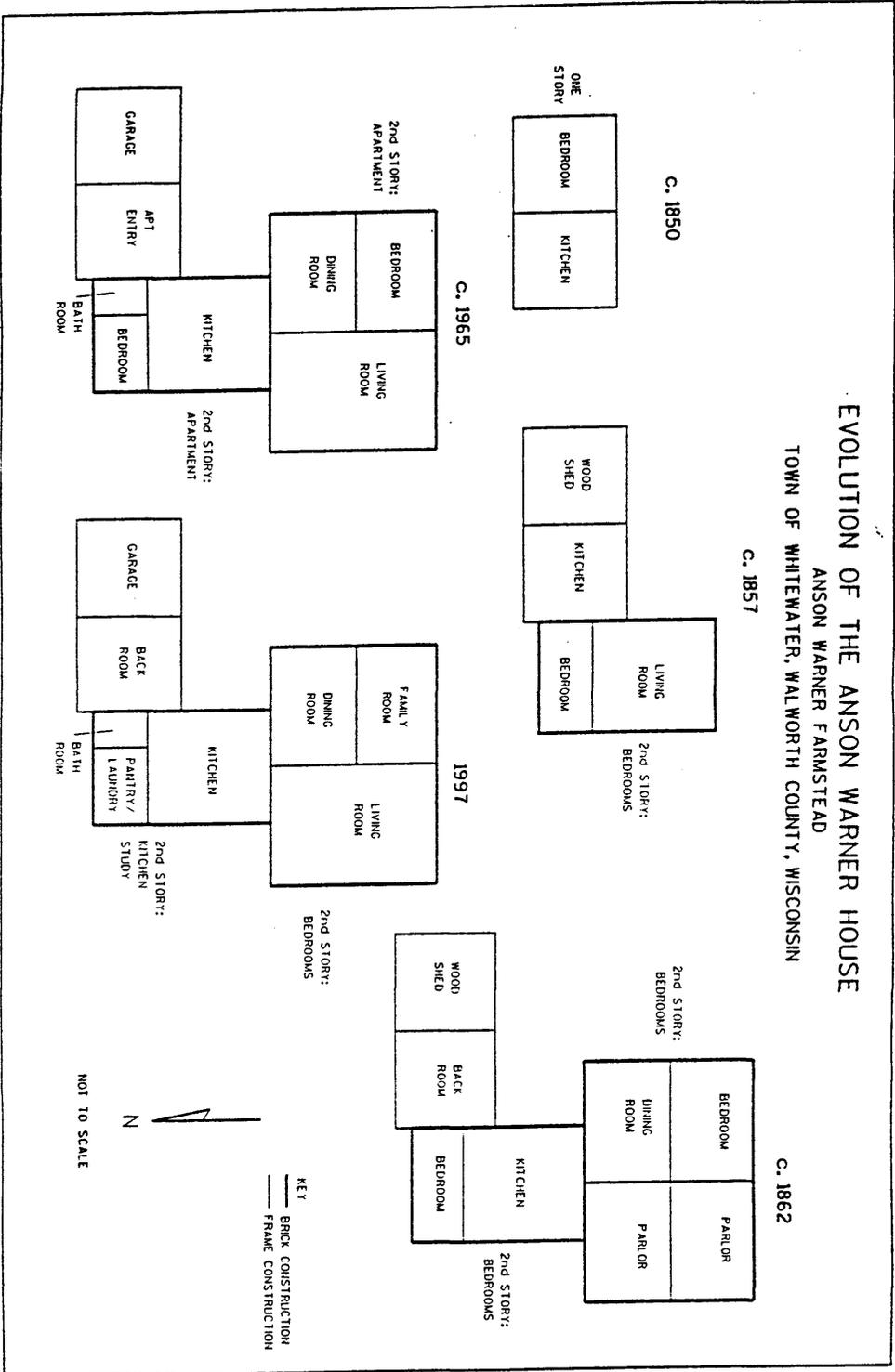
Photo 13 of 22.
COMPARISON PHOTO. Godfrey House.
9539 County Trunk Highway KK.
Town of Lima, Rock County.

Photo 14 of 22.
COMPARISON PHOTO. House.
N491 U.S. Highway 12.
Town of Lima, Rock County.

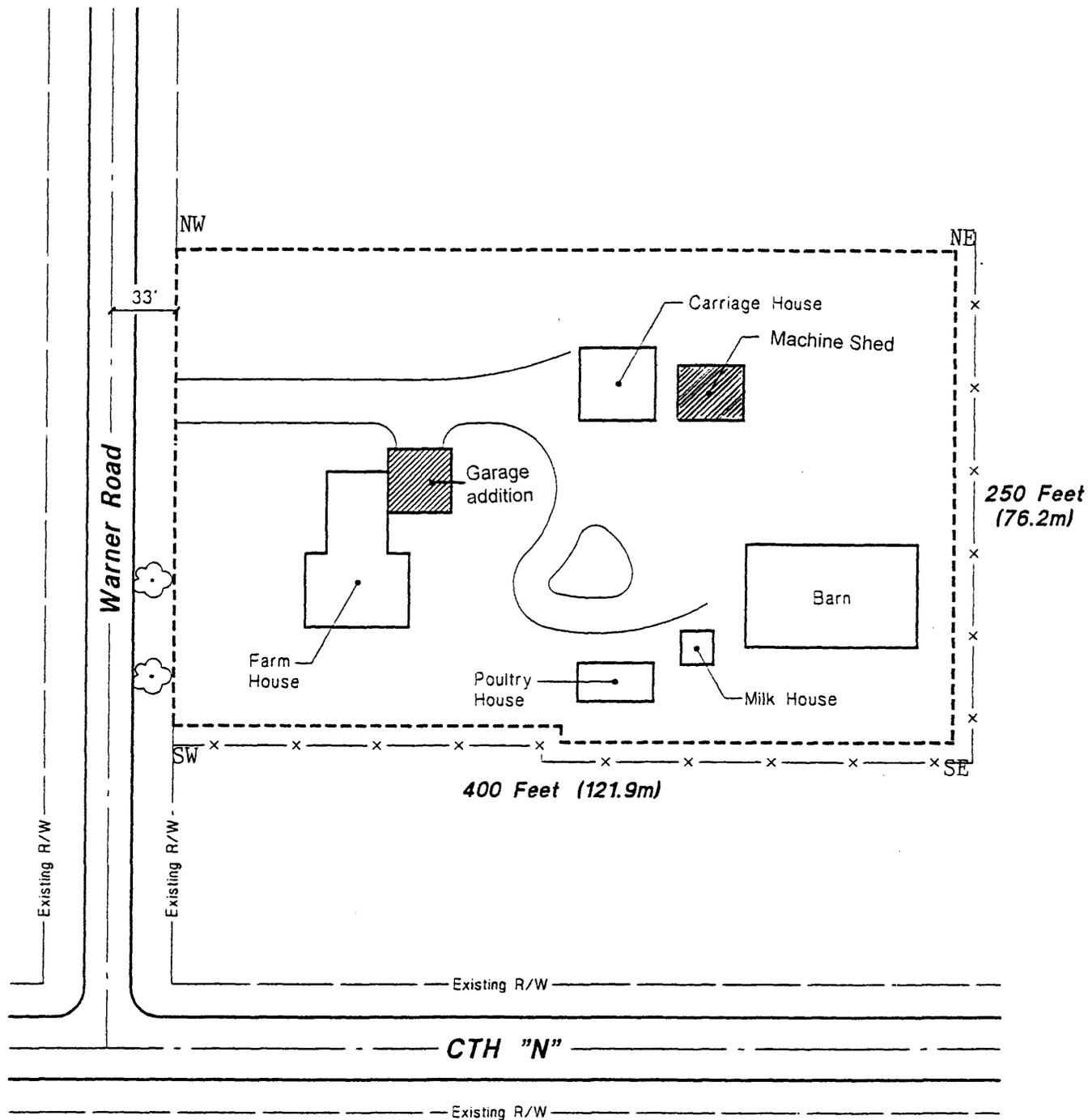
Photo 15 of 22.
COMPARISON PHOTO. F.J. Hall House.
848-850 State Trunk Highway 59.
City of Whitewater, Walworth County.

Photo 16 of 22.
COMPARISON PHOTO. House.
10206 County Trunk Highway KK.
Town of Lima, Rock County.

EVOLUTION OF THE ANSON WARNER HOUSE
 ANSON WARNER FARMSTEAD
 TOWN OF WHITEWATER, WALWORTH COUNTY, WISCONSIN

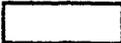
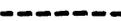


11/11/13 10:16 AM 4315520\N\0001-000-100-11-157-11011-13



ANSON WARNER FARMSTEAD

N9334 Warner Road
 Town of Whitewater
 Walworth County, Wisconsin

- Key:**
-  Contributing Section
 -  Noncontributing Section
 -  Barbed Wire Fence
 -  Historic Boundary



Not To Scale

Warner, Anson, Farmstead
Name of Property

Walworth County, Wisconsin
County and State

Property Owner

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

name Betty Hocking Schoonover
street & number N9334 Warner Road telephone (414) 473-3717
city or town Whitewater state WI zip code 53190

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 Reduction Projects, (1024-0018), Washington, DC 20503.