NPS Form 10-900
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NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name Maple Park Historic District
other names/site number N/A

2. Location

street & number Generally bounded by North, Cook, Main, and Maxwell streets N/A **not for publication**
city or town Lake Geneva N/A **vicinity**
state Wisconsin **code** WI **county** Walworth **code** 127 **zip code** 53147

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.)

Signature of certifying official/Title — Date 5/5/05
State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

Maple Park Historic District	Walworth County	Wisconsin
Name of Property	County and State	

4. National Park Service Certification

I hereby certify that the property is:

✓ entered in the National Register.
___ See continuation sheet.
__ determined eligible for the National Register.
___ See continuation sheet.
__ determined not eligible for the National Register.
___ See continuation sheet.
__ removed from the National Register.
__ other, (explain:)

Edson H. Beall — 6/17/05

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)		Category of Property (Check only one box)		Number of Resources within Property (Do not include previously listed resources in the count)	
				contributing	noncontributing
x	private		building(s)		
X	public-local	X	district	143	32 buildings
	public-State		structure	3	sites
	public-Federal		site		structures
			object		objects
				146	32 total

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

Number of contributing resources is previously listed in the National Register
1

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/Single dwelling	DOMESTIC/Single dwelling
EDUCATION/School	EDUCATION/School
RELIGION/Church School	RELIGION/Church School

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)	
MID-19TH CENTURY/Greek Revival	Foundation	Stone
MID-19TH CENTURY/Gothic Revival	walls	Wood
LATE VICTORIAN/Italianate		Brick
LATE VICTORIAN/Queen Anne	roof	Asphalt
LATE 19TH AND 20TH REVIVALS/Tudor Revival	other	Stone

Narrative Description

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

Start

GENERAL DESCRIPTION

The Maple Park Historic District consists of over 15 square blocks of the city of Lake Geneva's historic residential neighborhood that lies northwest of the downtown commercial district. The small city of Lake Geneva is located on the northeast end of Geneva Lake, one of the Wisconsin's large and beautiful lakes. Geneva Lake is in southeastern Walworth County, a largely rural county in southeastern Wisconsin. Lake Geneva is about 10 miles from the Illinois border and has been a summer destination for tourists and wealthy families from the Chicago area since the late nineteenth century. Once dominated by large estates, Geneva Lake now is surrounded by several small villages, a few large estates, and many residential subdivisions. The rural area outside of the city and Geneva Lake is primarily agricultural, but it has been and is increasingly being encroached on by resorts, recreational clubs, and residential and commercial developments.

The southern boundary of the Maple Park Historic District is State Highway 50, a major east-west thoroughfare in southeastern Wisconsin. Traffic from this highway, including a large number of tourists and shoppers who frequent the city's popular downtown business district and lakefront, makes this highway, also known as Main Street, a busy street, particularly during summer months. During peak hours on weekends and summer weekdays, this street is as busy as a thoroughfare in a major city. Broad Street, on the east edge of the district, is also a busy street, being a north-south thoroughfare through the city and also the route of State Highway 120.

The traffic from these two highways has an impact on the first block or two of the southern part of the district as it is extensively used for visitor parking. As the district extends north and west of the main highways, it becomes more like a quiet small-town residential neighborhood. The district is moderately dense, and the houses sit on small to medium-sized lots. Most house lots are large enough for narrow side lawns, and generous front and rear lawns. Except for Main and Broad streets, which are relatively wide, the streets in the district are wide enough for parking on both sides, although in some areas, parking is restricted to one side of the street. All of the streets are improved with concrete curb and gutter and there are sidewalks throughout most of the district. Most of the blocks have alleys that access garages or old carriage houses. While these resources are indicated on the attached site map, with two exceptions, they are not included in the resource count. The two are counted because they are now used for housing and commercial purposes.

The topography of the district is generally flat with a gentle slope downward toward the lakefront in the southern end of the district. Because this is a residential district, there is an abundance of

landscaping, both private and public. At the center of the district is Maple Park, a largely open space that has both a tennis court and soccer field. Part of the park is used as a playground for the neighboring Central School. Some mature trees surround the park's perimeter, but most of the park is taken up by a large lawn that has been there since the park was platted in 1837. In contrast, the Pioneer Cemetery, at the northwest corner of the district is filled with many mature trees that shade the mostly historic cemetery markers. The landscaping is not formal, but the sweeping lawn punctuated by trees gives the cemetery a quiet and picturesque atmosphere.

The private houses in the district are generally well landscaped with small to medium sized lawns punctuated with many mature trees and shrubs. There are also many medium to large sized trees in the generally wide terraces along the district's streets. The abundance of trees and other foliage gives the district an attractive appearance. On the south side of Main Street, where the district includes the library and a lakefront home, there is much more green space around the buildings and toward the lakefront. There is also a narrow park along the lake on the west side of the library.

The earliest houses in the district date to the late 1840s and 1850s, but the bulk of the district was developed between 1870 and 1920. In particular, the last two decades of the nineteenth century and the first decade of the twentieth century saw the most development in the district. By that time, the neighborhood had taken on the status as being the most prestigious residential area in Lake Geneva. Many desirable lots were already taken, so a number of older houses were moved or demolished to make way for larger homes during this time. The fact that the development of the district was concentrated within this period is one of the reasons that the district has an architectural cohesiveness.

Some building statistics support the above conclusion. In this district, 95, or 54% of the buildings were constructed between 1870 and 1910 and 73 or 42% were built between 1880 and 1910. After 1910, most of the houses built in the district were "infill" construction, filling in vacant lots in the district or on newly subdivided lots of older homes. After the 1920s, there was less building in the district, only 17 houses were constructed in the 1920s. The Great Depression of the 1930s and the World War II era halted most construction in the community as it did elsewhere. During the 1950s, some additional houses were built in the district and during the 1960s and 1970s, a few residences and apartment houses were constructed. Only 25 buildings were constructed between 1930 and the present. Overall, the district has retained its nineteenth and early twentieth century appearance.

Another reason for the cohesiveness of this district is the ratio of contributing to non-contributing buildings. The non-contributing buildings are primarily those built outside of the period of significance, that is, more recent than 1954. Some pre-1954 houses have extensive alterations that resulted in their being evaluated as non-contributing.

What is inside the district boundaries contributes to much of its architectural cohesiveness, but what is outside defines it, as well. Geneva Lake is outside of the southern boundary of the district, while the city's commercial area lies east of the district. The west and north boundaries were not so easily defined, but were drawn because the bulk of the houses are less elaborate and more modern, on the whole, than the houses in the district. These factors make the district a distinctive entity within the entire residential neighborhood that stretches north and west of the city's downtown.

DESCRIPTION OF SELECTED RESOURCES

Historic Landscape Features

Maple Park, 1837
Pioneer Cemetery, 1837

These two public open spaces were established in the Original Plat of Lake Geneva that Thomas McKaig drew for several of the early pioneers of the community in 1837 and recorded with the county in 1840. McKaig set aside two square blocks for a "public square" and for a cemetery, as well as another public square outside of the historic district. The tradition of including public or town squares came to Wisconsin with the early Yankee settlers. A town square had been included in William Penn's 1683 plan for Philadelphia and James Oglethorpe's 1733 plan for Savannah and was based on town planning ideas in England. The town square soon became a part of many town plats in the east and was used widely for plats in Wisconsin in the mid-nineteenth century.

In some communities with platted public squares, the commercial district developed around the town square; in others, it became the center of a residential area, which is what happened in Lake Geneva. In the later nineteenth century, this public square was called central park, then officially named Maple Park in 1886. At this time, progressive citizens throughout Wisconsin were establishing public parks and improving existing open spaces. The 1891 plat map shows that Maple Park also had a "music stand," or bandstand, a typical improvement to a public square park in a small community at that time.

Maple Park today is a large open space with no formal landscaping except for the trees planted around its perimeter. As such, its current appearance is probably very similar to its nineteenth century appearance, since these public squares were usually not landscaped. Some were enclosed with a fence and usually became an eyesore after a time and the public often complained about the lack of maintenance of public squares. This was the case in Lake Geneva. During the 1880s and 1890s, there were several complaints in the newspaper about the fact that the park was not being mowed regularly and that if it was properly maintained, more people could use it. Today's park is used for recreation as

well as an open space in the midst of a residential area. It was probably used for similar purposes during the nineteenth century as well.

Space set aside for a cemetery was not always established in the early original plats of Wisconsin communities. Rather, the early residents established a cemetery in a nearby location. Many of these early cemeteries later had to be moved due to the expanding community, or they were totally enclosed by development and new cemeteries established a few decades later. McKaig's plat included an entire block for a cemetery, and it was located in the northwest corner of the original plat, so it was probably thought that it well serve the community for a long period. But by 1880, the lots in the cemetery were all purchased and it has become land-locked. At this time, it was popular for new, large cemeteries to be developed in a park-like manner and citizens of Lake Geneva planned a new cemetery farther north of the city.

Because the Pioneer Cemetery was established in the 1830s, a time when formal landscaping in a cemetery was not popular, the grounds of the cemetery are simple. At some point trees were randomly planted on the grounds. These trees have matured and provide a park-like setting to the space. The Pioneer Cemetery is considered a historic site in the community because it is the burial place for most of Lake Geneva's early pioneers. The attractive old headstones are filled with the names of the citizens of the mid-nineteenth century that played a role in the important growth and development of the community.

Greek Revival Style

There are numerous houses in this district that were constructed with elements or influences from the Greek Revival style. Because of their age, they have been subject to the most alterations. Two buildings that have some of the best extant Greek Revival features are described below.

332 Maxwell Street
William H. Allen
1858

The Allen house has a form often associated with the Greek Revival style: a taller central main block with smaller flanking wings. The main block of the Allen house is two stories in height and has a gable roof. The flanking wings are one to one and one-half stories in height. They also have gable roofs. The entire house is clad with vinyl siding, but the original openings are extant. They are filled with six-over-six light, double-hung sashes decorated with architrave surrounds. The main entrance is

in the southeast corner of the main block and is filled with a modern door. There may have been ell porches attached to the wings at one time, but the full spanning front porch is a later addition or alteration. It has a sloping shed roof supported by modern square posts. The spool-and-spindle balustrade is a modern addition and the north section of the porch has been partially enclosed with large glass panels and an enclosed balustrade.

1131 Wisconsin Street
John Holt
1859

The John Holt house also has a taller central main block with smaller flanking wings. The main block of the Holt house is two stories in height and has a gable roof decorated with a plain frieze and returned eaves. The flanking wings are one to one and one-half stories in height and run outward from the main block. They also have gable roofs. The entire house has a stucco covering. Fenestration is symmetrical and windows are filled with six-over-six-light sashes in their original openings. The windows are decorated with cornice moldings and some feature decorative shutters. A bay that was added later extends from the first story of the main block. It has a hip roof and three openings with multi-light windows. The main entrance is in the main block via a porch that spans the east ell. Square posts support the porch and has a geometric designed balustrade. A similar balustrade is included in the porch that spans the west ell.

Italianate Style

1134 Geneva Street
Roswell Burt-H. A. Mead
1855, 1867

The Burt-Mead house spans two important architectural styles of the mid-nineteenth century, the Greek Revival and the Italianate. The original house on the property is currently the west ell. It is a one and one-half story rectangular structure constructed of bricks that have been painted. The gable roof has returned eaves and two later-added dormers project from the front or north elevation of the ell. These dormers have returned eaves and clapboard walls and are filled with multi-light sashes. The fenestration of the ell is regular and consists of six-over-six-light double-hung sashes with shutters. A "veranda" like porch spans the ell and curves around the side wall. It has a hip roof decorated with an arched frieze supported by thin square posts with plain capitals. The posts sit on a cobblestone-like balustrade. A similar porch spans the rear ell that projects from the south elevation of the main ell. The main block of this house was added in 1867. It is two stories in height with a very low-pitched hip

roof and wide overhanging eaves. A wide frieze accents the top of the painted brick walls. Like the original ell, the fenestration is symmetrical and consists of segmentally arched openings filled with six-over-six light, double-hung sashes topped with segmental brick arches and accented with operational shutters. The front entrance is in the northwest corner of the main block. It is also a segmentally arched opening filled with a single entry door and accented with a round-arched pediment and sidelight surround. Covering the front entry is a gable-roofed porch that may date from the early twentieth century. It has returned eaves and is supported by two round columns and two pilasters.

Rosewell Burt, a retired farmer, erected the first part of this house in 1855. The main block of the house was built in 1867 for H. A. Mead, who only owned it until 1871. The next owner, Gurdon Montague, was a noted builder of grist and saw mills in the area. J. V. Seymour purchased the house in 1899. He was a noted entrepreneur in the ice industry in the late nineteenth and early twentieth centuries. Harvesting ice on Lake Geneva, considered one of the clearest lakes in the state, became a major industry in the late nineteenth century. Seymour had several ice houses near the rail line and along the lakefront. Known as the "Ice King," Seymour shipped tons of ice every year to Chicago. Seymour's daughter and husband lived in the house in the twentieth century and after several other owners, the house was restored by its current owners, Vernon and Joyce Haan.[1]

504 Cook Street
George Nethercut
1868, 1921

The Nethercut house has a two-story square main block with a one and one-half story rear ell and a one-story sunroom. The main block has a low-pitched hip roof with a deck that may have once had metal cresting. The wide roof eaves are decorated with brackets. The cream brick walls of the main block are punctuated with symmetrical fenestration of segmentally arched openings. The openings are filled with two-over-two-light, double-hung sashes and decorated with segmental brick arches and shutters. The main entrance is in the main block and has a single door in an arched opening flanked with sidelights. The entrance is covered with an Italianate style porch that has a hip roof, wide eaves with brackets, thin posts with brackets and square pilasters, and a later-added balustrade with an "x" pattern. The main block sits on a fieldstone foundation.

The one-and-one-half story rear ell was reportedly added in 1900, and the sunporch added in 1921. There are few details to the rear ell, but the sun porch has a hip roof, brick walls, and banks of multi-light windows. The house sits on a spacious corner lot that is attractively landscaped.

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[1] *A Walking Tour of Old Lake Geneva Towne*, Lake Geneva, WI: Plaque and Walking Tour Commission, 1993, n.p.

George Nethercut was a shoemaker from Ireland, who came to New York City in 1844. In 1855, Nethercut and his new family came to Lake Geneva, where he established a successful shoemaking business. George and Mary Nethercut lived in this house until 1914, then it was the home for two of their sons, William and Edgar Nethercut, until the 1920s, when it was sold to Ralph Diehl, who added the sunroom. Between 1986 and 1989, Duke and Maureen Larsen renovated the house to its current attractive appearance.[2]

1024 Geneva Street
Farrington-Redfearn House
c.1863

This Italianate style house has a two-story square main block with a hip roof with a deck. The wide overhanging eaves are decorated with a frieze and paired brackets. The eaves on the main or north elevation of the house rise at the center to form a gable with returned eaves. The walls of the house are clad with clapboards and sit on a fieldstone foundation. Windows are generally two-over-two-light, double-hung sashes with narrow cornice moldings. On the second story of the main elevation two windows have more prominent cornice moldings and they flank a third window with an attached carved panel. On the east elevation, there are several later-added windows, possibly from the 1893 remodeling.

Also probably from the later remodeling is the front porch with its hipped roof supported with plain columns. The main entrance to the house is at the northeast corner of the north elevation. It consists of a double wood paneled door with round-arched openings topped with a transom. On the west elevation, there is a square bay with a hip roof and tall, narrow window openings. A one and one-half story rear ell projects from the west elevation of the main block.

This house was probably built around 1863. It was acquired by S. P. Farrington in 1876 and owned in the 1880s by Mrs. M. B. Cox. In 1893, Albert Redfearn, the local railroad conductor, had the house, referred to as the "Farrington Cottage," and the "Cox House," remodeled before moving in. Redfearn owned the house until at least the mid-1910s.[3]

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[2] *Ibid*; *Portrait and Biographical Record of Walworth and Jefferson Counties, Wisconsin*, Chicago: Lake City Publishing Co., 1894, p. 256.
[3] *Ibid.*; *Lake Geneva Herald*, 27 January 1893, p. 5; 7 April 1893, p. 5.

1103 Geneva Street
William Davis
1872

The Davis house has a two-story rectangular main block with a one and one-half story rear wing and an attached one-story garage addition. The main block of the house has a hip roof with deck and wide eaves that are decorated with a frieze and paired brackets. At the center of the main or south elevation, the eaves rise to form a gable with returned eaves. In the gable peak is a pointed arch opening with an arched hood molding. The walls of the house are covered with clapboard siding and sit on a fieldstone foundation. Fenestration consists of tall windows that punctuate the walls of the house either individually or in groups of two or three. There are two single-story bays on the side elevations. They have flat roofs, wide eaves with brackets, clapboard-clad walls and very tall and narrow openings. All of the window openings of the house are filled with single-light, double-hung sashes.

The main entrance is in the southwest corner of the south elevation. It consists of double wood and glazed doors covered with a later added gable-roofed overhang supported by large brackets. To the east of the entrance is a later-added enclosed porch. It has a hip roof, enclosed balustrade, and large windows with transoms. The rear ell is simply decorated and has an ell porch on the east elevation. Attached to the rear ell is a one-story garage addition with a large garage door.

William Davis owned this house until 1880, then it was owned by George and Margaret Allen until at least the mid-1910s.[4]

831 Dodge Street
Frank Stewart
1877

This large, late Italianate house has a rectangular main block with a two-story ell projecting from the west elevation, a two-story bay on the east elevation, and a two-story ell projecting from the north elevation. The low-pitched hip roof of the main block has wide, overhanging eaves and paired brackets attached to a frieze. The clapboard covered walls sit on a fieldstone foundation. Window openings are filled with two-over-two-light, double-hung sashes decorated with pediment cornice moldings and plain flat surrounds. The two-story ell has a one-story hipped-roof bay with brackets and arched openings with cornice moldings. The two-story bay on the east elevation also has brackets and arched

[4] Tax Rolls for the City of Lake Geneva, on file in the Area Research Center of the Anderson Library, University of Wisconsin-Whitewater, Whitewater, Wisconsin.

openings.

The two main entrances into the house, one in the two-story west ell and one in the southeast corner of the main block, are covered with hipped roof porches with brackets. Early twentieth century flared posts sitting on brick piers support the roof. The entrance in the south elevation of the main block also has replacement "French" style doors from the early twentieth century. They are decorated with the original cornice molding, surround, and transom. The large rear ell has a two-story enclosed porch.

Gothic Revival Style

234 Warren Street
James Simmons
1867-68

The two-story Simmons house is vernacular in form and has details from the Gothic Revival style. The main block has a rectangular side gable plan with a steeply-pitched roof. A steeply-pitched gable projects from the center of the east elevation. The rear ell also has a steeply-pitched roof and tall, narrow, projecting wall dormers on each side of the roof. The dormers are supported by brackets and are filled with tall, narrow, multi-light windows. The house is clad with horizontal boards, creating a flat surface. The window openings include six-over-six-light, double-hung sashes, smaller rectangular multi-light casements, and a one-story bay with a mansard roof and four-over-four-light windows. Many of the window openings are decorated with thin label moldings. A garage addition extends from the rear ell.

The main entrance is flanked with multi-light sidelights and sits under an early twentieth century Craftsman-influenced overhang with exposed rafters and knee-brace brackets. Craftsman-influenced details also appear on the one-story sun room. The low-pitched hip roof of the sun room is decorated with exposed rafters and the room is enclosed with banks of large, multi-light windows.

James Simmons was born in Vermont and trained as an attorney there before coming to Lake Geneva in 1843. After leaving the city twice, he returned permanently to practice law. He served as clerk of the circuit court and held other local offices. He published a number of legal books as well as being one of the community's earliest historians. He wrote an important early history of Lake Geneva in 1875 and also published the predecessor to the long-running local newspaper, the *Lake Geneva Herald.* The Simmons family lived in the house at least into the mid-1910s.[5]

[5] "A Walking Tour;" Tax Rolls; C. W. Butterfield, *History of Walworth County*, Chicago: Western Historical Company, 1882, pp. 910-911.

912 Geneva Street
United Methodist Church
1877

This example of a nineteenth century Gothic Revival church has a sanctuary that sits above what appears to be a tall raised foundation that is actually the first story of the building. The building is constructed of cream bricks and has a rectangular plan with a steeply pitched gable roof. At the northeast corner is a square tower topped with an enclosed bell tower. The tower is decorated with brick buttresses and paired Gothic and segmentally arched openings decorated with stone arches featuring keystones and heavy corbel stops. At the bottom of the tower are two large openings that have been enclosed. They are decorated with segmental arches and keystones.

The main body of the church is also decorated with buttresses and Gothic-arched openings along the side walls of the upper story and segmentally-arched openings along the side walls of the lower story. All of the openings have large stone keystones and elaborate corbel stops. In the sanctuary level, the openings are filled with pictorial stained glass. On the main or north elevation, there is a very large tripartite Gothic-arched window filled with pictorial stained glass. The rear wall of the church is plain, but at the center is a shallow ell with openings on the side walls. The main entrances into the church are along the west elevation in the first story. They are enclosed with modern entry doors covered with wood shingled overhangs.

The Methodist Episcopal Church of Lake Geneva held its first services in 1837 and it was the first church to construct a building in the community. As such, it was built on a free site that was included in the city's original plat for a church. The old building, completed in 1856, was used until this building was completed in 1877.[6]

The Methodist Church was built very quickly for a building of its size. The newspaper reported that land was purchased in July of 1877 and work on the new building was begun around September 1. By the end of November, the church was nearing completion and it was dedicated in January of 1878. Only the tower was not completed, and ironically, given the speed of the church construction, it took until 1883 to complete. The church was remodeled in 1944 and in 1963-64. In 1966, the old parsonage was torn down for a parish hall.[7]

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[6] Patricia Butler and Sharon Crawford, *Geneva Lake Area Intensive Survey: An Architectural/Historical Report*, Lake Geneva: Geneva Lake Land Conservancy, Inc., 1985, p. 67.
[7] *Ibid.*; *Lake Geneva Herald*, 28 July 1877, 25 August 1877, 1 September 1877, 6 October 1877, 24 November 1877, 12

320 Broad Street
Episcopal Church of the Holy Communion
1880-82, 1964 (hall)

The Gothic Revival style Episcopal Church has a tall, one-story main block with several gable and hip roof projections. The main block has a very steeply-pitched gable roof that creates very tall end walls and short side walls. The roof is clad with slate tiles and projecting from each side wall are a pair of long shed-roofed dormers, each with a six-pane opening. The building is constructed of fieldstone with decorative details done in smooth limestone, including window arches and surrounds.

The window openings vary in size. Along the side walls, the windows are all similar-sized pointed arched openings with limestone arches. On the south elevation or main end wall, there are two tall and slender pointed-arched openings and an entrance sitting under a larger pointed arch. The entrance features a double door topped with a transom decorated with a quatrefoil. Above the entrance is a large and decorative rose window. The Gothic-arched openings and the rose window are filled with pictorial stained glass designed by Henry Lord Gay and constructed in Munich, Germany.

At the southeast corner of the east side wall, there is a one-story gable-roofed entry pavilion with an entrance recessed behind a compound pointed arched portal. At the other end of the side wall is a multi-sided projection with a hip roof decorated at the peak with a gable. Similar ells project from the northwest end of the west side wall. All of these ells are punctuated with more Gothic-arched stained glass windows and the ell at the rear of the west elevation also features an entry door. On the north end of the church is the projecting multi-sided chancel.

The church hall, built in 1964, is connected via a glass-enclosed ell on the north elevation of the church. It is a one-story building with a steeply-pitched gable roof that extends at the end walls to form a hip. The building is constructed of fieldstone in a manner that compliments the original church. Modern narrow windows punctuate the side walls of the hall. The hall is counted as a separate building because it was built at a much later date and is connected via a glass enclosed walkway. Although the hall was designed and built in a manner that harmonizes with the original church it is a non-contributing building.

The Episcopal Church of the Holy Communion was formed in 1850, and in 1857, the congregation built a church on this site. It was used as a guild hall after this building was constructed. During the 1870s, wealthy Chicago residents summering around Geneva Lake joined the parish, and largely through the efforts of three such families, funds were raised for this building in 1880, and it was

dedicated on June 7, 1882. In 1964, architect Charles Hauser prepared plans for the attached parish hall.[8]

323 Cook Street
E. Salisbury
1882

The Salisbury house was built with a form that suggests the emerging Queen Anne style, but with details that also suggest the Victorian Gothic style. The house has a two and one-half story rectangular main block with a projecting two and one-half story ell and a one and one-half story rear wing. The clapboard-clad walls of the house sit on a fieldstone foundation. The steeply-pitched gables of the main block and ell are have pointed arched openings with wood architrave-like surrounds and pointed arches. The openings are filled with single-light sashes. Other window openings are single-light sashes decorated with architrave-like surrounds and pointed arched hood moldings. On the main elevation, the second story paired window has a double gothic-arched hood molding. On the first floor of the main elevation, there is a square bay with a very shallow hip roof with wide eaves and brackets. The single-light sashes of the bay sit on narrow paneled bases.

The veranda wraps around the south elevation of the house and is decorated with brackets and thin square posts attached to curvilinear arches. The main entrance sits behind the veranda in the west wall of the ell and has a single door with a transom. This house has a well-landscaped lot with a formal garden surrounded by a picket-style fence. There is a matching carriage house that has been modernized only with a large garage door. It features windows that are decorated like the main house.

Queen Anne Style

920 Geneva Street
Hitchcock-Fiske
1883, 1894

The Hitchcock-Fiske house is a long and rambling early example of the Queen Anne style. It has a two-story irregular form with a combination hip and gable roof and many projections. The entire house is clad with clapboards and sits on a fieldstone foundation. The walls are accented with wood-shingled gables, a belt course, and applied stickwork. The gable on the main elevation has large wood shingled

[8] "The Church of the Holy Communion of Lake Geneva," pamphlet on file in the church history files of the Lake Geneva Public Library, Lake Geneva, Wisconsin.

panels defined by straight and curved stickwork and accented with bargeboard. Most of the window openings of the main block are filled with single light sashes, some paired. On each side elevation, there is a square bay and on the north or main elevation, there is a curved bay. Each of the bays has a low-pitched hip roof, eaves with small plain brackets, and tall, narrow single-light sash windows. The one and one-half story rear ell has a gable roof with projecting gable-roofed dormers. The windows are single light sashes and there is little additional decoration. Another one and one-half story square ell projects from the rear ell. It sits on a rusticated concrete block foundation and has a tall hip roof with projecting dormers. The openings are filled with undecorated single-light sash windows. A porch is attached to the rear elevation of this ell.

There are two front porches flanking the front section of the main block. They are identical except that part of the second story sits on top of the east side porch, while the west side porch has a low-pitched hip roof. Both porches have eaves decorated with small plain brackets. The posts of the west side porch are turned, while the posts of the east side porch are plain and square. Each porch has a later-added balustrade in a geometric stickwork pattern. The main entrance sits behind the east side porch. It consists of a double wood paneled door.

In 1883, the newspaper announced that "Mrs. Dr." Hitchcock, apparently the widow of a physician, would erect a new house. By August of 1883, the style and size of the house had caught the attention of the press. The newspaper reported the house was being built in *modern* style with gables and dormer windows and a paint scheme of straw yellow and slate blue. Mrs. Hitchcock spent only a few years in her new, modern home. In 1886, it was purchased by Mrs. S. J. Fiske, who made an addition to the building in 1894. Mrs. Fiske owned the home into the twentieth century.[9]

834 Dodge Street
Hugh Reed
1887

The two-story Hugh Reed house has a cross plan, an intersecting gable roof, and a corner two and one-half story square tower. The rear ell has a gable roof with projecting dormers. The entire house is covered with clapboards and the gable peaks of the main block are filled with wood shingles in a geometric pattern. Similar shingling forms a frieze under the roof of the tower. The tower, itself, has a tall pent roof with a deck and four projecting gable-roofed dormers with small rectangular openings.

The house sits on a fieldstone foundation and its window openings are filled with single-light sashes

[9] Tax Rolls; *Lake Geneva Herald*, 22 February 1883, p. 5; 31 August 1883, p. 5; 7 September 1894, p. 5.

and decorated with cornice moldings. Attached to the east side of the main block is a one-story bay with a hip roof; bracketed frieze; and tall, narrow, single-light sashes. One of these windows sits in the east elevation of the tower. The main entrance is in the tower and is covered by a hipped-roof overhang porch supported by two columns. The house sits on an attractively landscaped corner lot.

1004 Geneva Street
Charles French
1887

The French house is another large, rambling example of the Queen Anne style. It has a two-story irregular form with a complex hip and gable roof, several gable projections, and a fieldstone foundation. A one-story ell projects from the rear or south elevation. The main block has three projecting gables elaborately decorated with curved and straight stickwork and a rectangular opening. On the rear elevation, there is a gable with an arched opening. Two jerkinhead gable wall dormers project from the top of the rear elevation.

The house is clad on the first story with clapboards and on the second story with scalloped wood shingles. The walls have wood trim that consists of corner boards, a narrow belt course, a frieze and water table. The window openings of the house are generally irregular, and most are filled with single-light sashes. The bracketed projecting gable on the east elevation of the main block covers a two-story bay with large single-light sashes and single openings with transoms.

A two-story porch spans the entire east elevation of the main block and the first story of the porch wraps around the rear ell to the rear entrance on the south elevation. The porch balustrade has plain posts connecting to larger square posts. The rear entrance is covered with a shed-roofed overhang with thin, knee-brace brackets. At the northwest corner of the main elevation, a shed-roofed entry porch, with details like the wrap-around porch, covers the main entrance. Flanking one side of the wood-panel and glazed entry door is a large single-pane opening with a border of small square lights.

Charles French was an attorney, one of many prominent individuals who built fashionable houses in this district at the turn of the twentieth century. French attended the Whitewater State Normal School, then studied law with an attorney in Lake Geneva. He began to practice in 1879 and held many local offices, including mayor and postmaster. He was also a founder of the early electric light service in the city.[10]

[10] Albert Beckwith, *History of Walworth County, Wisconsin*, Indianapolis, IN: B. F. Bowen & Co., 1912, pp. 825-826.

543 Madison Street
Charles O. LaSalle
1893

The rambling, two-story, Queen Anne style LaSalle house has an irregular plan with three large projecting gable-roofed bays. The main block of the house has a steeply-pitched hip roof with flared eaves decorated with modillions and a frieze with dentils. The roof is intersected by the three gable-roofed bays that are also steeply-pitched with flared eaves and similar decoration. Added to the corner of the bays are fan style brackets. The gables are clad with scalloped wood shingles and each gable has a rectangular opening filled with a geometric patterned window.

Narrow clapboards cover the walls of the house on the first story and above a wood belt course, there is a wide course of wood shingles. Above this course is a covering of very narrow clapboards. Most of the window openings are filled with single-light sashes, but in some areas, the windows are filled with larger two-over-two-light sashes. On the main elevation, the first story of the projecting bay features a large single-pane central window with a transom.

The veranda on the front elevation wraps around the south side wall. It covers two entrances into the house. The main entrance sits next to the front bay and a smaller entrance sits in the side wall of the south wall bay. The veranda has a hip roof supported by square posts decorated with sunburst brackets and a spool-and-spindle balustrade that also flanks the front steps. At the southeast corner of the house, there is an enclosed porch covering a side entrance. The porch bases are made up of latticework panels. The house is enclosed with a fine picket fence and decorated with an arched arbor.

Charles O. LaSalle was one of Lake Geneva's most important and prolific builders during the late nineteenth and early twentieth centuries. LaSalle was the son of another important builder in the nineteenth century, O. T. LaSalle. Charles LaSalle went into the building business with his father in the late nineteenth century and took over the business when he father died. He built this house for himself at the height of his career in 1893. He died in 1908 and a different family acquired this house.[11]

[11] Tax Rolls; *Lake Geneva Herald*, 14 April 1893, p. 5, 22 September 1893, p. 5; "His Labors Ended," *Lake Geneva Herald*, 25 September 1908, p. 1.

832 Geneva Street
Frank Johnson
1902

The Frank Johnson house is a brick-constructed example of the Queen Anne style. The entire building is constructed of cream brick on a fieldstone foundation. The house has a two-story irregular plan with projecting two-story side bays and a projecting front gable. The bays and gable give the steeply-pitched hip roof a complex hip and gable form. The gable peaks are decorated with rusticated brick corbeling that suggests wood shingling and rusticated belt courses that suggest applied stickwork. The gables have central rectangular window openings.

Rusticated brick corbeling is also used at the corners to suggest stone quoins and more rusticated bricks were used to construct the tabbed surrounds and large flat lintels that decorate the windows. The windows are largely similar-sized and filled with single-light sashes. Heavy, wood brackets are attached to the upper corners of the side walls' two-story bays. The entrances to the house are obscured behind a large veranda that is enclosed with large glass panels. Modern awnings have been attached to the original hipped porch roof. Two modern steel doors are the current entrances into the building. But, behind the glass enclosed porch, the original entrances and porch construction details are extant, including the columns supporting the roof. A lattice-panel base sits under the veranda.

This house was built in 1902 for Frank Johnson. Johnson had a long-time grocery store on Main Street where he catered to families that wanted high quality and specialty groceries. In Lake Geneva, with its wealthy summer residents, this strategy was successful and is reflected in this large house. The house was threatened with demolition a couple of years ago, but with the help of the local Historic Preservation Commission and preservationists, it was saved and will probably be renovated and/or adaptively reused in the near future.[12]

Late Second Empire

1003 Main Street
F. A. Buckbee
1890

The Buckbee house is a two and one-half story late Second Empire "mansion" that fills its corner lot

[12] Tax Rolls; *Lake Geneva Herald*, 30 May 1902, p. 1; Information from the Lake Geneva Historic Preservation Commission.

along prestigious Main Street. The house has a generally rectangular plan with projecting two-story square bays on each side elevation. The roof is a curved mansard with a large flat deck surrounded by a plain balustrade. The mansard is covered with wood shingles and punctuated with round-arched dormers filled with four-light sashes. Projecting from the center of the main elevation is a tower with a wood-shingled dome roof and recessed porches on both the second and mansard stories. In between the porches is a panel of wood shingles. The posts that support the tower are accented with brackets and the porches are surrounded by low balustrades. The wide eaves of the mansard have both exposed rafter ends and paired brackets attached to a wide wooden frieze.

The walls of the first and second stories of the main block are covered with clapboards and punctuated with symmetrical fenestration of single-light sashes, some grouped in pairs. On the first story of the main elevation, the openings that flank the main entrance are filled with tall multi-light windows that suggest "French" style doors. The main entrance is enclosed with a wood and glazed entry door flanked by sidelights and topped with a transom. A front porch spans the main elevation. It has a hip roof with a projecting central gable filled with a sunburst decoration. The porch roof has exposed eaves and is supported by square posts. The balustrade of the porch is made up of plain posts. The side bays are decorated like the rest of the house. The house takes up most of its site and an arched picket style fence accents it.

Francis A. Buckbee came to the Midwest with his family in 1845. He worked as a merchant in Rockford, Illinois until 1863, when he married A. J. Palmer and moved to a farm in Walworth County. In 1874, the Buckbee family came to Lake Geneva, where F. A. Buckbee was elected Justice of the Peace, a position he held for over 20 years. In 1886, the Buckbees moved into his wife's parents' home at this location. Dr. Alexander Palmer had built the original house around the late 1850s. In 1890, Judge Buckbee announced that he was going to build a new house on his "lakeshore" corner. In October, Charles O. LaSalle began construction on the newly completed foundation, suggesting that the old Palmer house had been moved or demolished. By November 1890, the newspaper reported that Buckbee's new house was nearly enclosed and, in December, the paper stated that the new "mansion" was being painted. The Buckbee family lived in this house until well into the 1910s.[13]

[13] Tax Rolls; *Lake Geneva Herald*, 15 August 1890, p. 5, 8 October 1890, p. 5, 31 October 1890, p. 5, 7 November 1890, p. 5, 12 December 1890, p. 5; *Portrait and Biographical Record*, pp. 164-165.

Period Revival Styles

1033 Wisconsin Street
Frank Durkee
1901-02

This Georgian Revival-influenced house has a generally rectangular plan, but the rear section is slightly recessed on the west elevation and there is a two-story, gable-roofed ell projecting from the east elevation. The main block of the house has a steeply-pitched hip roof with two hipped-roof dormers filled with multi-light casements. Under the roof eaves are modillions and a wooden frieze. The gable-roofed ell has returned eaves and an oculus window in the gable peak.

The walls and foundation of the house are of red brick. The window openings are generally symmetrical and are filled with six-over-six-light and eight-over-eight light sashes. On both side elevations, there are either paired sashes or smaller grouped multi-light casements. All of the window openings are decorated with flat brick arches and brick keystones. Large oval windows decorate the main or south elevation and the side or west elevation. They both have with brick surrounds and very tall brick tabs. The windows, themselves, are glazed in a geometric pattern.

Covering the front of the house and wrapping around to the east side elevation is a classically-influenced veranda. It has a hip roof supported by large columns with Ionic capitals. The main entrance is in the south elevation and consists of two doors separated by a wide molding. The entrance has a wood surround with a cornice and lintel. Also in the main elevation, next to the entrance, is a large multi-pane window. The secondary entrance sits in the side wall of the projecting east side ell. It has a single entry door that is undecorated.

This house was built for Frank Durkee in 1901 and 1902. The newspaper noted that James Johnson moved the old Frank Durkee house on this lot in November of 1901. When the house was finished, it was noted in the paper as being a very modern house, solidly built of brick and "fitted up with all the latest improvements in the way of water, heat, and light. . ."[14]

[14] *Lake Geneva Herald*, 8 October 1901, p. 1, 8 November 1901, p. 5, 22 August 1902, p. 5.

933 Main Street
W. H. MacDonald
1909

This fine two and one-half story house is a variation of the Tudor Revival style. The house has a rectangular main block with a large rectangular rear section. Its intersecting gable roof is made more complex with several gable projections and wall dormers. Projecting from the roof are two massive brick corbelled chimneys. The upper portion of the main block is covered with stucco and horizontal and vertical half timbering. The rear section is also covered with stucco and only a projecting gable on the west elevation is decorated with half-timbering. Rectangular openings decorate the attic story of the gable peaks of the main block. Projecting from the east elevation of the rear section are two side-by-side wall dormers with steeply-pitched gable roofs decorated with large brackets.

The first story of the entire house is clad with red brick and in the main block, the second story slightly overhangs the first story. Decorative brackets support these overhangs. The front porch at the southeast corner of the main block is inset under the second story and a massive brick pier supports its roof. On the east elevation of the rear section, there is a one-story ell that has stucco covering, rather than brick. On the first story of the west elevation of the rear section, there is another porch that has a large arch set into a shed roof that has wide eaves and paired round columns.

The window openings of the house are varied and somewhat unusual. Some windows sit in individual openings and are filled with sashes with a multiple light upper sash over a lower single light. Other windows include an unusual tripartite opening with a central sash flanked by two narrow sashes. At the southwest corner of the first story of the main block, the tripartite windows have a central window with a single lower pane topped by an arched transom. At the southwest corner of the house, the tripartite window group is placed in a bay with narrow side windows added. There is leaded glass decoration in the glazing of the tripartite window groups in the main block.

Daniel Burnham's firm reportedly designed this house after Dr. W. H. MacDonald decided to acquire this corner site along Main Street in 1907. A house on that site was either moved or demolished and this house was completed in 1909. As was typical of the time period, the doctor used several rooms of the house for an office. He lived in the house until his death in 1951.[15]

[15] *Lake Geneva Herald*, 1 November 1907, p. 1, 28 May 1909, p. 5; "A Walking Tour."

Craftsman Style

330 Broad Street
Horticultural Hall
1912

Horticultural Hall is a rectangular plan, one-story building with a gable roof with wide overhanging eaves decorated on the gable ends with simple bargeboards. Attached to the south elevation is an enclosed rectangular landscaped courtyard. The exterior wall surfaces of the building are stuccoed and accented with half timbering stained a dark brown. The main entrance is in the east elevation and consists of a pair of wood and six-light entry doors decorated with wide casings. The entrance is covered with a gable-roofed entry porch supported by heavy square posts. Flanking the entrance to the north is a window group consisting of four six-light casements topped with four-light transoms, and four eight-light casements above.

The north elevation of the building is punctuated with a window group of six-light casements with transoms a pair of four-light casements, a set of 12 modern replacement casement windows under the roof eaves, and a set of "French" style doors. All of the openings are simply decorated with plain, dark-stained, wood boards. Attached to the west elevation of the building is a one-story kitchen ell that has no openings except for an entry door. The courtyard obscures the south elevation of the building and is enclosed with walls of painted concrete blocks covered in most places by an abundance of foliage.

Several organizations were responsible for the development of Horticultural Hall. The Holiday Home Camp, founded for poor children from Chicago in 1887, and the Gardeners' and Foremans' Association, founded in 1902, organized flower shows and horticultural exhibitions to benefit the camp. The Gardeners' and Foremans' Association included the professional gardeners working on the Geneva Lake estates. In 1911, several lake residents formed the Lake Geneva Horticultural Society and raised money for the construction of this hall, to be used for Gardeners' and Foremans' Association meetings, Holiday Home benefits, flower shows, and other events. In 1915, the Lake Geneva Garden Club was organized and began using the hall. In 1947, the Horticultural Society was reorganized into the Geneva Area Foundation to operate the hall and a horticultural library. But, by 1990, the foundation and the Lake Geneva Garden Club, the only club remaining from the founding members, needed help with operating the building. A new board of directors infused new energy into the organization and a major renovation to the building improved its year-around use. Today, the hall

is available for horticultural, educational, and social gatherings for the entire community.[16]

Public Buildings

900 Wisconsin Street
Central School, Lake Geneva High School
1904, 1928-29, 1960

This site has been the location of Lake Geneva schools since the mid-nineteenth century. Several elementary and high school buildings have occupied the site and the current building includes the old Central School, built in 1904; the High School addition, constructed in 1928-29; and a linking administrative addition, built in 1960; a complex now known as the Central/Denison School.

The large, Classical-Revival-influenced, Central School building has a rectangular plan with two large end blocks flanking a recessed central section. The building has a long intersecting hip roof with wide overhanging eaves decorated with modillions. The red brick walls sit on a limestone foundation with a slightly raised basement story. The openings of the building consist of large banks of modern replacement sashes with vertically-divided upper lights, single lower lights, and vertically-divided transoms. The first story windows feature prominent stone keystones and stone sills. A wide stone water table delineates the basement story. The basement openings have been enclosed with smaller replacement windows.

The main entrance into the school is along Cook Street. It has replacement metal and glass doors under a modern overhang. Above the entrance is a large opening. At the southwest end of the south elevation, attached to the projecting rear section of the building, is a round bay that has a flat roof, stone frieze, and the vertically-divided sashes with transoms seen in the rest of the building.

Spanning the space between the Central School and old High School building is an ell constructed in 1960. It is two stories in height, but not as tall as either of the two older buildings. It has brick walls, a flat roof, and modern windows. There are few architectural details except for the windows occurring in a variation of a window band, giving the addition a streamlined effect.

The modern high school addition has a two-story classroom section and a two and one-half story auditorium section. The two-story classroom section has a flat roof, brick walls, and window banks

[16] Heidi Vaughn, "Horticultural Hall A Grand Old Lady," *Keefe Real Estate Lake and Country*, Spring/Summer 1991, pp. 5-7.

filled with the same replacement sashes seen in the Central School building. The west, or main elevation, of the classroom section features sashes that are grouped in pairs or placed individually between shallow pilasters with stone caps. Above the window bands is a stone belt course and a flat cornice that is accented with square stone plaques with carved geometric designs. Similar stone plaques highlight the corners of the classroom section.

The main entrance into the classroom section is in the west elevation in a slightly projecting entry pavilion with a raised parapet. The cornice details seen in the rest of the addition are repeated in the cornice of the entry pavilion. In the second story of the entry pavilion, there is a group of three windows identical to the classroom windows. Below these windows is the main entrance with glass and metal doors topped with a very tall transom filled with a modern vertically divided light. A similarly decorated entrance into the classroom section sits around the corner on the south elevation.

The auditorium section of the building is defined on the south elevation by more projecting pilasters that are topped with plaques that have more elaborate geometric motifs. At the center of the auditorium section is a large entry pavilion that has a three-part entrance into the auditorium. This entry pavilion is decorated with a round-arched gable accented with stone coping and a round decorative arch. In the center of the gable is a round-arched multi-light opening decorated with a fanlight.

The three-part auditorium entrance is separated with pilasters and each entrance is enclosed with metal and glass doors topped with replacement transoms. Above the transoms are plaques. The center plaque reads "auditorium" and it is flanked by two foliated plaques. Above the plaques are modern sashes with transoms and above the sashes are two brick panels accented with stone trim and center stone plaques with geometric designs. Other windows on the south elevation of the auditorium are irregularly placed in tall, narrow reveals.

The original Central School was built in 1867 on this lot, designated for a school in the Original Plat. The high school program that originated in the Central School was moved to the old Lake Geneva Seminary in 1895, but in 1901, a new high school building was constructed next to the old Central School. The old Central School burned in 1903 and was replaced with this building in 1904. In 1928-29, the high school addition was made to the old 1901 building. The 1901 and 1928-29 high school building was used until the new Badger High School was constructed in the late 1950s. Then, the 1901 high school building was razed for the construction of the 1960 annex. Today, this building houses both an elementary and middle school.[17]

[17] Butler and Crawford, pp. 53-55.

918 Main Street
Lake Geneva Library
1954, 1963, 1970

The one-story long, low, rectangular plan library building has a design influenced by the 1950s work of noted architect Frank Lloyd Wright, a design that can be categorized as "Wrightian." In fact, the architect, James Dresser, of Dresser, Gausewitz and Cashin Associates, was a student of Wright. The original main block of the building is constructed of red brick with a flat roof that rises at the center to form a large gable that projects over both the main entrance on the north elevation and a window wall along the south elevation. The overhanging eaves of the building are very wide. Openings are limited largely to a large partial window wall on the south elevation and large windows that flank the main entrance on the north elevation. In 1963, a meeting room was added to the east elevation of the building and, in 1970, a room with a lake view was added along with a story and a half addition to the west elevation. These additions were made with complementary building materials.

The first public library in Lake Geneva was a reading room established in the 1880s. In 1894, Mary Sturges donated three blocks of lakefront land for a park and library. Her home became the library and the land gave the public access to the lakeshore. When Sturges made her donation, she meant the house to be used only until there were funds to build a new "fireproof" structure, but it lasted for 60 years.[18]

In 1945, Mary Gridley Bell left $100,000 for the construction of a new building. This donation was the core of a building fund, but there was not enough money to build until 1954. The modern design was a surprise to city residents, but was well adapted to the lakefront and the small additions did not significantly change the building. Currently, there are plans for major expansion and remodeling.[19]

[18] "History of the Lake Geneva Public Library, May 1986;" unpublished manuscript on file in the library history files of the Lake Geneva Public Library, Lake Geneva, Wisconsin.
[19] *Ibid.*

BUILDING INVENTORY

Address	*Name*	*Style*	*Date of Construction*	*Status*
320 Broad St.	Episcopal Church	Gothic Revival	1880-82,1964[20]	C
	Architect: Treat & Foltz; Builder: Austin Moody; Windows: Henry Lord Gay			
320 Broad St.	Episcopal Church Hall	Contemporary	1964	NC
	Architect of Parish Hall: Charles Hauser[21]			
330 Broad St.	Horticultural Hall	Craftsman	1912[22]	C
	Architect: Spencer & Powers; Builder: Reinert, Malsch & Baumbach[23]			
220 Cook St.	Apartment Building	Contemporary	c.1965[24]	NC
222 Cook St.		Front Gable	c.1900,c.1990[25]	NC
*251 Cook St.	T.C. Smith	Italianate	1880	C
305 Cook St.	Daniel Locke	Italianate	1861;c.1880[26]	C
309 Cook St.		Two Story Cube	c.1928[27]	C
313 Cook St.	A. B. Arnold	Queen Anne/AF	c.1912[28]	C
323 Cook St.	E. Salisbury	Victorian Gothic	1882[29]	C
425 Cook St.	Bresee Repair Shop	Front Gable	c.1905[30]	C
427 Cook St.	Holden	Gabled Ell	c.1890[31]	C
434 Cook St.	John McNamara	Greek Revival	c.1856[32]	C
504 Cook St.	George Nethercut	Italianate	1868,1921[33]	C
516 Cook St.	Fred Libby	Gabled Ell	c.1885[34]	C
522 Cook St.	George Stannard	Bungalow	c.1913[35]	C

[20] Butler and Crawford, p. 66; "The Church of the Holy Communion of Lake Geneva."
[21] *Ibid.*
[22] National Register information.
[23] *Ibid.*
[24] City Directories for the City of Lake Geneva; on file in the Lake Geneva public library, Lake Geneva, Wisconsin field observation.
[25] Sanborn-Perris Maps for the City of Lake Geneva, 1892, 1900, 1912, 1926, on file in the Archives of the Wisconsin Historical Society, Madison, Wisconsin.
[26] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[27] Tax Rolls, Sanborn-Perris Maps.
[28] *Ibid.*
[29] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[30] Sanborn-Perris Maps, City Directories.
[31] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[32] *Ibid.*
[33] *Ibid.*
[34] *Ibid.*
[35] Tax Rolls, Sanborn-Perris Maps, City Directories.

*moved from 865 Main Street, was previously individually listed on National Register, individually delisted because of move but contributing element to Maple Park Historic District

528 Cook St.	Haswell	Side Gable	1872[36]	C
Dodge St.	Pioneer Cemetery		1837[37]	C
822 Dodge St.	Louis Wade	Side Gable	c.1908[38]	C
826 Dodge St.	Perry Thompson	Front Gable	1902[39]	C
827 Dodge St.		American Foursquare	c.1920[40]	C
831 Dodge St.	Frank Stewart	Italianate	1877[41]	C
834 Dodge St.	Hugh Reed	Queen Anne	1887[42]	C
914 Dodge St.	Thomas Barr	Gabled Ell	1867[43]	C
915 Dodge St.		Gabled Ell	1900[44]	C
921 Dodge St.	E. L. Marsh	Gabled Ell	c.1855[45]	C
922 Dodge St.	Powell	Gabled Ell	c.1890[46]	C
925 Dodge St.	H. A. Burdick	Shingle	1894[47]	C
1012 Dodge St.		Cross Gable	c.1915[48]	C
1016 Dodge St.	Dobbs-Vipham	Italianate	1867,1893[49]	C
1021 Dodge St.	A. C. Wheeler	Front Gable	1873[50]	C
1024 Dodge St.		American Foursquare	c.1920[51]	C
1029 Dodge St.	W. S. Ingham	Gabled Ell	1873[52]	C
1030 Dodge St.	Charles Lawrie	Front Gable	1892[53]	C

[36] Tax Rolls.
[37] Butler and Crawford, p. 149.
[38] Tax Rolls, City Directories, Sanborn-Perris Maps.
[39] Tax Rolls; *Lake Geneva Herald*, 7 March 1902, p. 6.
[40] Sanborn-Perris Maps.
[41] Tax Rolls; *Lake Geneva Herald*, 6 October 1877, p. 3.
[42] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[43] *Ibid.*
[44] Sanborn-Perris Maps.
[45] Tax Rolls; 1857 plat map.
[46] Tax Rolls; Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[47] Sanborn-Perris Maps, City Directories, information from owner.
[48] Sanborn-Perris Maps.
[49] Tax Rolls; *Lake Geneva Herald*, 21 July 1893, p. 5.
[50] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[51] Sanborn-Perris Maps.
[52] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[53] Tax Rolls; *Lake Geneva Herald*, 7 October 1892, p. 5.

1034 Dodge St.	James Johnson	Queen Anne	1891[54]	C
Builder: George Hall[55]				
1035 Dodge St.	C. S. Ingham	Front Gable	1901[56]	C
1116 Dodge St.		Front Gable	c.1920[57]	C
1122 Dodge St.	Charles Vipham	Side Gable	c.1865,c.1990[58]	NC
1124-26 Dodge St.	Thomas Vipham	Front Gable	1902[59]	C
1205 Dodge St.	Albert Bucknall	Two Story Cube	1887[60]	C
Geneva St.	Maple Park		1837[61]	C
817 Geneva St.		Gabled Ell	c.1860[62]	C
821 Geneva St.	George Diller	Dutch Colonial	c.1907[63]	C
832 Geneva St.	Frank Johnson	Queen Anne	1902[64]	C
912 Geneva St.	Methodist Church	Gothic Revival	1877,1883[65]	C
Builder: Peter Gommery[66]				
912A Geneva St.	Methodist Parish Hall	Contemporary	1966[67]	NC
920 Geneva St.	Hitchcock-Fiske	Queen Anne	1883,1894[68]	C
Builder: John Braga[69]				
930 Geneva St.	Congregational Parsonage	Queen Anne	c.1895[70]	C
932 Geneva St.	J. E. Burton	Queen Anne	1886[71]	C
1004 Geneva St.	Charles S. French	Queen Anne	1887[72]	C

[54] Tax Rolls; *Lake Geneva Herald,* 9 October 1891, p. 5; 11 December 1891, p. 5.
[55] *Lake Geneva Herald,* 11 December 1891, p. 5.
[56] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[57] Sanborn-Perris Maps.
[58] Tax Rolls; field observation.
[59] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[60] *Ibid.*
[61] Butler and Crawford, p. 149.
[62] Plat Maps, Bird's Eye Views.
[63] Tax Rolls, Sanborn-Perris Maps.
[64] Tax Rolls; *Lake Geneva Herald,* 30 May 1902, p. 1.
[65] Butler and Crawford, p. 67.
[66] *Ibid.*
[67] "Consecration Services Parish Hall," pamphlet on file in the church history files of the Lake Geneva Public Library, Lake Geneva, Wisconsin.
[68] Tax Rolls; *Lake Geneva Herald,* 31 August 1883, p. 5; *Lake Geneva Herald,* 7 September 1894, p. 5.
[69] *Lake Geneva Herald,* 31 August 1883, p. 5.
[70] Information from current owner.
[71] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[72] *Ibid.*

1005 Geneva St.		Ranch	c.1955[73]	NC
1010 Geneva St.	James Charles	Colonial Revival	1901[74]	C
1017 Geneva St.	Apartment Building	Contemporary	c.1970[75]	NC
1018 Geneva St.	Robert Cobb	Queen Anne	1887[76]	C
1024 Geneva St.	Farrington-Redfearn	Italianate	c.1863[77]	C
1032 Geneva St.	H. B. Tyrell	Queen Anne	1895[78]	C
1033 Geneva St.		Period Revival	c.1910[79]	C
1103 Geneva St.	William Davis	Italianate	1872[80]	C
1109 Geneva St.	H. H. Curtis	Two Story Cube	1873[81]	C
1115 Geneva St.	Samuel Wright, Jr.	Gabled Ell	1875[82]	C
1116A Geneva St.	Carriage House[83]	Side Gable	c.1900[84]	C
1122 Geneva St.	Richard Powers	Queen Anne	1894[85]	C
1123 Geneva St.	Samuel Wright, Sr.	Side Gable	1857[86]	C
1127 Geneva St.		Colonial Revival	c.1930[87]	C
1133 Geneva St.	Samuel McCotter	Italianate	1875[88]	C
1134 Geneva St.	Burt-Mead	Greek Rev./Italianate	1855,1867[89]	C
316 Madison St.	Ebenezer Davidson	Queen Anne	1894[90]	C
322 Madison St.	Methodist Parsonage	Gabled Ell	1855[91]	NC

[73] City Directories, field observation.
[74] Tax Rolls; *Lake Geneva Herald*, 21 November 1902, p. 5.
[75] City Directories.
[76] Tax Rolls; *Lake Geneva Herald*, 21 January 1887, p. 5; 22 April 1887, p. 5.
[77] Tax Rolls; Sanborn-Perris Maps; Plat Maps; Bird's Eye Views.
[78] *Ibid.*
[79] Sanborn-Perris Maps.
[80] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[81] *Ibid.*
[82] *Ibid.*
[83] Carriage House used for housing or commercial purpose.
[84] Sanborn-Perris Maps.
[85] Tax Rolls; *Lake Geneva Herald*, 5 October 1894, p. 5.
[86] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[87] Sanborn-Perris Maps, field observation.
[88] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[89] Tax Rolls.
[90] Tax Rolls; *Lake Geneva Herald*, 10 August 1894, p. 5.
[91] Church history.

334 Madison St.	R. B. Arnold	Queen Anne	1894[92]	C
	Builder: C. O. LaSalle[93]			
416 Madison St.		Cross Gable	c.1915[94]	C
420 Madison St.	Arthur Bullock	American Foursquare	1914[95]	C
421 Madison St.	Tyler-Gillett	Cross Gable	c.1880[96]	C
434 Madison St.	F. S. Moore	Cross Gable	1914[97]	C
435 Madison St.	Sherman	Cross Gable	c.1880[98]	C
501 Madison St.	W. P. Hague	Queen Anne	1904[99]	C
506 Madison St.	Cobb-Salisbury	Italianate	1872[100]	C
509 Madison St.	W. P. Hague	Queen Anne	1906[101]	C
512 Madison St.		Craftsman	c.1920[102]	C
515 Madison St.	H. Beaumont	Two Story Cube	c.1890[103]	C
519 Madison St.	George Hall	Queen Anne	1887[104]	C
520 Madison St.	S. Sanford	Gabled Ell	1874[105]	C
526 Madison St.	Sarah Dudley	Italianate	1875[106]	C
527 Madison St.	Spencer White	Gabled Ell	c.1855[107]	NC
529 Madison St.		Contemporary	c.1965[108]	NC
534 Madison St.	M. G. Rankin	Queen Anne	1891-92[109]	C
	Builder: George Hall[110]			
540 Madison St.	John Kohn	Queen Anne/AF	c.1900[111]	C

[92] Tax Rolls; *Lake Geneva Herald*, 10 August 1894, p. 5, 31 August 1894, p. 5, 16 November 1894, p. 5.
[93] *Lake Geneva Herald*, 16 November 1894, p. 5.
[94] Sanborn-Perris Maps.
[95] Tax Rolls, Sanborn-Perris Maps.
[96] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[97] Tax Rolls, Sanborn-Perris Maps.
[98] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[99] Tax Rolls, *Lake Geneva Herald*, 22 March 1904, p. 5.
[100] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[101] Tax Rolls; *Lake Geneva Herald*, 19 October 1906, p. 5, 16 November 1906, p. 5.
[102] Sanborn-Perris Maps.
[103] Tax Rolls.
[104] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[105] Tax Rolls; *Lake Geneva Herald*, 11 April 1874, p. 3.
[106] Tax Rolls; *Lake Geneva Herald*, 22 May 1875, p. 3.
[107] Tax Rolls; Plat Maps.
[108] City Directories.
[109] Tax Rolls; *Lake Geneva Herald*, 11 September 1891, p. 5; 2 October 1891, p. 5.
[110] *Lake Geneva Herald*, 2 October 1891, p. 5.
[111] Tax Rolls, Sanborn-Perris Maps, Plat Maps.

543 Madison St.	C. O. LaSalle	Queen Anne	1893[112]	C
Builder: C. O. LaSalle[113]				
606 Madison St.	James Furney	Queen Anne	1896[114]	C
612 Madison St.	E. S. Pease	Colonial Revival	1904[115]	C
Builder: C. O. LaSalle[116]				
905 Main St.	John Marsh	Greek Revival	c.1855[117]	C
911 Main St.	H. W. Boyce	Italianate	1862[118]	C
915 Main St.	Charles Wilson	Greek Revival	1847[119]	C
918 Main St.	Lake Geneva Library	Wrightian	1954,63,70[120]	C
Architect: Dresser, Gausewitz and Cashin Associates[121]				
Main Street	Library Park		c. 1894	C
921 Main St.		Mediterranean Rev.	1990[122]	NC
927 Main St.	John Jennings	American 4square	1907-08[123]	C
933 Main St.	W. H. MacDonald	Tudor Revival	1909[124]	C
1003 Main St.	F. A. Buckbee	Second Empire	1890[125]	C
Builder: C. O. LaSalle[126]				
1011 Main St.	P. H. Moore	Queen Anne/AF	1911[127]	C
1019 Main St.	John C. Burt	Bungalow	1912-13[128]	NC
1031 Main St.	Apartment Building	Contemporary	c.1970[129]	NC

[112] Tax Rolls; *Lake Geneva Herald*, 14 April 1893, p. 5, 22 September 1893, p. 5.
[113] *Ibid.*
[114] Tax Rolls.
[115] Tax Rolls; *Lake Geneva Herald*, 20 May 1904, p. 5, 23 September 1904, p. 5.
[116] *Lake Geneva Herald*, 20 May 1904, p. 5.
[117] Tax Rolls; plat maps.
[118] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye views.
[119] Information from owner.
[120] "History of the Lake Geneva Public Library."
[121] Ethel Brann and Hannis S. Smith, "Lake Geneva," *Library Journal*, December 1, 1955; reprint in the library history files of the Lake Geneva Public Library, Lake Geneva, Wisconsin.
[122] Historic House files, Lake Geneva Public Library, Lake Geneva, Wisconsin.
[123] Tax Rolls; *Lake Geneva Herald*, 24 May 1907, p. 5, 19 July 1907, p. 5, 13 September 1907, p. 5.
[124] Tax Rolls; *Lake Geneva Herald*, 28 May 1909, p. 5.
[125] Tax Rolls, Sanborn-Perris Maps; *Lake Geneva Herald*, 15 August 1890, p. 5, 8 October 1890, p. 5, 31 October 1890,p. 5., 7 November 1890, p. 5, 12 December 1890, p. 5.
[126] *Lake Geneva Herald*, 8 October 1890, p. 5.
[127] Tax Rolls; *Lake Geneva Herald*, 21 Aril 1911, p. 1, 22 September 1911, p. 1, 29 September 1911, p. 6, 24 November 1911, p. 5.
[128] Tax Rolls, Sanborn-Perris Maps; *Lake Geneva Herald*, 23 August 1912, p. 5.
[129] City Directories.

1105 Main St.	Alvin E. Tyler	Queen Anne	1886-87[130]	C
1107 Main St.		Craftsman	c.1920[131]	NC
1109 Main St.		Tudor Revival	c.1920[132]	C
1131 Main St.	Seymour	Cross Gable	c.1900[133]	C
1201 Main St.	W. H. Hammersley	Front Gable	1909[134]	C
1205 Main St.	Hammersley	Bungalow	c.1920[135]	C
1226 Main St.		Shingle	c.1882[136]	C
1226A Main St.	Boat House	Astylistic	c.1882[137]	C
226B Main St.	Cottage	Craftsman	c.1915[138]	C
222 Maxwell St.	Hammersley	Bungalow	c.1920[139]	C
224 Maxwell St.		Craftsman	c.1920[140]	C
225 Maxwell St.		Ranch	c.1970[141]	NC
232 Maxwell St.	Mrs. J. B. Parker	Cross Gable	1877[142]	C
238 Maxwell St.	Charles Case	Queen Anne	1892[143]	C
302 Maxwell St.	J. E. Barr	Queen Anne	1896[144]	C
308 Maxwell St.	Lustron House	Ranch	c.1950[145]	C
314 Maxwell St.	Mrs. L. D. Hale	Side Gable	1883[146]	C
314A Maxwell St.	Carriage House	Two Story Cube	c.1900[147]	C

[130] Tax Rolls; *Lake Geneva Herald*, 15 October 1886, p. 5; 14 January 1887, p. 5; 22 April 1887, p. 5.
[131] Sanborn-Perris Maps.
[132] *Ibid.*
[133] Tax Rolls; Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[134] Although this house was built prior to 1900, it was extensively remodeled and expanded in 1909 and reflects that construction date; *Lake Geneva Herald*, 26 March 1909, p. 5.
[135] Sanborn-Perris Maps.
[136] "A Walking Tour."
[137] *Ibid.*
[138] Field observation.
[139] *Ibid.*
[140] *Ibid.*
[141] City Directories.
[142] Tax Rolls, Plat Maps, Bird's Eye Views.
[143] Tax Rolls; *Lake Geneva Herald*, 26 February 1892, p. 5, 6 May 1892, p. 5.
[144] Tax Rolls; *Lake Geneva Herald*, 30 October 1896, p. 5.
[145] Tricia Canaday, "The Lustron Home," *Wisconsin Preservation*, Vol. XVI, No. 5, Sept./Oct., 1992; Jean Nabors, "A New Standard for Living: The Lustron Home," *Traces of Indiana and Midwestern History*, Vol. 9, No. 4, Fall, 1997, internet copy, http://www.ihs1830.org.
[146] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[147] Field observation.

317 Maxwell St.	Apartment Building	One Story Cube	c.1960[148]	NC
324 Maxwell St.	Charles Moore	Queen Anne	c.1883[149]	C
331 Maxwell St.	Apartment Building	contemporary	c.1975[150]	NC
332 Maxwell St.	William H. Allen	Greek Revival	1858[151]	C
406 Maxwell St.		Dutch Colonial	c.1930[152]	C
422 Maxwell St.	Wausau Home	Ranch	c.1975[153]	NC
425 Maxwell St.		Two Story Cube	c.1970[154]	NC
434 Maxwell St.	McKibben-Morgan	Gabled Ell	1857,1869[155]	C
435 Maxwell St.		Dutch Colonial	c.1926[156]	C
512 Maxwell St.	Charles Bucknall	Side Gable	1887[157]	C
518 Maxwell St.	Charles Ferguson	Side Gable	c.1885[158]	NC
526 Maxwell St.	Michael O'Neil	Gabled Ell	1875[159]	C
532 Maxwell St.		Gabled Ell	c.1930[160]	NC
538 Maxwell St.		Front Gable	c.1930[161]	C
542 Maxwell St.	Lyman Williams	Gabled Ell	1875[162]	NC
552 Maxwell St.	F. Petroskee	One Story Cube	c.1895[163]	C
1020 North St.		Ranch	c.1960[164]	NC
1024 North St.	E. Schubert	Gabled Ell	c.1900[165]	C
222 Warren St.		Side Gable	c.1900[166]	C

[148] City Directories, field observation.
[149] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[150] City Directories.
[151] Tax Rolls; Lake Geneva Historic Preservation Commission.
[152] Sanborn-Perris Maps.
[153] City Directories; Wausau Homes plan book, 1972, in possession of author.
[154] City Directories.
[155] Tax Rolls, Plat Maps, Bird's Eye Views.
[156] Sanborn-Perris Maps; Lake Geneva Historic Preservation Commission.
[157] Tax Rolls, Plat Maps, Bird's Eye Views.
[158] *Ibid.*
[159] Tax Rolls, Plat Maps, Bird's Eye Views.
[160] Field observation.
[161] *Ibid.*
[162] *Lake Geneva Herald*, 4 September 1875, p. 3.
[163] *Ibid.*
[164] City Directories.
[165] Tax Rolls, Sanborn-Perris Maps, Plat Maps.
[166] Sanborn-Perris Maps, Plat Maps.

224 Warren St.		Front Gable	c.1870[167]	C
226 Warren St.		Front Gable	c.1900[168]	NC
234 Warren St.	James Simmons	Gothic Revival	1867-68[169]	C
319 Warren St.		Ranch	c.1960[170]	NC
322 Warren St.		Side Gable	c.1920[171]	C
323 Warren St.	Amos Fellows	Colonial Revival	1874,c.1920[172]	C
416 Warren St.		Front Gable	c.1920[173]	C
420 Warren St.		Front Gable	c.1920[174]	C
421 Warren St.	R. S. Buckingham	Gabled Ell	c.1906[175]	NC
428 Warren St.	Ursula Marks	Side Gable	1914[176]	C
434 Warren St.		One Story Cube	c.1920[177]	C
523 Warren St.	Clarence Lone	Gabled Ell	c.1900[178]	NC
529 Warren St.		One Story Cube	c.1920[179]	C
531 Warren St.		Gabled Ell	c.1920[180]	NC
816 Wisconsin St.	Hugh Reed	Colonial Revival	1876,c.1930[181]	C
817 Wisconsin St.	P. H. Moore	Italianate	1875[182]	C
821 Wisconsin St.	Joel Barber	Front Gable	1860[183]	C
822 Wisconsin St.	Wausau Apartment Bldg.	Contemporary	c.1970[184]	NC
827 Wisconsin St.		Greek Revival	c.1865[185]	C

[167] Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[168] *Ibid.*
[169] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[170] City Directories, field observation.
[171] Sanborn-Perris Maps, Plat Maps.
[172] *Lake Geneva Herald*, 2 May 1874, p. 3.; Sanborn-Perris Maps.
[173] Field observation.
[174] Sanborn-Perris Maps.
[175] Tax Rolls, Sanborn-Perris Maps.
[176] *Ibid.*
[177] Sanborn-Perris Maps.
[178] Tax Rolls, Sanborn-Perris Maps.
[179] Tax Rolls, field observation.
[180] Field observation.
[181] Tax Rolls, Sanborn-Perris Maps.
[182] Tax Rolls; *Lake Geneva Herald*, 19 June 1875, p. 3.
[183] *Ibid.*
[184] City Directories; this apartment house plan appears in the Wausau Homes plan book, 1972, in possession of the author.
[185] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.

830 Wisconsin St.	Wausau Apartment Bldg.	Contemporary	c.1975[186]	NC
833 Wisconsin St.	C. E. Brandon	Cross Gable	1874[187]	C
900 Wisconsin St.	Central School/High School	Classical Revival/ Prairie Influenced	1904, 1928-29,1960[188]	C
	Architect (1904): Van Ryn & deGelleke	Builder: C. O. LaSalle[189]		
	Architect (1928-29): J. C. Llewellyn & Co.	Builder: Libertyville Construction Company[190]		
1001 Wisconsin St.	Apartment Building	Contemporary	c.1960[191]	NC
1009-19 Wisconsin	Apartment Building	Contemporary	c.1965[192]	NC
1014 Wisconsin St.	John Burt	Front Gable	1886[193]	C
1021 Wisconsin St.	A. A. Johnson	Side Gable	c.1907[194]	C
1024 Wisconsin St.	Mrs. R. Burt	Queen Anne	1886[195]	C
1025 Wisconsin St.	George Durkee	Italianate	1873,c.1899[196]	C
1032 Wisconsin St.	McFadden	Greek Revival	1852[197]	C
1033 Wisconsin St.	Frank Durkee	Georgian Revival	1901-02[198]	C
1103 Wisconsin St.	E. F. Dunn	Craftsman	1912-13[199]	C
1106 Wisconsin St.	John Bucknall	Front Gable	1893[200]	C
1109 Wisconsin St.	Godfrey-Chittenden	Cross Gable	c.1865,c.1890[201]	C
1112 Wisconsin St.	W. J. Cutteridge	Front Gable	1894[202]	C
	Builder: C. O. LaSalle[203]			
1115 Wisconsin St.	William Lee	Gabled Ell	1865,c.1915[204]	C

[186] City Directories; this apartment house plan appears in the Wausau Homes plan book, 1972, in possession of the author.
[187] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[188] Date stones; "High School Opening Draws Large Crowd," *Lake Geneva News Tribune*, 28 November 1929, p. 1.
[189] *Lake Geneva Herald*, 5 August 1904, p. 1; 29 July 1904, p. 1.
[190] "Work on New School Started This Morning," *Lake Geneva News Tribune*, 20 December 1928, p. 1.
[191] City Directories.
[192] City Directories.
[193] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[194] Tax rolls.
[195] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[196] *Ibid.*
[197] Tax Rolls.
[198] Tax Rolls; *Lake Geneva Herald*, 4 October 1901, p. 1, 22 August 1902, p. 5.
[199] Tax Rolls, *Lake Geneva Herald*, 4 October 1912, p. 9.
[200] Tax Rolls; *Lake Geneva Herald*, 10 November 1893, p. 5.
[201] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[202] Tax Rolls; *Lake Geneva Herald*, 23 February 1894, p. 5, 9 March 1894, p. 5.
[203] *Lake Geneva Herald*, 9 March 1894, p. 5.
[204] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views, field observation.

1118 Wisconsin St.	Austin Moody	Front Gable	1871[205]	C
1121 Wisconsin St.	Thomas Barr	Gabled Ell	1882[206]	C
1122 Wisconsin St.	John Stanton	Queen Anne	1902-03[207]	C
1127 Wisconsin St.	Edward Napper	Queen Anne	1901[208]	C
1128 Wisconsin St.	J. A. McDonald	Queen Anne	1882[209]	C
1131 Wisconsin St.	John Holt	Greek Revival	1859[210]	C

[205] *Ibid.*
[206] Tax Rolls; *Lake Geneva Herald*, 31 March 1882, p. 5.
[207] Tax Rolls, Sanborn-Perris Maps.
[208] Tax Rolls, *Lake Geneva Herald*, 14 June 1901, p. 5.
[209] Tax Rolls, Sanborn-Perris Maps, Plat Maps, Bird's Eye Views.
[210] Tax Rolls.

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.

x 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:

x A owned by a religious institution or used for religious purposes.

X B removed from its original location.

_ C a birthplace or grave.

x 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

1847-1954

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Van Ryn and de Gelleke
Spencer and Powers

Narrative Statement of Significance

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

Insert

The Maple Park Historic District is being nominated to the National Register of Historic Places under criterion C for local architectural significance. It is being nominated under criterion C as the best and most distinctive concentration of historic residential architectural styles in the community. The district includes a broad range of fine and outstanding examples of important nineteenth and twentieth century architectural styles, from the Greek Revival to the Period Revival and beyond. In particular, this district has many fine "progressive" examples of the Queen Anne style from the 1880s, when this style was still in its formative era in Wisconsin. Most of the buildings of the district are houses, but there are several distinctive public buildings in this district. Not only does the district have a fine collection of individually architecturally distinctive buildings, but as a whole, it also is made up of streetscapes that have a similar scale, harmonious historic architectural styles, and levels of historic preservation that create a cohesive historic neighborhood that stands out as architecturally exceptional in the small community of Lake Geneva. Because the area of significance is architecture the period of significance begins with the early buildings and ends with the National Park Service 50 year cut off date.

HISTORICAL BACKGROUND[1]

The Maple Park Historic District is part of the Original Plat of Lake Geneva, drawn in 1837 and officially recorded in 1840. As such, it was one of the earliest areas for settlement after the community was founded. Geneva Lake is a large body of water that was well-known to early explorers of southeastern Wisconsin. Known for its size and clear water, the lake area was destined to be an early area of settlement after the federal government authorized that southern Wisconsin be surveyed and offered for sale to white settlers.

In October of 1835, a government surveyor, John Brink, made a claim at the Lake Geneva site, then left, planning to return the next spring. In February of 1836, Christopher Payne made his claim. Brink, along with several partners, claimed all of Section 36, which included water power on the White River and all the land later occupied by the original plat. Payne and his company claimed the northwest quarter of Section 36, which included the Geneva Lake outlet and the water power on the White River. Because these claims overlapped, a dispute ensued on who owned the water power and hence, the right to develop the economic basis for the new community. Brink's party relinquished their claim to the

[1] This note is related to information on the period of significance given in the Section 8 form. The period of significance for this district encompasses the earliest date of construction to 1954. These dates include the earliest known construction date for a building in the district, 1847 to the latest construction date for a significant building in the district, 1954. These dates also encompass significant historic additions and remodeling to the buildings of the district.

northwest quarter of Section 36 and sold the remainder of their claims, making Payne the winner of the dispute. But, over the next year, most of the men in Payne's party sold or traded their interests so that by 1837, seven different men emerged as the owners of Section 36.[2]

The seven new owners of the area that would become Lake Geneva hired Thomas McKaig to survey and make a plat for a village originally named Geneva. McKaig's plat included space for two public squares, a cemetery, a church, and a school. Unlike some early communities that developed a commercial area around a public square, Geneva developed its commercial center along a major transportation route, the road between Kenosha and Beloit (modern-day State Highway 50), which was platted as Main Street. The public squares eventually became residential parks, the one in the north becoming Maple Park.[3]

Geneva quickly grew into a small village with a group of small, frame commercial buildings along Main Street and some small residences scattered primarily north and west of the commercial area. In 1837 and 1838, both a general store and two mills were built in the village, and through the 1840s, a number of other commercial businesses were started along or near Main Street. By 1847, Geneva's population was 1,238 and, in 1849, the commercial center included two grocery stores, two meat markets, five general stores, two drug stores, two hardware stores, a furniture shop, a boot and shoe shop, and a harness shop. Two hotels had also been built in the community.[4]

Partial village incorporation efforts in 1844 and 1856 gave some autonomy to the settlement, but it was not until 1879 when Geneva received full incorporation as a village. Soon after, in 1886, the village received a city charter. But, during much of the mid-nineteenth century, Geneva had a typical small-town history. During the 1850s, like all other communities in Wisconsin, Geneva's citizens attempted to get a rail link built. One company built track, but it soon failed. The lack of a rail line probably stunted industrial growth in the community, but, unlike other villages that did not get a rail link, Geneva held its own economically, probably because Geneva Lake was an asset that other communities did not have and the surrounding agricultural base was flourishing during the pre-Civil War era.[5]

The village of Geneva that is inset on the 1857 Walworth County Plat Map illustrates the growth and development of the community up to this point. A one-block commercial district sits along Main Street

[2] C. W. Butterfield, *History of Walworth County*, Chicago: Western Historical Company, 1882, pp. 852-853; Albert C. Beckwith, *History of Walworth County Wisconsin*, Indianapolis, IN: B. F. Bowen & Co., 1912, pp. 328-329.
[3] Beckwith, p. 329.
[4] Butterfield, pp. 865-866; Beckwith, p. 331; Simmons, James, *Annals of Lake Geneva,* Lake Geneva: The Herald, 1897, pp. 89-94.
[5] Butterfield, pp. 896-897.

and most of the village's residential growth is located directly north and northwest of that block. In fact, the general boundaries of the residential area are Main Street on the south, Dodge Street on the north, Center Street on the east, and Maxwell Street on the west. About two-thirds of this area is currently in the Maple Park Historic District, so, this map illustrates that the formative years of the district date well before the Civil War.

Geneva, later known as Lake Geneva, might have remained a small farming community not unlike other small communities in Walworth County but for two major events that occurred in 1871; the coming of a permanent rail link and the Chicago fire. The railroad line that linked Geneva with Chicago gave the village an important transportation route, not only for goods going in and out of the community, but also for Chicagoans who had begun to "discover" the beauty of Geneva Lake. Some wealthy families with available leisure time began coming to the lake area prior to 1871, and when the Chicago Fire destroyed some of their homes and businesses, these families temporarily relocated to the lake while they rebuilt in the city. The availability of undeveloped land around the lake soon attracted many more wealthy families from Chicago and the village's summer tourist industry was born. While some families built lavish summer "cottages" on the lake, local entrepreneurs developed resorts, camps, or "parks" to serve more transient summer visitors. In town, the Whiting House was built in 1873 to lodge summer tourists. By the 1880s, Geneva Lake was a booming summer destination with families staying at their cottages and estates and tourists visiting hotels and resorts.[6]

The development of Lake Geneva as a wealthy summer colony and tourist destination had a significant effect on the village itself. Industry remained small and limited to the area of the old water power, but the influx of summer residents and tourists resulted in a greatly expanded and improved downtown commercial district and a larger and more filled-in residential area north and northwest of the downtown. It was during the 1870s and 1880s that many of the village's small, frame downtown buildings were removed in favor of brick blocks. It was also during this time that the area now encompassed by the Maple Park Historic District began to take on the appearance of the village's most prominent residential neighborhood. Most of the largest and most stylish homes were now being built in the district and the buildings' sometimes progressive architectural features suggested a strong influence of big-city fashion on the community.

Prior to the 1870s, most of the houses in the historic district were small, Greek-Revival style influenced buildings similar to the Holt and Allen houses described in Section 7 (332 Maxwell St. and 1131 Wisconsin St.). During the 1860s, some medium-sized Italianate-influenced houses were built in the

[6] Butterfield, p. 881; Patricia Butler and Sharon Crawford, *Geneva Lake Area Intensive Survey: An Architectural/Historical Report*, Lake Geneva: Geneva Lake Land Conservancy, Inc., 1985, pp. 11-12.

district. Typical of this construction are the Italianate section of the Burt-Mead house (1134 Geneva St.), the George Nethercut house (504 Cook St.), and the Farrington-Redfearn house (1034 Geneva St.) built respectively in 1867, 1868, and c.1863. Another typical medium-sized house built in the district during this era was the James Simmons house (234 Warren St.), a Gothic Revival-influenced building constructed between 1867-68. That these are the best examples of architecture from this era in the district reflects on the development of the community up to this time. There were successful people in Geneva building nice houses, but the development that came with the summer tourist industry would be on a different scale and style than that of the earlier era.

One of the indications of the changes in the district that came with the wealthy summer residents of Geneva Lake was the construction of the Episcopal Church (320 Broad St.) between 1880 and 1882. Many of the summer residents attended this church, and several of the wealthiest were largely responsible for the construction of a new church building. Unlike typical large cream brick Gothic Revival church buildings constructed during this era, such as the nearby Methodist Church (1877), the new Episcopal Church was considerably different. Its architectural style was still Gothic, but the unusual fieldstone exterior and high quality art-glass windows imported from Germany set this church apart from typical late nineteenth century church construction. Designed by Chicago architects Treat and Foltz, the church was also the work of local builder Austin Moody, who worked on several of the large estate buildings around Geneva Lake during the late nineteenth century.

The progressive Episcopal Church heralded a similar era in construction of residences in the district. In 1882, the Salisbury house (323 Cook St.) was built in a style that had some of the form and massing of the emerging Queen Anne style, but with Victorian Gothic details. It was unusual in an era when many small town builders were still constructing Italianate houses for their wealthy clients. The same can be said for the more progressive Queen Anne-influenced Hitchcock-Fiske house (920 Geneva St.), built a year later. This house even caught the eye of the press, which noted that the building was being constructed in a "modern" style. In 1887, Charles French had a house (1004 Geneva St.) built with details that could easily have been constructed 10 years later and still be fashionable. Finally, in 1886-87, banker Alvin Tyler had local builder George Hall completely transform an Italianate house facing the lake (1105 Main St.) into a Queen Anne style mansion, complete with verandas and windows that the newspaper referred to as "odd."

Another trend that had an impact on this district during the 1880s and 1890s was the removal or demolition of older homes for the construction of new, larger houses. In fact, during this period, the newspaper often commented on the damage the house movers did to the trees each spring in moving houses from one location to another. Moving houses became the fashion in the Maple Park district

because some of the better home sites already had existing houses. For example, in 1886, F. A. Buckbee purchased his wife's family home at the corner of Main and Madison Streets, a prime location with a lake view. In 1890, he had the old house moved or demolished in order to build a large late Second Empire "mansion." In 1894, alone, there were at least four houses in or near the district that were moved for larger buildings. The trend of moving houses for better quality homes continued into the twentieth century.

The construction of larger, more substantial homes in the district continued on into the first decade of the twentieth century. Some of these homes were still built in the popular Queen Anne style, such as the Frank Johnson house (832 Geneva St.), built in 1902. But, continuing the progressive architectural trend of this district, some of the houses were built in the newly popular Period Revival styles. For example, the Frank Durkee house (1033 Wisconsin St.), built in 1901-02 (after an older house was moved) has a design strongly influenced by the Georgian and Classical Revival styles. The fully developed example of the Tudor Revival style, the W. H. MacDonald house (933 Main St.) was built in 1909 (after an older house was moved or demolished from this lake view lot). Other early period revival houses built in this district included the Colonial Revival houses at 1010 Geneva Street, built 1901; 612 Madison Street, built 1904; and 821 Geneva Street, built around 1907.

During the first three decades of the twentieth century, Lake Geneva was defined as a summer residential colony, with tourism its most important economic activity. Geneva Lake was filled with the estates of the wealthy along with tourists that filled the local resorts and campgrounds. Even residents in the city catered to the tourist trade, renting out rooms in their homes to summer visitors. The construction of the Frank Lloyd Wright-designed Lake Geneva Hotel in the 1910s (not extant) was probably the high point of this era.

The residential development that came with this tourist economy had an effect on the Maple Park Historic District in that it continued the demand for new homes in the city's most prestigious residential neighborhood. Although most of the district's lots were filled, and although moving or demolishing older homes was still an option, many of the new homes constructed in the district were "infill" houses; that is, they filled in existing vacant lots or lots newly created from older parcels. This trend continued during the 1920s and although some period revival style houses were built during these decades, a number of new homes were built in the Craftsman or Bungalow styles, or were variations of the popular American Foursquare style.

The most important Craftsman style building constructed in the district was Horticultural Hall (NRHP), built in 1912. Other interesting Craftsman houses built in the district include the E. F. Dunn house at

1103 Wisconsin Street, built in 1912-13 and the homes at 512 Madison Street and 1107 Main Street (now altered with a large front addition). One of the best examples of the Bungalow style is the house at 1205 Main Street. Two American Foursquare houses reflect the variations of that popular style during the 1910s. The Arthur Bullock house (420 Madison St., 1914) reflects the Prairie or Craftsman influence, while the John Jennings house (927 Main St., 1907-08) has the form of the American Foursquare, but is decorated with the details of the Georgian Revival style.

Several factors ended the bulk of the building in the district by 1930. First, most of the available space in the district was filled. Second, the Great Depression and World War II halted significant building activity due to lack of funds and/or building materials. Pent-up demand for housing after World War II resulted in a few houses being constructed in the district in the 1950s, also as infill construction. These houses were different in size and scale than the older housing stock in the district and were built in the Ranch style. One of the most unusual of these houses is the Lustron House (308 Maxwell Street), built around 1950. This experimental enameled steel home was part of the post-World War II demand for affordable, quickly built housing.

One of the most important and progressive buildings of the district was constructed during this era, the new Lake Geneva Public Library, completed in 1954. Lack of enough funds halted building plans for a new library right after World War II, so a new building had to wait until 1954. Even then, funds were not sufficient to build the period revival style building initially planned; its extra architectural details were too expensive. So, the library board decided to go with a Frank Lloyd Wright-influenced design by James Dresser and Associates. While the choice to use a contemporary design may have been influenced by cost issues, the result fits in with the progressive nature of many of the buildings in the district. And, despite initial public misgivings about the contemporary look of the library, it has well withstood the test of time; its appearance is as dramatic today as it was in 1954.

During the 1960s and 1970s, the pressure to live in the prestigious Maple Park residential area, along with the desire to be only a short walk to the lakefront resulted in several modern apartment buildings being constructed in the district. Unfortunately, these buildings did not continue the progressive architectural theme of the district, but were largely unimpressive, functional, buildings designed for multi-family use. One of these buildings interrupted the streetscape of period homes along Main Street, while the others were built after older homes were demolished in other parts of the district. In particular, one apartment building replaced an important historic building in the district around 1970.

During the past 30 years, Lake Geneva's tourism industry has continued to thrive and more people have moved into the area, especially to new residential subdivisions that have been carved out of old lake

estates. Some of the old houses in the Maple Park Historic District have been divided into apartments, but the historic appearance of the district has been largely maintained. Today, there is a strong effort to retain the historic "single-family" residential quality of the district. Doing so will help keep the small-town appearance of a community with intense development pressures. And, it is the small-town appearance that is part of the charm of Lake Geneva, a charm that helps maintain the city's tourist economy. So, maintaining this historic district as intact as possible is both a visual and economic asset to the community.

STATEMENT OF SIGNIFICANCE

The Maple Park Historic District is nominated to the National Register of Historic Places under criterion C for local significance for architecture because it contains the best concentration of buildings that are fine and distinctive examples of historic architectural styles. The district, significant from 1847 to 1954, has examples of the Greek Revival, Italianate, Second Empire, Gothic Revival, Queen Anne, Period Revival, and contemporary styles. A few of the district's buildings were designed by master architects from the Midwest and master builders from Lake Geneva. But, overall, the most important factor in the architectural significance of this district is that most of its streetscapes have a continuity of historic styles, size, scale, and building materials that together define it as an important and distinctive architectural entity within the community.

Architectural Styles

The Maple Park Historic District is architecturally significant at the local level primarily because of its concentration of distinctive examples of nineteenth and twentieth century historic architectural styles. Along with the fine individual examples of architectural styles seen in this district, there are numerous examples of houses with details that were influenced by the same styles. In particular, the size and scale of the secondary examples of these styles are what makes up many of the cohesive historic streetscapes found in the district.

The first houses built in the Maple Park District were constructed prior to the Civil War and are scattered throughout what are now the district boundaries, but primarily in the southern end of the district close to downtown. As indicated earlier, some of these houses were moved or demolished later to make way for larger, more modern, houses, but others remained in the district. According to *Wisconsin's Cultural Resoure Management Plan*, Greek Revival houses are formal, orderly, and symmetrical. Their main

features include symmetrical massing, regular fenestration, simple cornices and returned eaves, and entrances decorated with a transom and/or sidelights.[7]

The features of the best examples of the Greek Revival style in this district are typical of how the style is seen in Wisconsin. Rather than being elaborate examples of the style, these houses are simple and reflect the pioneer era in which they were built. Both the Allen and Holt houses (332 Maxwell St. and 1131 Wisconsin St.), built in 1858 and 1859, have the symmetrical massing, regular fenestration, and simple classicism that make them good examples of the style. In particular, they feature the central block with flanking wings plan that is a distinctive detail missing in many small Greek Revival houses built during the same period. The architrave moldings of the Allen house and the returned eaves of the Holt house are two more distinctive details that reflect the style.

Because of the age of the Greek Revival influenced houses in the district, most have been altered more than the Allen or Holt houses, but some have retained historic features that add to the influence of this style in the district. The best of these altered Greek Revival-influenced have gabled ell forms, returned eaves, regular fenestration and symmetrical form and massing. These houses, 1032 Wisconsin St. (1852), 434 Cook St. (c.1856), and 827 Wisconsin St. (1865), have a similar size and scale and represent many similar houses with less integrity that, together, add to the architectural significance of the district.

The Italianate style was popular for a lengthy period in Wisconsin during the mid to late nineteenth century, a time when most communities experienced growth. This is true in Lake Geneva and there are several Italianate style houses that represent the breadth of the style as typically seen in Wisconsin's small towns. According to Wisconsin's *Cultural Resource Management Plan*, the Italianate style was widely popular between 1850 and the early 1880s. Typical Italianate style details include a generally square plan, low-pitched hip roof, wide eaves with brackets, round or segmentally arched openings, and picturesque porches with thin posts and brackets. Prominent label moldings or cornices are also popular details on the openings of Italianate houses. Later Italianate houses are usually rectangular in plan, a bit taller in height, and feature more prominent classical details.[8]

Typical of the earlier Italianate period is the main block of the Burt-Mead House, 1134 Geneva St.. The west wing of the house was built first (1855) and has features that strongly suggest the Greek Revival style. In 1867, the main block of the house was erected and it is distinctive because it makes the transition between the Greek Revival style and the Italianate style. The square form and massing of the

[7] Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, volume 2*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-3.
[8] *Ibid.*, p. 2-6.

house with the low-pitched hip roof is found on most earlier Italianate houses. But, the lack of brackets and the prominent frieze also resembles square Greek Revival-influenced buildings. The segmentally arched openings are typically Italianate, but the multi-light windows reflect back to the Greek Revival style, as well. The small porch over the main entrance is a Colonial Revival detail that blends in well with the other classical details of the house. In some buildings, a mixture of these styles would create an unattractive appearance. But, in this house, the two styles blend well together and the overall high integrity of the property adds to its architectural distinctiveness.

More typical of an 1860s Italianate style house is the George Nethercut house (504 Cook St.), built in 1868. This house has all of the typical features of the Italianate style, including a square form, low-pitched hip roof, wide eaves with brackets, and segmentally arched openings. There is also an intact Italianate front porch with thin posts, a hip roof, and brackets. The bracketed roof and front porch give this house a more picturesque appearance than the Burt-Mead house. The later-added sunroom was tastefully executed and does not detract from the main block. Like the Burt-Mead house, the Nethercut house has a high level of integrity and stands out as one of the most attractive houses in the district.

Another typical 1860s-era Italianate house is at 1024 Geneva Street. This house, built in the mid-1860s also has the square form and low-pitched hip roof common to the style. The paired brackets and broken pediment of the roofline add to the picturesque quality of the house. One of the most distinctive details of this house is the Italianate entrance that features a wood door with round-arched windows decorated with a transom. The picturesque quality of this house stands out among all of the Italianate style or influenced houses in the district.

By the 1870s, most Italianate houses in Wisconsin were built with a slightly more vertical emphasis, although the square or rectangular form and massing remained constant. Openings also tended to be taller and narrower and details more classical. A good example of this change is the William Davis House at 1103 Geneva Street, built in 1872. The Davis house has a more vertical form and massing and the tall, narrow windows of this later variation of the style. The large, two-story bay on the east elevation of the house also adds vertical emphasis. The low-pitched hip roof with overhanging eaves and brackets is typical of other Italianate houses and once again, it is the high level of integrity that makes this house stand out as distinctive in the district.

Like the Davis house, the Frank Stewart House (831 Dodge St.), built in 1877, is more vertical than the 1860s-built Italianate houses, reflecting its later construction date; its typical Italianate details, such as the low-pitched hip roof with overhanging eaves and brackets, are similar to other Italianate style houses in the district. The tall, narrow, windows have unusual pediment lintels and the house's rambling form

and massing, due to the large ells, make it a distinctive interpretation of the style in the district. Early twentieth century porch posts and balustrades do not overly detract from the high level of historic integrity of this house.

Like the Greek Revival style, the Italianate style is seen in this district in other, more vernacular houses that have some of the typical details of the style, but are less elaborate than the examples cited above. And, instead of the standard square form and massing of the best examples of the style in the district, the more vernacular houses typically have a gabled ell, side gable, or front gable form. There are three houses in the district that are notable because they illustrate the use of the style on more vernacular houses, in particular, on front gable forms. The houses at 526 Madison Street, 911 Main Street, and 817 Wisconsin St. have the best integrity of the vernacular Italianate houses and have distinctive details, such as brackets and bay windows, that add to the architectural significance of the district.

There are four interesting variations of the Gothic Revival style in this district, two residences and two churches. They are all very different types of buildings and represent the broad way the style could be interpreted in the nineteenth century. The Gothic Revival style was one of the picturesque styles that dominated the mid to late nineteenth century. Instead of classical and formal details, the Gothic Revival style emphasized steeply-pitched rooflines, pointed arch openings, thin label moldings, decorative bargeboards, pinnacles, towers, buttresses and battlements. Although the style was promoted for "country houses," it became much more popular for churches. In fact, the style faded from popularity in residences by 1880, but continued to be used elaborately for churches well into the twentieth century.[9]

Gothic Revival style buildings were first built around the same time and even earlier than Italianate style buildings. But, the Gothic Revival style was never as popular as the Italianate style for houses in Wisconsin, so most communities have few, if any, good examples. Lake Geneva has one of the most interesting, the James Simmons House (234 Warren St.), built in 1867-68. This "Gothic Cottage," has a simple side gable plan, and the steeply-pitched roofline and gables are its main gothic features. A bay window and projecting dormers add to the picturesque quality of the house, as do the thin label moldings decorating the windows. What is most unusual about this house is its flat board siding, an element that gives the house the rustic "country" look Gothic Revival houses were supposed to exhibit.

A more typical example of the Gothic Revival style in Wisconsin is the Methodist Church (912 Geneva St.), built in 1877, with the belfry completed in 1883. It is typical of how the Gothic Revival style was used for large brick churches in Wisconsin in the late nineteenth century. Most Wisconsin communities

[9] *Ibid.*, p. 2-5.

have at least one large brick Gothic Revival church from the late nineteenth century. In much of Gothic Revival church construction, the picturesque quality seen in houses was replaced by a massive, castle-like, quality that was probably meant to suggest the large gothic cathedrals of Europe. In the case of the Methodist Church, the Gothic Revival style is expressed by the numerous pointed arch openings, the massive corner tower, and the heavy buttresses. It is a fine example of this expression of the style.

A more unusual expression of the Gothic Revival style in church construction of the late nineteenth century is the Episcopal Church (320 Broad St.), built between 1880 and 1882. The construction dates of the Episcopal and Methodist churches are only three years apart, yet the way the buildings express the Gothic Revival style is very different. Like the Methodist Church, the Episcopal Church has Gothic-arched openings and buttresses, but while the Methodist Church is tall and imposing, the Episcopal church is lighter and more picturesque, with much of the church sitting under a tall, very steeply-pitched roof. The fieldstone walls of the Episcopal Church give it a distinctive and more picturesque appearance, as well. Much of the unusual design of the Episcopal Church can be attributed to Chicago architects Treat and Foltz.

One of the most architecturally interesting houses in the district is the E. Salisbury House (323 Cook St.), built in 1882. The house has details that suggest the High Victorian Gothic style, a later adaptation of the Gothic Revival style. The house has a form and massing that suggests the emerging Queen Anne style, but the steeply-pitched roofline and pointed arch decoration of some of the openings suggests a Gothic source. This distinctive house also has some of the best historic integrity in the district, with its picturesque porch intact and most of its other historic details in fine condition.

Since the peak building period of this district was during the late nineteenth and early twentieth centuries, the Queen Anne style is seen in many of the district's buildings. It is this style that gives the district much of its cohesiveness because many of the buildings in the district that date from the 1880s, 1890s, and the first decade of the 1900s have the Queen Anne form and massing, if not the elaborate details of the best examples. The Queen Anne style was popular in Wisconsin between 1880 and 1910. The hallmarks of the style are an irregular footprint, a variety of surface materials, steeply-pitched gable or hip and gable roof, gable projections, tower or oriel, and a large wrap-around veranda. There were many variations of the Queen Anne style built in Wisconsin from the highly picturesque versions with numerous and varied details to examples that emphasize the style primarily in their form and massing.[10]

[10] *Ibid.*, p. 2-15.

The influx of summer residents from Chicago, and the types of summer estates they were building around the lake, had a definite influence on the late nineteenth century architecture in Lake Geneva and this influence began to be seen with the Queen Anne style. During the 1880s, two houses in particular, both in this district, caught the attention of the newspaper as being "unusual." Both of these houses were early variations of the Queen Anne style; early, that is, for a small community.

The first of these progressive Queen Anne style houses was the Hitchcock-Fiske House (920 Geneva St.), built in 1883. This was the first fully developed Queen Anne style house in Lake Geneva and it is a well-crafted early picturesque variation of the style. The applied stickwork and variety of surface materials, the irregular plan, and the complex hip and gable roof are all hallmarks of the style and are well executed on this house. A few other early 1880s houses in this district have some of the form and massing or some of the details of the Queen Anne style, but, because this house is such a well-developed example at this early date (for small town Wisconsin), it is one of the most distinctive and architecturally important houses in the district. The high level of integrity of this house makes it an architectural landmark in the city.

The second house that caused note in the city for its Queen Anne style is the Alvin Tyler House (1105 Main St.), extensively remodeled in 1886-87. When Alvin Tyler purchased this house, it was a large Italianate style building on the lakefront. Tyler had the rectangular house with a square tower extensively rebuilt with an irregular plan, many projecting gables, an octagonal tower, large veranda, and irregular openings. In Lake Geneva, most houses with these well-developed Queen Anne details date from at least 5 to 10 years later. As the house was being remodeled, the local newspaper marveled at its new type of design. Unfortunately, its aluminum siding covers up some of its distinctive details, but the form and massing of the house is still extant.

Another fully-developed Queen Anne house built in the 1880s is the Charles S. French House (1004 Geneva St), built in 1887. What is progressive about this design is that it is a less picturesque variation of the style and typical of Queen Anne houses built in Lake Geneva during the 1890s. The house expresses its style primarily in its form and massing with a complex roofline, projecting gables and irregular windows. The stickwork in the gables and the wood shingled second story give the house the variety of surface materials important to the style.

That these houses featured progressive design is shown when looking at the dates of construction for many of the other Queen Anne-influenced houses in this district. In fact, of the 10 houses in the district that are more vernacular or altered examples of the style, but still stand out for some of their Queen Anne details, only one (519 Madison St.) was built in the 1880s (1887), and this house is much less

fully-developed in its style than the examples given above. The bulk of the good Queen Anne examples in this district date from as early as 1891 and 1892 (534 Madison St., 1034 Dodge St., 238 Maxwell St.) to the more common mid-1890s (1122 Geneva St., 1894; 316 Madison St., 1894; 334 Madison St., 1894; 930 Geneva St., c.1895; 302 Maxwell St., 1896) to as late as 1904 (501 Madison St.). What all of these houses have in common is the irregular plan of the Queen Anne style with many projecting gables, irregular windows, and variety of surfaces materials in some cases. Their size and scale are most important, helping create the cohesive nature of this district.

The quintessential Queen Anne style house in this district is the C. O. LaSalle House (543 Madison St.), built in 1893. C. O. LaSalle was Lake Geneva's most important residential builder in the late nineteenth and early twentieth centuries and he built for himself one of the most important houses in the district. The house expresses almost all of the important elements of the Queen Anne style. It has a very picturesque hip and gable roof with projecting gables over two-story bays that create the building's irregular form. The variety of surface materials include wood shingles, two types of clapboard siding and wood embellishments. The slightly off-centered, wrap-around, veranda completes the Queen Anne package. The house has been well-preserved and showcases the talents of a fine local builder.

Like much of the state, the Queen Anne style held on in Lake Geneva into the twentieth century. Some residents of this district were already building houses with revival styles during the first decade of the twentieth century, but merchant Frank Johnson chose an interesting variation of the Queen Anne style for his 1902 brick house (832 Geneva St.). Like most Queen Anne houses in Lake Geneva, the Johnson house has the complex hip and gable roof and irregular plan, including two-story bays, that are typical of the style. What is distinctive about this house is how the variety of surface materials was executed on this all-brick-constructed building. To create the effect of various surface materials, the builder used rusticated bricks to contrast with the smoother brick walls. The rusticated bricks were used to form corner "quoins," and to create tabbed surrounds and lintels for openings. Also, rusticated bricks were laid in the gables in interesting patterns that suggest wood shingles and stickwork. This interesting use of bricks to create an important element of the Queen Anne style gives this house an unusual appearance not repeated anywhere else in the district.

The Queen Anne style was the last style seen in great numbers in this district. By 1900, most of the lots in the district were filled in and additional houses built during the early decades of the twentieth century were added into re-platted lots or vacant spaces. Still, some of these house are good example of both the period revival styles and the Craftsman style, two distinctively different styles that were popular at the same time. The period revival styles revived historic styles and were popular for middle and upper class

family homes. The Craftsman style was more progressive and while it was also popular for middle and upper class homes, its related Bungalow style was also very popular for working class housing.

Between 1900 and 1940, architectural styles known collectively as the period revival styles were popular in Wisconsin. The period revival styles revived historical styles such as the Georgian, Colonial, and Tudor styles. Georgian Revival style houses are generally formal and classical. Colonial Revival style houses are less formal, but both styles share a similar symmetrical form and massing, multi-light openings, and details that suggest buildings from the Colonial era in America. The Georgian Revival style has an emphasis on a central entry pavilion or portico, as well. The Tudor Revival style has several variations, all based on forms of English Tudor building designs. They include a castle-like variation, a half-timber variation, and a thatched-roof cottage variation.[11]

The Maple Park Historic District has several good examples of period revival styles, including an outstanding example of the half-timber variation of the Tudor Revival Style. The W. H. McDonald House (933 Main St.), built in 1909, is a well-preserved example of the style. It has the high-quality red brick first story typical of half-timber variations of the style. And, its second story stucco exterior with half-timbering is a well-executed detail important to this variation of the style. The windows of the house also reflect the style in that they suggest the leaded-glass casement openings of Tudor-era houses in England even though there are only a few windows that actually have leaded-glass panes. Once again, this house has a high level of preservation so that it exhibits its style elements as they were originally built.

An interesting example of a Tudor Revival "cottage," is the house at 1109 Main Street, built around 1920. Like the McDonald house, this house has a stucco exterior, except in this case, the entire one and one-half story building is covered in stucco with only a small amount of half-timber decoration. This house, with its clay tile roof, jerkinhead gable roofed dormer and many projections, including a one-story octagonal tower, strongly suggests the thatched-roof cottage variation of the Tudor Revival style. The heavy roof tiles, in particular, suggest a thatched roof and the overall low form and massing suggests a small cottage even though this is a large, two-story, house.

There are no fully developed examples of the Georgian Revival style in this district, but one house has details that strongly suggest the style. The 1901-02 Frank Durkee House (1033 Wisconsin St.) has strong classical details that suggest the style as it was in its early years. The house has a slightly irregular form with a large rear wing that features a gable roof with returned eaves. The wrap-around

[11] *Ibid.*, pp. 2-28—2-33.

classical porch and this rear wing suggest that these details are a holdover from the Queen Anne style. But, the square main block, with its classical details such as hipped-roofed dormers, tabbed oval window, and multi-light openings strongly suggest the Georgian Revival style. This elegant house bridges the transition between the still-popular Queen Anne style and the emerging Georgian Revival style, making its an important architectural element of this district.

A house that also features strong classical mannerisms is the American Foursquare house at 927 Main Street, built in 1907-08. The American Foursquare style, or form, was very popular in the early twentieth century and although largely vernacular, some houses of this form took on style characteristics either from the Colonial or Georgian Revival styles or from the Craftsman Style. This house has extra details, such as modillions, corner brick quoins, and red brick construction that suggests a relationship with the Georgian Revival style. The style elements of this house make it stand out as one of the most distinctive of the American Foursquare houses in the district.

Elaborate Colonial Revival style houses were not built in this district, but a few houses stand out as simple examples of this style. One of the variations of the style was the Dutch Colonial Revival, which features a gambrel roof as its main detail. A good example of this variation is the house at 435 Maxwell Street, built around 1926. The large gambrel roof encompasses the entire second story of this symmetrical house that features multi-light fenestration. A two-story portico gives the main elevation a grand appearance and belies its actual size and covers a typical Colonial Revival entrance with sidelights. A less elaborate example of the Dutch Colonial Revival style is the house at 406 Maxwell Street. This symmetrical house's main features are its gambrel roof and red brick first story.

Plain variations of the Colonial Revival style include the house at 1127 Geneva Street that has a symmetrical form and massing and colonial entrance, and the enlarged American Foursquare form house at 612 Madison Street. The Madison Street house has a wrap-around veranda from the Queen Anne era and its larger rectangular form make it more Colonial than American Foursquare. Its 1904 construction date suggests it is transitional between several styles, making it a distinctive architectural element in the district.

The Craftsman Style was one of the progressive architectural styles popular in the early twentieth century. These styles came out of the Arts and Crafts movement and included the Craftsman Style and the Bungalow style. The Prairie Style was an even more progressive related style that emerged in the Midwest, fostered by a group of architects whose most important member was Frank Lloyd Wright. The Craftsman style was noted for its high regard for the use of natural materials without elaboration, honesty in construction techniques and details, and a high quality of craftsmanship, both on the exterior

and interior of houses. Craftsman houses usually have broad gable or hipped roofs, exposed rafters, large knee-brace brackets, prominent chimneys, simple applied stickwork, and shallow bays. Bungalows feature similar details, but stressed a sloping roofline and low form and massing.[12]

The Maple Park Historic District has one of the most interesting examples of the Craftsman Style in the area. This building, Horticultural Hall (330 Broad St.), built in 1912, was listed in the National Register of Historic Places, in part, because it is an outstanding example of the style—a true Arts and Crafts building. The building resulted from the unique relationship between Lake Geneva and its summer residents; that is, the large estates of the summer residents in the late nineteenth and early twentieth centuries necessitated professional gardeners and those gardeners formed an association and fostered a keen interest in horticulture that was the impetus for this building. It is one of the most notable buildings in the district for its architecture and its history.

Several other houses in the district have more typical Craftsman style details, primarily a horizontal form and massing and exposed "structural" details. The most distinctive example is the house at 512 Madison Street, built around 1920. It has an American Foursquare form, but with more distinctive Craftsman details like exposed rafters in the front dormer and all along the roofline of the front porch and porte cochere, and exposed "beams" that project from just below the second story. The E. F. Dunn house (1103 Wisconsin St.), built 1912-13, expresses the Craftsman Style primarily in its form and massing, which has a horizontal emphasis. The use of the two different types of materials (brick and stucco) amplifies this emphasis, as does the wide overhanging eaves of the hip roof.

The Arthur Bullock House (420 Madison St.), built in 1914, is a fine example of how the Craftsman Style was used to decorate American Foursquare houses. The hip roof has wide overhanging eaves and an elongated hip-roof dormer with a narrow, but wide opening that suggests a horizontal emphasis in the form and massing. The "raised" second story windows, set in the upper part of the wall clad with a different material than the lower part, suggests the window bands that are popular with Craftsman and Prairie Style houses. This house is a good example of how style elements could make a simple, plain, house distinctive from other examples of this type.

Two bungalows are of note in the district. The bungalow at 1205 Main Street, built by the Hammersley family, is a fine example of a Bungalow. The characteristics of the style are found in the low form and massing of the one and one-half story house, as well as the long, horizontal lines of the main elevation, with a broad gable covering the front porch. The brick and stucco exterior, massive chimney, knee-brace

[12] *Ibid.*, p. 2-24.

brackets, and Craftsman-style windows add to this house's distinctive characteristics. The bungalow at 222 Maxwell Street is a bit larger and more massive and has many good bungalow characteristics. The low-pitched sloping roof with the very low-pitched shed roofed dormer on the main elevation gives the house the low massing and horizontal emphasis of the style. The long front porch is also a typical feature of bungalow design. This house is a good example of how the Bungalow style could make a fairly large house look much less sizeable than it would be if a different style was used.

The Maple Park Historic District is almost entirely residential, but there is one important non-residential building that has been a part of the district for 100 years, and it sits on a site that was used for the same purpose for almost 140 years. The building is known currently as the Central-Denison School and it sits on a site that was planned for educational use in the first plat of the community. The current complex includes a 1904 elementary school (replacing an older school), attached to a 1960 annex (in place of a 1901 high school building), that is attached to the 1928-29 addition to the original high school. Both the old elementary school (Central School) and the high school addition (Denison School) are distinctive for their architectural style and reflect both popular and unusual style details for educational buildings of their eras.

The old Central School building is distinctive in the district as a fine example of a Classical Revival-influenced school building with a high level of integrity. The Classical Revival style was popular at the turn of the twentieth century for schools. The hip roof with modillions and symmetrical fenestration decorated with flat arches with keystones are distinctive Classical Revival-influenced details. This building has the typical form and massing of turn of the twentieth century school buildings and because it has such good integrity, it can tell us a lot about the educational buildings of this era, many of which have not survived.

On the other side of the 1960 annex is the old Lake Geneva High School addition. When it was built in 1928-29, it was known as the auditorium addition to the old 1901 high school building. The addition also added extra classroom space for the growing high school population as well as other updated facilities. It is particularly of interest that this addition contained a large auditorium. In 1901, schools were usually not built with auditoriums or vocational-technical rooms. By the 1920s, high school curriculum had expanded to include many more practical subjects, along with added music and theatre programs. The auditorium and classroom addition updated the Lake Geneva High School to meet these new educational needs.

Reflecting the "modern" programs that would use the interior of the high school addition, the exterior was designed with "modern" architectural details. The common architectural styles for schools in this

era were the Classical Revival and Collegiate Gothic styles. The overall form and massing of the high school addition, along with the parapet and arched gable decorating the auditorium entrance, reflects the popular Classical Revival style. The addition's streamlined details and geometric motifs are modern elements that contribute to the building's appearance. The result is a building addition that is more progressive than other school buildings constructed during this era.

Two post-World War II buildings are of architectural note in the district. The first is the well-preserved Lustron house at 308 Maxwell Street. The Lustron house came out of an overwhelming demand for affordable housing after World War II. During the Great Depression of the 1930s and the war years of the 1940s, Americans in most communities almost completely stopped building houses and many building materials were unavailable into the late 1940s. Yet, the demand was high, especially among returning GI's who were marrying, having families, and in need of good housing.

The need to build many houses quickly resulted in innovations in the construction of houses. Houses from catalog kits remained popular for those who felt they could build on their own, but many companies were formed to manufacture houses in factories or to prefabricate them, making for rapid construction on site. Many of these houses, today, have the appearance of stick-built houses and are difficult to discern among other houses of their time period. But, one type of prefabricated house, the Lustron House, can be easily identified for its unusual type of construction.

The Lustron House was the brainchild of Carl Strandlund, an executive with the Chicago Vitreous Enamel Products Company (CVEPC). This company was manufacturing porcelain-enameled panels for the construction of gas stations. Strandlund had difficulty getting steel for gas stations right after World War II because this type of construction was not essential; but housing construction was. So, Strandlund helped CVEPC set up the Lustron Corporation to produce houses constructed of porcelain-enameled panels in an old airplane factory in Columbus, Ohio.[13]

The basic design for the Lustron house was a modern "Ranch," and the architects added a number of innovations that made the best use of the slightly over 1,000 square foot plan of the house, and the fact that it was entirely constructed of steel panels. The houses were well lit, with several large picture style windows. There was a radiant heating system housed in the ceiling, and built-in cabinets and shelving throughout the home.[14]

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[13] Tricia Canady, "The Lustron Home," *Wisconsin Preservation*, Vol. XVI, No. 5, Sept./Oct. 1992, p. 8.
[14] *Ibid.*, pp. 8-10.

The Lustron House had a very short life span. There were problems in production and with the system of marketing the houses. Strandlund established a network of Lustron House dealers, almost like car dealerships. Some of the dealers had difficulty in raising the capital needed to buy the quantities of houses demanded by the company and in handling the infrastructure needed to erect the houses on site. The houses also cost more to produce than the company anticipated and the company was greatly under-capitalized.[15]

By late 1948, the first Lustron homes were shipped. However, financial backing remained a problem and although the company received additional loans to keep production going in 1948 and 1949, by early 1950, the federal government began foreclosure proceedings against the company because they could not repay their large federal loans. In June of 1950, foreclosure was completed and the factory closed. In its two-year production history, the Lustron Corporation made about 2,500 homes. The records of the corporation show that about 150 homes were sent to Wisconsin, most to the Findorff building company in Madison. About 20 Lustron homes have been identified in the Madison area and the Division of Historic Preservation of the Wisconsin Historical Society has catalogued the location of over 60 Lustron houses in the state.[16]

There are two Lustron houses in Lake Geneva and the example in this district is well-preserved. Its entry porch has been enclosed, but the house still has its original porcelain panels intact along with its original windows. It adds to the wide variety of architecture that is found within this district.

Another outstanding modern building is the Lake Geneva Library (918 Main St.). Originally built in 1954, small additions were made to the building in 1963 and 1970. The modern lines of this building resemble the work of Frank Lloyd Wright during this era. The dramatic horizontal lines of the building are accented by the steep slanted gable at the center. The glass wall on the south elevation is also dramatic and provides a spectacular view of Geneva Lake. The interior of the original section of the building is open and built-in reading areas are found in several places, including along the glass wall. The design appears modern even today and its Wrightian style can be traced to the architect's association with Wright at Taliesen.

Architects

Treat and Foltz: Treat and Foltz were architects from Chicago who designed the Episcopal Church (320 Broad St.). Treat was born in 1839 in Connecticut and educated in the East. He apprenticed with

[15] *Ibid.*
[16] *Ibid.*, p. 10.

architect Henry M. Stone until the Civil War. After the war he worked for Stone, then moved to Chicago. After the 1871 Chicago Fire, Treat partnered with Frederick Foltz, a firm that lasted until 1887. Treat performed the practical or engineering work on projects and Foltz was the designer. The firm was known for many notable residences in Chicago.[17]

Henry Lord Gay: Henry Lord Gay designed the stained glass windows of the Episcopal Church (320 Broad St.). He was born in Baltimore in 1854 and educated in New England. After studying in Europe, Gay worked for Connecticut architect Sidney Stone. He moved to Chicago and established a practice there in 1867. In Chicago, he taught and published in architectural journals and organized and supervised the Builders' and Traders' Exchange. He designed five houses in the 1880s and 1890s on Lake Geneva estates, two that are extant. He died in 1921.[18]

Van Ryn and de Gelleke: Henry Van Ryn and Gerrit de Gelleke formed one of the important architectural firms in Wisconsin in the early twentieth century. Van Ryn was born in Milwaukee in 1864 and after attending public school, he apprenticed and was a draftsman with important Milwaukee architects Charles Gombert, James Douglas, and Edward Townsend Mix. He opened a practice with Robert Kirsch in Milwaukee in 1885. The firm advertised as specialists in designing churches, schools and public buildings, but only worked together for one year. Van Ryn had several other partners before his lone partnership with Gerrit de Gelleke.[19]

Gerrit de Gelleke was born in 1872 in Milwaukee and attended public school. After high school, de Gelleke apprenticed under Van Ryn, then entered the architectural program at the University of Pennsylvania in Philadelphia. In 1897, after graduation, de Gelleke came back to Milwaukee and joined Van Ryn's practice. Van Ryn and de Gelleke were noted for their designs for public buildings, a specialty that Van Ryn must have continued since his early days in practice. They designed school buildings, libraries, hospitals, local and county governmental buildings, as well as houses and commercial buildings. They were very prolific until the Great Depression of the 1930s and the gradually the lack of commissions and income caused the firm to decline. They parted in 1937.[20]

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[17] Butler and Crawford, p. 228.
[18] *Ibid.*, p. 220.
[19] Donald M. Aucutt, *Van Ryn Architect in Central Wisconsin at Century's Turn.* Wausau: Central/Northwoods Wisconsin Architectural Museum, 1993, pp. 3-10.
[20] *Ibid.*, pp. 10-27.

Van Ryn and de Gelleke designed the Central School (900 Wisconsin St.), built in 1904. It was during the early period of their partnership and reflects the type of work they were doing at this time, work that reflected the architectural tastes of the time period.

Spencer and Powers: Horticultural Hall (330 Broad St.) was designed by the Chicago firm of Spencer and Powers. Robert Spencer, the design partner, was one of the most noted architects of the early twentieth century and was known as an early designer in the Prairie Style. Spencer was a native of Milwaukee, Wisconsin and graduated from the University of Wisconsin with a degree in mechanical engineering in 1886. He studied architecture at MIT from 1888-1890 and also worked for architectural firms in Boston. After two years in Europe, Spencer worked for a Boston architectural firm that sent him to Chicago, and in 1895, he left this firm to set up his own practice in Chicago. In 1905, he began a partnership with Horace Powers and that firm lasted until 1923. After practicing on his own for five years, Spencer became an academic, teaching at colleges in Oklahoma and Florida. During the Great Depression, Spencer painted murals of historic Florida houses under the WPA program, then retired to Arizona where he died in 1953.[21]

Spencer worked in Chicago during the formative years of the emergence of the Prairie Style. With Frank Lloyd Wright, who he may have known at the University of Wisconsin, Spencer and a few other progressive architects began to experiment with new architectural forms that would become the Prairie Style. Each of these architects developed their own variations on the emerging style, including Spencer. His most notable houses of the early twentieth century feature a strong horizontal form and massing and are also strongly influenced by the Arts and Crafts movement. He was fond of stucco exteriors and used half-timber details on many of his designs.[22]

The National Register nomination for Horticultural Hall states that the building is one of the few known documented Wisconsin projects of Spencer and Powers. At the time the hall was built, Spencer was an important Midwest architect and one of the early designers in the Prairie School. Spencer's Horticultural Hall is a "highly intact example of sophisticated Arts & Crafts style design," and it stands out in Lake Geneva as one of its most important architectural landmarks.[23]

J. C. Llewellyn & Co. and ***Dresser, Gausewitz and Cashin Associates***: These architectural firms were responsible for two interesting mid-twentieth century building designs in this district. J. C. Llewellyn

[21] National Register of Historic Places nomination for Horticultural Hall, on file in the Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin.
[22] *Ibid.*
[23] *Ibid.*

& Company was a Chicago architectural firm that was responsible for the design of the High School Addition at 900 Wisconsin Street. The modern details of this building, including somewhat streamlined details and geometric motifs indicates that this firm was willing to go beyond the traditional Classical Revival or Collegiate Gothic-influenced designs that were typical of school construction at that time.

James Dresser was a twentieth century architect who studied with Frank Lloyd Wright and this influence can be seen in his "Wrightian" design of the Lake Geneva Public Library. The strong contemporary lines of this building, with its dramatic central gable and low form and massing makes a significant architectural statement in the district. The library board had originally hoped to build a classically-influenced library in the late 1940s, but adequate funding was not available until 1953. Interestingly, the library board chose the modern design by Dresser because it was thought to be more economical, and justified the ultramodern design by stressing the design's functional aspects, especially to a skeptical public, one of which called the building a "Chinese Wall." While the building may not have had many fans when it was built, today, the beauty in the design is widely appreciated and it is one of the most important modern buildings of the 1950s in the area.[24]

Builders

Austin Moody: Austin Moody was a native of Massachusetts who came to Lake Geneva in 1857. He soon returned to Massachusetts and learned the building trade. After serving in the Civil War, Moody came back to Lake Geneva and started a contracting and building business. He was most prolific during the 1870s and was especially noted for building several of the Geneva Lake houses constructed for wealthy Chicago residents during the 1870s and 1880s. His one known work in this district is the Episcopal Church, the fine and unusual Gothic Revival building that is one of the most important structures in this district and in Lake Geneva.[25]

Charles O. LaSalle: Charles O. LaSalle was the most important late nineteenth and early twentieth century residential builder in Lake Geneva. There are several documented LaSalle buildings in this district, and he probably built more, but they could not be documented. LaSalle was the son of O. T. LaSalle, who was an important builder in the late nineteenth century. O. T. LaSalle was linked to downtown commercial buildings and residences, including lake homes, in the 1870s and 1880s. Later in his career he took on his son, Charles O., into the business with him and later, Charles LaSalle built

[24] Ethel Brann and Hannis S. Smith, "Lake Geneva," *Library Journal*, 1 December 1955; reprint of an article on file in the library history files of the Lake Geneva Public Library, Lake Geneva, Wisconsin.
[25] Butler and Crawford, p. 216.

under his own name. Charles LaSalle died in 1908, but before that time, he had left a strong legacy of fine buildings in Lake Geneva, several in this district that are of note.[26]

Charles O. LaSalle is linked to some of this district's fine Queen Anne style houses, including the R. B. Arnold House (334 Madison St., 1894), and his own residence at 543 Madison Street, built in 1893. He built the outstanding Second Empire mansion for F. A. Buckbee (1003 Main Street) in 1890 and the Colonial Revival house for E. S. Pease in 1904. He was also the builder of the Classical Revival-influenced Central School in that same year.

Reinert, Malsch & Baumbach: This firm was one of the most important building and contracting companies in Lake Geneva in the early to mid-twentieth century. Edward Reinert, Herman Malsch, and William Baumbach were experienced stone masons and bricklayers who formed a partnership in 1906 to make concrete blocks. Their intensive promotion of the use of concrete blocks in building resulted in their success as builders. Their first concrete plant was small, but in 1910, the company built a larger plant near the railroad depot. By 1911, Reinert, Malsch & Baumbach were producing many types of concrete blocks, as well as architectural details of concrete. They experimented with textures and patterns and promoted their blocks as a good building material for silos. In 1913, William Baumbach retired, but Malsch and Reinert carried on the business.[27]

Reinert, Malsch & Baumbach's concrete blocks appear in building foundations in many early twentieth century houses in this district. Two vernacular houses with concrete block foundations that were probably built by this firm are at 1012 Dodge Street and 434 Madison Street, both built around 1915. Their most important work in this district, though, is Horticultural Hall, a stucco-clad frame building with a concrete block foundation. The design of this building is largely the work of a noted architect, but its high level of construction methods and materials speaks to the quality of this firm's work in the early twentieth century.

Note on Integrity

The architectural significance of this district is largely based on the stylistic elements and important architects and builders discussed above. But, adding to the significance of the district is the high degree of integrity of most of the district's buildings. The best examples of architectural styles in the district have a very high level of integrity, with few alterations or inappropriate additions. Less

[26] National Register of Historic Places nomination for the Main Street Historic District, on file in the Division of Historic Preservation, Wisconsin Historical Society, Madison, Wisconsin.
[27] *Ibid.*

elaborate buildings also have a good level of integrity. Some of the buildings in the district have been altered with inappropriate modern materials or additions, the most common being the application of vinyl siding. But, the altered buildings detract only slightly from the overall fine level of integrity of the entire district. This high level of integrity results in a district that still retains its appearance as a historic neighborhood.

Conclusion

The Maple Park Historic District is architecturally significant at the local level primarily because it contains a concentration of distinctive examples of important architectural styles of the nineteenth and early twentieth centuries. These architectural styles are seen on buildings that are well constructed with a high quality of building materials and methods. Overall, the buildings in the district have a high level of integrity, making the district stand out as a cohesive historic neighborhood centered on the important landscape features of Maple Park and Pioneer Cemetery. Adding to the architectural significance of the district are the buildings designed by important local and regional architects and builders. This district is the finest historic residential neighborhood in Lake Geneva and well deserving of entry into the National Register of Historic Places for its distinctive concentration of fine historic architecture.

ARCHEOLOGICAL STATEMENT

This large historic district is in an area of known prehistoric and early historic activity of importance to the development of Lake Geneva. And, the city's earliest cemetery is located within the district boundaries. However, a comprehensive archeological investigation was beyond the scope of this nomination project. Given what is known about the history and prehistory of Lake Geneva, it is likely that there are prehistoric and historic archeological resources, along with a large concentration of burial sites, located within the district boundaries.

HISTORIC PRESERVATION STATEMENT

This nomination was prepared for the Lake Geneva Historic Preservation Commission, with the support of the city council of the City of Lake Geneva. The Historic Preservation Commission is active in the preservation of Lake Geneva's historic resources and has engaged in many activities that help to promote and protect these resources. In recent years, the loss of some historic resources and controversy over land-use issues has helped raise awareness of historic preservation in Lake Geneva. About two years ago, the Historic Preservation Commission sponsored the nomination to the National

Register of the Main Street Historic District. They have also sponsored walking tours of the Main Street Historic District and this proposed district, along with historic preservation presentations. They were instrumental in saving one of the important Queen Anne style buildings in this district from demolition. The listing of this district will assist the commission in maintaining this important historic neighborhood from further encroachment of inappropriate development in a community where development is intense.

CRITERIA CONSIDERATION A, B & D

The district contains several buildings owned by religious institutions and a cemetery. The buildings contribute to the architectural significance of the neighborhood, while the cemetery is an integral part of the plan of both the city and the neighborhood. The T.C. Smith House was moved from 865 Main Street to 251 Cook Street. The house was basically rotated and moved several feet. Since the house is very close to its original location and in its original neighborhood, the house retains its integrity of place and setting and is considered contributing to the Maple Park Historic District. It is delisted as an individual property listed on the National Register of Historic Places.

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
X 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:
X State Historic Preservation Office
- Other State Agency
- Federal Agency
x Local government
- University
Other
Name of repository:

10. Geographical Data

Acreage of Property 65 acres

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

	Zone	Easting	Northing
1	16	381640	4717049
2	16	382189	4716922
3	16	382072	4716434
4	16	381595	4716388

☐ 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	Carol Lohry Cartwright, Consultant				
organization	Prepared for Lake Geneva Historic Preservation Commission			**date**	July 6, 2004
street & number	W7646 Hackett Rd.			**telephone**	262-473-6820
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Insert References

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End of References

BOUNDARY DESCRIPTION

The boundaries of the Maple Park Historic District are as follows: Beginning at the intersection of the north curb line of Geneva Street and the west curb line of Broad Street, then north along the west curb line of Broad Street to the south curb line of Wisconsin Street, then west along this line to the east lot line of 816 Wisconsin Street and north across Wisconsin St. continuing north to the north east corner of 827 Dodge St. and then west to the west curb line of Cook Street, then north along this line to the northwest lot line of 528 Cook Street, then west along this line to the east and rear lot line of 529 Madison Street, then north along this line to the south curb line of North Street, then west along this line to the west curb line of Madison Street, then north along this line to the south curb line of Park Row, then west along this line to the west lot line of 612 Madison Street, then south along this line to the south curb line of North Street, then west along this line to the northwest corner of 552 Maxwell Street, then south along to the west lot lines of 518-552 Maxwell Street, then east along the south lot line of 518 Maxwell Street, then south along the west lot lines of 512 Maxwell, 1205 Dodge Street, 434, 422, 406, 332 Maxwell Street then west along the north lot line of 324 Maxwell St. turning south and running along the rear lot lines of 324, 314, 308, 302 Maxwell St. and turning east along the south lot line of 302 Maxwell St. and turning south along the west lot lines of 238, 232, 224, 222 and continuing south along the west lot line of 1205 Main St. to the north curb line of Main Street, then west along this line then turning south and crossing Main St to the northwest corner of 1226 Main St., then south along this line to the Geneva Lake shore, then meandering along the lakeshore to a line that continues north to form the west lot line of 918 Main Street, then southeast along this line to the southeast corner of 918 Main Street, then north along the west curb line of Wrigley Drive, then continuing north along this line, crossing Main Street where the curb line continues as Cook Street, then east at the southeast corner of 222 Cook St. across Cook Street and along the south lot line of 251 Cook Street, turning north at the southeast corner of 251 Cook Street then north along this line to the north curb line of Geneva Street, then east along this line to the place of beginning.

BOUNDARY JUSTIFICATION

This boundary encloses the bulk of the historic neighborhood that was established around Maple Park. It includes the most intact streetscapes of historic buildings while drawing out significant intrusions of more modern construction. Specifically, the north boundary was drawn to include the north end of the historic neighborhood and excluding the continuation of this neighborhood that features significant intrusions of modern ranch houses that do not fit in with the architectural character of the district. At the northeast corner, the district was angled to draw out the railroad corridor that is filled with mixed use buildings. The east boundary was drawn to include as much of the historic residential neighborhood as possible, including two important buildings, the Episcopal Church and Horticultural Hall. But, it was drawn to exclude the modern commercial development that dominates Broad Street. Mixed commercial development attached to the downtown was also drawn out at the southeast corner of the district. The district's southern boundary was generally drawn as the lakefront in order to include the architecturally significant library building, the historic park and a historic home in the 1200 block of Main Street. On the west, the boundary is generally straight, drawing out the more modern construction of the west side of the district. The result is a cohesive district of intact historic streetscapes and important landscape features.

End of Boundary Descriptions

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	various			
organization				**date**
street&number				**telephone**
city or town		**state**	WI	**zip code**

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

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

Insert Photo Descriptions

MAPLE PARK HISTORIC DISTRICT, Lake Geneva, Walworth County, Wisconsin. Photos by Carol Cartwright, March 2004. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Views:
1 of 4: L-R: 320 and 330 Broad Street, view from the southeast.

2 of 14: R-L: 305-323 Cook Street, view from the southwest.

3 of 14: R-L: 427 Cook Street, 834 and 321 Dodge Street, view from the southwest.

4 of 14: 500 block, north side, Dodge Street, 504 Cook Street on right, view from the southeast.

5 of 14: 912 Geneva Street, view from the northeast.

6 of 14: 920, 930, 932 Geneva Street, view from the northeast.

7 of 14: 1033, 1103 Geneva Street, view from the southeast.

8 of 14: 1100 block, north side, Geneva Street, view from the southeast.

9 of 14: 900 block, north side, Main Street, view from the southwest.

10 of 14: 1003-1011 Main Street, view from the southwest.

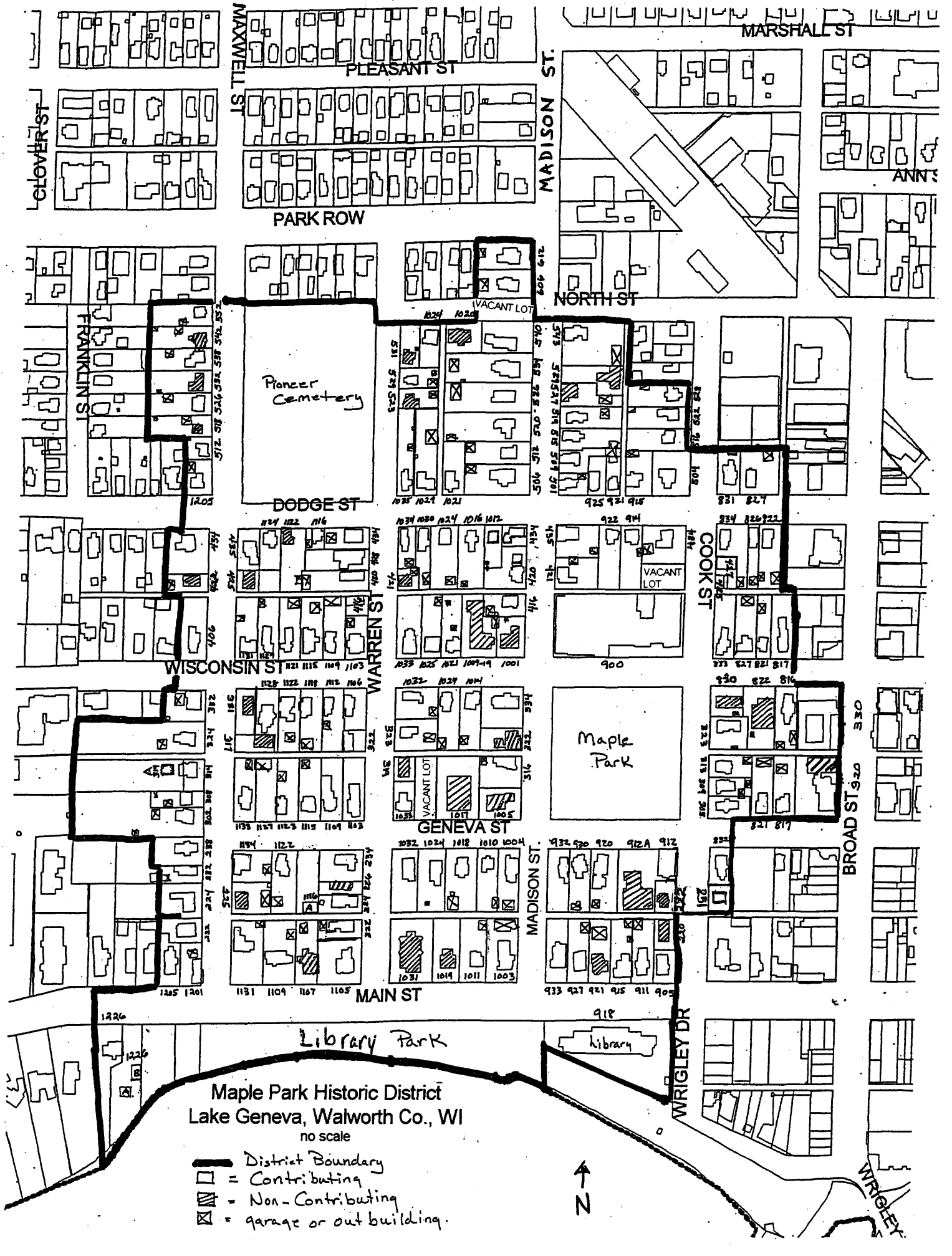
11 of 14: 222-238 Maxwell Street, view from the northeast.

12 of 14: 222-234 Warren Street, view from the northeast.

13 of 14: 800 and 900 blocks, north side, Wisconsin Street, view from southeast.

14 of 14: Central School/High School Addition, 900 Wisconsin Street, view from southwest.

End of Photo Descriptions


MARSHALL ST
MAXWELL ST
PLEASANT ST
MADISON ST.
CLOVER ST
PARK ROW
ANN S
NORTH ST
VACANT LOT
FRANKLIN ST
Pioneer Cemetery
DODGE ST
COOK ST
WARREN ST
WISCONSIN ST
Maple Park
GENEVA ST
BROAD ST
MADISON ST.
MAIN ST
Library Park
library
WRIGLEY DR
WRIGLEY
Maple Park Historic District
Lake Geneva, Walworth Co., WI
no scale
District Boundary
= Contributing
= Non-Contributing
= garage or out building.
N