CITY OF LANCASTER
GRANT COUNTY, WISCONSIN

INTENSIVE SURVEY REPORT

prepared by

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prepared for
City of Lancaster Historic Preservation Commission
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Lancaster Historic Preservation Commission

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ABSTRACT

Title:	City of Lancaster Intensive Architectural/Historical Survey - Final Report
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Subject:	An intensive survey of the historic buildings, structures and sites within an area that corresponds to everything included within the City of Lancaster corporate boundaries as of 2009.
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This report documents an intensive architectural/historical survey of all resources located within an area that corresponds to the corporate boundaries of the city of Lancaster as of January 1, 2009. This represents a study area whose boundaries were set by the City of Lancaster in conjunction with the staff of the State of Wisconsin's Division of Historic Preservation prior to the beginning of this study. Subsequently, a reconnaissance survey of this area was undertaken by the principal investigator as the first part of the intensive architectural/historical survey, after which an intensive research effort designed to ascertain the historic and architectural significance of the resources identified by the reconnaissance survey was undertaken by the principal investigator. The results of this research is summarized in this intensive survey report and they are also embodied in individual data entries for all the resources studied, which were prepared in electronic form to standards set by the Division of Historic Preservation.

The purpose of this intensive survey project was two-fold; to identify all the resources within the study area that are potentially eligible for listing in the National Register of Historic Places, and to provide the City of Lancaster and other county, state, and national agencies with a comprehensive data base that covers all the historic resources within the study area. The intensive survey ultimately surveyed 279 individual resources. Of these, two historic districts containing a total of 28 individual buildings and 28 individual buildings and building complexes were identified as having potential for listing in the National Register of Historic Places (NRHP).

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Part 1: Introduction

On November 5, 2008 the City of Lancaster authorized Timothy F. Heggland, an historic preservation consultant based in Mazomanie, Wisconsin, to undertake a reconnaissance survey and an intensive survey of all the historically and architecturally significant resources that are located within a project area that corresponds to the corporate limits of the City. The reconnaissance survey was conducted throughout the remaining portion of 2008 and was completed in early February of 2009 and this report is a summary of the findings of that survey. Funding for both the reconnaissance survey and for the intensive survey that followed was provided by a grant in aid from the U.S. Department of the Interior as administered by the Division of Historic Preservation (DHP) of the Wisconsin Historical Society (WHS). The reconnaissance survey was monitored by Mr. Joe DeRose, staff historian at the DHP, and by Mr. David Kurihara, the Treasurer and City Clerk of the City of Lancaster, who is acting as the City's Project Manager.

The first phase of the project was a reconnaissance survey of the study area, which was conducted between November 2008 and February of 2009. The reconnaissance survey ultimately surveyed 279 resources within the project area. These resources included public buildings, churches, and commercial buildings, but the overwhelming majority were single family dwellings that range in age from the mid 1840s to the mid-1980s. All of these buildings were photographed and mapped and a complete inventory of these resources is appended at the end of this report. The reconnaissance survey phase of the project was then followed by the second phase, the intensive survey, which was completed in early August of 2009 This phase consisted of an intensive research effort that was designed to generate an overview of the history of the city, an overview of those historic themes that are most closely associated with this history, and basic historic information about the select group of the resources that were identified by the reconnaissance survey as being potentially eligible for listing in the NRHP.

The primary objective of the intensive survey was the identification of all the individual resources and groups of resources within the project area that are of architectural or historical significance and that are potentially eligible for listing in the National Register of Historic Places. A secondary but equally important objective of the survey was the creation of a comprehensive data base of information about Lancaster's historic resources that can be used by the City in making planning decisions for the community.

Funding for both the reconnaissance survey and the intensive survey was provided by a grant-in-aid to the City of Lancaster from the U.S. Department of the Interior as administered by the DHP. Both the reconnaissance survey and the intensive survey phases of the overall project were conducted by Mr. Heggland and were monitored by Mr. Joe DeRose, Staff Historian at the DHP, and by Mr. David Kurihara, the City of Lancaster's City Clerk and Treasurer, who acted as the City's Project Manager. Additional oversight was provided by Mr. Jim Draeger of the DHP, who is Wisconsin's Deputy State Historic Preservation Officer.

SURVEY METHODOLOGY

PRELIMINARY STEPS

The City determined the boundaries of the project area and made the decision to exclude from further consideration the two individual buildings and the single historic district in the city that are already listed in the NRHP prior to the hiring of a consultant. Consequently, the first step in the reconnaissance survey consisted of a pre-survey during which the consultant undertook a series of drives and walks through the project area. This was done both to familiarize the consultant with the project area and to uncover any unusual aspects of it that might call for special treatment. The first finding of this pre-survey was that the historic residential core of Lancaster is still readily definable and has been only slightly altered by the intrusion of modern buildings, which, for the most part, are located around the periphery of this residential core. The second finding, and one of significance for the future of the project, was that while there is still a large concentration of intact historic resources while within the project boundaries, integrity levels within these boundaries vary.

Consequently, it was decided to survey all the resources within the project area that were believed to be fifty years old or older and which still retain their original appearance and exterior cladding. Unfortunately, this decision also meant that many of Lancaster's' older resources could not be surveyed due to their lack of integrity. In addition, the scope of the survey was also expanded to include several intact buildings dating from the late 1950s and later that are good representative examples of their different styles and which it is believed will be of interest to the City in the near future.

While the issue of deciding what to survey was being considered, the process of identifying pertinent historic resource materials was also begun. This involved a search of the resources held by the Wisconsin Historical Society in Madison, the WHS's Area Record Center (ARC) at the University of Wisconsin's Platteville campus, the Schreiner Memorial Library in Lancaster, and the City of Lancaster. As anticipated, the WHS , and especially its Platteville ARC, proved to be an especially fruitful source that produced the majority of the items listed in the bibliography that follows this report. Along with such essential items as Grant County plat maps and plat books, Bird's Eye View of Lancaster (1872), microfilm copies of Lancaster newspapers, and Sanborn-Perris fire insurance maps of Lancaster, the WHS's Visual and Sound Archives also produced historic photos of Lancaster and its Division of Historic Preservation added additional information that is contained in its files. Another essential resource that is located both in Platteville and in Lancaster is all of the extant City of Lancaster Real Estate Tax Assessment Rolls, which date from 1842 to the present, and published Lancaster-related city and county histories.

Another early goal of the survey was to find suitable base maps that could be used to record the locations of the resources surveyed. Ideally, such a map or maps would show building footprints, lot lines, and addresses, although it was not anticipated that such maps would be found. Fortunately, the Grant County Real-Property Listers Office was able to provide excellent large scale maps of the city dating from 2008 that show lot lines and parcel identification numbers for the entire city as of that date. This meant that satisfactory maps were already in existence and thus did not have to be produced for the survey; a significant savings in time and money.

Yet another task performed prior to the beginning of the field survey was the identification of all the resources in the project area that had previously been surveyed by the DHP, which uses survey projects such as this one to update information it already has on file and to identify buildings that have been demolished since earlier surveys were undertaken. This involved searching the DHP's Wisconsin Historic Preservation Database (WHPD) for inventory cards that matched addresses in the project area, a search that identified 216 buildings and other resource types that had been previously identified in various surveys undertaken in 1976 and 1985, nine of which have since been demolished.[1] The 207 surviving previously surveyed buildings and other resources, however, represented only those buildings that the early surveyors felt met the survey criteria and architectural knowledge of their times. While the new survey reviewed these

[1] These 216 buildings do not include the ones located within Lancaster's NRHP-listed Courthouse Square Historic District or the two other individual Lancaster buildings that are listed in the NRHP.

buildings and resurveyed and rephotographed them as part of the current project, it was also charged with evaluating the architecture of the entire project area, which necessitated analyzing not only examples of the recognized architectural styles but also the large numbers of vernacular form buildings that were left unsurveyed and unanalyzed by the earlier surveys. Specific methodology at this point consists of a judgment being made in the field by the consultant to include a building in the list of inventoried resources because of some aspect of its architectural composition. Following this decision, field notes are made on the building and it is then photographed. Not surprisingly, this level of analysis results in the inventorying of many more resources than a windshield survey.

RECONNAISSANCE SURVEY

Once the survey criteria had been decided, the field survey itself began, which consisted of identifying all the resources within the project area that met the survey criteria and taking digital color photos of them. The consultant began this work in mid-November, a time when there was no snow on the ground and little or no foliage to obscure the buildings, thereby making it possible to produce superior photos. The resulting survey recorded 279 resources of all types within the project area, well in excess of what was originally anticipated. In addition to rechecking the 207 still extant Lancaster resources previously identified in the 1976 and 1985 surveys, every other building and built resource located within the project area was also evaluated and 72 additional resources, being primarily buildings of architectural interest, were added to the existing inventory. All of these resources are listed in the inventory at the end of this report and a smaller group of these resources was researched in greater detail as part of the intensive survey. The great majority of the 500 resources surveyed by the consultant, however, were previously surveyed resources.

Following completion of the field work, field notes were checked and organized to facilitate the site-specific research that would take place in the intensive survey phase. Each site already had or was assigned an address and this number was then transferred to the base maps of the project area that help both the DHP and the City of Lancaster locate surveyed resources. These maps also assisted the consultant in identifying areas where surveyed resources appear to be concentrated and which, following field review, could be considered candidates for historic district status. This resulted in the identification of two additional historic districts where potentially eligible inventoried resources are concentrated. After further analysis, separate draft maps showing the individual resources within these provisional district boundaries were prepared for each of these two small historic residential districts and district survey forms and maps for them are located at the end of this report.

The reconnaissance survey concluded with a tour of the project area. Mr. Jim Draeger, who is the Deputy State Historic Preservation Officer at the DHP, met with the consultant in Lancaster on March 19, 2009, in order to review the findings of the reconnaissance survey. The result was that twenty-five individual buildings or groups of buildings were found to be potentially individually eligible for listing in the NRHP and the two proposed historic districts were also evaluated at this time and the district boundaries were refined. The results are included in the summary section of this report.

INTENSIVE SURVEY

With the photographs and the list of resources inventoried by the reconnaissance survey in hand, the consultant began the task of organizing the inventoried resources into groups based on stylistic attributions. Once this task was completed, each of these groups was further evaluated and the best examples in each group became the subject of the more intensive research process that forms the core of the intensive survey. For example, all buildings surveyed that represent the Italianate style were grouped together to identify the typical stylistic subtypes and building forms in Lancaster. These were then compared and evaluated to determine which were the best examples within each subtype. The best examples were then evaluated against National Register criteria and those which appeared to meet the criteria were designated as "potentially eligible." The results of this evaluation process can be found in the Architectural Styles section of this report. It needs to be noted, however, that at this stage this designation is advisory only and represents just the best judgment of the consultant. Actual designation of "eligible" status can only be made as a result of a formal evaluation, either through the National Register nomination process or through the

Determination of Eligibility process, both of which are evaluated by the staff of the DHP and the Keeper of the National Register in Washington D.C.

While this evaluation process was taking place, the reconnaissance survey maps were being compared with the 1895 Grant County Atlas map of Lancaster and the several Sanborn-Perris fire insurance maps of Lancaster (1894, 1899, 1905, 1912, 1927, and 1927 updated in 1945) in order to determine approximate building construction dates for the buildings surveyed. The information thus obtained resulted in a list of approximate (sometimes *very* approximate) building construction dates for many of the buildings surveyed, which dates, though necessarily inexact, were still of great value in narrowing the focus of the subsequent intensive research effort that was to follow.

The revised building list, complete with approximate construction dates, was then compared with the results of the style evaluation process described above and buildings that ranked high in their respective stylistic categories were included in the intensive research effort. Also included in the intensive research effort were all of the buildings that were included within the provisional historic district boundaries, and all buildings and other resources considered to be potential eligible individually.

The buildings on the resulting list were researched individually to determine dates of construction and the names of original owners. First, all the properties on this list were checked against the current real estate tax assessment lists in the County Treasurer's office in order to produce a current legal description for every building on the list. These descriptions then became the means of accessing the historic Lancaster Real Estate Tax Rolls, the original copies of which are kept in the UW-Platteville ARC and the Grant County Treasurer's office, and which are complete from the present year back to 1845. This research occupied much of the months of May and June of 2009 and ultimately produced approximate or exact building construction dates and original owner's names for most of the properties on the list..

While tax records research was being conducted a parallel effort was being made to identify and research those historic themes that have been important to the history of Lancaster. The basis of this research is the large group of historic themes that have already been identified by the extensive research that is embodied in the DHP's *Cultural Resource Management Plan*, which research is ongoing and is intended to accomplish the same goals, but on a statewide basis. These themes cover or will eventually cover nearly every aspect of the built history of Wisconsin and it is intended that the research conducted for site-specific projects such as the Lancaster Intensive Survey will be complimentary to this larger ongoing effort.

At the community level the purpose of thematic research is to develop an overview of the history of a community that will facilitate the identification of those remaining resources that can be considered historically and possibly architecturally significant from the standpoint of the National Register program and local preservation efforts. Preliminary research undertaken at the onset of the Lancaster Survey suggested that the following themes, which are listed in alphabetical order, were important and would prove productive:

Architecture
Education
Industry & Commerce
Religion

The research that followed the identification of these themes relied heavily on secondary sources such as the very fine first Intensive Survey Report of Lancaster, written in 1985, historic maps of the community, historic Lancaster newspapers, etc. The information thus generated is included in this report and will be found in the historic themes section.

Ultimately, the intensive survey researched approximately 56 of the 279 resources that were identified in the reconnaissance survey phase, although all 279 resources were photographed and evaluated in light of NRHP and DHP criteria. In addition, every property surveyed during the course of the project has had an electronic database entry prepared for it in accordance with DHP standards. These entries consist of a

digital photo of the resource, a summary of the historical and architectural analysis performed on the subject property, and they also include other required information such as an address and a parcel identification number. These entries were made for the DHP as additions to its Architectural Historic Inventory (AHI), which now includes more than 158,000 building located throughout the state. In addition, all the written information contained in these entries and additional historic data was copied into the DHP's electronic data base using the software developed by the DHP and this can be viewed by accessing the Wisconsin Historical Society's web site www.wisconsinhistory.org..

INTENSIVE SURVEY FINAL REPORT

Several of the historic theme chapters in this report that deal with only a few extant resources such as Religion and Education, have been in progress since June of 2009. Most of the other chapters, however, including especially those relating to architectural styles, had to wait until the tax records and newspaper research was completed before they could be written. With the completion of the newspaper research in August of 2009, work on the final chapters of the intensive survey report commenced and was completed by November of 2009. In addition to the thematic chapters, the building inventory list, and the bibliography, this report also includes copies of the two District Survey Forms prepared for the two proposed historic districts.

PUBLIC EDUCATION

The consultant worked closely with employees of the City and Grant County from the onset of the project and received valuable support and assistance from them throughout the course of the survey. Presentations were made to the City by the consultant and the first public meeting with the larger community took place in December of 2008, when a presentation by the consultant and Mr. DeRose of the DHP was made to the Lancaster Historic Preservation Commission. A final meeting is scheduled for December 8, 2009, when a final report on the survey will be made to the community by the consultant and a member of the DHP staff.

HISTORIC OVERVIEW OF LANCASTER'S ARCHITECTURE

Good general histories of the early years of the city of Lancaster can be found in the 1881 and 1900 published histories of Grant County that are cited in the references and additional information about the built history of the city as a whole is contained in the 1985 Intensive Survey Report written by Mary E. Taylor that includes Lancaster and four other southwest Wisconsin communities. This survey examined many aspects of the history of the city in great detail and it provides a good general history of the city and describes the historic buildings within the study area as they relate to the themes of Commerce, Education, Government, Recreation and Entertainment, Social and Political Movements, Transportation, and Notable People. Consequently, the 2009 report will not attempt to cover ground that has been well traveled before. Instead, the history that follows will take a general look at the architectural trends that have evolved in Lancaster in the years since its founding and it will also look at the physical growth of the city.

Today, Lancaster is the county seat of Grant County and in 2000 had a population of 4070. In 1834, though, when Aaron Boice, the first settler of the land that was to become the city of Lancaster arrived, all this land was included within the boundaries of the larger and as yet undivided Iowa County and was then without formal governmental organization. Shortly after his arrival, Boyce set about farming his land and the site he chose was a beautiful one whose natural beauty was still apparent when it was described in the 1881 history of the county.

> The site of the present city of Lancaster was originally, before the advent of the white man, a beautifully-rounded knoll, covered with low brush at intervals, through which forest trees, singly or in groves, spread their sheltering branches. At the foot of this knoll bubbled forth a limpid spring, clear as the purest crystal … Past this spring poured a brawling brook, fed by this and lesser neighboring fountains.[2]

Boyce formally entered his claim for this land in November of 1834, which consisted of the east half of the southeast quarter of Section 3, T4N, R3E, an eighty-acre parcel that also included the east half of what is now Lancaster's National Register-listed Courthouse Square Historic District. Two years later, Major Glendower Morgan Price, a land speculator, purchased the west half of the southeast quarter, a purchase that was probably based on the news that the newly elected Wisconsin Territorial Legislature had, in the same year, created Grant County out of the former Iowa County and had appointed commissioners to select the site of the county seat. Shortly after the Legislature's decision, Price purchased Boice's half of the southeast quarter of Section 3 and on this 160-acre parcel he had a town plan laid out on a north-south, east-west grid that contained 47 city blocks and, most notably, a block which he called labeled "public." This site was then proposed to the commissioners and in 1837, Price's proposal won out over two other speculative town sites and several established communities located elsewhere in the county, thanks partly to its central location and thanks also to Price's donation to the county of the public square shown on his plat as the new courthouse site and his further donation of $1000.00 for its construction.

Lancaster therefore evolved where it did and when it did because of the unusual circumstances surrounding the creation of the city. Lancaster originally existed only on paper and in the mind of its developer, Major Glendower Morgan Price, and Price's choice of a site was dictated solely by its geographical location near the center of what is now Grant County, which he believed would favorably influence those who were seeking a location for the county's new seat of government. To help ensure that his site would win out, Price dedicated an entire square block in the middle of his plat for the use of the public and when his site was finally chosen in 1837, it was on this block that the new county courthouse was built and it was around this courthouse that the city of Lancaster subsequently developed. Lancaster thus evolved for very different reasons than the typical community of its time. Most of the state's earliest communities came into being because those who founded them located them on a river or stream that could be harnessed to provide power for saw mills and flour and grist mills and other industries that required water for power or manufacturing or else they were located on a road, a river, or a lake and had access to some form of

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[2] *History of Grant County, Wisconsin.* Chicago: Western Historical Co., 1881, p. 639.

transportation. It was the combination of access to transportation and access to a source of power that made these new communities successful. Lancaster, however, had none of these advantages and was developed where it was solely because of its geographical position near the center of the county, which made it a reasonable choice to be the site of the county's new seat of government. This was Lancaster's only natural advantage, but it was enough.

The subsequent construction, in 1838, of Grant County's first courthouse on the block that Price had been set aside for it practically guaranteed that the blocks that surrounded it would become the future site of Lancaster's commercial and professional activities.

> Unlike larger and more expansive forms of government, the affairs of the county are traditionally managed from a single building. A center of law, a storehouse of records (and hence county history), and a conduit to state government, the county courthouse inevitably becomes the center of the community and a focal point for the entire county. In addition to housing the offices of judges, commissioner, clerks, and supervisors, the courthouse also provided a forum for the politics and gossip which attends such activities, and the courthouse square was historically the center of civic life: the site of hangings, (although not often in Wisconsin), elections, mass meetings, and political rallies.[3]

In Lancaster's case, the courthouse was actually built before Lancaster itself, which meant that those who wished to profit by the arrival of visitors to the county seat had to scramble in order to establish places of business that would permit them to do so. That these visitors would come was a given since, in the 1830s, communication with officialdom, even for something as simple as registering a deed, was either done by using the slow and often unreliable mail of the day, or it was done in person. But travel to Lancaster and home again from other parts of the county was difficult and took time, which meant that visitors to Lancaster usually needed a place to stay upon arrival and would also probably try to combine their business there with any shopping that needed to be done. Consequently, businessmen almost immediately began to build hotels and stores to serve these visitors and these places of business were first located on the square facing the courthouse or else just off the square.

Proximity to Lancaster's most important (and, at first, only) destination was the obvious reason for building on lots that surrounded or were located close to the courthouse square but it is also worth remembering that most of the earliest settlers of Lancaster came originally from communities on the east coast, and many of these persons undoubtedly grew up in or had lived in or near communities that had a courthouse square that was surrounded by retail stores, professional offices, hotels, and churches. Thus, it would have seemed perfectly normal to them to build similar institutions on the streets surrounding Lancaster's courthouse as well.

The first "stores" in Lancaster were log buildings built by Ira Brunson and Major Price, and the first "hotels" were boarding houses run by a Mr. Richards, which occupied the former Aaron Boice cabin, and another that was run by James Jetty. The kitchen of the latter establishment was located where the Wright House Hotel (101 N. Madison St.) now stands, while its dining room was located across E. Maple St. in a frame building built in 1838 by George Cox on the future site of the Ryland & Holloway Bank building (107 E. Maple St.).[4] Another two-story frame building that was sometimes known as the Morrell building was built in the same year on the southwest corner of the E. Maple and N. Monroe streets, this being the site of the present Jonathan Phillips building (151 E. Maple St.), and a two-story log building was also built that year on the corner where the Thomas McDonald Building is now located (105 W. Maple St.).[5] This

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[3] Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin.* Madison, Division of Historic Preservation, State Historical Society of Wisconsin, Vol. 1, p. 8-4.

[4] This frame building also served as the first courthouse while the actual one was being built and was expanded into a boarding house by Harvey Pepper in 1838.

[5] The Morrell building was taken over by James Otis in 1841 and became the first real general store in the village.

last building was known locally as the "blockhouse" and its second story housed Lancaster's first law firm, one of the partners being Nelson Dewey, who in 1848 would be elected Wisconsin's first governor.

In 1839, John P. Tower erected a building (non-extant) on the northeast corner of the intersection of E. Maple and N. Monroe streets, which he opened as an inn. In 1840, Harvey Pepper, who had, in 1838, built an addition on to the George Cox building and had run it as a boarding house, built a new brick building (location unknown) that he operated as a hotel and which was turned into store a by James Otis after Pepper's death in 1842. In 1841, Daniel Banfill built a two-story frame building on the future site of the Wright House, which he operated as the Banfill House hotel and which remained in operation until it was demolished to make way for the Wright House in 1868.

> The year 1843 saw numerous changes and improvements. James M. Otis opened an extensive stock of merchandise in his new store, the first general and complete stock that had been opened. In these early times the bulk of the goods were brought across the country from Milwaukee by teams. Heavy goods, such as hardware and the like, was generally purchased in St. Louis, and brought up the river as far as Potosi, from which point it was hauled by teams to Lancaster. Groceries were also sometimes purchased at the same place, but all dry goods and fancy articles came from Milwaukee.[6]

A second general store was also opened in Lancaster in 1843 by T. M. Barber and James Ward, but as a later county history noted:

> The settlement was still small and the two stores had a rather hard time, as they could not hope to draw trade from the south, west, and east, where the extensive stores of Potosi, Beetown, and Platteville tempted customers.[7]

Still, if developmental progress in Lancaster was slow, it was real never-the-less. In 1843 a tri-weekly stage line was started between Lancaster and Platteville by H. Messmore and Barber & Ward moved their stock into a new frame building located where the M. M. Ziegler building now stands (126-132 S. Madison St.) later in the same year, A. Crosby opened a tailor shop in a small one-story frame building located where the Jeide-Carthew Building now stands (138 S. Madison St.), and the *Grant County Herald* newspaper began publication. In 1845, a second stage line connecting Lancaster with Platteville and Cassville was also established, Barber & Ward moved into a new store near the corner of Maple and Monroe streets, George Cox built a new frame hotel called the Mansion House on the site now occupied by the Masonic Lodge building and the A. J. Schmidt building (150 and 152 S. Madison St.), and Lancaster's first two doctors took offices in the Banfill House and in a building near the corner of Maple and Monroe streets.

In 1846, a blacksmith and wagon shop was built just outside the courthouse square by John Boright, N. H. Suttle opened the Grant County House (location unknown), John M. Otis started a hotel or boarding house, and Mr. McClanathan kept one as well. In 1847, Andrew Barnett came and started a hotel called the Telegraph House that was later for many years known as the Lancaster House (located on the southeast corner of E. Maple and S. Monroe streets, non-extant), and new firms replaced existing ones in several of the village buildings in these years. Never-the-less, while the business affairs of the village may sound impressive when listed in this manner, the fact remains that Lancaster could actually only boast of having three real stores and three real hotels (the Banfill House, Mansion House, and Lancaster House), by the beginning of 1848.[8] Mostly, the businessmen of Lancaster had to contend with problems associated with poor transportation facilities and competition from other, more established communities.

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[6] *History of Grant County, Wisconsin.* Op. Cit., p. 643. Potosi is located in Grant Co. near to the Mississippi River.

[7] Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print, 1900, pp. 402-403.

[8] The population of the Town of Lancaster in 1848, the year that Wisconsin became a state, was 933—496 males and 437 females, this being indicative of the growth of agriculture in the town and in marked contrast to the mining communities to the south, where men predominated by a large margin.

> Up to the beginning of 1848, but three stores of any moment were to be found in Lancaster. Potosi, on the contrary, was not only well supplied, but did an extensive jobbing business, while Beetown had several stores carrying extensive stocks, The result of this weighting the wheel of traffic so to one side was shown in the fact that the majority of trade was done in these places; even those living within a few miles of Lancaster preferred to go where they could have a larger stock to select from. Again, transportation facilities were such that merchants were unable to take the produce brought in by the farmers and handle it successfully, owing to difficulties in transportation.[9]

In 1848, T. M. Barber finished his new brick Federal Style business block opposite the courthouse (131 W. Maple St., greatly altered), which is now the oldest commercial building in the downtown. The last years of this decade also saw the construction of the earliest surviving houses in the city as well. These are: the Greek Revival style John Otis/John Clark House at 140 N. Jefferson St.; and the Side Gable Vernacular Form Nelson Dewey House located at 147 W. Hickory St., both of which were built in 1849. Both of these houses represent designs that were then common in the eastern states of the country where both the owners and the builders of these houses had come from and they are typical of the earliest houses built in Grant County and elsewhere in the state during this period.

No other business buildings of consequence were built in the village for the next several years, however. The following, written in 1881, describes the business portion of the village in 1853, when the village's population numbered about 350.

> An inventory of the business houses of Lancaster, in 1853, would have shown the following: Dwight T. Parker, who occupied a store on the site at present occupied by Howe & Baxter; Alcorn & Barber, in the brick store occupied by Ivey & Webb [131 W. Maple St.]; G. Maiben, in the building now used by John P. Lewis [destroyed by fire in 1888]; T. P. Liscum & Co., who occupied a frame building standing where the store of William Baxter [142 E. Maple St.] now stands. The hotels were four in number—Banfill's, located on the present site of the Phelps House [101 N. Madison St.]; the Lancaster House, at that time comprising the north portion of the present building [non-extant]; the Mansion House [non-extant], and the Wisconsin House, kept by Myron W. Wood, which building is now occupied by Mr. McCoy as a residence. These, with the log building [non-extant] on the corner of Madison and Maple streets used as an office by Barber & Lawry [attorneys], the small frame building standing on the present site of Johnson's brick [134 E. Maple St.], and used by the *Herald* as an office, together with some twenty or thirty frame and log structures used as residences, comprised the village of Lancaster at this time.[10]

It is worth noting that up to this time most of the business-related buildings built in the village had been located just off the square on both sides of the 100 block of E. Maple St. or else on the east side of the square, rather than on the remaining three sides of the square. The reason for this was bound up with the early history of the village.

> The *Herald* commented on the injury done to the place by speculators in land thus: "Soon after Lancaster was made the county seat, speculators entered all the good lands in the vicinity and held them at prices beyond the reach of incoming immigrants. In 1854, they became alarmed and sold at from $4 to $10 an acre. In 1855 all the lands in the vicinity are owned by actual residents. This spirit of speculation left Lancaster behind in the mercantile and business interests, and it must take some time to catch up." And again: "The high price of lots around the court-house is causing the town to move down into the valley toward Judge Colter's spring."[11]

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[9] *History of Grant County, Wisconsin.* Op. Cit., pp. 644-645.
[10] Ibid, p. 648.
[11] Holford, Castello N. Op. Cit., p. 410. Moving down the valley meant moving eastward down E. Maple St.

Still, while growth in Lancaster during the 1850s was not spectacular it was never-the-less large enough to permit the city's first church congregations to move out of the private houses and commercial buildings that had housed their services up to that time and into the city's first church buildings. The first congregation to do so were the Methodists, who completed their first church (non-extant) on the corner of E. Maple and N. Adams Streets in November of 1851. Hot on their heels, however, was the Congregational Congregation, whose new Greek Revival style church was completed in December of the same year on the southeast corner of E. Cherry and S. Adams streets.[12] The third congregation to build was the Baptists, who built a new brick church on the corner of S. Madison and E. Oak streets in 1852.[13] Next to build was the Emmanuel Episcopal congregation, whose clapboard-clad Gothic Revival style church was built in 1858, this church being still extant today and located at 304 S. Jefferson St. A year later, Lancaster's Catholic congregation (St. Clement's) built their first church as well, this being a small stone Gothic Revival style building located at 201 W. Cherry St. that has now been demolished.

Gradually, though, the settling of the lands surrounding Lancaster and the increasing importance of agriculture to the local and regional economy began to work to Lancaster's long-term advantage. Lancaster also benefited from the high prices that farmers in the vicinity received for their produce during the Civil War years and the real growth of the village's business sector occurred during and soon after the war. In 1860, just prior to the outbreak of the war, the log building on the northeast corner of Maple and Madison streets known as "the blockhouse" was replaced with a frame, Greek Revival style building.[14] In 1863, George Ryland built the village's first three-story brick building on the southeast corner of E. Maple and S. Madison streets (102 S. Madison St., extant but altered) and Jonathan Nathan and W. B. Baxter built two-story brick buildings at 140 and 142 E. Maple St. (both extant) respectively, in the following year.

During the war period the population of the village also experienced growth as well, which by 1865 numbered 853. Larger village and rural populations created a need for more and better goods and services and efforts to meet these needs began immediately after the end of the war. In 1865, the original brick courthouse building, completed in 1853, was substantially enlarged by the addition of a third story and a new two-story wing. In 1866-67, Nathan, Schreiner & Co. built a two-story brick building for their store at 132 E. Maple St. (extant) and in 1869, John Wright opened his brand new three-story brick hotel at 101 N. Madison St. (extant), which was first called the Phelps House after the first lessee. In the following year the John Crabtree Estate built another three-story brick building next door to Wright's hotel at 112 E. Maple St. (extant) that was soon thereafter purchased by C. Horstman and run by him as an hotel and Nathan & Woolstenholm built their three-story brick store building next door at 120 E. Maple St. (extant) in the following year.

Lancaster's new prosperity was visible both in the number of new buildings being put up and also by the fact that these buildings were now being built out of brick rather than wood. Brick construction was not limited just to commercial buildings either. The fine brick Greek Revival style Emily B. Farrar house located at 407 S. Adam St. was built in 1866 and the outstanding brick Frank Halbert/Horace Hymer House located at 207 S. Harrison St. was built in 1868-69 in the newly fashionable Italianate style.

And still more new commercial buildings followed in the early 1870s, including: the two-story brick Ryland & Holloway Bank building at 107 E. Maple St. and the two-story brick Ryland & Holloway building at 111-113 E. Maple St., both still extant and built in 1871; the two-story brick Stephen Johnson building at 134 E. Maple St., built in 1873 and still extant; and the two-story brick Henkel & Wenzel Building at 150 E. Maple St., built in 1874 and also still extant. Also built in 1872 was a new Grant County jail, this being a brick Italianate style building (non-extant) that was located at 111 S. Jefferson St.

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[12] This now greatly altered building is still extant and is located at(208-212 S. Adams St., this building being Lancaster's oldest surviving church

[13] This building was demolished in 1919 and was replaced by a new and larger church (302 S. Madison St.) which has also now been demolished.

[14] This building was subsequently replaced by the first brick-clad Thomas McDonald Block, which burned in 1888 and was replaced with the current, now greatly altered building located at 105 W. Maple St.

Never-the-less, Lancaster's rate of growth at this time and concern about its future were still very much subjects of comment in the local newspapers during this period. One can sense this in the tone of an article written in the spring of1871 describing the upcoming building season.

> In point of steady and substantial domiciliary improvements Lancaster is bravely holding its own and keeping step with the requirements of the age, and the rapid increase of population. Geo. Clementson, Geo. Budd and Mr. Hoskins are building on Ryland's addition. David Schreiner is doing likewise on Adams street. Mr. Haines, Mr. Ketner, John Herbert, E. Hite and Joel Barber are erecting houses in various parts of the village. From these simple statements it may be inferred that Lancaster is hardly "dead yet."[15]

Dissatisfaction with the status quo was also expressed regarding other aspects of Lancaster's situation at that time as well, most notably in regard to its lack of manufacturing facilities.

> We can designate nothing that is so much needed in Lancaster as a number of good manufacturing establishments. In this particular it is far behind many towns of fewer inhabitants and less pecuniary stability and power. It is very well known that the growth and prosperity of a town depend largely on the number and character of its manufacturers. Given well-operated factories conducted by men of enterprise and skill, and the steady, substantial development of a place is in a great measure secured.[16]

Unfortunately, the lack of railroad facilities in Lancaster at that time was a serious impediment to anyone contemplating the creation of such an establishment there and Lancaster's hopes of becoming a manufacturing center were destined to remain unfulfilled. Still, while Lancaster may have then lacked railroad connections, the 1872 Bird's Eye View of Lancaster clearly shows that it was most definitely situated at the center of Grant County. No less than six roads lead into and out of the city from every point on the compass and give the city map of that time a decided pinwheel appearance. Elm Street runs southeast out of Lancaster towards Ellenborough and Platteville, Madison Street runs south towards Potosi and north towards Boscobel, Beetown Road runs southwest towards Beetown and Cassville, and Maple Street runs west towards Bloomington. The same view also shows that the built up area of Lancaster in 1872 was largely bounded by Pine Street to the north, Harrison Street and Beetown Road to the west, Van Buren Street to the east, and Lincoln Avenue and W. Oak Street to the south, and brick or frame commercial buildings line both sides of the 100 block of E. Maple St. and the north side of the square, and more were located along both sides of the 100 block of N. Madison St.[17]

By 1878, Lancaster had grown to the point that it could be incorporated as a city, which event occurred in that same year, and in the following year Lancaster finally achieved a long cherished dream when the Chicago & Tomah narrow gauge railroad finally reached the city, the depot and roundhouse (both non-extant) of which were located two blocks north and one block east of the courthouse square along the 300 block of N. Washington St. The arrival of the railroad gave trade in the city a significant boost but the ones who benefited the most were farmers living in the surrounding area who no longer had to transport their produce to other locales for shipping. In order to facilitate the transshipment of the area's produce an entire new group of buildings was soon built in the immediate vicinity of the depot and the railroad tracks. These buildings included grain warehouses (349 W. Pine St.), the Lancaster Flouring Mill (ca.330 W. Linden St.,

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[15] "New Dwellings." *Grant County Herald*: April 11, 1871, p. 3. The George Clementson house is located at 350 N. Jefferson St.

[16] "What Lancaster Needs." *Grant County Herald*: October 3, 1871, p. 3. Lancaster's only factory at that time was the Lancaster Woolen Mills (non-extant), which had been established on the northeast corner of the intersection of E. Maple and N. Jackson streets in1868 but proved unable to compete with larger, better capitalized textile mills located elsewhere.

[17] *Bird's Eye View of Lancaster, Grant Co., WI.* Madison: J. J. Stoner, 1872. This view also shows two other buildings located on the square that have since been demolished; the stone St. Clements R. C. Church located at 210 W. Cherry St. and built in 1859; and the brick First Congregational Church, located at 201 S. Madison St. and built in 1871.

non-extant), and other now non-extant buildings associated with wholesale enterprises that together constituted Lancaster's only industrial sector. The railroad also gave the population of Lancaster a boost as well, which increased to 1069 in 1880, and the advent of the railroad and its positive effect on the prosperity of the surrounding farming area probably also accounts for the unusually large number of Italianate Style houses that were built in Lancaster in the 1870s and early 1880s.[18]

The growth that followed was steady and by 1885 Lancaster had a population of 1410. The continued replacement of the city's small frame commercial buildings with larger brick ones also continued throughout the decade and the boundaries of the downtown commercial district expanded somewhat as well, two notable examples being the two-story John Clark Building at 201 W. Maple St. in 1882, which began the enlargement of the district westward down the 200 block of W. Maple St. and the two-story brick annex that was added to the Wright House hotel in 1883 (125-129 N. Madison St.). Neither was an expanding economy the only thing driving new construction in the city. On the night of August 30, 1888, fire destroyed the entire east half of the block that included the east half of the 100 block of W. Maple St. and all the west side of the 100 block of N. Madison St.. This prompted an immediate rebuilding campaign that produced the new buildings 105, 107-109, 115, and 125 W. Maple St. by the end of the year, 126 N. Madison St. the following year, and 144 N. Madison St. by 1896. The fire also produced a revised building ordinance for new commercial buildings in the district that made brick construction mandatory within its boundaries.

For the most part, the 1890s in Lancaster represented the steady process of maturation. Businesses that had been started there in the 1870s and 1880s to service the needs of the surrounding agricultural community gradually expanded and prospered as the community around them prospered and matured. And the growing prosperity of local businesses was also seen in the construction of new and larger Queen Anne style houses throughout the city, many of which were built by men like Frank Schreiner, Charles H. Baxter, and Richard Meyer, Jr. who represented the second generation of successful family owned Lancaster mercantile businesses. Success also brought others to Lancaster as well. By 1895, Lancaster had a population of 2174 and by 1899, 2500.

New construction also continued on the Courthouse Square throughout the 1890s and the first five years of the 1900s as well, and by 1905, almost all of Lancaster's original wooden commercial buildings had been replaced with larger modern brick ones and the city's downtown commercial district had assumed the size and form that it still retains today. The crowning architectural achievement of this period was, of course, the construction of the new brick Neo-Classical Revival style Grant County Courthouse in 1903, which is now listed in the NRHP and is one of Wisconsin's most architecturally impressive county courthouses.

The new Courthouse, however, was to be symbolic in some ways of Lancaster's place in the world at the turn-of-the century. Lancaster's population would remain fixed at approximately 2500 until at least 1927, which would seem to indicate that by 1900 Lancaster had reached its natural place in the economic order of things as a prosperous rural trading center whose economy was and would remain dependent on the larger agricultural community that surrounded it. Lancaster's continuing dependence on the economic well-being of area farms can be seen by looking at the Sanborn-Perris fire insurance maps of the period, which list the city's industries in their directories. From 1894-1927, every directory lists only roller mills, grain elevators, and wagon shops as the principal industries of the city, all of which were either directly or greatly dependent upon agriculture for their economic existence.

The truth of the matter was nicely laid out by local photographer Henry C. Watton in the introduction he wrote in 1900 to his self-published book of photographs of Lancaster entitled *Watton's Souvenir of Lancaster*.

> It is not always a manufacturing town that is the most desirable for a home. For living—retirement, quiet, cleanliness, pure atmosphere, good water, and all that promotes health are sought

[18] In 1880 the Chicago & Tomah Railroad was purchased by the Chicago & Northwestern Railroad, who converted the track to the wider standard gauge and continued to serve Lancaster until the early 1970s.

for. The man in business prefers that his home be away from his business as much, and as distant from it, as necessary attention will permit. For a home he wants beauty of location, he wants society, he wants good schools if there are children in his family, he wants a choice of churches and gives more or less commendation to imposing church edifices; he wants the opportunity of attending lectures and witnessing dramatic entertainments, he wants easy access to the surrounding country, and a way to go abroad, or for his friends to come in; with all this he wants his home surrounded by other handsome homes, where a survey of outdoor views gives rest to the eye.

Lancaster is centrally located in one of the best agricultural counties in the state of Wisconsin. Because of its relative position and the beauty of its site it was at the organization of Grant County selected for the county's capital. It has maintained the enviable esteem of the residents of this large county of 40,000 people as the rightful possessor of this distinction for over sixty years. With never a stimulus of the freak known as a boom, it has steadily advanced from a hamlet of half a dozen houses to a city of twenty-five hundred people, living in homes many of which without and within would be subjects of admiration even in the largest cities in the state.

This brochure is compiled as a Souvenir of the last year of the 19th Century, in illustration of many of these pretty homes, and business houses and other institutions for which Lancaster is noted. As already intimated Lancaster is not reputed as a manufacturing city. It has had its healthy growth and its extensive business interests without fame in manufacturing enterprises. For these the field is open. It has a radius of agricultural country and facilities that would well sustain important manufacturing enterprises, but until men appear who are ambitious to take advantage of these opportunities Lancaster will be content with its planning mill, flour mill, and creamery, none of which interfere with the social and progressive order otherwise enjoyed. [19]

Fortunately or unfortunately, as the case may be, no one answered the call. Only four additional commercial buildings were built in the downtown district between 1903 and 1941: the A. J. Schmidt Building at 152 S. Madison St., built in 1917-1918; the Farmer's Telephone Building at 129 E. Maple St., built in 1923; the outstanding Prairie School style Lancaster Municipal Building, built in 1923; and the U. S. Post Office Building at 236 W. Maple St., built in 1938, the last two buildings also being listed individually in the NRHP.

In addition, only a relatively small number of American Foursquare, Craftsman, and Bungalow style houses and their vernacular variants that were built throughout the city's residential areas in the years between 1900 and 1941. Otherwise, this period is most notable architecturally for the fact that relatively few Period Revival houses were built in Lancaster during these years. A few were, of course, and some, like the superb Norman Revival style M. M. Ziegler house at 434 W. Hickory St., were designed for the city's wealthier residents; but they were not part of a trend that had a great impact on local building practices. Similarly, the few Prairie School style buildings in the city represent special cases rather than the result of a general interest in the style locally.

It is also noteworthy that no new additions to the city were platted between 1900 and the end of World War II. This means that the plats that were laid out in the optimistic days prior to 1900 produced enough platted land to last the city for the next 45 years. In general, most of the buildings that were surveyed by the Lancaster Intensive Survey are nineteenth century rather than twentieth century buildings. Lancaster grew very little if at all from 1900 to 1940 in terms of population (2500 in 1900, 2600 in 1927) so it is not surprising that there are proportionally far fewer buildings dating from the this period than from the period that preceded it.

Today, remarkably, the downtown's historic commercial buildings are still largely intact and still retain much of their historic appearance, but the functions of these buildings have changed a great deal. The day-to-day retail life of Lancaster has now largely moved off the square into other areas of the city, and the retail activities that are still present are of a different kind than the ones of a century ago. Fortunately for Lancaster, the lack of construction in the downtown core of the city between 1900 and the present has resulted in the retention of

[19] *Watton's Souvenir of Lancaster*. Lancaster, 1900, p. 1.

most of the historic commercial buildings that were constructed in the district prior to 1941. As a result, much of the city's historic commercial history is still visible in all its diversity today. The buildings within the district constitute the still intact historic business district of Lancaster and they bear witness to the way in which it has evolved from the late 1840s to the late 1930s. Besides their significance as the most intact commercial buildings in the city, these buildings have also been occupied by a good proportion of all the commercial enterprises that existed in Lancaster during the period of significance. These enterprises have included hotels, banks, restaurants, hardware stores, general stores, post offices, drugstores, harness makers, grocery stores, and other usages, all of which were once central to the life of Lancaster and the surrounding area.

Also intact is much of Lancaster's historic and architecturally rich residential building stock. While many of the buildings in the city have now been altered, very few have been lost, a fact that holds out promise for the future. After all, much of what has been done can be undone if the will is there and the will can be found if Lancaster's citizens decide that this is a goal worth pursuing. Lancaster's long history has produced numerous buildings that are of high quality and considerable architectural interest and much of this fine architectural heritage has and is being preserved. This is a matter of importance because the boundaries of the city of Lancaster have grown considerably since the end of World War II. The results of this growth can be easily seen in the post-war suburbs that are slowly ringing much of older portion of the city, but it is also all too evident in the changes that have occurred to many of the city's other historic buildings. Hopefully, a middle ground between the preservation of the past and the needs of the present and the future can be found that will ensure that this rich historic legacy will continue to impress and instruct future generations.

INDUSTRY AND COMMERCE

Industry

Despite the best efforts of its citizens, industry actually played only a small part in the history of Lancaster and none of the nineteenth century buildings that were associated with the few that did develop are still extant today. Saw mills and grist and flour mills were among the earliest and most important industries in Lancaster just as they were in every other early Wisconsin community. Early mills, however, were water-powered, which meant that they needed to be sited on a river or stream that could be dammed to generate the necessary power. But while a small stream now known as Pigeon Creek flows along the east edge of the city, more favorable locations were located in the area surrounding Lancaster and it was there that these mills were built. By 1854, two small saw mills were in operation in the Town of Lancaster and in the fall of 1856 the first sawmill in Lancaster proper was built by Griswold & Mayer, "the intention being to add to it the machinery necessary to for the manufacture of flour after awhile."(**1**)

The first and the only real industry that existed in Lancaster in the nineteenth century, aside from various small agriculture-related mills and processing plants was the Lancaster Woolen Mills, which was founded in 1868 in a large new $30,000 building located on the northeast corner of N. Jackson and E. Maple streets. This firm operated intermittently until 1880, when the mill finally closed. It was reopened once again in 1888 by Twichell & Osborn, who converted it into an excelsior manufacturing factory and it remained in production as such until it was destroyed by fire in July 17, 1895.(**2**)

All the other industries that were established in Lancaster prior to World War II were related to the processing of products that were produced on the farms that encircled the city. The arrival of the railroad in 1879was especially important to the farmers living in the surrounding area who no longer had to transport their produce to other locales for shipping. In order to facilitate the transshipment of the area's produce an entire new group of buildings was soon built in the immediate vicinity of the depot and the railroad tracks. These buildings included now greatly altered or non-extant grain warehouses (349 W. Pine St.), the Lancaster Flouring Mill (ca.330 W. Linden St., non-extant), and other now non-extant buildings associated with wholesale agricultural enterprises that together constituted Lancaster's only historic industrial sector. The only surviving building associated with any of these businesses is the creamery established by Beck & Schwartz at 358 W. Elm St. in 1912-1913. This modest Astylistic Utilitarian Form concrete block building is still intact today although it has long since ceased to be a creamery, and it is the only surviving historic building in Lancaster that can be said to have been associated with industry.

NOTES ON SOURCES

The best general source of information on the history of industry in Lancaster are: the first Lancaster Intensive Survey published in 1985, the 1881 *History of Grant County, Wisconsin*, and the 1900 *History of Grant County*. In addition, the various Sanborn-Perris Maps of Lancaster are also very useful for determining the evolution, placement and general appearance of the various industries mentioned above.

EXTANT RESOURCES SURVEYED

AHI#44718	358 W. Elm St.	Beck & Schwartz Creamery	1912-1913(**3**)

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Sanborn-Perris Map Co. Fire Insurance Maps of Lancaster, Wisconsin. New York: Sanborn-Perris Co., 1894, 1899, 1905, 1912; 1927, 1927 (updated to 1945).

Endnotes:

1. *History of Grant County, Wisconsin.* Chicago: Western Historical Co., 1881, p. 652.
2. Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print Co., 1900, pp. 425-426.
3. City of Lancaster Real Estate Tax Rolls.

Commerce

Remarkably, all of the surviving historic buildings in Lancaster that are associated with the history of commerce are contained within the boundaries of the NRHP-listed Courthouse Square Historic District. Consequently, they fall outside the scope of this survey. Much of their history, however, is recounted in the Historic Overview chapter of this report.(**1**)

Endnote:

1. Heggland, Timothy F. Courthouse Square Historic District National Register of Historic Places Nomination Form. Mazomanie, WI: 2005.

EDUCATION

Public Primary and Secondary Education

All of Lancaster's nineteenth century schools have now been demolished. What follows is copied from the 1985 Intensive Survey Report.

> Lancaster's first school, supported by voluntary contributions, was organized in 1837 and located in a log cabin use by Major Glendower Price, the town's founder. In 1843, as the community continued its institutional development, a public school building was eredted through the efforts of Lancaster's school board, which consisted of prominent citizens Nelson Dewey, J. Allen Barber, and Daniel Banfill. By 1854, the schoolhouse (it was situated on the city's south side) was overcrowd and in 1856 replaced by a new structure. In 1868, again faced with overcrowding, the school district decided to construct a "larger and more imposing" building on the same site. This structure was destroyed by a storm soon after its completion (June 1868) but was rebuilt the next year and named "South School."
>
> A high school, which shared the South School building, was added to the district's offerings in 1875. When the single structure proved inadequate, a building designed to house the primary grades was constructed in 1887. (It was locate across from the South School and is no longer standing.) In 1894, a school was built on the city's north side (N. Madison St.) and was known as "North School."(**1**)

By 1924, however, Lancaster had grown to the point where a new high school was needed. The result was a new rectilinear plan, two-story, brick and stone-clad Collegiate Gothic style school that was built at 925 W. Maple St. to a design by the La Crosse architectural firm of Parkinson & Dockendorff, who were noted specialists in school design.(**2**) This building was completed in 1925 and it served as a high school until a new high school was built elsewhere in Lancaster in 1961. It then became a middle school and was used as such until a new middle school was built. It now houses the offices of the Lancaster District School System and has been substantially altered.

By 1952, the old North and South Schools, which were both still in use as elementary schools up to this time, had become seriously outmoded. Consequently, they were both demolished and replaced by a new elementary school that was located next to the 1925 high school building. This Contemporary Style school building is known as the Winskill School and it was enlarged 1965(**3**).

Parochial Education

Parochial schools have also played an important role in Lancaster's educational history as well. The oldest remaining one is the school addition that was built onto the rear of the Gothic Revival style German Lutheran Church in 1924.(**4**) The newest and by far the largest Lancaster parochial school is St. Clement's R.C. Church School located at 330 W. Maple St., which was built in 1954 as a replacement for the original school on this site, which was built in 1888-1889. This is an excellent Contemporary Style building designed by John Steinman, who was also responsible for a six-room addition that was added in 1963.(**5**) This school is still in use as a school today and it is considered to be eligible for NRHP listing as part of the St. Clement's R.C. Church Complex. Likewise, the German Lutheran Church, which was built in 1895, and its 1924 education wing, is also believed to be eligible for NRHP listing as well.

NOTES ON SOURCES

The best source for information on the city's early schools is contained in the Lancaster sections of the 1881 and 1900 Histories of Grant County. More current information can be found in the 1976 Bicentennial history of the County. Information on the city's Catholic parochial schools is also contained in the

commemorative dedication booklet published by St. Clement's Church and more information about both the city's public and parochial schools can be found in the local newspapers.

EXTANT RESOURCES SURVEYED

AHI#45363	925 W. Maple St.	Lancaster High School Building	1925
AHI#156401	861 W. Maple St.	Winskill Elementary School	1952/1965
AHI#44937	354 S. Madison St.	German Lutheran Church School Wing	1924
AHI#45506	330 W. Maple St.	St. Clement's R.C. School	1954/1963

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Watton's Souvenir of Lancaster. Lancaster, 1900.

Endnotes:

1. Taylor, Mary E.. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot.* Southwestern Regional Planning Commission, 1985, p. 34. Sanborn-Perris maps show that the South School was located at 517 S. Monroe St. while the North School was located at 706 N. Madison St. Excellent photos of both are to be found on p. 56 of *Watton's Souvenir of Lancaster.*
2. Parkinson & Dockendorff. *Twenty-Five Years of School House Planning: 1902-1927.* La Crosse: Parkinson & Dockendorff, 1927, p. 6.
3. Hoffman, Carl. "History of The City of Lancaster, County Seat of Grant County, 1900-1976." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976.* Grant County: 1976, pp. 60-61.
4. Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print Co., 1900, p. 437.
5. *The 1859-1959 Centennial of St. Clement Parish.* St. Clement Parish: Lancaster, 1959.

RELIGION

Detailed information about the early history of Lancaster's churches can be found in the 1881 and 1900 published histories of Grant County that are cited in the references and additional, more contemporary information about the city's churches as a whole is contained in the 1985 Intensive Survey Report written by Mary E. Taylor. The information that follows borrows heavily from these sources and is concerned primarily with the extant buildings that were surveyed in the course of this project.

The first religious services held in nineteenth century Lancaster took place in the area's pioneer schoolhouses, commercial buildings, and in private houses owned by members of the future congregations. Gradually, these pioneer congregations either faded away or expanded and were able to build their first real houses of worship. Several of the churches associated with Lancaster's nineteenth century congregations are still extant in an intact state. These surviving nineteenth century churches are discussed below, as are several historically significant twentieth century churches in the city that were built both before and after World War II. What follows is an alphabetical listing of the Lancaster congregations whose churches were surveyed and information about the houses of worship that they constructed.

Catholic

St. Clement's Catholic parish was originally founded as a mission of St. Thomas Church in nearby Potosi, which had been organized in 1836. During this early period the priests from Potosi parish traveled to Lancaster and said mass in private homes in Lancaster, but in 1859, the parish bought land on the corner of W. Cherry and S. Jefferson Streets and built a new stone church (non-extant), which was located at 201 W. Cherry St. Also built in that year was a small frame Front Gable form house that served the parish as a rectory. Services continued to be held in the stone church until 1886, when a large new brick Gothic Revival style church designed by Chicago architect Adolphus Druiding was built at 153 S. Washington St. on the corner of W. Cherry and S. Washington streets. This was followed by a new brick school located at 335 W. Cherry St., that was built in 1888-89, and a new brick rectory, built in 1893 at 135 S. Washington St. This complex remained in service until after the end of World War II but by then the congregation was once again in need of new and larger buildings.

Beginning in 1954, the original church buildings on this block were gradually replaced with new ones. The first was an excellent new Contemporary Style school designed by John Steinman, which was built in 1954 and is located at 330 W. Maple St. In 1963, Steinman designed an addition to the school and a new rectory, and in 1966 Robert Kraft designed an exceptional new church for the Parish that replaced the original one, as well as an attached new convent building. All of these new buildings are interconnected, they are in excellent, highly intact condition, and taken together they constitute a architecturally significant group of modern church-related buildings that is considered to be potentially eligible for NRHP listing.(**1**)

Congregational

> Lancaster's Congregational Society was formed in 1843 as a Presbyterian congregation and was part of the Mineral Point District of the Presbyterian and Congregational Union of Wisconsin. Private homes, the courthouse, and the village schoolhouse housed the group's religious activities until 1851 when a simple [Greek Revival style] frame building (208-212 S. Adams St.) was constructed by E. B. Tenney at a cost of $700.(**2**)

This church building (which is still extant but greatly altered) served the expanding congregation until 1873, when a large new brick Gothic Revival style church designed by Springfield, Illinois architect C. W. Shinn was built on the corner of W. Cherry and S. Madison streets (201 S. Madison St.).(**3**) This church was one of the city's most impressive buildings and it served its congregation until 1971, when it was demolished and replaced by the congregation's new church, which occupies the same site.

Episcopal

This congregation was organized in Lancaster in 1852 and its parish was originally named "Westwood." Members met in the public school until 1858, when the present clapboard-clad Gothic Revival style church was built, which is located at 304 S. Jefferson St. This is now Lancaster's oldest intact church building and while the congregation is no longer active, the church is still sometimes used as such by others.(**4**)

Lutheran

The German Evangelical Lutheran Church was established in Lancaster in 1877 and in the following year, began construction of a simple frame church measuring 22 x 40 feet that was built at 354 S. Madison St. on the corner of S. Madison and E. Oak streets. This church continued to serve the congregation until 1895, when the old church was demolished and was replaced by the much larger Gothic Revival style church that still occupies the site today.(**5**) In 1924, a new education wing designed in the same style and using the same materials was attached to the rear of the church. This is now the most intact of Lancaster's few remaining nineteenth century churches and it is eligible for listing in the NRHP because of its architectural significance as an excellent representative example of the Gothic Revival style.

Methodist

The first meetings of Lancaster's future Methodist Episcopal congregation were held in member's homes and in the public school until 1851, when a simple Front Gable form church building (non-extant) was built on the corner of E. Maple and N. Adams streets. This 42 x 26-foot building served the church until 1877, when the by now greatly expanded congregation decided to build a larger church on the corner of E. Cherry and S. Monroe streets. The new brick Gothic Revival style church was built by local builder Henry Muesse in 1877 and it has served its congregation ever since.(**6**) In 1891, Muesse built a large addition in the same style and using the same materials onto the back of the church and this sufficed until 2007, when the congregation built a large new education wing that is attached to the side of the 1877 church.(**7**)

Presbyterian

Lancaster's German Presbyterian congregation was organized in 1883 and a year later it built its first church on the corner of S. Jefferson and W. Oak streets. This was a frame building measuring 26 x 40-feet and it cost $1000 and it served its congregation until 1922, when it was sold to the Emmanuel Episcopal congregation for use as a guild hall and moved to the other side of the block. The Presbyterian congregation than began construction of a new and larger church on the original site. This fine, highly intact Neogothic Revival style brick-clad church was the work of an as yet undiscovered architect and it is still occupied by the First Presbyterian congregation today and is considered to be eligible for listing in the NRHP because of its architectural significance as a good, representative example of the Neogothic Revival style.(**8**)

NOTES ON SOURCES

The best source for information on the city's early churches is contained in the Lancaster sections of the 1881 and 1900 Histories of Grant County. Information on a few of the city's churches is also contained in commemorative dedication booklets published by these churches and much more information can be found in the local newspapers.

EXTANT RESOURCES SURVYED

AHI#45447	251 S. Polk St.	St. Clement's R. C. Church Rectory	1859/moved
AHI#155961	333 W. Cherry St.	St. Clement's R. C. Church Convent	1966
AHI#45506	330 W. Maple St.	St. Clement's R. C. Church School	1954/1963
AHI#155941	135 S. Washington St.	St. Clement's R. C. Church	1966
AHI#156321	135 S. Washington St.	St. Clement's R. C. Church Rectory	1963

AHI#44611	208-212 S. Adams St.	Congregational Church	1851/1860
AHI#44807	304 S. Jefferson St.	Emmanuel Episcopal Church	1958
AHI#44937	354 S. Madison St.	German Lutheran Church	1895/1924
AHI#45388	216 S. Monroe St.	Methodist Episcopal Church	1877/1891/2007
AHI#45416	133 W. Oak St.	German Presbyterian Church	1922

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1. *The 1859-1959 Centennial of St. Clement Parish.* St. Clement Parish: Lancaster, 1959. See also: Hibbard, James B. *Lancaster's Historic Courthouse Square.* Lancaster: Lancaster Historic Preservation Commission, 2006, p. 16 (illustrated); and *Watton's Souvenir of Lancaster.* Lancaster: 1900, p. 8. (illustrated)
2. Taylor, Mary E.. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot.* Southwestern Regional Planning Commission, 1985, p. 45.
3. Hibbard, James B. *Lancaster's Historic Courthouse Square.* Lancaster: Lancaster Historic Preservation Commission, 2006, p. 14 (illustrated); and *Watton's Souvenir of Lancaster.* Lancaster: 1900, p. 8. (illustrated)
4. Hibbard, James B. Op. Cit, p. 17 (illustrated)
5. Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print, 1900, p. 437. See also: *Watton's Souvenir of Lancaster.* Lancaster: 1900, p. 8 (illustrated).
6. Holford, Castello N. Op. Cit., pp. 430-431. See also: *Watton's Souvenir of Lancaster.* Lancaster: 1900, p. 8 (illustrated).
7. *Grant County Herald*: Oct. 25, 1877, p. 3. See also: *Grant County Herald*, June 4, 1891, p. 5, for the addition that Muesse also built.
8. Hoffman, Carl. "History of The City of Lancaster, County Seat of Grant County, 1900-1976." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976.* Grant County: 1976, p. 61.

ARCHITECTURE

ARCHITECTURAL STYLES and VERNACULAR BUILDING FORMS

The principal intent of the National Register of Historic Places is to assist in the identification, evaluation, and preservation of America's historic and archeological resources by creating a nationwide list of the most significant examples of each type. Because inclusion on the National Register implies that a listed resource meets standards which have been developed to apply to all similar resources in the nation; federal, state, and local governments and private citizens can use this list to make better informed decisions regarding which resources should be preserved and protected by comparing unlisted resources with those already on the list.

The process of creating this National Register has been complicated because in a nation the size of America there exist a staggering variety of resources which can legitimately claim a place on this list. As a result, one of the principal tasks of the National Register program has been that of identifying and categorizing these resources and then adopting criteria which make it possible to select the most significant examples within each category. A good example of this larger process of identification and categorization has been the creation of the catalog of architectural styles which is used to describe and identify the nation's buildings. The history of this catalog actually begins with those European architects of the Renaissance and Baroque periods who sought to identify and understand the underlying design principles they believed were present in the Greek and Roman buildings of antiquity. One of the methods they devised to study such buildings consisted of assigning them to different categories (or "styles") based on an analysis of their visual characteristics. This was done by describing and labeling the building's component parts and then analyzing how the various parts were used to make up the whole. When enough buildings having a similar appearance had been analyzed to create a consensus of opinion as to their common characteristics, they were given a descriptive name (such as Greek or Roman) which was then called a "style". When the formal study of architectural history began in the early nineteenth century this method became a standard interpretive tool because categorizing buildings according to style proved to be of great value in giving a sense of coherence to the historic progression of architecture and to the design of the built environment.

The subsequent efforts of several generations of architectural historians resulted in the creation of a long list of architectural styles and the process of adding new names to this list and refining the definitions of existing ones continues to this day. The ongoing nature of this process must be emphasized because existing stylistic definitions are sometimes modified and even superseded by newer, more accurate ones when knowledge about historic buildings increases and understanding of common stylistic characteristics becomes more sophisticated. When the National Register program first started, for example, a whole group of late-nineteenth century buildings were lumped together under the general heading of the "picturesque style" for want of a better name. Today this term is no longer in use, having been superseded by several more narrowly defined and accurate ones. Consequently, an updated catalog of architectural styles has been incorporated in each successive version of the National Park Service's (NPS) Guidelines For Completing National Register of Historic Places Forms (now National Register Bulletin No. 16A) and the evaluation of buildings based on their stylistic characteristics has always been an integral part of the process of assessing the potential National Register eligibility of architectural resources. The NPS' justification for evaluating buildings based on their stylistic characteristics was originally stated in the beginning of the architectural classification listings on p. 54 of Bulletin No. 16A: " The following list [of architectural categories] reflects classification by style and stylistic influence, which is currently the most common and organized system of classifying architectural properties."

The National Park Service's early acceptance of the concept of architectural styles and its subsequent drafting of an approved list of such styles were events of considerable significance for the current study of America's built environment. Because so much of the effort of state and local preservation organizations today centers around placing buildings on the National Register, the criteria used by the National Register automatically become the standard criteria used by each state. Therefore, the net result of the National Register program has been to codify architectural styles at the national level. It is fortunate, then, that the National Register program was set up to treat the process of defining architectural styles as an ongoing one.

Definitions used by the National Register are routinely updated as more and better information becomes available from such important sources as intensive surveys such as the one undertaken in Lancaster. One of the principal tasks of an intensive survey, after all, is to produce quantitative information about the architectural resources within the area being surveyed. When the results of several intensive surveys are compared and synthesized, our understanding of the evolution and distribution of architectural resources is increased accordingly and this is sometimes manifested in revised and expanded stylistic definitions.

The importance of the National Register as an influence on other, more specialized studies of the nation's buildings can best be shown by examining its influence on such works as the *Comprehensive Resource Management Plan* (CRMP) published in 1986 by the State of Wisconsin's Department of Historic Preservation. This multi-volume work is ultimately intended to provide a thematic overview of all the built resources in the state of Wisconsin and one of the themes covered in the three volumes already published is that of Architectural Styles. The CRMP's definitions of the various architectural styles found in Wisconsin are essentially the same as those used by the National Park Service except that those in the CRMP also include information on the Wisconsin manifestations of these styles gleaned from the many intensive surveys the State of Wisconsin has conducted. Consequently, these have become the standard stylistic definitions used at the state level to describe Wisconsin's architectural resources and they are used in paraphrased form in the following architectural styles portion of this chapter. Each stylistic definition found on the following pages describes in some detail the way that style was used in Lancaster and mentions any manifestations of the style peculiar to Lancaster. The resulting definitions are consistent with those used by the National Park Service but also reflect the local usage found by the intensive survey.

Lancaster was first platted in 1837, and its oldest known surviving buildings are the Nelson Dewey House (147 W. Hickory St.) and the John Otis/John Clark House (140 N. Jefferson St.), both built in 1849. The city also contains buildings that represent most of the important architectural styles that were found in Wisconsin between 1837 and 1959. The resulting stylistic diversity is part of the special heritage of Lancaster's architecture. What makes Lancaster special today, though, is both the high quality of the buildings it contains and also the fact that so much of what was built in the past has survived until the present day.

Both of the potential historic districts identified by the Lancaster Intensive Survey consist of portions of the large residential areas that surround the city's historic downtown commercial historic district. Many of the houses in these residential districts were associated with those who owned the buildings in the downtown and who ran the businesses that filled them. These districts contain examples of architectural styles that date from the early days of the city on up to the Period Revival style of the 1930s and 1940s and also the Contemporary styles that came into use following World War II, and they include the finest intact Lancaster examples of these styles.

Besides surveying those buildings which fall within the standard stylistic definitions, the Lancaster Intensive Survey also surveyed many vernacular examples of these styles as well. Vernacular examples are ones that were built during the same time period as their more stylistically sophisticated brethren but which are generally simpler, less complex buildings that use only some of the salient design elements that are characteristic of a style to achieve a similar, but generally more modest appearance. More often than not such buildings represent a local builder's interpretations of whatever style was popular at the moment. Thus, for every true Queen Anne style building in Lancaster there are usually also several vernacular Queen Anne style buildings that exhibit some of the same characteristics such as irregular plans and complicated roof lines. The survey also noted some variants of the more common styles which are loosely grouped under the classifications "combined examples" and "transitional examples." Combined examples are created when an addition in a later style is added to a pre-existing building as, for example, when an Craftsman style wing is added to a Queen Anne style house. A transitional example occurs when the original design of a building reflects major characteristics of two or more different types as when a late Greek Revival style building contains elements of the Italianate style that supplanted it.

What follows is a catalog of the most common styles and vernacular forms identified by the Lancaster Intensive Survey and also several that have only one surveyed building that is, none the less, or architectural

significance. The style names and the periods of their occurrence are taken directly from the CRMP as are the basic definitions of each style. This is followed by more specific information about the way each style was used in Lancaster and by a list of addresses of both the most important and the most typical of the intact and extant local examples of each style that were identified by the survey. Further information on the styles themselves can be found in the second volume of the CRMP and in its bibliography.

Greek Revival (1830 - 1870)

The Greek Revival style was the first national style that was popularly used in Wisconsin and in Lancaster. The style characteristics most commonly associated with it include porticos and corner pilasters that use Doric, Ionic or Corinthian Orders; prominent, generally front-facing gable ends framed with heavy moldings; low-pitched roofs; and classically inspired cornices with returns. The style is generally symmetrical and orderly and features regularly spaced door and window openings, but departures and adaptations from the norm were common depending on the kinds of building materials that were locally available. In addition, there are numerous vernacular structures with limited Greek Revival details such as rectangular massing, regular fenestration patterns, and returned cornices. The style was used for everything from state capitols and churches to stores but was most frequently seen in Wisconsin in residential buildings. While both brick and stone examples exist, the vast majority of such buildings were originally of frame construction and were clad in clapboard siding.

EXTANT RESOURCES SURVEYED:

Early photos show that many of Lancaster's earliest public and private buildings were built in the Greek Revival Style or its vernacular equivalents. This has proven to be true elsewhere in the state as well in communities of the same early vintage as Lancaster and reflects the east coast heritage of many of the early settlers. Lancaster's only surviving Greek Revival style public building is the first Congregational Church, which built in 1851, but this building has now been so greatly altered that it is only by looking at earlier survey photos of the building that its original architectural style can be ascertained.

AHI#44611	208-212 S. Adams St.	Congregational Church	1851/1860

Lancaster also originally contained a considerable number of Greek Revival style residences as well, but few survive today and fewer still have their style-defining features intact. It is not surprising, therefore, that the best of the intact examples surveyed are clad in brick and have therefore proven to be less prone to remodeling. The earliest of these is also one of the earliest of all of Lancaster's early residences. This is the John Otis/John Clark House, built in 1849.(**1**) Another especially fine example is the Emily Burr Farrar House, built in 1866, which shows the style applied to a Gable Ell form house.(**2**) Both of these houses are considered to be eligible for listing in the NRHP and a third example, the William Griswold/Jacob Nathan House, built between 1860 and 1865, would also have been eligible as well were it not for the inappropriate later additions that have been attached to it.

AHI#44786	140 N. Jefferson St.	John Otis/John Clark House	1849
AHI#44612	407 S. Adams St.	Emily Burr Farrar House	1866
AHI#54390	253 S. Monroe St.	William Griswold/Jacob Nathan House	1860-1865

Other representative residential examples of the style that were originally clad in clapboard include:

AHI#45414	306 E. Oak St.	T. A. Burr House	1863
AHI#44662	649-51 Beettown Rd.	House	pre-1872
AHI#44677	915 Beetown Rd.	House	pre-1872

Endnotes:

1. City of Lancaster Real Estate Tax Rolls. See also: Hibbard, James B. *Lancaster's Historic Courthouse Square*. Lancaster: Lancaster Historic Preservation Commission, 2006., p. 19 (illustrated).

2. City of Lancaster Real Estate Tax Rolls.

Italianate (1850-1880)

The typical hallmarks of the many Italianate residences in Wisconsin are wide eaves with brackets, low-pitched hipped or gabled roofs, and often a polygonal or square cupola placed on the roof. These buildings are typically either "T," "L," cruciform, or square in plan, they frequently have smaller ells attached to the rear of the main block, and they tend to have boxy proportions. Other common characteristics include verandahs or loggias, bay windows, balustraded balconies, and tall windows with hood molds or pediments, Italianate Style residences are typically two stories in height and they are typically clad in either clapboard or brick, and, less frequently, in stone.

EXTANT RESOURCES SURVEYED:

Lancaster is especially rich in Italianate Style residences, 41 examples having been surveyed. The reason for this is not certain but is most likely due to the fact that the early prosperity of the city occurred just after the Civil War ended and again just after the railroad arrived in 1879, and the Italianate style was the dominant residential style during this period. Historic photos show that Lancaster once had two impressive Italianate public buildings as well. The first was the second Grant County Courthouse, whose original portion was built in 1853 and onto which a larger three-story Italianate style front wing was added in 1865-66.(**1**) The second was the Grant County Jail built on Courthouse Square in 1872on the southwest corner of N. Jefferson and W. Maple streets.(**2**)

Most of the surviving residential examples of this style in Lancaster are similar in design. These examples are all two-story-tall, rectilinear plan buildings that have main blocks that are sheltered by very shallow-pitched hip roofs, they were all originally clad in clapboards, and many also had or have one-story and sometimes two-story-tall rear or side wings. The best of these houses are still highly intact today and they are believed to be individually eligible for listing in the NRHP. These include: the George Clementson House (350 N. Jefferson St.), built in 1871; the Phineas Walker House (508 E. Lincoln St.), built ca.1890; and one of the earliest example, the Lewis Sisherness House (309 N. Madison St.), whose original portion was built in 1865 and which had a new wing added on to it in the same style between 1872 and 1895.(**3**)

AHI#44669	769 Beetown Rd.	House	1872-1895
AHI#44749	253 S. Harrison St.	John Mankel House	1872-1895
AHI#156322	333 S. Harrison St.	House	
AHI#44779	611 W. Hickory St.	S. H. Taylor House	1890
AHI#44794	451 N. Jefferson St.	George Muesse House	1872-1895
AHI#44791	350 N. Jefferson St.	George Clementson House	1871
AHI#44812	353 S. Jefferson St.	House	1872-1895
AHI#44816	508 E. Lincoln St.	Phineas Walker house	ca.1890
AHI#44847	309 N. Madison St.	Lewis Sisherness House	1865/1872-1895
AHI#45486	505 S. Tyler St.	F. W. Strong House	1872-1895

There are also brick examples of these houses in Lancaster as well and two, the William Ziegler House located at 515 W. Pine St., built in 1885, and the highly intact house located at 1044 S. Madison St., are also both believed to eligible for NRHP listing.(**4**)

AHI#44946	1044 S. Madison St.	House	
AHI#45440	515 W. Pine St.	William Ziegler House	1885
AHI#45367	1155 W. Maple St.	W. H. Barrows House?	1872-1895

There are also two outstanding examples of the towered variant of the Italianate style as well and both of these are considered to be eligible for NRHP listing as well. They are: the outstanding brick Frank

Halbert/Horace Hymer House (207 S. Harrison St.), built in 1868-69; and the clapboard-clad J. C. Holloway House (143 W. Linden St.), built a year later in 1870.(**5**)

AHI#44745	207 S. Harrison St.	Frank Halbert/Horace Hymer House	1868-69
AHI#44827	143 W. Linden St.	J. C. Holloway House.	1870

In addition to these houses there is also an unusual early example of the asymmetrical variant of the style as well, although it has now been resided in vinyl. This is the General John B. Callis House (208 E. Maple St.), built in 1858, which is Lancaster's earliest example of the Italianate style.

AHI#45013	208 E. Maple St.	Gen. John B. Callis House	1858

Surviving Italianate style commercial buildings are also plentiful in Wisconsin. These buildings are usually two-to-three stories tall and typically have bracketed cornices, flat or very shallow-pitched roofs, and tall windows decorated with hood molds or pediments. Although there are several extant Italianate style commercial buildings in the downtown area of Lancaster, they lie outside the scope of this survey. Information on these buildings can be found in the Courthouse Square Historic District National Register Form, which covers the entire historic commercial core of the city.(**6**)

Endnotes:

1. Hibbard, James B. *Lancaster's Historic Courthouse Square.* Lancaster: Lancaster Historic Preservation Commission, 2006., p. 4 (illustrated).
2. Ibid., p. 13.
3. City of Lancaster Real Estate Tax Assessment Rolls.
4. Ibid.
5. Ibid. The Halbert/Hymer house is also illustrated on p. 52 of *Watton's Souvenir of Lancaster*. Lancaster, 1900.
6. Heggland, Timothy F. Courthouse Square Historic District National Register of Historic Places Nomination Form. Mazomanie, WI, 2005.

Gothic Revival (1850-1880)

The Gothic Revival style had its origins in the renewed interest in spirituality and religion that occurred in late eighteenth century England and France as a partial reaction to that period of intensely intellectual activity known as the Enlightenment. This reaction also extended to architecture as well and a period of disenchantment with the orderliness of the classical period of design set in. As a result, some architects turned to the products of the Gothic period as a source of both spiritual and architectural inspiration and the results became known as the Gothic Revival style.

The most common design element of the Gothic Revival style is the pointed arch. Other Gothic Revival features include steeply pitched roofs, pinnacles, exaggerated hood molds over windows and doors and the use of "Gothic" style curvilinear ornament on and about the bargeboards under the eaves. The style proved especially popular for religious buildings, which were often built of brick or stone but also out of wood as well. Religious buildings in the Gothic Revival style generally used a basilican plan with a steeple centered on the on the entrance front, but numerous cruciform plan churches with a centrally-placed steeple were also constructed.

Besides having the obligatory pointed arch windows and/or doors, residential examples of the Gothic Revival style almost always include such features as steeply-pitched gables, decorative bargeboards, a verandah or porch, and on larger examples, sometimes a tower or turret. A variety of materials were often to clad these buildings and the more elaborate wooden examples were sometimes called "Carpenters' Gothic," but the general appearance of these houses was essentially monochromatic.

EXTANT RESOURCES SURVEYED:

All of Lancaster's surviving historic churches are examples of the Gothic Revival Style. Of these, the earliest surviving example is the clapboard-clad Emmanuel Episcopal Church at 304 S. Jefferson St., which was built in 1859.(**1**) Next oldest is the brick-clad, Methodist Episcopal Church located at 216 S. Monroe St., which was built in 1877, was added onto in 1891 in the same style, and then had a large new Contemporary Style education wing added on to it in 2007.(**2**) This church was followed by the excellent German Lutheran Church located at 354 S. Madison St., which was built in 1895 This highly intact brick church had an education wing added across the rear in 1924 that used the same materials and design as the original building and it is considered to be eligible for listing in the NRHP.(**3**) Another example, a church located at 132 S. Tyler St., was moved to this location post-1945 and it has now been reclad in vinyl.

AHI#44807	304 S. Jefferson St.	Emmanuel Episcopal Church	1859
AHI#45388	216 S. Monroe St.	Methodist Episcopal Church	1877/1891/2007
AHI#44937	354 S. Madison St.	German Lutheran Church	1895/1924
AHI#45472	132 S. Tyler St.	Church	post-1945

Other Lancaster examples of the Gothic Revival style that have now been demolished include the city's two largest and most elaborate examples: the second Congregational Church, built out of brick in 1873 to a design by C. W. Shinn of Springfield, Illinois and located at 201 S. Madison St.(**3**); and the second St. Clement's R. C. Church, built out of brick in 1886 to a design by Chicago architect Adolphus Druiding and located at 153 S. Washington St.(**4**).

In addition to the churches there is also a small Gothic Revival style-influenced building of great charm located in Lancaster's Hillside Cemetery. This is a small octagonal plan cemetery chapel that is built out of rock-faced concrete block and whose semi-circular-arched windows have Gothic Style sash in their upper halves.

AHI#156144	E. Lincoln Ave.	Hillside Cemetery Chapel

Endnotes:

1. Hibbard, James B. *Lancaster's Historic Courthouse Square*. Lancaster: Lancaster Historic Preservation Commission, 2006., p. 17 (illustrated).
2. *Grant County Herald*: Oct. 25, 1877, p. 3. See also: *Grant County Herald*, June 4, 1891, p. 5, for the addition that Muesse also built. See also: *Watton's Souvenir of Lancaster*. Lancaster: 1900, p. 8 (illustrated).
3. Holford, Castello N. *History of Grant County, Wisconsin*. Lancaster: The Teller Print, 1900, p. 437. See also: *Watton's Souvenir of Lancaster*. Op. Cit., p. 8 (illustrated).
4. *Watton's Souvenir of Lancaster*. Op. Cit., p. 8

Second Empire (1870-80)

The universally recognizable design element of the Second Empire style is its mansard roof, and curbs at the tops of the visible roof slopes and dormer windows set into the roof slopes are both typical design elements used to embellish the roof. Second Empire structures are generally tall and often bear heavy ornamentation. Many Second Empire buildings also include Italianate style details such as heavily bracketed eaves because the popularity of the two styles overlapped in time. The style was particularly popular for large public and institutional buildings during its period of peak popularity and this may explain why so few examples have survived and why many of those that do have a feeling of monumentality.

EXTANT RESOURCES SURVEYED:

Lancaster has just a single houses designed in the Second Empire style, but it is an excellent one. This is the Joseph Nathan House located at 229 N. Monroe St. The red brick Nathan house is a fine, unusual one-and-one-half-story tall example of the style that was built in 1874 and it is considered to be eligible for listing in the NRHP.**(1)**

AHI#45381	229 N. Monroe St.	Joseph Nathan House	1874

Another outstanding Lancaster example of the Second Empire style that has now been demolished was the two-and-one-half-story-tall Grand Central Hotel, which built out of brick in 1884 and located at 301 W. Maple St. on the northwest corner of W. Maple and N. Washington streets.**(2)**

Endnotes:

1. City of Lancaster Real Estate Tax Assessment Rolls.
2. Hibbard, James B. *Lancaster's Historic Courthouse Square*. Lancaster: Lancaster Historic Preservation Commission, 2006., p. 12 (illustrated).

Stick Style (1870-1890)

Stick style buildings resulted from a short-lived interest in Swiss Chalet style residential buildings and the term is most properly applied to buildings which reproduce some aspects of the roof-heavy proportions of such buildings. Most commonly, however, the Stick Style was used as a system of wooden ornamentation which was applied to buildings which more truly belong to other styles such as the Queen Anne style. The name Stick Style derives from the straightforward but ornamental use of stick-like framing boards to delineate different exterior surface areas. Buildings designed in this style all have this visible decorative stick work which can be used horizontally, vertically, diagonally or in combinations of these. Such buildings are generally tall and have complex and irregular forms and are covered with steeply-pitched multi-gable roofs with wide, overhanging bracketed eaves.

EXTANT RESOURCES SURVEYED:

Most surviving Stick Style buildings are of frame construction and are residential buildings. True examples of the style are very rare in Wisconsin and only one was found in Lancaster but it is an excellent one, the highly intact A. H. Barber/H. A. W. McNair House, which is located at 138 W. Elm St. and was built in 1882 to a design supplied by the Bridgeport, Connecticut mail order architectural firm of Palliser, Palliser & Co.**(1)** The Barber House is a prototypical example of the style- virtually every style-defining feature described above is present and intact.

Extant Resources Surveyed

AHI#44789	138 W. Elm St.	A. H. Barber/H. A. W. McNair House	1882

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls.

Queen Anne (1880-1910)

Most American examples of the Queen Anne style are residential buildings and because the period of this style's greatest popularity coincided with a period of enormous suburban growth in America, extant examples are numerous and now virtually define the Victorian period house in the popular imagination. Queen Anne style houses can be identified by their apparently irregular plans, complex use of often classically inspired ornamentation, and asymmetrical massing. The designs of these buildings often include

polygonal bay windows, round or polygonal turrets, wrap-around verandahs, and steeply-pitched multi-gable or combination gable and hip roofs which usually have a dominate front-facing gable. Use of a variety of surface materials, roof shapes, and wall projections are all typical in Queen Anne designs and are represented in a seemingly endless number of different combinations. Shingle or clapboard siding is common, and they are often combined in the same building, sometimes above a brick first story.

EXTANT RESOURCES SURVEYED:

Queen Anne style houses are by far the most frequently encountered examples of late nineteenth century and early twentieth century high style residential architecture in Lancaster. The Lancaster Intensive Survey surveyed 69 examples of the Queen Anne style, which is 24% of the total number of buildings surveyed. Although several of the city's best examples of this style have now been resided or altered by additions, good intact examples of the Queen Anne style can still be found throughout the city. The finest example is the clapboard and wood shingle-clad Frank Schreiner House located at 445 W. Maple St., which was built in 1893 and is considered to be eligible for listing in the NRHP.(**1**) Another very fine eligible example is the John Harshberger House located at 110 E Pine St., built in 1894, while the fine Dr. J. Godfrey House, located at 151 N. Tyler St., built in 1895, is a contributing resource in the proposed West Elm and West Hickory Streets Historic District.(**2**) AMong the last Queen Anne style houses to be built in Lancaster was the L. D. Eastmann House, located at 436 W. Pine St., which was built in 1906. (**3**) The Eastmann House is also considered to be eligible for NRHP listing, and a nearly equal example of similar vintage is located just a block away at 548 W. Pine St. and was built by local builder Henry Muesse between 1905 and 1910 as his own home.(**4**)

AHI#45352	445 W. Maple St.	Frank Schreiner House	1893
AHI#45424	110 E. Pine St.	John Harshberger House	1894
AHI#156142	151 N. Tyler St.	Dr. J. & Eva Godfrey House	1895
AHI#45438	436 W. Pine St.	L. D. Eastmann House	1906
AHI#45442	548 W. Pine St.	Henry Muesse House	1905-1910

The great majority of Lancaster's Queen Anne style houses, however, lack the wealth of detailing that is usually associated with the best examples of this style. This is also true in most other cities in Wisconsin as well, however, and is indicative of the expense involved in creating really elaborate Queen Anne style designs. Most home builders of the period were content to use just the most basic design elements associated with the style such as an irregular floor plan and an exterior that combined clapboard-clad first and second stories with gable ends clad in two or three different patterns of wood shingles. Other design elements that were often used included both large and small porches decorated with varying degrees of trim, multiple dormers, bay and oriel windows, and, less frequently, towers or turrets.

Regardless of the number and variety of materials and design elements used, all of Lancaster's intact Queen Anne style houses are clad primarily in clapboards and are of just two types. These are either cruciform plan or T-plan houses that are usually topped with multi-gable or gable and hip roofs; or else they are essentially rectilinear plan houses that are usually topped with typically less complex gable or multi-gable roofs.

The best of the intact Lancaster examples of the cruciform or T-plan type include:

AHI#155881	333 W. Hickory St.	House	1872-1894
AHI#156302	450 N. Jefferson St.	House	1895-1912
AHI#45016	240 E. Maple St.	House	1894-1899
AHI#156163	920 W. Maple St.	John Fahey House	pre-1895
AHI#45408	426 S. Monroe St.	Erskine McCoy House	1895-1900
AHI#156344	255 S. Tyler St.	House	1895-1927

The best of the intact Lancaster examples of the rectilinear plan type include:

AHI#44756	306 S. Harrison St.	House	1895-1929
AHI#45466	248 N. Tyler St..	Eugene Woodhouse House	1903

Endnotes:

1. City of Lancaster Real Estate Tax Assessment Rolls. See also: *Watton's Souvenir of Lancaster*. Lancaster: 1900, p. 38.
2. City of Lancaster Real Estate Tax Assessment Rolls. For the Godfrey House see also *Watton's Souvenir of Lancaster*. Op. Cit., p. 43.
3. City of Lancaster Real Estate Tax Assessment Rolls.
4. Ibid.

Neo-Classical Revival (1895-1935)

A style which became especially popular for public, institutional, and commercial buildings after the World's Columbian Exposition of 1893, the Neo-Classical Revival style was classical in inspiration and planning and stressed symmetry and the use of classical detailing. This detailing typically includes such characteristic elements as porticos whose roofs are supported by classical order columns, and symmetrically balanced windows and doors. The use of columns is all but ubiquitous in Neo-Classical design and they may be either freestanding or used as engaged design elements such as pilasters and pilaster strips. Public examples of the style were usually executed in either stone or brick and feature materials designed to express a feeling of monumentality and permanence.

EXTANT RESOURCES SURVEYED

Lancaster has only a single example of a Neo-Classical Revival style building but it is an outstanding one. This is the individually NRHP-listed Grant County Courthouse located at 126 W. Maple St., which was completed in 1902 to a design by the Milwaukee architectural firm of H. C. Koch & Son. This outstanding building is one of Wisconsin's finest county courthouses and it is still in a highly intact state today and is the centerpiece of the NRHP-listed Courthouse Square Historic District.

AHI#16167	126 W. Maple St.	Grant County Court House	1902

American Craftsman (1900-1920)

Like the associated Arts and Crafts style, the American Craftsman style had its origins in the work of English architects and designers who sought a new approach to house design by using simplified elements of traditional vernacular houses to produce a comprehensive design in which exterior and interior elements worked together to produce a unified whole. Unlike Arts and Crafts designs, however, the American Craftsman style did not choose to imitate its English heritage. Instead, by applying the basic principles of Arts and Crafts design to American needs and building materials, designers such as Wisconsin native Gustave Stickley were able to fashion buildings having a specifically American appearance. The American Craftsman style is characterized by quality construction and simple, well-crafted exterior and interior details. Natural materials are used both inside and out in a manner appropriate to each and wood is by far the most common material used both inside and out with brick, stucco, and wood shingles also being typical exterior building materials. Frequently the exteriors of American Craftsman style houses use broad bands of contrasting materials (such as wood shingles above stucco) to delineate different stories. American Craftsman style homes usually have broad gable or hipped main roofs with one or two large front dormers and widely overhanging eaves, exposed brackets or rafters, and prominent chimneys. Most designs also feature multi-light windows having simplified Queen Anne style sash patterns. Open front porches whose roofs are supported by heavy piers are a hallmark of the style, and glazed sun porches and open roofed wooden pergola-like porches are also common.

EXTANT RESOURCES SURVEYED:

Lancaster has several fine American Craftsman Style residences. These divide themselves into two main categories, houses which are essentially front gable in form, and houses that are essentially side gable in form.

Lancaster's best example of the side gable variant is the W. B. Carter House located at 646 W. Maple St., which was built in 1913-14 and is considered to be individually eligible for NRHP listing.(**1**) Another excellent example is the Henry Damm House located at 348 S. Monroe St., which was built in 1920 and is considered to be a contributing resource in the proposed South Monroe Street Historic District.(**2**) Another good example is the house located at 338 S. Madison St., which was built between 1912 and 1927.

AHI#45360	646 W. Maple St.	W. B. Carter House	1913-1914
AHI#45399	348 S. Monroe St.	Henry Damm House	1920
AHI#156381	338 S. Madison St..	House	1912-1927

Lancaster's best example of the front gable variant is the George Beck House located at 735 W. Elm St., which was built in 1920 and is a pre-cut mail order house designed and fabricated by the Gordon-Van Tine Co.(**3**) This house is considered to be a contributing resource in the proposed West Elm and West Hickory Streets Historic District. Another good example is the house located at 205 S. Polk St. and yet another is the house located at 317 S. Jefferson St.

AHI#44728	735 W. Elm St.	George Beck House	1920
AHI#45445	205 S. Polk St.	House	post-1895
AHI#156282	317 S. Jefferson St.	House	1912-1927

In addition to front gable and side gable designs, Craftsman style elements and design principles were also applied to houses that were designed in other styles and vernacular forms as well, most frequently to examples of the Bungalow style. Lancaster has three very similar examples of houses that share Bungalow Style elements but which also utilize Craftsman style elements in their design.

AHI#155741	234 E. Birch St.. .	House	post-1895
AHI#155901	607 W. Maple St.	House	1895-1927
AHI#45372	141 N. Monroe St.	House	1912-1927

Endnotes:

1. City of Lancaster Real Estate Tax Assessment Rolls.
2. Ibid.
3. Ibid.

American Foursquare (1900-1930)

A residential style popularized by builders across the country, the American Foursquare is easily identified by its box-like form and broad proportions. As the name implies, examples of this style are often square in plan although examples having a slightly rectilinear plan are also very common. Examples are almost always two or two-and-a-half stories in height and usually have a shallow-pitched hip roof, widely overhanging eaves, and centrally placed dormers which are occasionally placed on each of the four slopes of the more elaborate hip roofed examples. Entrance doors were originally almost always sheltered by porches and most examples of the style feature a one-story, full-width front porch which is often supported by Tuscan columns. Exterior materials include brick, stucco, concrete block, clapboard or wood shingles, or combinations of these materials. American Craftsman style-influenced designs often alternate exterior finishes by floor, creating a banded appearance. Decoration is minimal, though some of the better examples are embellished with period details or American Craftsman style details such as porch piers decorated with

trellis-like abstract designs which, in the finest examples, strongly suggest membership in another stylistic category such as the Colonial Revival or Prairie School styles. Never-the-less, the overall proportions of even the most elaborate of these buildings always give them away and reveals their American Foursquare style roots.

EXTANT RESOURCES SURVEYED

American Foursquare style houses are very uncommon in Lancaster, only four examples having been surveyed. All four have now been resided in vinyl but one, the David Eastman House located at 536 W. Elm St. is still worthy of note because of its somewhat elaborate decorative elements, which are probably due to its early date of construction for an example of this style-1900.(**1**)

AHI#44724	536 W. Elm St.	David Eastman House	1900

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls.

Bungalow (1910-1940)

The term Bungalow has the unusual distinction of being both the name of a style and the generic name for a particular type of small residential building. Consequently, it is quite usual to speak of Colonial Revival style Bungalows when describing some houses of small size having pronounced Colonial Revival style design elements even as it is usual to speak of other houses as being in the Bungalow style. Bungalow style houses themselves are generally small-sized, have either square or rectilinear floor plans, and are usually one-story-tall. When a second story is needed, it is placed under the slope of the main roof in order to maintain the single story appearance and dormers are typically used to admit light. Bungalow designs typically have a horizontal emphasis and are covered with wide, projecting gable or hip roofs which often have protruding rafter ends or brackets supporting the eaves. On almost every example of the style the front door is sheltered by a porch and full-width front porches are commonplace. The roofs of these porches are often supported by piers having a battered shape although many other shapes can be found depending on the amount of influence other styles had in the overall design. Horizontal clapboard siding is the usual exterior surface material for these buildings although stucco, concrete block, brick veneer, wood shingle and even log examples are also found. Detailing is usually structural rather than ornamental and features plain, well-executed woodwork.

Occasionally, Bungalows feature design elements borrowed from other styles such as the Craftsman, Colonial Revival, Tudor Revival, and Prairie School styles and sometimes these other styles are so dominant that they take precedent over the Bungalow style. In general, though, Bungalows can be divided into three principal types: side-gabled; front-gabled; and hip-roofed. Each type can have either square or rectilinear plans and can be either one or one-and-a-half stories tall and their exteriors can be surfaced in any one of the materials listed above or in combinations of them.

EXTANT RESOURCES SURVEYED:

The Bungalow style was much more common in Lancaster than the American Foursquare style, 29 examples having been surveyed. The best intact examples of these buildings are listed below by type regardless of the other stylistic influences that are present or the type of siding materials present.

The finest side gabled Bungalow is the John Vesperman House located at 709 S. Adams St., which was built in 1920 and is considered to be eligible for listing in the NRHP.(**1**)

AHI#44643	709 S. Adams St.	John Vespermann House	1920

Three of Lancaster's other side gabled Bungalows are of special interest because they are all examples of Sear, Roebuck & Co's "Arlington" design.(**2**) The Ed Schwartz House, located at 422 W. Elm St. is highly intact and was built in 1914-1915, and it is considered to be eligible for listing in the NRHP. The nearly identical and equally intact L. A. Clark House, located at 134 N. Tyler St., was also built in 1914-1915 and it is considered to be a contributing resource in the proposed West Elm and West Hickory Streets Historic District. The third example has now been resided.

AHI#44720	422 W. Elm St.	Ed Schwartz House	1914-1915
AHI#45461	134 N. Tyler St.	L. A. Clark House	1914-1915
AHI#45481	325 S. Tyler St.	House	1909-1927

Lancaster's most intact examples of stucco-clad side-gabled Bungalow Style examples are:

AHI#44751	254 S. Harrison St.	House	/post-1945(**3**)
AHI#45368	1300 W. Maple St.	House	

Lancaster also has three other good side-gabled Bungalow Style example whose first stories have all now been resided in vinyl but whose gable ends still retain their original wood shingle siding.

AHI#45364	1016 W. Maple St.	House
AHI#45467	336 N. Tyler St.	House
AHI#45492	542 S. Tyler St.	House

Lancaster's best intact example of a front-gabled Bungalow is:

AHI#45426	132 E. Pine St.	House

Lancaster's best intact example of a hip-roofed Bungalows is:

AHI#156001	436 W. Elm St..	House	1895-1927

Endnotes:

1. City of Lancaster Real Estate Tax Assessment Rolls.
2. Stevenson, Catherine Cole and H. Ward Jandl. *Houses by Mail*. Washington D.C: The Preservation Press, 1986, p. 119.
3. Sanborn-Perris maps show that this house was not located at this site in 1945. Consequently, it was moved her from another as yet unknown location and is therefore probably not eligible for NRHP listing.

Prairie School (1895-1925)

An indigenous American style with roots in the American Arts and Crafts movement and the Shingle style, the Prairie School style originated in Chicago and became an important regional style in the Midwest in the years before WWI. The popular image of a Prairie School style building today is dominated by the contributions of the style's greatest practitioner, Wisconsin-born architect Frank Lloyd Wright. These buildings can be characterized by their horizontal lines. Horizontality was emphasized by the use of long, low hipped or gabled roofs with widely overhanging boxed eaves, grouped or banded windows, and a belt course or shelf roof between stories. Residential designs also typically feature massive chimneys which help to anchor the buildings to their site visually and serve as counterpoints to the prevailing horizontality. Wood, stucco, and brick were typical building materials and their natural beauty was emphasized. Stylized and abstracted motifs were frequently used in leaded glass windows and interiors. Although most often used for residences the Prairie School style was also used for many other building types as well including banks, retail stores and schools.

The finest examples of buildings designed in the Prairie School style are those in which the style is expressed in all the exterior and interior elements. These buildings have a unity which is especially characteristic of the Prairie School style and which is found in relatively few examples not designed by the acknowledged masters of this style. More typically, local architects utilized elements of the Prairie School style in the same way they used elements of the Colonial Revival or Neo-Classical styles to create up-to-date, fashionable buildings. Buildings created in this manner vary greatly, some having the distinctive feel of true Prairie School examples, with others having only the details.

EXTANT RESOURCES SURVEYED:

Lancaster has only a few Prairie School style buildings, but one of them, Claude & Starck's Lancaster Municipal Building, built in 1923, is one of the city's chief architectural treasures. There are also, however, three other Prairie School buildings in Lancaster besides. All three of these buildings are residences and all three are houses of some size and architectural distinction and were probably architect-designed. Lancaster's best example of the style is the brick-clad Emma Schreiner House located at 425 W. Maple St., which was built in 1920 and is considered to be individually eligible for NRHP listing.(**1**) Another excellent example is the brick-clad Leslie Clark House located at 644 W. Hickory St., which was also built in 1920 and is considered to be a contributing resource in the proposed West Elm and West Hickory Streets Historic District.(**2**) Another good example is the stucco-clad H. E. Schreiner House located at 216 S. Tyler St., which was built between 1915 and 1920 and expanded in recent years.

AHI#44780	644 W. Hickory St.	Leslie Clark House	1920
AHI#45350	425W. Maple St.	Emma Schreiner House	1920
AHI#4545478	216 S. Tyler St.	H. E. Schreiner House	1915-1920

Unfortunately a fourth very fine residential example of the style that was located at 415 S. Monroe St and was clad in clapboard and stucco was torn down for a hospital expansion project since it was last surveyed in 1985.

End notes:

1. City of Lancaster Real Estate Tax Assessment Rolls.
2.Ibid.

PERIOD REVIVAL STYLES (1900-1940)

The phrase "period revival" is a generic term used to describe the many different historic styles and design elements that architects revived and reinterpreted for modern use in the first decades of the twentieth century. These "period" designs were the products of the scholarly study of architectural history and they began to exert more and more influence on architectural design as the nineteenth century matured. By the turn-of-the- century, the study of architectural precedent had become a basic part of architectural training and resulted in buildings which were increasingly careful copies of historic styles. The most accurate copies were usually produced for houses and churches; two building types for which historic models actually existed. More often, though, architects were confronted with the challenge of producing designs for building types for which there were no historic precedents such as high-rise office buildings and gas filling stations.

Lancaster has very few examples of the Period Revival styles but several of them are excellent examples of their respective styles. At least one of these is almost surely architect designed but several others are fine builder's interpretations of the styles. What follows are lists of the most common Period Revival style buildings found by the Lancaster Intensive Survey.

Colonial Revival (1900-1940)

Interest in America's historic Colonial Period architecture increased at the end of the nineteenth century at a time when a reaction to the stylistic excesses of the Queen Anne style was beginning to set in. The greater simplicity of Colonial examples gave new houses designed in this manner a fresh, modern appeal. The Colonial Revival style is simple and regular in design and typically features symmetrically placed windows and central doors. Usually, these buildings are two stories in height, they have exteriors sided in either clapboards or wood shingles, although brick and even stone examples are also found. Many Colonial Revival houses have an L shaped plan but most examples have rectilinear plans and post World War I examples often have an attached garage. Symmetrical designs are typical but not invariable. Borrowing architectural detailing from genuine Georgian, Federal, and Dutch Colonial examples is typical in Colonial Revival buildings although such details are usually not elaborate. These features include classically derived main entrances and front (and side) entrance porches that are typically supported by simple one-story-tall classical order columns and are topped by pediments. Other popular features include corner pilasters, denticulated cornices, and shutters. The great majority of Colonial Revival designs have simple gable roof designs although hip roof examples are also found, and dormers are also popular features.

The Colonial Revival style is primarily a residential one and although buildings designed in the style were occasionally quite grand, most were medium size houses and these were built in vast numbers all across America. Indeed, so enduring has the popularity of this style been that many modern homes in Wisconsin and elsewhere still imitate it. Not surprisingly, these houses come in many shapes and forms. Many are highly symmetrical in design but others are quite informal and rambling, it all depended on the particular historic precedent each was trying to emulate. Wall cladding also varies considerably. Houses clad entirely in stucco, brick, stone, wooden clapboards, or steel that imitates wooden clapboards are plentiful but so also are examples that mix these various materials, although few if any mix more than two kinds at once. Despite this variety of designs and materials, however, the use of some elements such as double hung multi-light windows, main roofs that have very shallow boxed eaves, and main entrance doors that typically have some classical allusions, is relatively consistent.

EXTANT RESOURCES SURVEYED:

Only two Colonial Revival style houses were surveyed in Lancaster and it is believed that both of them were built either just before or soon after World War II. The first is a side gabled version with an attached garage and it is clad in either steel or aluminum siding that is probably original to the house.

AHI#156164 934 W. Maple St. House

The only Colonial Revival house in Lancaster that has an asymmetrical overall plan is the house located at 250 S. Tyler St., which is clad in clapboards and stone and was built post-1945.

AHI#156122 250 S. Tyler St. House post-1945

Dutch Colonial Revival (1900-1940)

A popular early twentieth century building style, the Dutch Colonial Revival style was almost always used solely for residential buildings. Examples of this style can be readily identified by the hallmark gambrel shape roof. In general, Dutch Colonial Revival style residences can be divided into two types: those whose gambrel ends face to the front and those that face to the sides, although cross gable examples that have equal size front and side-facing gambrels are also found. Front-facing gambrel ends are more often found on earlier examples and on vernacular examples of the style while side-facing gambrel ends were favored for both larger and later examples. These buildings are generally symmetrical in appearance but side-gambreled examples often have a small sun porch wing at one end. Exterior walls are typically clad in either clapboards, wood shingles, brick, or stone and contrasting materials (such as clapboard above brick or stone) are also frequently used to delineate different floors and help to produce a more informal

appearance. Most examples of the style are one-and-a-half stories tall and the use of large dormers to admit light to the second floor rooms is common, especially on later, side-gambreled examples.

EXTANT RESOURCES SURVEYED:

Examples of the Dutch Colonial Revival are slightly more common in Lancaster than their Colonial Revival counterparts, the survey having identified nine examples. Interestingly, almost all of the examples found are actually Cross Gabled variants of the style, but only one of these still retains its original siding. This is the Walter Webb House located at 236 N. Tyler St., which was built in 1902-03 and is considered to be a contributing resource in the proposed West Elm and West Hickory Streets Historic District.(**1**)

AHI#156341	236 N. Tyler St.	Walter Webb House	1902-1903

Both of Lancaster's front-gambreled variants, however, are still intact and the example at 244 W. Pine St. is Lancaster's finest example of the style.

AHI#44942	611 S. Madison St.	House
AHI#45429	244 W. Pine St..	House

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls.

Georgian Revival (1900-1940)

This style borrows from both the historic Georgian and Federal styles and uses such characteristic design elements as symmetrical facades, rectangular plans, hipped roofs, and accurate classical details to produce designs having a sense of formality about them which is not typical of examples of the related Colonial Revival style. Popular exterior design elements include corners sporting quoins, denticulated cornices, Palladian-style three-unit windows, and symmetrically disposed double hung windows having 6, 8, or 12 lights placed in the top sash (and sometimes in the lower sash as well). A favorite spot for elaborate ornamentation is the centrally-placed entrance door and typical features are broken pediments, classical order columns, semi-elliptical fanlights or transom lights, sidelights, and paneled entrance doors. Brick and stone are popular exterior materials and trim is often of wood although stone is also found on larger examples. Not surprisingly, then, examples of the Georgian Revival style are most frequently found in a community's more prestigious residential neighborhoods.

EXTANT RESOURCES SURVEYED:

Only one example of the Georgian Revival style was found by the Intensive Survey, but it is an excellent early example that is probably the work of a still unidentified architect. This is the highly intact Charles H. Baxter House, located at 446 N. Madison St., which was built in 1895. This is both Lancaster's oldest Period Revival Style house and its largest and it is considered to be eligible for listing in the NRHP.

AHI#44872	446 N. Madison St.	Charles H. Baxter House	1895

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls. See also: *Watton's Souvenir of Lancaster*. Lancaster: 1900, p. 51.

Tudor Revival (1900-1940)

Inspired by 16th century and 19th century English models, the Tudor Revival style has been used for nearly every type of building but most frequently for single family residences. The most characteristic feature of

this style is the ornamental use of half-timber work filled in with stucco or brick applied over a conventional balloon frame. Residential examples in particular tend to be irregular in plan and often have massive and sometimes elaborately decorated brick or stone chimneys, multi-gabled steeply-pitched roof lines, and large multi-paned window expanses which are almost always made up of grouped casement windows on the finer examples. Although examples occasionally have elements sided in either clapboard or wood shingles, most examples are usually partially or completely sided in brick, stone, or stucco.

EXTANT RESOURCES SURVEYED:

The Lancaster Intensive Survey identified six houses are examples of the Tudor Revival style, and all of them still retain a high degree of integrity. Ironically, while this style is most often associated with masonry construction, four of Lancaster's six examples are clad in non-masonry materials and three of them are considered to be eligible for NRHP listing. The oldest of these is the wood shingle-clad Mrs. Mary Clementson House located at 336 N. Jefferson St., which was built in 1925-1926 and is considered to be individually eligible for NRHP listing.(**1**) In addition, the wood shingle-clad Clay Hafferty House located at 317 S. Monroe St., which was built in 1933-1934, and its next door neighbor, the John Pink House, located at 303 S. Monroe St., built in 1929, are both considered to be contributing resources in the proposed South Monroe St. Historic District.(**2**)

AHI#156301	336 N. Jefferson St.	Mrs. Mary Clementson House	1925-1926
AHI#156185	317 S. Monroe St.	Clay Hafferty House	1933-1934
AHI#156184	303 S. Monroe St.	John Pink House	1929

The two masonry-clad examples are both builders interpretations of the style and that share only a few of the features mentioned above. Never-the-less, they are both good intact examples and are still in excellent condition today.

AHI#156181	451 S. Adams St.	House
AHI#156343	241 S. Tyler St.	House

Endnotes:

1. City of Lancaster Real Estate Tax Assessment Rolls.
2. Ibid.

Neo-Gothic Revival (1900-1940)

Unlike Gothic Revival style and High Victorian Gothic style examples, the best Neo-Gothic Revival style buildings are the result of considerable architectural scholarship. Like their English Perpendicular style and late French Gothic style progenitors, the better Neo-Gothic Revival style designs have a pronounced vertical emphasis and use a much more subdued palette of exterior and interior colors than did the preceding Gothic Revival styles. The Neo-Gothic Revival style is characterized by steeply-pitched roofs, irregular massing, random ashlar stone construction, and the use of high-quality construction and materials. The vertical emphasis of the Neo-Gothic Revival also lent itself to the design of tall office buildings, but smaller commercial or office buildings occasionally carry Neo-Gothic ornamentation as well. This style was especially popular for religious and educational structures and the accurate use of historic models is especially visible in the beautifully wrought, highly carved stonework and excellent decorative metalwork which is characteristic of many of these designs. It should be noted that this style is also sometimes called "Late Gothic Revival." Because of the costly materials and extensive handwork involved in the construction of many Neo-Gothic Revival style buildings, such designs were expensive and examples are usually found only in the larger cities in Wisconsin.

EXTANT RESOURCES SURVEYED:

Lancaster contains just one church built in this style but it is an excellent one, the German Presbyterian Church, built in 1922 and located at 133 W. Oak St.(**1**) This brick and stone-clad church was designed by an as yet unidentified architect and it is considered to be eligible for listing in the NRHP.(**1**)

AHI#45416 133 W. Oak St. German Presbyterian Church 1922

Endnote:

1. Date Stone. See also: Hoffman, Carl. "History of The City of Lancaster, County Seat of Grant County, 1900-1976." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976*. Grant County: 1976, p. 61.

French Normandy (1915-1945)

French Normandy style was a period revival style derived from the rural medieval farm houses in the Normandy region of France and it too was applied most often to residential buildings. The best examples of the style have a rambling plan and asymmetrical main facades, unlike the more formal French Provincial style, but share elements such as wall dormers, French windows, and steeply pitched often slate-covered hip roofs. The most distinctive feature of the style is the use of a round usually two-story tower that is typically set in the angle formed by the juncture of two wings or else on a corner of a building. These towers are usually capped with a conical roof and often contain the main entrance in the first story or the main staircase. Masonry is the typical cladding for these buildings and usually consists of stone or stucco, sometimes mixed with brick for a time-worn effect.

Like the Tudor Revival style, which is a similar medieval-derived style based on English precedents, the French Normandy style has many features in common such as grouped casement windows which often exhibit leaded glass sash, one or more massive exterior masonry chimney stacks, half-timber work, and stone decorative elements.

EXTANT RESOURCES SURVEYED:

Lancaster has only a single example of this style, the M. M. Ziegler House at 434 W. Hickory St., which was built in 1937-1938 and is the work of an as yet unknown architect.(**1**) Here can be seen the best and most typical features of the style; the asymmetrical main facade, the round tower, the massive chimney stack, and the knowing use of excellently fashioned masonry construction. The Ziegler House is considered to be eligible for NRHP listing.

AHI#44773 434 W. Hickory St. M. M. Ziegler House 1937-1938

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls.

Lustron (1946-1950)

Although short-lived, the all metal Lustron House produced by the Chicago Vitreous Enamel Products Company's subsidiary, the Lustron Corporation, was one of the most successful and is now the best known of the pre-fabricated houses that were developed just after World War II to meet the enormous post-war need for new housing. The houses were produced in the former Curtiss-Wright airplane factory in Columbus, Ohio, and were especially notable for being made entirely of steel.

> Lustron homes are distinctive in their appearance, with two-foot-square, porcelain enameled steel panels on the exterior, usually colored yellow, beige, gray, or aqua. The roof is similarly made of

steel, but these panels are sized and shaped to look much like standard shingles. Although several different models were planned, the vast majority—perhaps more than 90%—of those shipped from the factory were the original, two-bedroom Westchester model measuring 31feet by 35 feet. This model has four picture windows, one in the dining room, one in each bedroom, and one in the living room, which is a bay window.

The interior of the Lustron is all porcelain-enameled steel as well, but these panels are 2 feet wide by 8 feet high and beveled, much like standard paneling, to give the appearance of a conventional home. The design features an open floor plan with only the bedrooms and the bathroom having doors. The space is very efficiently planned, with plenty of storage, making the 1024 square feet seem like more. Built in shelf, drawer and mirror areas are located in the dining room, living room and master bedroom. The closets all have shelves in them as well.(**1**)

Although a design success and a practical success, the Lustron House was a manufacturing and commercial failure and only some 2500 were made before the company closed its doors in 1950, and only 150 were built in Wisconsin. Never-the-less, the houses lived up to their claim of being practically maintenance free and they also represent an important step in the concept of pre-fabricated housing. Consequently, these houses have an architectural and historical importance that makes all intact examples potentially eligible for the NRHP.

EXTANT RESOURCES SURVEYED:

Lancaster has just one example of the Lustron Home. This is the William Thiers, Jr. House located at 1020 W. Maple St., which was built between 1949 and 1950.(**1**) This example is still intact and it is considered to be individually eligible for listing in the NRHP.

AHI#156165	1020 W. Maple St.	William Thiers, Jr. House	1949-1950

Endnote:

1. City of Lancaster Real Estate Tax Assessment Rolls. See also: Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation.* Vol. XVI, No. 5, Sept/Oct.1992, pp. 7-10.

Contemporary Style (1946-)

The Contemporary Style is a provisional term which is applied to the vast numbers of buildings built after World War II that are truly modern in inspiration and which owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into styles is still in its infancy, nothing can be said at this time to characterize such buildings, nor are most of them eligible for inclusion in the NRHP, which normally accepts only those buildings that are 50 years old or older. Never-the-less, it is important that intensive surveys such as this one try to identify buildings that, by virtue of their excellent design, may eventually be eligible for inclusion in the NRHP.

EXTANT RESOURCES SURVEYED:

The Lancaster Intensive Survey identified 16 Contemporary Style buildings and a single building complex in the survey area that should be considered for further study in the future. Six of these examples are single family residences and all six are listed below.

AHI#156145	1103 Arbor Oaks Lane	House	Post-1980
AHI#156201	735 W, Cherry St.	House	Post-1950
AHI#156203	802 Sheridan Ct.	House	Post-1950
AHI#155982	559 Sunset Dr.	House	Post-1970
AHI#155983	433 N. Taylor St.	House	Post-1950

AHI#156361	351 S. Taylor St.	House	Post-1960

In addition to the single family residences listed above, the survey also identified a single public building that exhibits notable Contemporary Style design.

AHI#155761	143 W. Linden St.	Office Building	post-1950

In addition to the above, the survey also found two fine Contemporary Style churches as well.

AHI#156382	250 S. Grant St..	Christ Lutheran Church	1965(**1**)
AHI#155963	325 W. Walnut St.	Reorganized Church of Jesus Christ of the Latter Day Saints	1963(**2**)

Finally, the Intensive Survey identified a single church complex composed of four interconnected buildings that is considered to be potentially eligible for listing in the NRHP when the buildings become 50 years old. This is the St. Clement's R. C. Church Complex, which occupies the east half of the block bounded by Cherry, Maple, Washington, and Harrison streets. Beginning in 1954, the original church buildings on this block were gradually replaced with new ones. The first was an excellent new Contemporary Style school designed by John Steinman, which was built in 1954 and is located at 330 W. Maple St. In 1963, Steinman designed an addition to the school and a new rectory, and in 1966 Robert Kraft designed an exceptional new church for the Parish that replaced the original one, as well as an attached new convent building.(**3**) All of these new buildings are interconnected, they are in excellent, highly intact condition, and taken together they constitute a architecturally significant group of modern church-related buildings.

AHI#155961	333 W. Cherry St.	St. Clement's R. C. Church Convent	1966
AHI#45506	330 W. Maple St.	St. Clement's R. C. Church School	1954/1963
AHI#155941	135 S. Washington St.	St. Clement's R. C. Church	1966
AHI#156321	135 S. Washington St.	St. Clement's R. C. Church Rectory	1963

Endnotes:

1. Date stone. See also: Hoffman, Carl. "History of The City of Lancaster, County Seat of Grant County, 1900-1976." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976*. Grant County: 1976, p. 61.
2. Ibid.
3. Date stones on various buildings. See also: *The 1859-1959 Centennial of St. Clement Parish*. St. Clement Parish: Lancaster, 1959

Wrightian

As the name implies, Wrightian style buildings are ones whose designs, if not actually by Frank Lloyd Wright himself, are close in spirit and in appearance to those designed by him. The term "Wrightian" is relatively new and does not yet enjoy universal scholarly currency, partly because Wright himself was so protean and varied a designer that it is hard to place limits on what to include or leave out. Suffice it to say that at this point in time, a "Wrightian" building is one having a close physical resemblance to existing Wright-designed buildings of whatever period but especially those built after 1930.

EXTANT RESOURCES SURVEYED:

There is one building in Lancaster that was designed in the Wright idiom and it is an excellent, highly intact example. The Schreiner Memorial Library was built in 1957 to a design by John W. Steinman, an architect based in Monticello, Wisconsin, who designed a number of very fine buildings in Wisconsin that display an affinity to and knowledge of Wright's designs.(**1**) This one-story brick-clad building is located at 113 W. Elm St. in the center of Ryland Park and it is considered to be eligible for listing in the NRHP.

AHI#155801	113 W. Elm St.	Schreiner Memorial Library	1957

Endnote:

1. Plaque on the building. Also, see Library Records.

VERNACULAR FORMS

One of the most important developments that has come from a generation of intensive surveys has been the realization that an undistorted understanding of the totality of the built environment of America cannot be achieved by looking only at those buildings designed using the "high" styles. Such buildings account for only a small percentage of the total number of existing buildings and intensive surveys have repeatedly documented the fact that buildings which lie outside the normal stylistic categories (collectively called vernacular buildings) play a crucial role in defining the look of the American landscape.

In order to better understand this role it has been necessary to develop a new set of categories to aid in the identification of these vernacular buildings. This effort has been greatly aided by intensive surveys such as this one which produce a systematic record of the environment when the data they contain is combined. This record then becomes the data base which researchers have used in developing the various categories of vernacular buildings currently in use. Because these categories are based on the appearance or form of identified buildings the names they have been given are descriptive in nature and are called "forms" rather than "styles." It needs to be emphasized that this process of identification and analysis is an ongoing one and that the names and definitions of the forms listed here may be subject to revision as new data is found and analyzed.

Front Gable (ca.1840-1925)

The front gable form is predominately found on small to medium-sized residences which have a rectangular plan and a simple gable roof, with the major facade of the building being that which is terminated vertically by the front- facing gable end. One-and-a-half story examples are the most common in Wisconsin, but one, two, and two-and-a-half story versions also occur. One-and-a-half story examples frequently have dormers on one or both roof planes. The front-facing principal facades are typically symmetrical and some have small entry porches or an uncovered stoop while others have full-width front porches having shed or hipped roofs. Ornamentation is generally simple, consisting of such details as turned porch posts, decorative shingles, oversize parlor windows sometimes including etched or stained glass transoms, and simply detailed sills and windows. Earlier examples are usually narrow in width and in proportion and have steeply pitched roofs; later versions are broader with more gently sloped roofs. The front gable form is usually a wood frame structure sided with clapboard. Less frequently, these buildings were sided in wood shingles, stucco, or brick. In addition, many twentieth century examples of this form are found more appropriately within the Bungalow style.

EXTANT RESOURCES SURVEYED:

The Lancaster Intensive Survey recorded ten examples of the Front Gable form. These examples vary widely in age and size but they tend to be small and most have or had clapboard-clad exterior siding. In addition, most of these houses are also either one-and-one-half or two-stories-tall, although there are one-story exceptions as well.

The following are the only intact brick-clad examples of the form.

AHI#44570	354 N. Adams St.	House	1872-1895
AHI#156261	560 S. Adams St.	House	post-1909
AHI#44944	900 S. Madison St.	Samuel Eaton/Martin Oswald House	ca.1870/1950(**1**)

The following is a listing of the best and most intact of the surveyed clapboard-clad and wood shingle-clad examples of the form.

AHI#44650	734 S. Adams St.	House	post-1895
AHI#44819	218 E. Linden St.	House	post-1895

Endnote:

1. Lancaster Real Estate Tax Assessment Rolls.

Side Gable (ca.1840-1940)

This is a very common Wisconsin residential form whose characteristic features consist of rectangular plans and, usually, gentle-pitched gable roof. The major facade is placed on the long wall with gable ends being placed perpendicular to the street. The form is found in one, two, and three-story versions but is most often found in half-story versions, the one-and-one-half-story version being especially common. Buildings in this style are characteristically covered with clapboard but fieldstone, cut stone,, and brick examples are also found. Very early versions may be of timber-framed, half- timbered, or even of log construction. Early versions are generally narrower and less tall than later examples and wings extended off the rear of the main block were popular, both as original features and as additions.

Window openings are typically regularly spaced. A front porch, often having small brackets or turned posts, is frequently the only embellishment and these porches usually have shed, flat, or slightly hipped roofs. In addition, like the Front Gable form, many twentieth century examples of the Side Gable form are placed more appropriately within the Bungalow style. Side Gable houses are often somewhat larger than their Front Gable counterparts.

EXTANT RESOURCES SURVEYED:

Side Gable form buildings are somewhat more common in Lancaster, seventeen examples having been surveyed. All of these buildings are residences and they range in date of construction from the 1840s to the 1950s. The oldest example is also one of the oldest documented building in Lancaster, this being the clapboard-clad Nelson Dewey House147 W. Hickory St., which was built in 1849 and is considered to be eligible for listing in the NRHP.(1)

AHI#44762	147 W. Hickory St.	Nelson Dewey House	1849

What follows is a listing of the best and most intact of the surveyed clapboard-clad examples of the form.

AHI#156182	132 N. Adams St.	House	1905-1912
AHI#156061	230 E. Hickory St.	House	Moved to Site post-1945
AHI#155981	320 E. Lincoln Ave.	House	post-1895
AHI#156281	517 S. Madison St.	House	1872-1895
AHI#156166	1050 W. Maple St.	House	
AHI#156081	536 S. Polk St.	House	post-1895

The following is a listing of the best and most intact of the surveyed brick-clad example of the form.

AHI#156223	532 S. Jefferson St.	House	post-1945

Endnote:

1. Lancaster Real Estate Tax Assessment Rolls.

Gabled Ell (ca.1860-1910)

A common nineteenth century residential vernacular form, the Gabled Ell form combines elements of both early front and side-gabled vernacular buildings and resembles them in construction materials, simplicity, and proportions. The gabled ell includes cruciform plan buildings as well as those with the more common "L" or "T" plans. The usual appearance of the main facade of the house is that of two gable-roofed wings of equal (or more typically) unequal height joined perpendicular to each other. Gabled Ell houses were built in a variety of heights, though most common is the one-story longitudinal wing connected to the one-story wing or "upright." Examples where both sections are of the same height are also common. The main entrance to these buildings is usually through a porch placed at the juncture of the ell on the main facade. The porch may reveal the only ornamental details, such as brackets, turned posts, and a balustrade. Window openings on gabled ell houses are generally regular. These buildings typically rest on low foundations and porch stairs are short. Clapboard was most commonly used on Gabled Ell buildings, although stone and brick examples exist as well.

EXTANT RESOURCES SURVEYED:

The Lancaster Intensive Survey recorded seventeen examples of the Gable Ell form. Like the Side Gable Form houses in Lancaster, these Gable Ell Form houses are also typically larger than their Front Gable Form counterparts.

What follows is a listing of the best and most intact of the clapboard-clad examples of the form.

AHI#44604	900 N. Adams St..	House	
AHI#156202	801 E. Cherry St.	House	
AHI#44736	450 N. Harrison St..	House	1895-1927
AHI#156141	135 N. Tyler St.	Frank Van de Wall House	1891(**1**)
AHI#156102	608 S. Tyler St.	House	

Endnote:

1. Lancaster Real Estate Tax Assessment Rolls. See also: *Grant County Herald*: May 7, 1891, p. 5. This house is considered to be a contributing resource in the proposed West Elm and West Hickory Streets Historic District.

Two-Story Cube (c.1850-80)

The Two-Story-Cube form is limited to residential buildings and can be identified by its boxy, square proportions, hipped and rather steeply pitched roofs having only slightly overhanging eaves, and lack of surface ornamentation or elements typically containing historic references save only simple classical order porch posts, most examples being examples of the Tuscan Order. Exterior siding include brick, clapboard, and occasionally stucco. Windows are symmetrically placed across the facade in simple frames or, in brick structures, with flat lintels and sills. The main door is usually located at the center of the front facade. A hip roofed porch typically crosses the front facade or at least covers the entrance door. Porch posts on earlier examples are sometimes turned and the porches often feature ornamental brackets. In some examples, gablets are placed on the main roof, but dormers are rare. Early 20th century examples usually reflect American Foursquare details such as offset front doorways, Tuscan Order porch columns, and enclosed porch railings.

EXTANT RESOURCES SURVEYED:

The Lancaster Intensive Survey recorded twelve examples of the Two-Story-Cube form. All of these are or were originally clad in clapboard although most have now been resided, which can make them difficult to distinguish from late Italianate Style-influenced examples and early American Foursquare style examples.

What follows is a listing of the best and most intact of the clapboard-clad examples of the form.

AHI#155962	433 W. Cherry St.	F. E. Strong House	1872-1895
AHI#45409	440 S. Monroe St.	House	1872-1895
AHI#156221	234 W. Walnut St.	House	

ARCHITECTS and BUILDERS

Among the principal objectives of an intensive survey is the identification of the designers and the builders responsible for creating the resources in the area being surveyed, followed by the compilation of an inventory of the work associated with the persons in each of these groups. This objective is central to the primary intent of intensive surveys, which is, to provide information that will help determine which resources are potentially eligible for inclusion in the National Register of Historic Places (NRHP) and it is embodied in National Register Criteria C, which states that "The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master." One result of the many intensive surveys done over the last decade has been a redefining of the term "master" to make it broader and more inclusive than it was previously when the term was usually assigned exclusively to professionally trained architects. Now we recognize that many of the resources we study and preserve were designed by the craftsmen who built them and that the buildings and structures created by these largely unsung designers are as worthy of inclusion in the National Register as are the works of many more formally trained designers. This more sophisticated view of the historic development of the built environment has resulted in a much deeper and richer understanding of our surroundings and has provided a richer context within which to view the works our most important designers. It has also made it possible for far more buildings to be considered eligible for listing in the National Register than was possible in the past.

The overwhelming majority of all Lancaster buildings were built and were also probably designed by local builders using published plans or customary building styles. The names and some of the work of a few of these historically important builders and craftsmen were identified in the previous Lancaster Intensive Survey conducted in 1985, and they are listed in the survey report that accompanied that survey.(**1**)

No one calling himself a professional architect is known to have set up a practice in Lancaster but the current intensive survey found several extant and non-extant buildings in Lancaster that were designed by professional architects practicing elsewhere in Wisconsin and in surrounding states prior to and just after World War II. Not surprisingly, most of these were larger public buildings whose size and complexity required designs that were beyond the ability of even the best of the local builders. The names of those who designed these buildings include a number of very well known architectural firms and the buildings these firms designed are all listed in the short architect's biographies that follow, regardless of whether or not the works themselves are still extent.

The principal resources employed by the current Lancaster Intensive Survey to identify architects and builders who practiced in the community were published local histories and local newspapers. Never-the-less, local newspapers are still the most important resources that remains to be systematically searched for relevant architecture-related information. While the survey used newspapers as one of its principal research tools, a complete search of the Lancaster newspapers available on microfilm was beyond the scope of the survey's resources. Such work as was done, however, showed that newspapers are the single best resource for identifying the work of the designers and builders who worked and practiced in Lancaster and the work done by the survey will provide a starting point that others can use to undertake additional research in the future.

Endnote:

1. Taylor, Mary E.. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot.* Southwestern Regional Planning Commission, 1985, p. 66.

ARCHITECTS

Non-Lancaster Architects

Hiram P. Thompson

The earliest identified building in Lancaster known to have been designed by an architect was the brick Grant County Jail and Sherriff's Residence building (non-extant) located at 109 S. Jefferson St., begun in July of 1871 to a design supplied by Hiram P. Thompson, who was an architect practicing in Fond du Lac, Wisconsin. Very little is known about Thompson or his work but he was apparently well thought of because the newspaper article cited below that includes his name also stated that "These drawings [of the jail] are the work of Mr. H. P. Thompson, of Fon [sic] du Lac, Wis., who, as designing architect, stands almost without a superior in the west."(**1**) What is known about Thompson is that he practiced in Fond du Lac from at least 1871 until at least 1901-1902, according to Fond du Lac city directories, and he is known to have been the architect of the NRHP-listed Joseph Schmitz Bandstand in Fond du Lac, which was built in 1900 and is located in Lakeside Park. Thompson is also known to have designed several buildings in Yellowstone National Park as well but details about these are sketchy at best.(**2**)

Endnotes:

1. "The New County Jail." *Grant County Herald*: July 18, 1871, p. 3. A good photo is included in: Hibbard, James B. *Lancaster's Historic Courthouse Square*. Lancaster : Lancaster Historic Preservation Commission, 2006, p. 13.
2. Quinn, Ruth. "Overcoming Obscurity, The Yellowstone Architecture of Robert C. Reamer." *Yellowstone Science*, 12(2), Spring 2004, p. 36.

C. W. Shinn

The second earliest identified building in Lancaster known to have been designed by an architect was the brick Gothic Revival style Congregational Church (non-extant) located at 201 S. Madison St., begun in July of 1871 and completed in 1873.(**1**) Almost nothing is known about Shinn or his work but he is known to have designed the three-story Romanesque Revival style brick Piereck-Sommer Building located at 220-24 S. 6th St. in Springfield in 1894, which is listed in the NRHP as part of the Central Springfield Historic District.(**2**) Shinn is also known to have acted as the supervising architect in charge of new building construction at the Illinois State Fair Grounds in Springfield in 1896.(**3**) From these dates it can be inferred that Shinn had a successful architectural practice in Springfield from the early 1870s until at least the mid-1890s, but nothing else about his life and education has been discovered as yet.

Endnotes:

1. "The New Congregational Church—The Laying of the Cornerstone." *Grant County Herald*: Aug. 22, 1871, p. 3. A good photo is included in: Hibbard, James B. *Lancaster's Historic Courthouse Square*. Lancaster: Lancaster Historic Preservation Commission, 2006, p. 16.
2. Conway, Brian. Central Springfield Historic District NRHP Form. Springfield: 1977.
3. *Transactions of the Department of Agriculture of the State of Illinois*. Springfield: Dept. of Agriculture, Illinois State Agricultural Society, Vol. 33, 1896, p. 34.

Palliser, Palliser & Co.

Not all of the buildings that were built from plans in Lancaster are the work of anonymous designers. One of the best and earliest Stick Style houses in the city was built from a design that is known to have been supplied by the Bridgeport, Connecticut mail order architectural firm of Palliser, Palliser & Co.

If any one firm in American architectural history might be cited as contributing most to the democratization of late nineteenth century domestic ideas, that firm must surely be Palliser, Palliser and Company. Through over twenty publications from 1876 to 1908, the English emigrants George Palliser (1848?-1903) and his brother, Charles (1854-?), were among the foremost disseminators of architectural designs of their time. Perhaps even more important, their desire to raise the level of popular taste and practical understanding of design led the Pallisers to perfect a method which would provide architectural services to anyone within reach of a post office.

The method was simple: address the building public directly by distributing inexpensive illustrated paperback booklets describing the latest designs. When the prospective client found an appealing scheme, he would be encouraged to answer a series of questions regarding cost, size of lot, orientation, etc. These particulars, along with an appropriate fee, were to be mailed to the architects, who would transform them into sketches and plans. The client was then given the opportunity to alter or correct this initial design before the firm would produce a complete set of plans, elevations, details, and specifications for the use of the local builder. The attempt, in essence, was to provide the client with a modicum of architectural guidance where the traditional architect-client relationship was deemed too expensive, too time-consuming or to difficult to obtain. The results were truly remarkable. Thousands of buildings throughout the United States, and many abroad, were designed in this manner, not only by the Palliser firm, but also by the numerous other carpenter-architect-publishers who soon adopted the Palliser method as their own.(**1**)

Among those who used the Palliser firm to provide plans for his own home was A. H. Barber of Lancaster, whose fine Stick Style house located at 148 W. Elm St. was built in 1882-1883 to a plan that is reproduced on Plate 18 of a reprint of *Palliser's American Cottage Homes,* which was originally published in 1878.(**2**)

EXTANT RESOURCES SURVEYED:

AHI#44789	148 W. Elm St.	A. H. Barber House	1882-1883

Endnotes:

1. Tomlan, Michael (intro). *The Palliser's Late Victorian Architecture.* Watkins Glen, NY: The American Life Foundation, 1978, n.p. (p. 1).
2. Ibid. This book contains a facsimile reprint of: Palliser, Palliser & Co.'s *Palliser's American Cottage Homes.* Bridgeport, Conn: 1878, plate 18.

Adolphus Druiding

Adolphus Druiding was a well known architect who practiced in Chicago in the last decades of the nineteenth century and who made a specialty of designing churches, most being for the Roman Catholic Church. Druiding is listed as an architect in various Chicago directories from 1885 to 1898 and it was during this time that he also produced his only known design in Lancaster, this being St. Clement's R.C. Church (non-extant), which was located at 153 S. Washington St. and was built in 1886.(**1**)

Druiding designed at least two other churches in Wisconsin as well, St. Mary's R.C. Church in Wausau, located at 325 Grand Ave. and built in 1892, and the excellent High Victorian Gothic Style St. John the Baptist R.C. Church, which is located at 203 W. Blodgett St. and which was built in Marshfield in 1893.(**2**) Interestingly, his design for St. Mary's is very similar to his design for St. John the Baptist and was probably responsible for his getting the latter commission.

Endnotes:

1. *The 1859-1959 Centennial of St. Clement Parish.* St. Clement Parish: Lancaster, 1959, pp. 26, 31, 35. Good photos are included in this publication and another is in *Watton's Souvenir of Lancaster*. Lancaster: 1900, p. 8.
2. Schnitzler, Donald H. (ed.). *The Marshfield Story: Volume 1*. Amherst, WI.: Palmer Publications., 1997, pp. 124-125 (photos).

H. C. Koch and Son

Henry C. Koch (1841-1910) was born in Hanover, Germany to Albert and Phoebe Koch. A year later the Koch family came to the United States and to Milwaukee and Koch would remain there for the rest of his life, during which time he would become one of Wisconsin's best know architects. After studying at the German-English Academy in Milwaukee, Koch began his architectural studies in the offices of G. W. Mygatt, a well-known Milwaukee architect, in 1856. In 1862, he enlisted in the Union Army and served for four years, returning to Milwaukee in 1866 to form a partnership with Mygatt known as Mygatt & Koch. In 1869 he married Johanna Knob and in 1870 or 1871 he left Mygatt to form a new firm of his own with Julius Hess known as Koch and Hess. From 1873 or 74 until 1877-78 he practiced alone, but in the latter year he formed a new partnership with his brother-in-law, H. Paul Schnetzky, called H. C. Koch and Co. In 1887, Schnetzky left the firm and in 1890, a new partner, Herman J. Esser, arrived. In 1899, Esser left and in 1902 Koch's son, Armand D. Koch (1879-1932) joined the firm as a partner. In 1905, Koch changed the name of the firm to H. C. Koch and Son and he died in 1910, after which Armand Koch practiced on his own. .

During the late nineteenth century H. C. Koch & Co. was one of Milwaukee's most successful firms and was responsible for designing the Milwaukee City Hall in 1895 (NRHP), the Pfister Hotel in 1893. He also designed the Dane County Courthouse (non-extant) in 1886 and "at least twenty Court Houses and twelve school buildings in Wisconsin and other states."(**1**) Among the most notable of the court houses this firm designed was the one that now sits in the center of Court House Square in Lancaster, this being a splendid Neo-Classical Style stone building that was built in 1902 and which is now listed in the NRHP.

EXTANT RESOURCES SURVEYED:

AHI#16167	126 W. Maple St.	Grant County Court House	1902

Endnote:

1. Withey, Henry A. and Elsie Rathburn Withey. *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey & Ingalls, 1970, p. 353.

Sears, Roebuck & Co.

While the Palliser brothers supplied a prospective home owner with a complete set of plans from which to build, other companies went still further and supplied the owner with the house itself and no firm was more successful at this then Sears, Roebuck, & Co., which historically was America's largest mail order firm.

> Americans have ordered from Sears, Roebuck just about everything they have needed for their homes for 100 years—but from 1908 to 1940, some 100,000 people also purchased their houses from this mail-order wizard. Sears ready-to-assemble houses were ordered by mail and shipped by rail wherever a boxcar or two could pull in to unload the meticulously precut lumber and all the materials needed to build an exceptionally sturdy and well-designed house.(**1**)

Sears houses can be found in almost every community of any size in Wisconsin and Lancaster is no exception. What is unusual is that the three identified examples found by the Intensive Survey are all examples of a single Bungalow style design called 'The Arlington." This design first appeared in the 1913

Sears Modern Homes Catalog and it would continue to appear in their subsequent catalogs up until 1922.(**2**) The Schwartz and Clark houses are especially fine and intact examples of this design and both are considered to eligible for listing in the NRHP.

EXTANT RESOURCES SURVEYED:

AHI#44720	422 W. Elm St.	Ed Schwartz House	1914-15
AHI#45461	134 N. Tyler St.	L. A. Clark House	1914-15
AHI#45481	325 S. Tyler St.	House	????-1927

Endnotes:

1. Stevenson, Catherine Cole and H. Ward Jandl. *Houses by Mail.* Washington D.C: The Preservation Press, 1986, rear cover.
2. Ibid, p. 119.

Gordon-Van Tine Co.

Another large scale purveyor of pre-cut homes was the Gordon-Van Tine Co., which was headquartered in Davenport, Iowa. This firm started life in 1865 as the U. N. Roberts Co., a wholesaler of building materials. By 1906, however, the firm's success led its owners to create a parallel business, the Gordon-Van Tine Co., that would offer its building materials to the public by mail order. Thanks in part to a large scale advertising campaign, the new business was quickly successful and in 1910 the firm began offering the first of its pre-cut houses to the public. Thanks to plant locations in Davenport, Iowa, St. Louis, Missouri, Chehalis, Washington, and Hattiesburg, Mississippi, the company quickly became one of the largest producers of pre-cut mail order houses in the country and it continued in operation until 1946, by which time it had built nearly 25,000 houses nationwide.

Considering that Gordon-Van Tine's main Davenport, Iowa plants were located not many miles south on the Mississippi River it is not surprising that some of their houses are to be found in Lancaster. The Intensive Survey found one example, although there are undoubtedly others as well. This is the fine Craftsman Style George E. Beck house located at 735 W. Elm St., which was built in 1920 and is a contributing resource in the proposed West Elm and West Hickory Streets Historic District. The house design was identified as being Gordon-Van Tine Co.'s Home No. 534, which is shown in the company's 1923 catalog.(**1**) The Beck house, however, is a mirror image of the one shown in the catalog, which probably reflects the personal preferences of the Becks.

EXTANT RESOURCES SURVEYED:

AHI#44728	735 W. Elm St.	George Beck House	1920

Endnote:

1. *117 House Designs of the Twenties*. Gordon-Van Tine Co. New York: Dover Publications, 1992, p.67. This is a reprint of the Gordon-Van Tine Co.'s 1923 Catalog.

Claude & Starck

Claude and Starck was Madison, Wisconsin's most prolific architectural firm in the first two decades of the twentieth century. The principals of the firm, which was in existence from 1895 - 1929, were Louis W. Claude (1868-1951), who was the principal designer of the firm, and Edward F. Starck (1868-1947), who was the managing partner. The two men were both Wisconsin natives who formed a partnership in 1896, three years after Claude had returned from Chicago and a position in the offices of Louis Sullivan, where he

also developed a life-long relationship with Frank Lloyd Wright. Their firm lasted until 1929, during which time it produced many of Madison and Wisconsin's most outstanding buildings, ranging from schools to residences, retail buildings and factories. Their most notable work, though, was done in the Prairie School style, and it is this work with which they are now most closely associated

Claude and Starck was especially well known in its day for its library designs, which "became a pattern for small libraries in the state."(**1**) The best of these buildings were done in the Prairie School style and they constitute an important part of Wisconsin's architectural legacy, but examples were actually designed in a variety of styles ranging from the Prairie School to the Neo-Classical Revival.

Claude & Starck designed two known projects in Lancaster. One is the remodeled first story of the First National Bank of Lancaster Building located at 151 W. Maple St., which was done ca.1923. The other is the Lancaster Municipal Building located at 206 S. Madison St. and completed in 1923. The NRHP-listed Lancaster Municipal Building is especially notable and it is one of the last Prairie School style designs that the firm produced.(**2**)

EXTANT RESOURCES SURVEYED:

AHI#45334	151 W. Maple St.	First National Bank of Lancaster	ca.1923
AHI#44948	206-218 S. Madison St.	Lancaster Municipal Building	1923

Endnote:

1. *Wisconsin State Journal*. August 11, 1951. Obituary of Louis W. Claude.
2. Orr, Gordon, D., Jr. "Louis W. Claude: Madison Architect of the Prairie School." The Prairie School Review, Vol. XIV, pp. 31-32, 34.

Parkinson & Dockendorff

Only one building in Lancaster was designed by the prominent La Crosse architectural firm of Parkinson & Dockendorff. This was the city's second high School building which was once one of the city's most impressive buildings. Albert E. Parkinson began his career as a contractor before taking up architectural studies while Bernard J. Dockendorff, after two years of apprenticeship with the firm of Stolze & Schick in La Crosse, studied architecture in Europe for 6 years. In 1902, the two men formed an architectural practice in La Crosse, Wisconsin, that became one of the most successful in the western half of the state. A particular area of expertise of the firm was the design of school buildings, which probably explains why they were chosen in 1925 to design a new high school for Lancaster.(1) This two-story brick-clad Collegiate Gothic Revival style building was completed in 1925. it is located at 925 W. Maple St., and when a new high school was built elsewhere in Lancaster in 1961 it became a middle school and was used as such until a new middle school was built. It now houses the offices of the Lancaster District School System.

EXTANT RESOURCES SURVEYED:

AHI#45363	925 W. Maple St.	Lancaster High School	1925

Endnote:

1. Parkinson & Dockendorff. *Twenty-Five Years of School House Planning: 1902-1927*. La Crosse: Parkinson & Dockendorff, 1927, p. 6.

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who was arguably America's greatest architect and Wisconsin's most famous son, designed a single building in Lancaster; the NRHP-listed Patrick and Margaret Kinney House at 424 N. Fillmore Street, built in 1951 and expanded in 1964.(**1**) No attempt will be made to retell the story of his life and work here, however, since it is too well known and too large in scope to be repeated in this format.

Bibliography

1. Heggland, Timothy F. Patrick & Margaret Kinney House National Register of Historic Places Nomination Form. Mazomanie, WI; 2006.

John W. Steinmann

John W. Steinmann was the son of John Clarence Steinmann (1889-1944), who began working in the Karlen & Steinmann lumberyard in Monticello owned by his father, John Casper Steinmann in 1912 after working as an architectural designer in Ashland Wisconsin. Over time, his architectural work became a separate division of the yard and after Steinmann was licensed as an architect in 1932, he took on increasingly complicated and larger scale projects. Steinmann's son, John W. Steinmann, was born in Monticello, Wisconsin, in 1891 and attended University of Illinois. After graduation he worked as an architectural designer in several places before returning to Monticello in 1936 to work with his father. After completing military service in World War II, Steinmann took over the architecture division of the lumberyard once again and the work gradually expanded until 1960, when he sold his interests in the lumberyard and formed John W. Steinmann & Assoc., which later became known as Steinmann Architects. This firm completed numerous Contemporary Style design projects in Wisconsin as well as in California, Texas, Michigan and New York, especially notable examples being the Karakahl Inn and Gonstead Clinic in Mt. Horeb, Wisconsin (extant), and the Wisconsin State Pavilion at the 1964 World's Fair in New York. Two of his works are also to be found in Lancaster. The first is the excellent St. Clement's R. C. School, completed in 1955 and expanded in 1963.(**1**) The second is the very fine Wrightian Style Schreiner Memorial Library, completed in 1957, and both buildings are believed to be eligible for NRHP-listing.(**2**)

EXTANT RESOURCES SURVEYED:

AHI#45506	330 W. Maple St.	St. Clement's R. C. School	1955/1963
AHI#155801	113 W. Elm St.	Schreiner Memorial Library	1957

Endnotes:

1. *The 1859-1959 Centennial of St. Clement Parish.* St. Clement Parish: Lancaster, 1959. See also: Monticello Historical Committee. *Monticello Past and Present.* Monticello: 1977, pp. 57 and 59.
2. Library Records. See also: Koyl, George S. (ed.) *American Architects Directory.* New York: R. R. Bowker Co., 1962, p. 672.

BUILDERS

The great majority of the historically and architecturally significant buildings in Lancaster and elsewhere were designed either wholly or in part by the persons who built them. These designers played an important role in the creation of the built environment and the best of them are now considered to be fully deserving of the term "master" as it is used in National Register Criteria C. Consequently, an important goal of the Lancaster Intensive Survey's of 1985 and 2009 was the identification of the most important builders who lived in Lancaster. These persons possessed widely differing skills and design capabilities but were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. The first builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1840 this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even as the needs of society became more complex and buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

The earliest builders in Lancaster were probably mostly itinerant craftsmen whose portable skills gave them great flexibility in choosing where to locate. Many of these persons probably stayed in Lancaster just long enough to finish a job and get paid. As Lancaster grew, however, it became possible for some of these men to move from job to job within the community and become permanent residents. For many of these men, part of the attraction of the work was the independence they enjoyed and such men did not often form lasting business associations with others. The associations that typical occur were between different generations of the same family, a pattern that gave a definite family feeling to the building trades.

The 1985 Intensive Survey of Lancaster conducted by Mary E. Taylor contains information about two of the known contractors and builders who worked in Lancaster, based on the newspaper accounts and these are reproduced here along with some additional information found by the present survey.(**1**) In order to expand this list of builders, however, and in order to identify the buildings they constructed, census tracts and local newspapers will need to be systematically searched for relevant information, both of which are projects that lie outside the scope of this intensive survey.

Henry Muesse

Henry Muesse was born in Prussia in 1836 and he and his family emigrated to the United States and to Philadelphia in 1848. In Philadelphia he learned the trade of carpenter and joiner and subsequently came to Wisconsin in 1855 and to Lancaster the same year. In the years that followed he practiced his trade and also established a lumber business in the city and would eventually be described as "for many years the leading contractor and builder..." of Lancaster. (**2**) He married in 1860, was joined in Lancaster by his brother, George Muesse, in 1870, and he headed his firm until retiring in 1895. During his career in Lancaster he was credited as the builder of a number of still extant commercial buildings in the city that are now located within the Courthouse Square Historic District, including:

John Clark Building	201 W. Maple St.	1882-1883
Thomas McDonald Building	105 W. Maple St.	1888
State Bank Building	108 S. Madison St.	1888

Muesse also built the Jeide-Carthew Building at 138 S. Madison St. in 1895-1896 when in association with a builder named Hugh in the firm of Hugh & Muesse, and he was also the part owner as well as the builder

of the Muesse & Brooker Building located at 137 S. Jefferson St., built in 1894-1895, both of which are also located within the Courthouse Square Historic District.(**3**)

In addition, Muesse also built the following non-commercial buildings:

EXTANT RESOURCES SURVEYED:

AHI#45388	216 S. Monroe St.	Methodist Episcopal Church	1877/1891(**4**)
AHI#45415	112 W. Oak St.	James A. Jones House	1882(**5**)
AHI#44785	135 N. Jefferson St.	Mrs. M. A. Reed House	1882(**6**)
AHI#44721	511 W. Elm St.	Henry Muesse House	1883(**7**)
AHI#45442	548 W. Pine St.	Henry Muesse House	1905-1910(**8**)

NON-EXTANT RESOURCES

	201 S. Madison St.	Congregational Church	1871(**9**)

Endnotes:

1. Taylor, Mary E. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot.* Southwestern Regional Planning Commission, 1985, p. 66.
2. *Commemorative Biographical Record of the Counties of Rock, Green, Grant, Iowa, and Lafayette, Wisconsin.* Chicago: J. H. Beers & Co., 1901, p. 659.
3. Heggland, Timothy F. Courthouse Square Historic District NRHP Nomination Form. 2005.
4. *Grant County Herald*: Oct. 25, 1877, p. 3. See also: *Grant County Herald*, June 4, 1891, p. 5, for the addition that Muesse also built.
5. *Grant County Herald*: January 18, 1883, p. 3.
6. Ibid.
7. Ibid. See also: City of Lancaster Real Estate Tax Rolls, 1883. See also: *Watton's Souvenir of Lancaster.* Lancaster: 1900, p. 39.
8. City of Lancaster Real Estate Tax Rolls.
9. *Grant County Herald*: August 23, 1871, p. 3. In association with a builder named William Alcorn as Alcorn & Muesse.

<u>Robert Brooker and George Brooker</u>

Another pair of building brothers in Lancaster about whom too little is known is the firm of Brooker Brothers. Robert and George Brooker were active in Lancaster from the mid-1870s onward, but nothing is known about them before their arrival there. By 1877, however, they had established themselves in Lancaster as builders and contractors and as the proprietors of a small scale sash, blind and door factory. An early newspaper mention of their work was found in 1877.

> Mr. Robert Brooker is building a brick residence on the south-west corner of the old Ury property–near to Mrs. J. C. Cover's.(**1**)

Unfortunately, the location of this house is not known. Throughout this period, the brothers placed advertisements in the Lancaster newspaper that read:

Robert Brooker George Brooker
Brooker Brothers

Lancaster, Wis.
All Kinds of Mouldings
and
Scroll Work
Constantly on hand or made to order,
Door, Sash, Blinds,.
Can be had at the lowest figures.(**2**)

Sanborn-Perris Fire Insurance Maps of Lancaster also show that the brother's small workshop/factory building (non-extant) was located at 338 W. Linden St. from at least 1894 until at least 1927 behind what had originally been the Lancaster Milling Co.'s. mill, and this building was still being called the Robert Brooker Woodworking Shop in 1927.

Endnotes:

1. *Grant County Herald*: May 3, 1877, p. 3.
2. Ibid, p. 4.

George W. Benn

Nothing is known about George Benn except that he worked in Lancaster in the 1870s. This is especially to be regretted because in 1872 the following tantalizing mention of his work was found in the local newspaper.

> Mr. George Benn is building one of the finest residences in Lancaster, on the west side of the block on which Joseph Nathan and Dr. Barber reside. It is a large, elegant brick building of the latest architecture and best finish. It is expected it will be for sale when completed, unless disposed of sooner.(**1**)

Another mention of one of his projects was found several years later.

> C. W. Wheeler is building a $5,000 or $6,000 dwelling in Bloomington on the site of his former residence. Geo. Benn of Lancaster is the contractor and has already begun the work.(**2**)

Throughout this period, Benn placed advertisements in the Lancaster newspaper that read:

Geo. W. Benn
Builder and Contractor.
Shop corner of Adams and Hickory streets
Lancaster, Wisconsin.
All building of every description promptly attended to.
Plans, specifications and estimates furnished at short notice.(**3**)

Unfortunately, none of his Lancaster buildings have yet been identified.

Endnotes:

1. "Fine New Mansion Going Up." *Grant County Herald*: Sept. 17, 1872, p. 3.
2. *Grant County Herald*: May 3, 1877, p. 3. The Grant County village of Bloomington is located several miles to the west of Lancaster.
3. *Grant County Herald*: May 3, 1877, p. 4.

POTENTIALLY ELIGIBLE INDIVIDUAL RESOURCES

As noted previously, the survey inventoried 279 resources within the project area. Of these, the following two historic districts contain a total of 28 buildings:

Historic Districts

1. West Elm and West Hickory Streets Historic District — 20 Buildings

2. South Monroe Street Historic District — 8 Buildings

In addition to the districts listed above, both of which are more fully described in the District Survey Forms that are located at the end of this report, the following twenty-eight resources or groups of resources are being recommended as being potentially eligible for listing in the National Register of Historic Places (NRHP) on an individual basis:

Individual Resources

1. Nelson Dewey House. 147 W. Hickory Street. Beautifully maintained clapboard-clad Side Gable form house that was built for Dewey in 1849. Dewey was serving as Wisconsin's first (Territorial) governor at the time and his still largely intact house is one of the in oldest houses in Lancaster and in Grant County. The house is also of architectural significance for its interior, which was restored and remodeled in the 1920s in the Colonial Revival style. This interior is now an excellent example of the way in which authentically old Colonial period house were restored using Colonial Revival style thinking and techniques in the early decades of the twentieth century.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Hibbard, James B. *Lancaster's Historic Courthouse Square.* Lancaster Historic Preservation Commission, 2006, p. 19 (illustrated).

2. John M. Otis/John Clark House. 140 N. Jefferson Street. Fine and highly intact brick Greek Revival Style house built in 1849 for John M. Otis, an early Lancaster merchant. In 1853, attorney John G. Clark first rented, and in 1855, purchased the house and he subsequently served in the Civil War, from which he returned with the rank of Colonel. Clark subsequently served as a mayor of Lancaster, as a state legislator, and as a Federal Judge of the Oklahoma Territory, but he continued to own and live in his Jefferson St. house until his death in 1917. During this time he expanded the house (in 1877) by adding a brick one-story addition to the south side that contains a bay window. As a result, the house now is both a fine example of the Greek Revival style and it is also a good example of the way in which such houses were sometimes modified by their early owners as need and the dictates of fashion dictated.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Hibbard, James B. *Lancaster's Historic Courthouse Square.* Lancaster: Lancaster Historic Preservation Commission, 2006, p. 19 (illustrated).

3. Emily Burr Farrar House. 407 S. Adams St. The Farrar house was built out of brick in 1866 and it is an excellent, highly intact example of the Greek Revival style as applied to the Gable Ell form. This is the most intact Greek Revival style house in Lancaster.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Hibbard, James B. Grant County Historical Society Newsletter. November, 2007.

4. Lewis Sisherness House. 309 N. Madison St. The original two-story-tall portion of the Sisherness House is one of Lancaster's oldest examples of the Italianate style , it having been built for Sisherness in 1865. By 1895, however, a large two-story-tall Italianate style wing had been attached to the north side of the original

main block, which resulted in the unusual but still highly intact Italianate style house that is visible today. This clapboard-clad house has recently been restored and it is in excellent condition.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Bird's Eye View of Lancaster, Wisconsin. Madison: J. J. Stoner, 1872.
Atlas of Grant County, Wisconsin. Chicago: Minneapolis: Foote & Henion, 1895.

5. Frank Halbert/Horace Hymer House. 207 S. Harrison St. The Halbert house was built in 1868-69 on what was then the outskirts of town for Frank Halbert and this splendid red brick-clad towered variant of the Italianate style is arguably the finest Italianate style house in Lancaster, a city that is particularly rich in examples of this style. Beautifully restored, the Halbert house occupies a large corner lot that represents a small portion of the extensively farmed acreage that once surrounded it.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Watton's Souvenir of Lancaster. Lancaster: 1900, p. 52 (illustrated).

6. J. C. Holloway House. 143 W. Linden Street. This fine clapboard-clad house is an excellent example of the towered variant of the Italianate style and it was built for J. C. Holloway in 1870. Originally, this house faced east onto N. Madison St. but it was moved around the corner on the same lot so that it faced south onto Linden St. sometime between 1912 and 1927. Possibly, this move was an attempt by the then owner to escape the increasing traffic noise on N. Madison St. but regardless of the reason, this house is one of Lancaster's best and most intact examples of the Italianate style.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Sanborn-Perris Fire Insurance Maps of Lancaster, 1912 and 1927.

7. George Clementson House. 350 N. Jefferson St. The clapboard-clad George Clementson House occupies a large corner lot overlooking Ryland Park and it is yet another outstanding, highly intact, and beautifully maintained example of the Italianate Style and was built in 1871 for Clementson.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Grant County Herald: April 11, 1871, p. 3.

8. Joseph Nathan House. 229 N. Monroe St. The red brick Nathan house is Lancaster's only example of the Second Empire style and it is a fine, unusual one-and-one-half-story tall example that was built in 1874 for Nathan. Joseph Nathan was the son of Jacob Nathan, one of Lancaster's pioneer merchants, and he eventually became a leading Lancaster merchant in his own right. Replete with its elaborate original wood trim and its characteristic mansard roof, the Nathan house is one of Lancaster's most visually striking nineteenth century houses and even the recent addition of a modern wing across the rear of the house does not seriously detract from its still highly intact and recently restored main block.

See: City of Lancaster Real Estate Tax Assessment Rolls.

9. A. H. Barber House. 148 W. Elm St. The A. H. Barber house is an excellent example of the Stick Style, true examples of which are rare in Wisconsin. The Barber house was built in 1882 to a design supplied by Palliser, Palliser & Co. of Bridgeport, Connecticut, which was one of the country's first and most successful mail order architectural firms. The clapboard siding of the Barber house is enframed by the horizontal and vertical boards that give the style its name and the significance of the house is further enhanced by its very intact, well maintained condition.

See: City of Lancaster Real Estate Tax Assessment Rolls.

10. House. 1044 S. Madison St. Nothing is known about this red brick-clad Italianate style house at the present time, but its location at the far south end of Madison St. suggests that it may once have been either a farm house or that the land surrounding may have been used for agriculture in some way. The 1895 map of Lancaster shows a house at this approximate location that was then owned by Stephen Vivian and this is probably the same house that is located at 1044 S. Madison St., based on its architectural style. Whether

Vivian was the original owner, however, is not known. Never-the-less, this house is highly intact , it is in excellent original condition, and it is believed that it is eligible for NRHP-listing because of its architectural significance.

See: *Atlas of Grant County, Wisconsin.* Chicago: Minneapolis: Foote & Henion, 1895.

11. William Ziegler House. 515 W. Pine St. The highly intact William Ziegler house was one of the last of Lancaster's numerous Italianate style houses to be built and it is one of the most intact examples as well. The red brick Ziegler house was built in 1886 and it was occupied by Ziegler and his family from 1886 until sometime before 1895, when he built a new Queen Anne style house for himself and his family closer to the downtown at 142 W. Oak St.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Grant County Teller: Feb. 25, 1886, p. 5; July 1, 1886, p. 5; July 22, 1886, p. 5;

12. Phineas Walker House. 508 E. Lincoln Ave. While the Lancaster tax rolls are inconclusive, it appears that this fine clapboard-clad Italianate style house was built ca.1890 for Phineas Walker, who owed considerable land in this area. This attribution is probably correct, however, because a house of the same overall shape is shown at this location on the 1895 Map of Lancaster and the map also shows that the land belonged to Walker. What is clear, though, is that this highly intact house is one of the very last examples of this style to be built in Lancaster and it is an excellent example as well.

See: City of Lancaster Real Estate Tax Assessment Rolls.
See: *Atlas of Grant County, Wisconsin.* Chicago: Minneapolis: Foote & Henion, 1895.

13. Frank Schreiner House. 445 W. Maple St. The Queen Anne style home that was built for prominent Lancaster businessman Frank Schreiner in 1893 is one of Lancaster's finest examples of this style and it is also one of the larger examples as well. Schreiner was the son of prominent Lancaster merchant John Schreiner, and he and his brothers were the second generation of the family to operate John Schreiner & Sons Mercantile Co. in Lancaster. In addition, Schreiner was also the mayor of Lancaster at the turn of the century. His clapboard and wood shingle-clad house is still highly intact today and it is also beautifully maintained.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Grant County Herald: July 27, 1893, p. 5; Nov. 2, 1893, p. 5.
Watton's Souvenir of Lancaster. Lancaster: 1900, p. 38 (illustrated).

14. John G. Harshberger House. 110 E. Pine St. The Harshberger house is a fine early clapboard-sided example of the Queen Anne style whose architectural significance is considerably enhanced by the retention of its original porch and other decorative original wooden design elements. The house was built in 1895 for John G. Harshberger, who in 1897 built a commercial power house on the corner of Maple and Jackson streets (non-extant) that produced Lancaster's first electricity.

See: City of Lancaster Real Estate Tax Assessment Rolls..
See: Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print, 1900, p. 436.

15. German Lutheran Church. 354 S. Madison St. This fine Gothic Revival style brick-clad church was built in 1895 and it was given a new education wing designed in the same style and using the same materials in 1924. This is now the most intact of Lancaster's few remaining nineteenth century churches and it is eligible for listing in the NRHP because of its architectural significance as an excellent representative example of the Gothic Revival style.

See: Holford, Castello N. *History of Grant County, Wisconsin.* Lancaster: The Teller Print, 1900, p. 437.
Watton's Souvenir of Lancaster. Lancaster: 1900, p. 8 (illustrated).

16. Charles H. Baxter House. 446 N. Madison St. Charles H. Baxter was a prominent Lancaster merchant when he had this large, excellent, early Georgian Revival style clapboard-clad house built for himself and his family in 1895. This was the first Period Revival style building of any type to be built in Lancaster and it was probably architect-designed although the name of the designer has not been found. The present house is actually the second house on this lot that had been built for the Baxter family. The original Gothic Revival style house on this site was built for C. H. Baxter's sister, Maria Baxter ,in 1868-69, but it was moved to the lot next door at 428 N. Madison St. when C. H. Baxter began the construction of his new house in 1895.

See: City of Lancaster Real Estate Tax Assessment Rolls..
Watton's Souvenir of Lancaster. Lancaster: 1900, p. 51 (illustrated).

17. L. D. Eastman House. 436 W. Pine St. The clapboard-clad Eastman house was built in 1906 and it was one of the last Queen Anne Style houses to be built in Lancaster. By 1906, Queen Anne style houses had typically lost some of their earlier exuberance and had designs that featured simpler detailing that was often inspired by classical precedent. The Landsman house is a good example of this and features Tuscan Order porch columns and three-part Palladian window groups in its dormer ends.

See: City of Lancaster Real Estate Tax Assessment Rolls.

18. W. B. Carter House. 646 W. Maple St. The Carter house was built in 1913-194 and it is one of Lancaster's best, most intact examples of the Craftsman Style. Craftsman Style designs typically do not utilize historic references nor do they make use of elaborate and costly materials. Instead, Craftsman designers strove to let the materials they used speak for themselves. The Clark house uses clapboards to cover its first story and wood shingles to cover the second story, this being a siding treatment that is found on many better Craftsman Style designs. Detailing was also simple and functional on Craftsman Style houses and the Carter house is a good example of this as well.
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See: City of Lancaster Real Estate Tax Assessment Rolls.

19. Ed Schwartz House. 422 W. Elm St. The Schwartz house was built in 1914-1915 for one of the proprietors of the Beck and Schwartz Creamery, which is located almost next door at 358 W. Elm St. Schwartz's excellent, highly intact Bungalow Style house is one of three identical houses in Lancaster that were designed by Sears, Roebuck and Co., this model being called the "Arlington." Here too, one can also see the designer's use of a clapboard-clad first story and a wood shingle-clad upper story, this being a siding treatment that is often found on more elaborate examples of the Bungalow Style.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Stevenson, Catherine Cole and H. Ward Jandl. *Houses by Mail*. Washington D.C: The Preservation Press, 1986, p. 119.

20. John Vespermann House. 709 S. Adams St. The Vespermann house was built in 1920 and it is another excellent, highly intact, beautifully maintained example of the Bungalow Style and it is one of Lancaster's largest examples as well. Here too, one can also see the unknown designer's use of a clapboard-clad first story and a wood shingle-clad upper story, but the house's outstanding feature is its wraparound veranda, an unusual feature for a Bungalow but one that must have been especially appreciated at the time the house was built, when it was mostly surrounded by open countryside.

See: City of Lancaster Real Estate Tax Assessment Rolls.

21. Emma Schreiner House. 425 W. Maple St. Craftsman and Bungalow Style houses were both typically designed without any historic references appearing in their designs and they were both part of the larger movement that developed in the United States at the turn of the century that had been spawned by the Arts and Crafts Movement, both here and in England. It was the related Prairie School style that was developed in Illinois by Frank Lloyd Wright and others, however, that achieved the greatest renown and the Emma Schreiner House, built in 1920, is a good late example of the style. The Schreiner house is clad in brick and features the grouped windows and wide, overhanging eaves that are hallmarks of the style. Unfortunately, the designer of this house is still unknown but was almost certainly an architect.

See: City of Lancaster Real Estate Tax Assessment Rolls.

22. German Presbyterian Church. 133 W. Oak St. This fine, highly intact Neogothic Revival style brick-clad church was built in 1922 and is the work of an as yet undiscovered architect. The church is eligible for listing in the NRHP because of its architectural significance as a good, representative example of the Neogothic Revival style.

See: Date Stone on Church façade..
Hoffman, Carl. "History of The City of Lancaster, County Seat of Grant County, 1900-1976." Included in: Resource Committee of Grant County. *Grant County History: 1900-1976.* Grant County: 1976, p. 61.

23. Mrs. Mary Clementson House. 336 N. Jefferson St. Located next door to the house of her father, George Clementson, this unusual wood shingle-clad example of the Tudor Revival style was built in 1925-1926 for Mary Clementson and it is one of the most intact and well maintained of the small group of Period Revival style houses in Lancaster that were built between the two world wars.

See: City of Lancaster Real Estate Tax Assessment Rolls.

24. Lancaster Municipal Pool Bathhouse. Ca.610 E. Lincoln Ave. Lancaster's swimming pool and its associated Rustic Style stone-clad bathhouse were built as work relief projects between 1933 and 1934 by the Civil Works Administration (CWA), a federal program initiated by the Roosevelt administration. The bathhouse building is still in use today, it is in good, highly intact condition, and it is eligible for NRHP listing for both its design and for its associations with the CWA.

See: "Two Wisconsin Pools." *The American City*: April, 1935, p. 65.

25. M. M. Ziegler House. 434 W. Hickory St. The Norman Revival Style Ziegler house was built towards the end of the Great Depression in 1937-1938, and it is the finest residential example of the Period Revival styles in Lancaster that were built between the two world wars. Norman Revival style houses are rare in Wisconsin compared with the examples of the more popular (and typically less expensive) Colonial Revival and Tudor Revival styles and stone-clad examples such as the Ziegler house were almost invariably architect-designed. The identity of the designer of this house is still unknown but will almost certainly turn out to be a professional architect.

See: City of Lancaster Real Estate Tax Assessment Rolls.

26. William Thiers, Jr. House. 1020 W. Maple St. Thiers' house was built next door to the now altered Bungalow Style house of his father (1016 W. Maple St.), but the two could hardly be more different. The house of the son at 1020 is an all steel pre-fabricated house manufactured and erected by the Lustron Co. between 1949 and 1950. The Lustron Co. was one of the many pre-fabricated home building concerns that was established at the end of World War II to meet the needs of the post-war housing shortage and it operated out of an enormous factory that had been built to build airplanes in Columbus, Ohio. Despite bright hopes, the factory produced just 2500 homes before closing its doors in 1950, and all Lustron houses that, like the Thiers house, retain integrity, are considered to be eligible for NRHP listing for their architectural significance.

See: City of Lancaster Real Estate Tax Assessment Rolls.
Canaday, Tricia. "The Lustron Home." Madison: State Historical Society of Wisconsin, *Wisconsin Preservation.* Vol. XVI, No. 5, Sept/Oct.1992.

27. St. Clement's R. C. Church Complex. 333 W. Cherry St; 330 W. Maple St.; 135 S. Washington St. St. Clement's Roman Catholic Church Parish had its beginning in Lancaster as early as 1859 and the buildings that have housed its various entities have been located on the east end of the block bounded by Cherry, Maple, Washington, and Harrison streets since the Parish built its second church on the corner of S. Washington and W. Cherry streets in 1886. By the end of World War II, however, all the original buildings in the complex that had evolved (church, rectory, convent, school) were in need of replacement, so beginning in 1954, an excellent new Contemporary Style school designed by John Steinman was built on W. Maple St. In 1963, Steinman designed an addition to the school and a new rectory, and in 1966 Robert Kraft designed an exceptional new church for the Parish that replaced the original one, as well as an attached new convent building. All of these

new buildings are interconnected, they are in excellent, highly intact condition, and taken together they constitute a architecturally significant group of modern church-related buildings. In addition, they also represent the evolution of the Catholic Liturgy after Vatican II and the effect this had on the architecture of subsequent buildings built for the church.

See: *The 1859-1959 Centennial of St. Clement Parish.* St. Clement Parish: Lancaster, 1959.
Date stones on various buildings.

28. Schreiner Memorial Library. 113 W. Elm St. This highly intact, Wrightian Style-influenced, one-story-tall public library was built in 1957 to a design by John Steinman. The building is clad for the most part in brick and these walls are sheltered by the wide overhanging eaves of a series of very shallow-pitched gable roofs that cover the various elements of the building. The Library is one of Lancaster's finest post World War II buildings and its significance is further enhanced by its location in the center of the block square Ryland Park.

See: Date stone. See also: Library Records.

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Bird's Eye View of Lancaster, Wisconsin. Madison: J. J. Stoner, 1872.[20]

City of Lancaster Real Estate Tax Rolls. Extant from 1842 to the present. Most are located in the Area Record Center at the UW-Platteville. The remainder are located at the Grant County Treasurer's Office in the Grant County Administration Building in Lancaster.

[20] Note: the date of this map has always been given as 1875, but newspaper research found that it was actually printed and sold in 1872. See: *Grant County Herald*: June 11, 1872, p. 3.

RECOMMENDATIONS

Recommendations for the Registration and Protection of Resources

A. Survey and Research Needs

It is believed that the areas of the city of Lancaster covered by the intensive survey have been adequately documented and further survey work in these areas is not recommended.

Some future research needs have already been suggested in the Architects and Builders theme. These include: studying the various census tracts pertaining to Lancaster kept at the Wisconsin Historical Society in order to identify inhabitants calling themselves builders or contractors (i.e. masons, carpenters, etc.); and undertaking a systematic search of all the extant Lancaster newspapers to identify building activity in the city and the persons related to it. Microfilm copies of these newspapers are available at the UW-Platteville Area Record Center (ARC) and also at the Wisconsin Historical Society (WHS) in Madison. Both of these are projects that should ideally be undertaken by a local historical society.

Another needed research effort is determining the construction date, original owner, and address of each of the many buildings surveyed by the intensive survey for which this has not already been done. Fortunately, it is believed that the database created by the intensive survey will be of material benefit to such a project. For instance, the inventory that follows this section has a bracketed date of construction for most of the surveyed buildings, which creates a time frame within which to look for a building's actual construction date. Using these dates as a guide, the surviving Lancaster real estate tax assessment rolls that begin in the 1840s and continue unbroken to the present and which are held by the Grant County Treasurer's Office and the Area Record Center at the UW-Platteville, can then be searched to ascertain actual or approximate construction dates and original owners. This information can then be used to search the historic Lancaster newspapers kept on microfilm by the ARC in Platteville and at the WHS for related items, which accounts often contain still more relevant information.

In addition, an immediate effort should be made to identify any areas within the city that might contain either prehistoric or historic archeological remains.

B. Lancaster's Current National Register of Historic Places Listing

Lancaster currently has one historic district listed in the National Register and five individual buildings, three of which are located within the boundaries of the historic district. These are listed below:

1. Courthouse Square Historic District (NRHP 06).

2. Arthur, L. J., House, 210 N. Jefferson St. (NRHP 9-05-85).

3. Grant County Court House, 126 W. Maple St. (NRHP 10-19-78). Now included in the Court House Square Historic District.

4. Kinney, Patrick and Margaret, House, 424 N. Fillmore St. (NRHP 08).

5. Lancaster Municipal Building, 206 S. Madison St. (NRHP 3-10-83). Now included in the Court House Square Historic District.

6. Lancaster Post Office, 236 W. Maple St. (NRHP 1999) Now included in the Court House Square Historic District.

C. Threats to Resources

There are two principal threats to the historic resources of Lancaster. The first of these threats is the loss by demolition of historic buildings located in and around the city's NRHP-listed historic commercial core. The second threat is more insidious but no less serious and is much more widespread. This is the very large numbers of historic residential buildings located throughout the city that have been inappropriately resided in recent years and/or which have had poorly designed additions added to them.

The considerable age of Lancaster's NRHP-listed downtown commercial core made it all but inevitable that some of the core's oldest buildings would have been demolished by now and replaced with larger, more modern ones, and comparing the existing building stock with old maps and photos proved this to be true. Most noticeable now is the lack of the Federal Style, Greek Revival style, and Italianate style buildings and their vernacular form equivalents that, in the beginning, formed the bulk of the core's historic building stock. Of course, many of these buildings were demolished long ago and, fortunately, were replaced with larger and more modern buildings that are still extant today and are themselves architecturally and historically significant. Never-the-less, while some of the changes that have happened since the 1985 Intensive Survey have been of a positive nature, the fact remains that they have been accomplished at a cost to the historic fabric of the city and this area is still being threatened by new development projects today as the recent threat to the Wright House Hotel has shown. This trend is especially important because of the effect it could have on the still intact portions of the historic commercial core of Lancaster, the retention of which is of vital importance to the future of historic preservation and tourism in the city. Fortunately, the degree of integrity is still quite high in the downtown core, with its most impressive features being both the quality of its individual buildings and the retention of its uniform historic street fronts, which do so much to give these districts their historic appearance. The principal problems preservation efforts face in these areas include: educating the citizens of Lancaster and other property owners about the value of these areas; establishing the right mix of businesses in the commercial core; and keeping the core relevant to the evolving needs of the city.

The recently completed intensive survey also found that Lancaster contains an unusually high percentage of older residential buildings of all kinds that have been poorly remodeled in recent years; inappropriate additions, siding choices and window replacement choices being the most common problems. Of the 207 buildings surveyed in the 1985 Intensive Survey that were resurveyed for the 2009 Intensive Survey, at least 131 have been partly or completely resided since 1985. The principal reasons for this appears to be a mix of economics and the growth of non-owner occupied residences in the city. Thus, there is clearly room for improvement in terms of educating the general public as to the range of options that can and should be considered when remodeling or restoration projects are contemplated.

The future growth of the city is also expected to have an impact on its archeological potential as well. The historic core of Lancaster is now being ringed by modern subdivisions and the population growth forecasts for the near future suggest that this process will continue. Thus, any prehistoric or historic archeological remains that still exist within the city's boundaries must be considered to be threatened. Identifying the sites of the city's few historic industrial operations would be an especially appropriate archeological activity to promote. For instance, the locations of those sites within the existing city boundaries that are associated with the industry era are shown on historic Sanborn-Perris fire insurance maps. These sites would therefore be relatively easy to identify and study and the same is probably true for many of the sites in the surrounding township as well. Once these sites are identified, a strategy for conserving some of them can be devised.

D. National Register Priorities

The top priority for listing in the National Register should be the proposed West Elm and West Hickory Streets Historic District. Listing this district in the NRHP would be of material assistance to the owners of buildings in the district who want to maintain, upgrade, or restore their properties.

It is further recommended that the proposed South Monroe Street Historic District be the next group of resources identified by the intensive survey to be nominated for listing in the NRHP. The owners of these buildings also have much to gain by the tax credits that are one of the benefits of NRHP listing and the favorable publicity that can be generated by being listed. The resulting publicity can then be used to prepare the way for the nomination of the other privately owned buildings on the list of potentially eligible individual buildings that is included in this report.

E. Community Strategies for Historic Preservation

The most effective means by which a meaningful historic preservation strategy can be created in Lancaster is already in place, namely, the enactment of a local landmarks ordinance and the simultaneous creation of a local landmarks commission. Continued City support for the City of Lancaster Historic Preservation Commission is the most effective tool that the City has for protecting its historic resources and the Commission is also the City's most effective potential educational tool as well.

An important step was taken in 2007, when the City successfully applied to the DHP for a Survey and Planning grant that could be used to fund an updated intensive survey of the city. The City's intent in funding such a survey was twofold; to create a data base of information about the historic resources in the city, and to identify properties that might be eligible for the NRHP. Both of these goals have now been realized and the successful first public meeting that was held in conjunction with this survey suggests that there is also local interest in historic preservation.

The principal questions that now face the City are: "How can it best make use of the information generated by the survey to better inform the public about the historic resources in their midst?" and "How can public opinion be mobilized to place a higher value on these resources?" The answer seems to be largely a matter of education. The City now has much of the information it needs to assess the importance of the buildings in the survey area and the survey also identified both individual buildings and groups of buildings in the survey area that may meet NRHP criteria for listing. Therefore, the best course for the City to follow would appear to be to sponsor the nomination of these buildings to the NRHP as a way of demonstrating to the community that Lancaster does, in fact, contain notable historic resources.

Listing these resources in the NRHP is an important step because people must first be made aware of their historic resources before they will place a value on them and be motivated to preserve them. Listing these resources is also a good way of introducing the community to the criteria that the National Register uses to evaluate buildings and districts. And finally, listing these buildings would also be a way of showing that a number of the historic resources in the city that are privately owned stand to benefit from available restoration-related Federal and State tax credits.

The need for getting more and better information into the hands of the public is clear. For instance, the intensive survey found that a significant number of buildings in the survey area that might otherwise have been eligible for listing in the NRHP have been rendered ineligible because they have been resided, most often with inappropriate materials or with materials that are different in scale from the originals such as when wide gauge clapboard is used to replace narrower gauge original siding. By disseminating information that is readily available from the NRHP and the DHP about the importance of maintaining a building's original appearance and by making the public aware of the fact that siding of an appropriate size is now widely available, the City can help the public make better informed decisions about renovation projects.

The City can also use the products of the survey to help educate the community about its historic resources. Historic photos and maps of Lancaster that were identified in the survey could be reproduced (with the aid of funding from local businesses) and displayed in the heavily used Schreiner Memorial Library and in local schools and businesses. Informational brochures that touch on remodeling issues and the tax advantages of NRHP listings can also be made available by the City as part of its education effort. Finally, lectures and workshops given by the members of the DHP can be used to better inform the community about preservation issues and techniques.

SURVEY RESULTS

What follows is a complete list of all the resources that were surveyed as part of the City of Lancaster Reconnaissance Survey. Each property surveyed during the course of this project has had a digital photograph taken of it and this photograph and a summary of the historical and architectural analysis performed on the property and other required information such as an address and parcel ID number, plus additional historic data, has been copied into the DHP's computerized database using the Wisconsin Preservation Database (WHPD) software developed by the DHP. Each property is then entered into the DHP's Architecture & History Inventory (AHI) and receives its own identifying number, which is called its AHI Number and which is listed in the first column of the table that follows.

When a specific building date is not given, bracketed dates are used when possible. These dates reflect the appearance or non-appearance of a building on: the 1872 Bird's Eye View of Lancaster; in Watton's 1900 Souvenir of Lancaster; or on one of the following maps: the Lancaster map included in the 1895 Atlas of Grant County; and/or the 1894,1899, 1905, 1912, 1927, and 1927 (updated to 1945) Sanborn-Perris fire insurance maps of Lancaster The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used in the DHP's WHPD software. These are as follows:

AF = American Foursquare
AS = Astylistic Utilitarian Form
BU = Bungalow
CG = Collegiate Gothic
CO = Colonial Revival
CON = Contemporary
CRO = Cross Gabled
CR = Craftsman
DU = Dutch Colonial Revival
ELL = Gable Ell
FP = French Provincial
FG = Front Gabled
GN = Georgian Revival
GO = Gothic Revival
GR = Greek Revival
IN = International Style
IT = Italianate
LUST = Lustron
NA = Not a Building
NG = Neogothic Revival
PR = Prairie School
QU = Queen Anne
RU = Rustic
SE = Second Empire
SG = Side Gabled
ST = Stick
TU = Tudor Revival
TSC = Two-Story-Cube
WR = Wrightian

AHI Number	Number		Street	Original Owner	Date	Style
156182	132	N	Adams St.	House	1905-1912	SG
44529	153	N	Adams St.	House	1905-1912	ELL
44561	317	N.	Adams St.	Charles H. Angus House	Pre-1895-1900	QU
44567	348-50	N.	Adams St.	House	1872-1895	ELL
44570	354	N.	Adams St.	House	1872-1895	FG/ELL
44576	523	N.	Adams St.	House		SG
44579	607	N.	Adams St.	House	1872-1895	ELL
44586	644	N.	Adams St.	House		QU
44593	656	N.	Adams St.	House		QU
44597	802	N.	Adams St.	House		QU
44600	852	N.	Adams St.	House		QU
44603	863	N.	Adams St.	House	Post-1895	QU
44604	900	N.	Adams St.	House		ELL
44607	907	N.	Adams St.	House	Post-1895	QU
44611	208-212	S.	Adams St.	Congregational Church	1851/1860	FG/GR
44612	407	S.	Adams St.	Emily B. Farrar House	1866	GR
44615	408	S.	Adams St.	Alexander Ivey House	1883	IT
44617	427	S.	Adams St.	Joe Wright House	1895-1900	QU
44619	430	S.	Adams St.	House		AF
44626	443	S.	Adams St.	House	1872-1895	IT
156181	451	S.	Adams St.	House		TU
44629	503	S.	Adams St.	House	Pre-1895	ELL
44635	550	S.	Adams St.	G. B. Carter House?	1872-1895	IT
156261	560	S.	Adams St.	House		FG
44637	615	S.	Adams St.	House		IT
44643	709	S.	Adams St.	John Vespermann House	1920	BU
44650	734	S.	Adams St.	House	Post-1895	FG
44653	743	S.	Adams St.	House	Post-1895	SG
156147	801	S.	Adams St.	House	Post-1895	QU
44655	856	S.	Adams St.	House		TSC
156146	859	S.	Adams St.	House	Post-1895	QU
44659	901	S.	Adams St.	House	Post-1895	BU
44660	926	S.	Adams St.	House		QU
156145	1103		Arbor Oaks Lane	House	Post-1980	CON
44661	550		Beetown Rd.	A. Schuster House	1895	QU
44665	614		Beetown Rd.	Gardner House?	1872-1895	ELL
44662	649-651		Beetown Rd.	House	Pre-1872	GR/ELL
44667	751		Beetown Rd.	House	1872-1895	ELL
44669	769		Beetown Rd.	House	1872-1895	IT
44673	821		Beetown Rd.	House		DU
44671	837		Beetown Rd.	House		DU
44675	901		Beetown Rd.	House		QU
44677	915		Beetown Rd.	House		GR
44679	206	E.	Birch St.	House	1895-1927	QU
155741	234	E.	Birch St.	House	Post-1895	CR

AHI Number	Number		Street	Original Owner	Date	Style
44683	308	E.	Cherry St.	House	1872-1894/ 1894-1899	QU
44684	341	E.	Cherry St.	House	1872-1894	SG
44686	702	E.	Cherry St.	House		QU
44688	709	E.	Cherry St.	Anton Schmitt House	1895	QU
156202	801	E.	Cherry St.	House		ELL
44701	308	W.	Cherry St.	J. Rock House	Pre-1872/ ca.1985	IT
155961	333	W.	Cherry St.	St. Clement's R.C. Church Convent	1966	CON
44705	400	W.	Cherry St.	Dr. J. H. Reed House	1892	QU
155962	433	W.	Cherry St.	F. E. Strong House	1872-1894	TSC
156201	735	W.	Cherry St.	House	Post-1945	CON
44707	935	W.	Cherry St.	House	Post-1895	BU
156222	543		Eaton St.	House	Post-1927	RU
44716	121	E.	Elm St.	House	/1927-1945	TSC
44717	238	E.	Elm St.	House	1872-1895	QU
155801	113	W.	Elm St.	Schreiner Memorial Library	1957	WR
155802	Ca.113	W.	Elm St.	Ryland Memorial Plaque	1909	N/A
44789	148	W.	Elm St.	A. H. Barber/H. A. W. McNair House	1882	ST
44718	358	W.	Elm St.	Beck & Schwartz Creamery	1912-13	DU
44720	422	W.	Elm St.	Ed Schwartz House	1914-15	BU
156001	436	W.	Elm St.	House	1895-1927	AS
44721	511	W.	Elm St.	Henry Muesse House	1883	IT
44724	536	W.	Elm St.	David Eastman house	1900	AF
156383	537	W.	Elm St.	William Jackel House	1900	QU
44727	545	W.	Elm St.	George S. Rockwell House	1900	QU
156390	601	W.	Elm St.	Thomas Orton House	1889	QU
156021	638	W.	Elm St.	Harry Brooker House	1890	IT
156384	641	W.	Elm St.	Henry Dasche House	Ca.1890	IT
156385	711	W.	Elm St.	John Pink House	1894-95	IT
44728	735	W.	Elm St.	George E. Beck House	1920	CR
44729	833	W.	Elm St.	House	Post-1895	CR
44731	158	S.	Fillmore St.	House	Post-1895	SG
44732	207	S.	Fillmore St.	House	1872-1927	TSC
156382	250	S.	Grant St.	Christ Lutheran Church	1965	CON
44733	226	N.	Harrison St.	House	1895-1927	QU
44734	248	N.	Harrison St.	Christ Fischer House	1892	QU
44735	352	N.	Harrison St.	W. F. Joeckel House	1895-1900	QU
44736	450	N.	Harrison St.	House	1895-1927	ELL
44740	111	S.	Harrison St.	D. Weber House	1872-1895	IT
44742	145	S.	Harrison St.	House	1895-1927	QU

AHI Number	Number		Street	Original Owner	Date	Style
44745	207	S.	Harrison St.	Frank Halbert/Horace Hymer House	1868-69	IT
44749	253	S.	Harrison St.	John Mankel House	1872-1895	IT
44751	254	S.	Harrison St.	House	/post-1945	BU
44756	306	S.	Harrison St.	Thomas Garvey House	1872-1895	QU
156322	333	S.	Harrison St.	House		IT
44759	621	S.	Harrison St.	House		QU
156061	230	E.	Hickory St.	House		SG
44762	147	W.	Hickory St.	Nelson Dewey House	1849	SG
155881	333	W.	Hickory St.	House	1872-1894	QU
44765	347	W.	Hickory St.	House	1912-1927	FG/CR
44767	351	W.	Hickory St.	House	1912-1927	DU
44770	352	W.	Hickory St.	House	1912-1927	BU
44771	410	W.	Hickory St.	House	1912-1927	AF
44773	434	W.	Hickory St.	M. M. Ziegler House	1937-38	FP
44775	437	W.	Hickory St.	House	1895-1927	BU
44779	611	W.	Hickory St.	Stephen Harvey Taylor House	1890	IT
44780	644	W.	Hickory St.	Leslie Clark House	1920	PR
44781	254	S.	Jackson St.	House	1895-1927	TSC
44785	135	N.	Jefferson St.	Mrs. M. A. Reed House	1882	QU
44786	140	N.	Jefferson St.	John Otis/John Clark House	1849	GR
44787	232	N.	Jefferson St.	House	1912-1927	BU
44788	248	N.	Jefferson St.	Robert Brooker House	1872-1894	QU
44790	312	N.	Jefferson St.	John Cover House	1871	IT
156301	336	N.	Jefferson St.	Mrs. Mary Clementson House	1925-26	TU
44791	350	N.	Jefferson St.	George Clementson House	1871	IT
44792	407-09	N.	Jefferson St.	A. Michaelis House	1872-1895	IT
44793	421	N.	Jefferson St.	House	1912-1927	BU
156302	450	N.	Jefferson St.	House	1895-1912	QU
44794	451	N.	Jefferson St.	George Muesse House	1872-1895	IT
44795	509	N.	Jefferson St.	D. Needham House	1872-1895	IT
44797	600	N.	Jefferson St.	House	1912-1927	FG
44798	604	N.	Jefferson St.	House	1895-1912	QU
44799	620	N.	Jefferson St.	House	1895-1927	QU
156303	Ca.740	N.	Jefferson St.	Lancaster's Farmer's Union Co-op		AS
44804	230	S.	Jefferson St.	House	1894-1905	QU
44805	256	S.	Jefferson St.	House	1872-1895	QU
44807	304	S.	Jefferson St.	Emmanuel Episcopal Church	1858	GO
44809	305	S.	Jefferson St.	House	1872-1895	ELL
156282	317	S.	Jefferson St.	House	1912-1927	CR
44812	353	S.	Jefferson St.	House	1872-1895	IT
156223	532	S.	Jefferson St.	House	Post-1945	SG

AHI Number	Number		Street	Original Owner	Date	Style
44813	206	E.	Lincoln Ave.	S. Barstow House	1872-1895	IT
44814	215	E.	Lincoln Ave.	William Tuckwood House	1872-1895	IT
155981	320	E.	Lincoln Ave.	House	1895-1945	SG
44816	508	E.	Lincoln Ave.	Phineas Walker House	Ca.1890	IT
44817	Ca.610	E.	Lincoln Ave.	Lancaster Municipal Pool Bathhouse	1933-34	RU
156144		E.	Lincoln Ave./ Chapel Drive	Hillside Cemetery Chapel		GO
156143	247		Lincoln St.	House	1872-1895	ELL
44819	218	E.	Linden St.	House		FG
44821	333	E.	Linden St.			QU
44827	143	W.	Linden St.	J. C. Holloway House	1870/1912-1927	IT
155761	143	W.	Linden St.	Garage		
155781	406	W.	Linden St.	Office Building	Post-1945	CON
44847	309	N.	Madison St.	Lewis Sisherness House	1865/1872-1895	IT
44851	406	N.	Madison St.	W. B. Baxter House	1868	IT
44853	428	N.	Madison St.	Maria Baxter House	1868-1869/1895-1900	GO
44859	431	N.	Madison St.	House	1895-1927	QU
44869	443	N.	Madison St.	House	1895-1927	BU
44872	446	N.	Madison St.	Charles H. Baxter House	1895	GN
44875	511	N.	Madison St.	D. Weedham House	1895	QU
44820	528	N.	Madison St.	W. P. Rowden House	1872-1895?	QU
44876	552	N.	Madison St.	House		QU
44882	729	N.	Madison St.	House		ELL
44888	748	N.	Madison St.	R. A. Watkins House	1892	QU
44894	833	N.	Madison St.	House	1895-1927	IT
44896	859	N.	Madison St.	House	1895-1927	SG
44898	1001	N.	Madison St.	House		TSC
44936	237	S.	Madison St.	House	1872-1894	QU
156381	338	S.	Madison St.	House	1912-1927	CR
44939	351	S.	Madison St.	John H. Howe House	1872-1895	QU
44937	354	S.	Madison St.	German Lutheran Church	1895/1924	GO
44940	402	S.	Madison St.	Richard Meyer Jr. House	1893	QU
156281	517	S.	Madison St.	H. Hurenhaus House?	1872-1895	SG
44941	539	S.	Madison St.	House	1895-1927	QU
44942	611	S.	Madison St.	House		DU
44943	834	S.	Madison St.	House		TSC
44944	900	S.	Madison St.	Samuel W. Eaton/Martin Oswald House	Ca.1870/ 1950	FG

AHI Number	Number		Street	Original Owner	Date	Style
44945	939	S.	Madison St.	House		CRO
156389	952	S.	Madison St.	Samuel & Catherine Eaton House	Ca.1853	ELL
44946	1044	S.	Madison St.	Stephen Vivian House?		IT
44947	1138	S.	Madison St.	J. C. McKinney House?		IT
45013	208	E.	Maple St.	General John B. Callis House	1858	IT
45016	240	E.	Maple St.	House	1894-1899	QU
45019	301	E.	Maple St.	House	1905-1912	DU
45020	333	E.	Maple St.	House	1899-1905	SG
45022	347	E.	Maple St.	House	1872-1894	SG
45023	348	E.	Maple St.	Repair Shop	1905-1912	AS
45348	237	W.	Maple St.	Lancaster State Bank	1959/1976	CON
45506	330	W.	Maple St.	St. Clement's R. C. School	1954-55/ 1963	CON
45350	425	W.	Maple St.	Emma Schreiner House	1920	PR
45352	445	W.	Maple St.	Frank Schreiner House	1893	QU
155921	445	W.	Maple St.	Frank Schreiner Carriage House	1895-1927/ 1927-1945	CR
45354	543	W.	Maple St.	House	1895-1927	CR
151161	544	W.	Maple St.	House	1927-1945	BU
155901	607	W.	Maple St.	House	1895-1927	CR
45358	645	W.	Maple St.	Mary Bellows House?	Post-1895	TSC
45360	646	W.	Maple St.	W. B. Carter House	1913-14	CR
156162	734	W.	Maple St.	House		TU
45362	800	W.	Maple St.	House		QU
156401	861	W.	Maple St.	Winskill Elementary School	1952/1965	CON
156163	920	W.	Maple St.	John Fahey House?	Pre-1895	QU
45363	925	W.	Maple St.	Lancaster High School	1925	CG
156164	934	W.	Maple St.	House	Post-1927	CO
45364	1016	W.	Maple St.	House	Post-1895	BU
156165	1020	W.	Maple St.	William Thiers, Jr. House	1949-50	LUST
156166	1050	W.	Maple St.	House		SG
45365	1146	W.	Maple St.	House		TSC
45367	1155	W.	Maple St.	W. H. Barrows House	1875-1895	IT
45368	1300	W.	Maple St.	House	Post-1895	BU
45372	141	N.	Monroe St.	House	1912-1927	CR
45381	229	N.	Monroe St.	Joseph Nathan House	1874	SE
45384	308	N.	Monroe St.	House	1782-1895	QU
45385	450	N.	Monroe St.	House	1872-1895	SG
156241	533	N.	Monroe St.	House	1895-1927	BU
45387	201	S.	Monroe St.	House	Pre-1872	FG
45388	216	S.	Monroe St.	Methodist Episcopal Church	1877/1891	GO

AHI Number	Number		Street	Original Owner	Date	Style
45388	216	S.	Monroe St.	United Methodist Church School Wing	2007	CON
45390	253	S.	Monroe St.	William Griswold/Jacob Nathan House	1860-1865	GR
156184	303	S.	Monroe St.	John Pink House	1929	TU
45392	304	S.	Monroe St.	John Oswald House	1877	IT
156242	314	S.	Monroe St.	Saloma S. Watts House	1895-1927/ ????	FG
156185	317	S.	Monroe St.	Clay Halferty House	1933-34	TU
45395	330	S.	Monroe St.	C. W. Hill/Saloma S. Watts House	1881	QU
45398	333	S.	Monroe St.	Harry Barnett House	1897	QU
45399	348	S.	Monroe St.	Henry Damm House	1920	CR
45401	351	S.	Monroe St.	J. E. Barrett house	1885	IT
45408	426	S.	Monroe St.	Erskine E. McCoy House	1895-1900	QU
45409	440	S.	Monroe St.	House	1872-1895	TSC
45413	804	S.	Monroe St.	Evangelical Lutheran Church Parsonage?	Pre-1895	ELL
45414	306	E.	Oak St.	T. A Burr House	1863	GR
45415	112	W.	Oak St.	James A. Jones House	1872-1895	IT
45416	133	W.	Oak St.	German Presbyterian Church	1922	NG
45418	142	W.	Oak St.	W. M. Ziegler House	1872-1895	QU
45421	232	W.	Oak St.	House	1912-1927	BU
45424	110	E.	Pine St.	John G. Harshberger House	1894	QU
45426	132	E.	Pine St.	House	Post-1895	BU
45429	244	W.	Pine St.	House		DU
45431	349	W.	Pine St.	Feed Mill		AS
45434	427	W.	Pine St.	T. Calvin House	1872-1895	IT
45438	436	W.	Pine St.	L. D. Eastman House	1906	QU
45440	515	W.	Pine St.	William Ziegler House	1885	IT
45442	548	W.	Pine St.	Henry Muesse House	1905-1910	QU
45444	739	W.	Pine St.	C. Orton House	1872-1895	IT
156388	208	N.	Polk St.	John Duncan Est. House	1899-1900	QU
156387	224	N.	Polk St.	George Gibbs House	1900-1905	FG
156386	246	N.	Polk St.	Louis Fisher House	1891-92	IT
45445	205	S.	Polk St.	House	Post-1895	CR
45447	251	S.	Polk St.	St. Clement's R.C. Church Rectory (First)	1859/ (moved three times)	FG
45452	502	S.	Polk St.	House	Post-1895	DU
156081	536	S.	Polk St.	House	Post-1895	SG

AHI Number	Number		Street	Original Owner	Date	Style
156203	802		Sheridan Ct.	House	Post-1950	CON
155982	559		Sunset Dr.	House	Post-1970	CON
155983	433	N.	Taylor St.	House	Post-1950	CON
45458	154	S.	Taylor St.	House	Post-1895	BU
45459	217	S.	Taylor St.	House	Post-1895	BU
45460	235	S.	Taylor St.	House	Post-1895	BU
156361	351	S.	Taylor St.	House	Post-1945	CON
45461	134	N.	Tyler St.	L. A. Clark House	1914-15	BU
156141	135	N.	Tyler St.	Frank Van de Wall House	1891	ELL
156342	150	N.	Tyler St.	John Duncan House	1892	QU
156142	151	N.	Tyler St.	Dr. J. & Eva M. Godfrey House	1895	QU
156341	236	N.	Tyler St.	Walter Webb House	1902-03	DU
45466	248	N.	Tyler St.	Eugene Woodhouse House	1903	QU
45467	336	N.	Tyler St.	House	Post-1895	BU
45469	452	N.	Tyler St.	House	Post-1895	QU
45473	131	S.	Tyler St.	House	1895-1927	BU
45472	132	S.	Tyler St.	Church	/Post-1945 (moved)	GO
45476	151	S.	Tyler St.	House	1895-1927	QU
45478	216	S.	Tyler St.	H. E. Schreiner House	1915-1920	PR
156343	241	S.	Tyler St.	House	Post-1945	TU
156122	250	S.	Tyler St.	House	Post-1945	CO
156344	255	S.	Tyler St.	House	1895-1927	QU
156121	260	S.	Tyler St.	House	1927-1945	IN
45481	325	S.	Tyler St.	House	Ca.1913-14	BU
45483	413	S.	Tyler St.	House	1895-1927	AF
45484	447	S.	Tyler St.	W. Calloway House	1895-1927	QU
45486	505	S.	Tyler St.	F. W. Strong House	1872-1895	IT
45488	524	S.	Tyler St.	House		QU
45492	542	S.	Tyler St.	House	Post-1895	BU
45455	552	S.	Tyler St.	Geo. Marks Sr. House	1895	TSC
45493	605	S.	Tyler St.	House	Post-1895	QU
156102	608	S.	Tyler St.	House		ELL
45497	619	S.	Tyler St.	House	Post-1895	BU
45498	626	S.	Tyler St.	House	Post-1895	BU
156101	636	S.	Tyler St.	House		FG
65731	652	S.	Tyler St.	House	Post-1895	BU
45499	710	S.	Tyler St.	House		SG
156204	323	E.	Walnut St.	House		DU

AHI Number	Number		Street	Original Owner	Date	Style
45500	Ca.130	W.	Walnut St.	German Presbyterian Church/Emanuel Episcopal Church Guild Hall	1884/1922	FG
156221	234	W.	Walnut St.	House		TSC
45501	300	W.	Walnut St.	Pioneer Motors Garage	Post-1945	AS
155963	325	W.	Walnut St.	Reorganized Church of Jesus Christ of the Latter Day Saints	1963	CON
45503	210	N.	Washington St.	House	1872-1894	QU
45504	836	N.	Washington St.	Philo Stephens Est. House	1872-1895	IT
155941	135	S.	Washington St.	St. Clement's R.C. Church	1966-67	CON
156321	135	S.	Washington St.	St. Clement's R.C. Church Rectory	1963	CON
45508	326-334	S.	Washington St.	House	1872-1895	IT
45509	341	S.	Washington St.	Lancaster Bottling Works	1912-1913	AS
45510	210	W.	Willow St.	Tobias Fezer House	1872-1895	TSC

DISTRICT SURVEY FORM

1

District		Surveyor	SHSW Staff
South Monroe Street Historic District		Timothy F. Heggland	_____
City	County	Survey	Date
Lancaster	Grant	Lancaster Intensive Survey	2009
Film Rolls/Negatives	N/A		

Streets	Numbers	Streets	Numbers
South Monroe Street	303, 304, 314, 317, 330, 333, 348, 351		

2 **Boundary Description**

The boundary of the district begins at a point on the S curbline of E. Walnut St. that corresponds to the NW corner of the lot associated with 303 S. Monroe St., then turns 90° and continues S along the W (rear) lot lines of the lots associated with 303, 327, 333, and 351 S. Monroe St. to a point on the N curbline of E. Oak St. that corresponds to the SW corner of the lot associated with 351 S. Monroe St. The line then turns 90° and runs E along said N curbline and across S. Monroe St. and continuing E along said curbline until reaching the SE corner of the lot associated with 348 S. Monroe St. The line then turns 90° and continues N along the rear lot lines of the lots associated with 348, 330, 314, and 304 S. Monroe St. to a point on the

3 **Boundary Justification**

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

4 **SOURCES OF INFORMATION**

A. City of Lancaster Real Estate Tax Rolls, 1842-2009.

B. Taylor, Mary E. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot*. Southwestern Regional Planning Commission, 1985.

C. Sanborn-Perris Map Co. Fire Insurance Maps of Lancaster, 1894, 1899, 1905, 1912, 1927, 1927 updated to 1945.

D. *Grant County Herald*: 1871-2009

DIVISION OF HISTORIC PRESERVATION

WISCONSIN HISTORICAL SOCIETY

5 **MAP REFERENCE**

USGS quad: Lancaster

scale: 1-24,000

UTM References	H.
A.15/687280/4745980	I.
B.	J.
C.	K.
D.	L.
E.	M.
F.	N.
G.	O.

6 Opinion of National Register Eligibility

date: _____ initials: _____

_____ eligible _____ not eligible ____ unknown

_____ national _____ state ____ local

7 DESCRIPTION

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions, and generally excepted properties.

The South Monroe Street Historic District is a residential district comprised of eight single family homes and the district is located two blocks southeast of the NRHP-listed Courthouse Square Historic District, which is the principal historic commercial district in the city. The proposed district consists of both sides of the 300 block of South Monroe St. Land slopes slightly downward at the northeast end of the district but is flat elsewhere within the boundaries. Most of the district's houses share uniform setbacks from the district's tree-lined streets and most have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees.

All of the houses in the district were built between 1877 and 1934, and most of them are still largely intact. Two of the oldest houses are Italianate Style examples, two others are examples of Queen Anne style designs, two are examples of the Tudor Revival style, and there is a single example of the Craftsman style as well. Most of the district's buildings were originally clad in clapboards and several still retain their original cladding, while one of the Italianate Style examples is clad in brick.

The seven contributing houses in the district are notable within their local context for being good representative examples of the several styles that are present, for their locally significant owners, and especially because they exhibit a noticeably higher degree of integrity than the houses of similar vintage and size that surround them. Some of the houses in the larger residential neighborhood that encircles the district were also once distinguished by their size and quality design as well, but many of these houses have now been altered as the neighborhood has transitioned from being primarily an owner-occupied single family neighborhood to one that is increasingly dominated by non-owner-occupied rental housing. Consequently, the still mostly owner-occupied houses in the proposed South Monroe Street Historic District form a cohesive ensemble that now sets them apart from the increasingly altered neighborhood that surrounds them.

8 SIGNIFICANCE

Areas of significance

Architecture: Italianate Style
Queen Anne Style
Tudor Revival Style

History:

Period of Significance: 1877-1934

Historical Development and Statement of Significance.

The small eight-building South Monroe Street Historic District is believed to be of architectural significance under NRHP Criterion C because the houses within the district constitute on the of the few concentrations of intact residential buildings in the city, because the historic evolution of the district is typical of the way in which most of the city's older residential neighborhoods developed, and because it contains three of Lancaster's finest early twentieth century houses.

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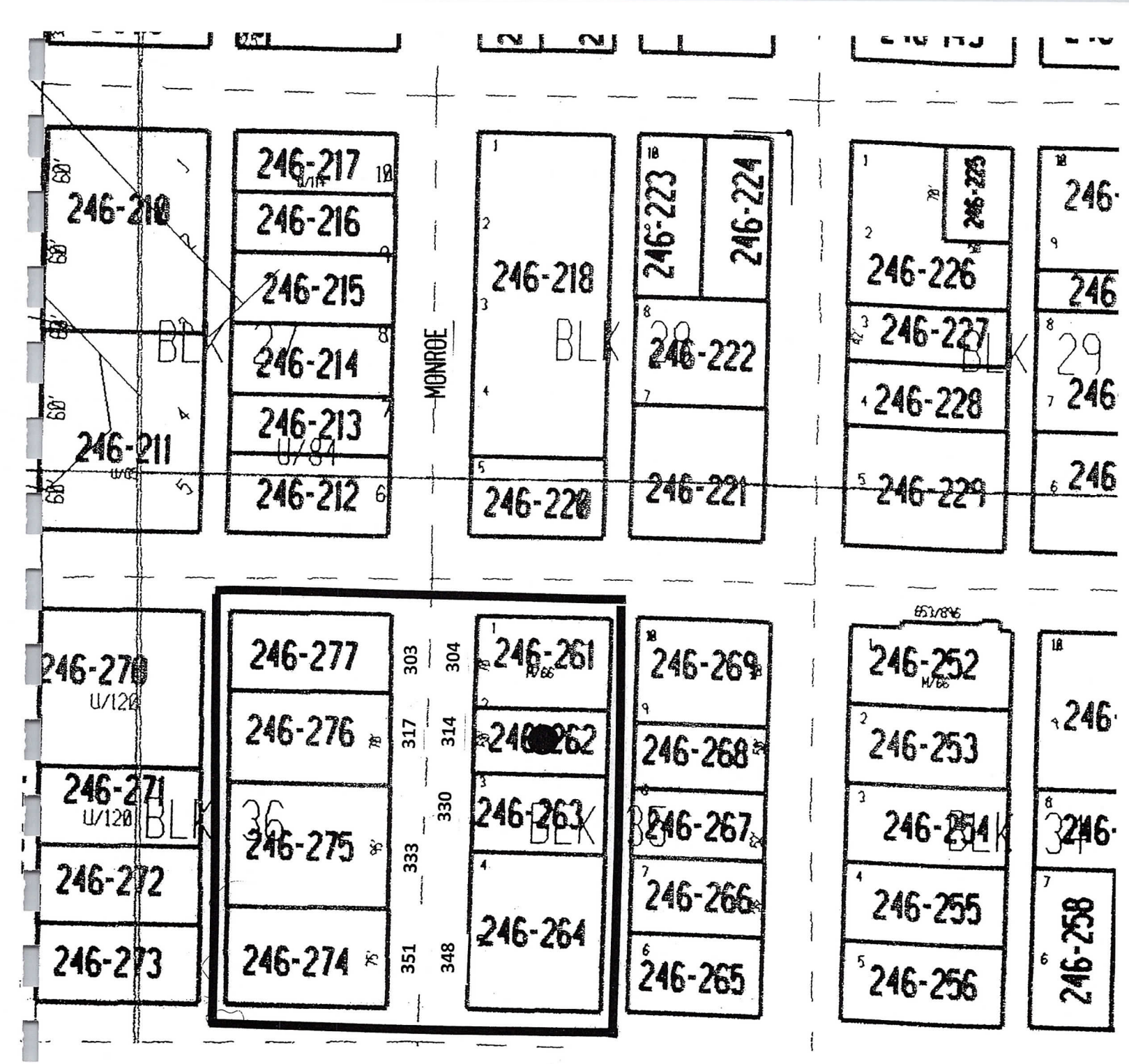
The district's houses were built between 1877 and 1934. The plat in which these houses are located, however, is much older, it being the original plat of the city, which dates to 1837. The 1872 Bird's Eye View of Lancaster shows that prior to 1877 there was just a single large house located on either side of the 300 block of S. Monroe St., and both of these houses had multiple lots associated with them. As Lancaster prospered in the 1870s, however, two of these lots were sold off to new owners who built the district's earliest extant houses on corner lots located at opposite ends of the district (304 and 351 S. Monroe St.). These were Italianate style examples, built in 1877 and 1884, respectively. Next to come were the district's two examples of the Queen Anne style, one of which, the Harry Barnett House located at 333 S. Monroe St. and built in 1897, was constructed for the son of J. E. Barnett, the owner of the large now non-extant house that originally owned the entire west side of this block. As the new century progressed, more lots were sold off from the larger original holdings on the east side of the block and in 1920, Henry Damm built his new Craftsman Style house at 348 S. Monroe St. on a double lot that had previously been occupied by an earlier building. Nine years later the house of J. E. Barnett was itself demolished and the Tudor Revival style house of John Pink was built at 303 S. Monroe St. on one of the lots that had been associated with it. Finally, in 1933, the lot next door to Pink was bought by Clay Halferty, who built his own Tudor Revival Style house at 317 S. Monroe St., this being the last house built in the district.

Because the land in the district was developed gradually, the lots there are not of a standard or even a uniform size, which allowed owners greater freedom than they would have had elsewhere in the city this close to the downtown. As a result, the houses they built here are larger than those on lots in adjoining blocks. The Damm. house especially, is one of Lancaster's best and largest examples of the Craftsman style and the Pink and Halferty house are two of the city's best and largest examples of the Tudor Revival style.

The district and the surrounding neighborhoods were originally comprised almost exclusively of single family residences and this area remained stable for many years. By the late 1960s, however, the neighborhood surrounding the district was beginning to change. Single family houses were now increasingly becoming rental properties and the prestige and desirability that had long clung to the district and the surrounding area diminished as a result. Today, however, many of these houses are once again being valued for their quality construction and superior design. Individually, most of the district's buildings are fine representative examples of their particular styles. Collectively, they are also of significance to the history of Lancaster because these buildings illustrate the evolution of architectural design in Lancaster during the period of significance. The South Monroe Street Historic District is thus believed to be eligible for inclusion in the NRHP at the local level, primarily because of the individual architectural significance of the buildings it contains, but also because they constitute a largely intact ensemble of buildings that is evocative of the period during which they were built.

Boundary Description, Continued:

S curbline of E. Walnut St. that corresponds to the NE corner of the lot associated with 304 S. Monroe St. The line then turns 90° and continues W along said S curbline of E. Walnut St. and across S. Monroe St. to the POB.



SOUTH MONROE STREET HISTORIC DISTRICT

Lancaster, Grant Co., WI

District Boundary Line

Non-Contributing

Not to Scale

DISTRICT SURVEY FORM

1

District		Surveyor	SHSW Staff
West Elm & West Hickory Streets Historic District		Timothy F. Heggland	_____
City	County	Survey	Date
Lancaster	Grant	Lancaster Intensive Survey	2009
Film Rolls/Negatives	N/A		

Streets	Numbers	Streets	Numbers
West Elm Street	511, 536, 537, 545, 601, 638, 641, 711, 735		
North Polk Street	208, 224, 246		
North Tyler Street	134, 135, 150, 151, 236, 248		
W. Hickory Street	611, 644		

2 **Boundary Description**

The boundary of the district begins at a point on the S curbline of W. Elm St. that corresponds to the SW corner of the lot associated with 735 W. Elm St. The line then turns 90° and continues N along the W (side) lot line of said lots to the NW corner, then turns 90° and continues E along the rear lot line of said lot to the NE corner, then turns 90° and continues S along the E (side) lot line to a point that corresponds to the NW corner of the lot associated with 711 W. Elm St. The line then turns 90° continues E along the rear lot line of said lot, then crosses N. Polk St. continues E along the rear lot line of the lot associated with 641 W. Elm St. to the NE corner of said lot, then turns 90° and continues N along the W (side) lot line of the lot associated

3 **Boundary Justification**

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

4 **SOURCES OF INFORMATION**

A. City of Lancaster Real Estate Tax Rolls, 1842-2009.

B. Taylor, Mary E. *An Intensive Architectural and Historical Survey of Lancaster, Potosi/Tennyson, Dodgeville, Belmont, Gratiot.* Southwestern Regional Planning Commission, 1985.

C. Sanborn-Perris Map Co. Fire Insurance Maps of Lancaster, 1894, 1899, 1905, 1912, 1927, 1927 updated to 1945.

D. *Grant County Herald*: 1871-2009

DIVISION OF HISTORIC PRESERVATION

WISCONSIN HISTORICAL SOCIETY

5 **MAP REFERENCE**

USGS quad: Lancaster

scale: 1-24,000

UTM References	H.
A.15/686625/4746450	I.
B.	J.
C.	K.
D.	L.
E.	M.
F.	N.
G.	O.

6 Opinion of National Register Eligibility

date: _____ initials: _____

_____ eligible _____ not eligible ____ unknown

_____ national _____ state ____ local

7 DESCRIPTION

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions, and generally excepted properties.

The West Elm & West Hickory Streets Historic District is a residential district comprised of twenty single family homes that are located three blocks west of the NRHP-listed Courthouse Square Historic District, which is the principal historic commercial district in the city. The proposed district occupies lots that comprise all or part of eight city blocks that both include and essentially surround the block that is bounded by W. Elm, N. Tyler, W. Hickory, and N. Polk streets. Land in the district slopes slightly downward to the south within the district boundaries and most of the district's houses share uniform setbacks from the district's tree-lined streets and all have landscaped yards that are characterized by grassed lawns, ornamental shrubs, and mature trees.

All of the houses in the district were built between 1883 and 1920, and most of them are still largely intact. The six oldest houses in the district are all Italianate Style examples, seven others are examples of Queen Anne style designs, one is a Craftsman Style example, one is a Prairie School Style example, one is a Bungalow Style example, and there is a single example of the Dutch Colonial Revival style as well. Almost all of the district's buildings were originally clad in clapboards and several still retain their original cladding, but the single Prairie School style example is clad in brick.

The twenty contributing houses in the district are notable within their local context for being good representative examples of the several styles that are present, for their locally significant owners, and especially because they exhibit a noticeably higher degree of integrity than the houses of similar vintage that surround them. Some of the houses in the larger residential neighborhood that encircles the district were also once distinguished by their size and quality design as well, but many of these houses have now been altered as the neighborhood has transitioned from being primarily an owner-occupied single family neighborhood to one that is increasingly comprised of non-owner-occupied rental housing. Consequently, the still mostly owner-occupied houses in the proposed West Elm & West Hickory Streets Historic District form a cohesive ensemble that now sets them apart from the increasingly altered neighborhood that surrounds them.

8 SIGNIFICANCE

Areas of significance

Architecture: Italianate Style
Queen Anne Style

History:

Period of Significance: 1883-1920

Historical Development and Statement of Significance.

The twenty building West Elm & West Hickory Streets Historic District is believed to be of architectural significance under NRHP Criterion C because the houses within the district constitute on the of the few concentrations of intact residential buildings in the city, because the historic evolution of the district is typical of the way in which most of the city's older residential neighborhoods developed, and because it contains several of Lancaster's finest historic houses.

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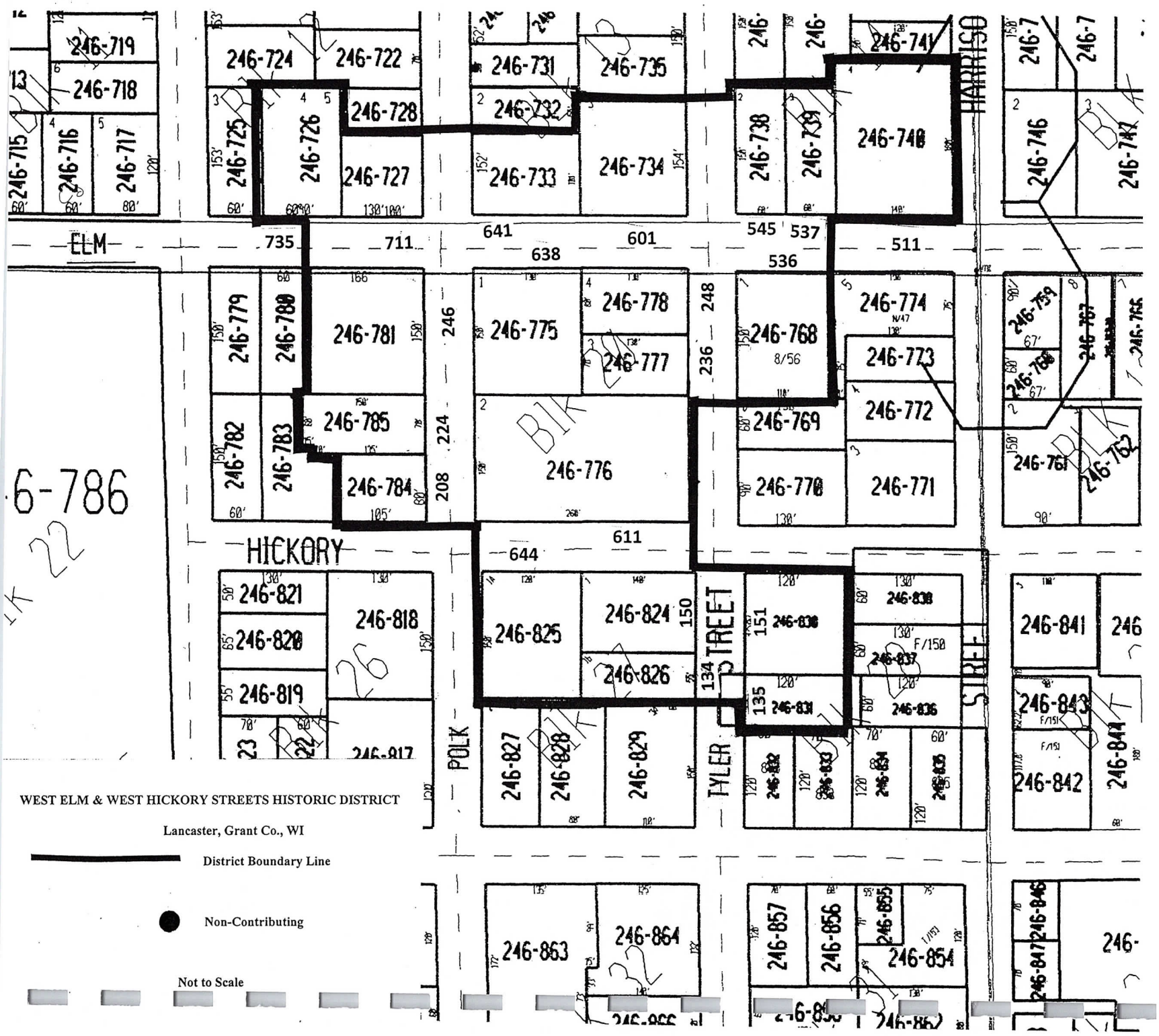
The district's houses were built between 1883 and 1920 and the entire area was unplatted until the Lancaster Assessor's Plat was created around 1900. The 1872 Bird's Eye View of Lancaster shows that there were no houses located west of Harrison St. (which is the east edge of the district) in 1872 and even by 1895, when the Atlas of Grant County maps were drawn, there were just seven houses in what is now the district. Six of these house are still extant, including five Italianate Style houses and one Queen Anne style example, and all of these houses then occupied lots that ranged in size from one quarter of a block to whole blocks.

As Lancaster prospered in the 1880s, however, and as the city grew, the owners of these large holdings gradually carved off lots that they sold to new owners and this process continued until 1920, when the last two houses in the district were built. Stylistically, the houses in the district represent those styles that were most popular at the time, Italianate style examples being the earliest followed by the Queen Anne style and the several progressive styles. Among the latter are three houses of special note. The highly intact L. A. Clark House located at 134 N. Tyler St. is an excellent example of the Sears, Roebuck & Co. "Arlington" model mail order house, the highly intact Leslie Clark House located at 644 W. Hickory St. and built in 1920 is one of the city's finest Prairie School style houses, and the highly intact George E. Beck House located at 735 W. Elm St., built in 1920, is an excellent example of a Gordon-Van Tine Co. mail order house.

Because the land in the district was developed gradually, the lots there are not of a standard or even a uniform size, which allowed owners considerable freedom. As a result, the houses they built here are larger than those on lots in adjoining blocks. Today, however, many of these houses are once again being valued for their quality construction and superior design. Individually, most of the district's buildings are fine representative examples of their particular styles. Collectively, they are also of significance to the history of Lancaster because these buildings illustrate the evolution of architectural design in Lancaster during the period of significance. The West Elm & West Hickory Streets Historic District is thus believed to be eligible for inclusion in the NRHP at the local level, primarily because of the individual architectural significance of the buildings it contains, but also because they constitute a largely intact ensemble of buildings that is evocative of the period during which they were built.

Boundary Description, Continued:

with 601 W. Elm St. to the NW corner of said lot. The line then turns 90° and continues E along the rear lot line of said lot and across N. Tyler St. to a point on the E curbline of said Street. The line then turns 90° and continues N along said curbline to the NW corner of the lot associated with 545 W. Elm St. The line then turns 90° and continues E along the rear lot lines of the lots associated with 545, 537, and 511 W. Elm St. to the NE corner of the lot associated with 511 W. Elm St. The line then turns 90° and continues S along the E (side) lot line of said lot to the SW corner, then turns 90° and continues W along the N curbline of W. Elm St. to a point that represents the SW corner of the lot associated with 511 W. Elm St. The line then turns 90° continues S across W. Elm St. and along the E side of the lot associated with 536 W. Elm St. to the SE corner of said lot. The line then turns and continues W along the rear lot line of said lot and across N. Tyler St. to a point that corresponds to the NE corner of the lot associated with 611 W. Hickory St. The line then turns 90° and continues S along the E side of said lot and across W. Hickory St. to a point that corresponds to the NE corner of the lot associated with 150 N. Tyler St. The line then turns 90° and continues E across N. Tyler St and along the N side lot line of the lot associated with 151 N. Tyler St. to the NE corner of said lot, then turns 90° and continues S along the rear lot lines of 151 and 135 N. Tyler St. to a point that corresponds to the SE corner of the lot associated with 135 N. Tyler St. The line then turns 90° and continues W along the S side lot line of said lot to the SW corner, then turns and continues N to a point on the E curbline of N. Tyler St. to a point that lies opposite the SE corner of the lot associated with 134 N. Tyler St. The line then turns 90° and continues W across N. Tyler St. and along the S side lot line of the lot associated with 134 N. Tyler St. and along the rear lot line of the lot associated with 644 W. Hickory St. to a point that corresponds to the SW corner of the lot associated with 644 W. Hickory St. The line then turns and continues N along the W side lot line of the lot associated with 644 W. Hickory St. and across W. Hickory St. to a point that corresponds to the SW corner of the lot associated with 611 W. hickory St. The line then turns 90° and continues W across N. Polk St. and along the S (side) lot line of the lot associated with 208 N. Polk St to the SW corner of said lot. The line then turns 90° and continues N along the rear lot lines of the lots associated with 208, 224, and 246 N. Polk St. to the NW corner of the lot associated with 246 N. Polk St. The line then continues N across W. Elm St. to the S curbline of W. Elm St., then turns 90° and continues W along said curbline to the POB.



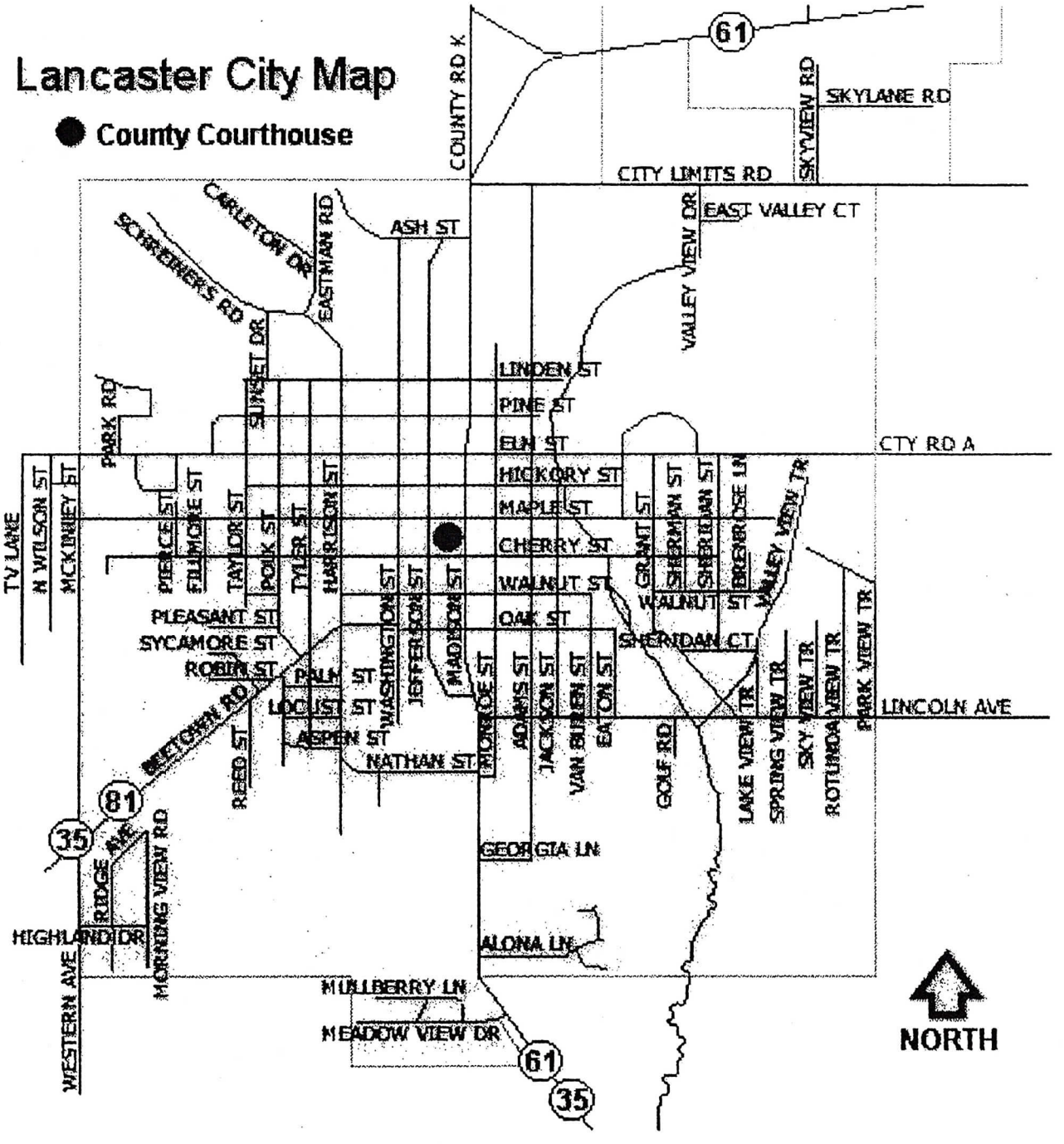
WEST ELM & WEST HICKORY STREETS HISTORIC DISTRICT

Lancaster, Grant Co., WI

District Boundary Line

Non-Contributing

Not to Scale


Lancaster City Map
County Courthouse
COUNTY RD K
61
SKYLANE RD
SKYVIEW RD
CITY LIMITS RD
EAST VALLEY CT
VALLEY VIEW DR
ASH ST
CARLETON DR
SCHREIBER'S RD
EASTMAN RD
SUNSET DR
PARK RD
LINDEN ST
PINE ST
ELM ST
CTY RD A
HICKORY ST
MAPLE ST
CHERRY ST
WALNUT ST
OAK ST
PLEASANT ST
SYCAMORE ST
ROBIN ST
PAUL ST
LOCUST ST
ASPEN ST
NATHAN ST
REED ST
BRETOSKY RD
TV LANE
N WILSON ST
MCKINNEY ST
PIERCE ST
FILLMORE ST
TAYLOR ST
POLK ST
TYLER ST
HARRISON ST
WASHINGTON ST
JEFFERSON ST
MADISON ST
MONROE ST
ADAMS ST
JACKSON ST
VAN BUREN ST
EATON ST
GRANT ST
SHERMAN ST
SHERIDAN ST
BRIDENROSE LN
VALLEY VIEW TR
WALNUT ST
SHERIDAN CT
LAKE VIEW TR
SPRING VIEW TR
SKY VIEW TR
ROTUNDA VIEW TR
PARK VIEW TR
LINCOLN AVE
GOLF RD
81
35
RIDGE AVE
MORNING VIEW RD
HIGHLAND DR
WESTERN AVE
GEORGIA LN
ALONA LN
MULLBERRY LN
MEADOW VIEW DR
61
35
NORTH