

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)

Name of Building or Site	
Common	Historic (if applicable)
Hotel Washington	Hotel Trumpf

Location	
Street Address	Aldermanic District
636 W. Washington Ave. Madison, WI 53703	4th

Classification	
Type of Property (building, monument, park, etc.)	
building	

Zoning District	Present Use
C3	hotel

Current Owner of Property (available at City Assessor's office)	
Name(s)	
Scheel Family Partnership	

Street Address	Telephone Number
636 W. Washington Ave. Madison, WI 53703	

Legal Description (available at City Assessor's office)	
Parcel Number	Legal Description
0709-232-2914-4	see attached sheet

Condition of Property	
Physical Condition (excellent, good, fair, deteriorated, ruins)	
good	

Altered or Unaltered?	Moved or Original Site?
altered	original site

Wall Construction	
load bearing	

HOTEL WASHINGTON, 636 W. Washington Avenue
LEGAL DESCRIPTION

ORIGINAL PLAT SW 1/2 OF LOT 14, ALL OF
LOT 15, BLK 24 & THAT PRT OF LOT 5 WEST
MADISON DEPOT DESC AS FOL:

BEG AT THE NE COR SD LOT 5,
TH S 46 DEG 04 MIN 56 SEC W 6 FT,
TH N 44 DEG 21 MIN 17 SEC W 83 FT,
TH N 46 DEG 04 MIN 56 SEC E 6 FT,
TH SELY ALG NE LN SD LOT 83 FT TO POB.

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)

Describe Present and Original Physical Construction and Appearance.

The Hotel Washington is located six blocks west of the Capitol Square in downtown Madison. One major facade faces West Washington Avenue and the other faces the former West Depot of the Chicago, Milwaukee, St. Paul and Pacific Railroad. The hotel was constructed in 1906 in two major parts to the designs of Jennings and Kronenberg. The new, main section was built in an L-shape with a western wing facing the depot and a southern wing facing West Washington Avenue. Paralleling the western wing was an older frame hotel building which was moved to the eastern half of the lot. This section had previously been a three-story frame structure with a slightly pitched roof and a two-story gable-roofed rear wing. The entire structure thus produced was essentially a U-shaped building.

Exterior

The western and southern facades retain much of their historic integrity. The main hotel entrance is at the angled southwest corner of the building. Wood and bevelled glass double doors are framed by alternating plain bands of stone and concrete moldings, surrounded by concrete quoins. A short flight of stairs leads to the entrance and to a wide porch demarcated by brick piers with concrete caps and iron bars between them. This railing is probably a later addition; the original plans call for solid concrete piers and panels. Under the porch are original ribbed glass windows lighting the space originally designed as a barber shop. The porch is sheltered by an iron canopy with its original metal railing. The canopy is hung by wires attached to the third floor cornice, as is a smaller corner canopy above the second floor.

On the first floor, pairs of large plate glass windows with transoms flank the entrance on both facades. On the depot side, the rest of the fenestration is composed of ancillary entrances and double-hung windows. The walls are of pressed brown brick decorated with narrow horizontal bands of concrete. A below-grade areaway to the right of the main entrance leads to one of the bars in the basement.

On the avenue side are two storefronts. The westernmost shop front is original, with large plate glass windows and transoms framed by decorative stamped metal mullions. The other storefront was enlarged, probably in the 1920s, by the addition of a one-story pavilion projecting onto the sidewalk.

The addition is of orange brick, painted brown, with a triangular parapet. This storefront has a prism glass transom.

The second story has large one-over-one double-hung windows trimmed with concrete quoins. Concrete beltcourses between courses of brown pressed brick trim both facades and act as the visual sills and lintels for the second story windows. One shallow three-sided bay window projects from each main facade in approximately the middle of each facade, although neither facade is totally symmetrical. The third story is treated in a similar fashion, except that the brick is a lighter, more reddish color and the windows have segmentally arched tops with pronounced voussoirs. A simple, galvanized metal cornice projects over the third floor, above which is an orange brick parapet, obviously added at a later date. The current commercial style cornice has simple lines with concrete coping and small concrete panels added for decoration. The cornice originally planned for the building was much more Queen Anne in feel with curved and stepped Flemish gablets over the main entrance, over each bay and each corner. A small window with concrete and galvanized tin foliate trim was intended to grace each gablet. A drawing by the architects used in an advertisement for the hotel in the 1907 city directory shows Flemish gables, but with simplified trim around the gable windows.

The secondary facades are functional in design, with common brick facing and one-over-one double hung windows with flat concrete lintels. In 1980, the rear wing of the old hotel was demolished. It had suffered fire damage and was in poor structural condition. An outdoor eating deck is located in the area now. Several minor alterations and additions have occurred at the back and east sides of the building and they are of no historical significance.

Interior

The interior has been remodeled several times, but many historic elements remain. The old hotel entrance now leads into the "Cafe Palms" restaurant, which occupies the space originally built for the hotel office and the bar room. The original hotel counter and desk remain, as do the decorative mosaic tile floors. Behind the hotel counter is the stairway to the hotel rooms. Originally partially open to a hall behind, the stair is now enclosed on both sides with plaster walls and has no historic significance. Behind the bar room is the restaurant kitchen, occupying space originally used as a serving room, and two small private dining rooms. The hallway behind the corner office is trimmed with original five foot high paneling and matching "locker" doors. Off the hall, small rooms, once used as a parlor and sample room, are now an office and the ladies' bathroom. At the rear of the 1906 hotel section is the old dining room and kitchen. All that

remains of the original decor is a beamed ceiling in the original dining room. The rest of the room was remodelled ca. 1945 as a bar, now known as the "Club de Wash." The room appears to have retained most of its very simple Art Moderne designs, including linoleum floors and a pleasant wood bar and back bar.

The two storefronts in the east wing are still in use as stores. This part of the building was not accessible, so it is unknown whether original features remain.

The second and third floors of the hotel retain most of their original appearance and layout, except for the eastern end which was gutted in 1983 and converted into the "New Bar." The original sections contain moderately sized hotel rooms. Only two or three rooms on each floor were designed to have private bathrooms, and this configuration remains. These private bathrooms have later fixtures, but retain their original medicine cabinets and high glass windows lighting the baths on the interior of the building. The small ladies' and gents' toilet rooms remain in their original locations, but shower stalls have been added in an old closet on each floor.

The woodwork is quartersawn oak, stained and aged a very dark brown. The door and window trim is very simple in design, but unusual. Each trim board has two longitudinal, evenly spaced grooves. At each corner is a corner block grooved in the same way so that it forms a small checkerboard. There is a transom window above each five panelled hall door. The stair has a simple handrail composed of vertical square balusters spaced close together with a square newel post. Originally open on the second and third floors, it is now enclosed with plaster walls. Picture rails trim the walls throughout. The floors in the halls and rooms are maple. The owner's suite at the front corner of the second floor originally had a gas fireplace, but access was not given to this area to ascertain if it still remains.

The basement along the depot side of the building originally contained a barber shop at the front corner. A hairdressing salon now occupies the space. The only historically interesting feature in this space is a bookcase that opens as a door into the passage behind. Legend has it that this was the entrance to a speakeasy during Prohibition. Behind the passage is the original pool room, now used as the "Barber's Closet" bar. Trim in this room looks older, but is actually new paneling. Beyond this room are two other rooms used as "Rod's" bar, originally used as the vegetable/fruit cellar and the laundry. Wall paneling in this bar is of doors salvaged when the rear wing of the old hotel was demolished. Other rooms in the basement continue to be used as storage and boiler rooms.

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

Original Owner Ernest Trumpf / Edward Larson	Original Use hotel
Architect or Builder Jennings and Kronenberg	Architectural Style Queen Anne
Date of Construction 1906	Indigenous Materials Used

List of Bibliographical References Used

See attached sheet

Form Prepared By:

Name and Title Daina Penkiunas 214 Acewood Blvd. Madison, WI 53714	(Based on a National Register form by Kitty Rankin) (608) 243-8144
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Organization Represented (if any)

Madison Trust for Historic Preservation

Address P.O. Box 296 Madison, WI 53701	Telephone Number (608) 251-4615
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Date Nomination Form Was Prepared

April 14, 1995

City of Madison Landmarks Commission
LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)

Significance of Nominated Property and Conformance to
Designation Criteria.

The Hotel Washington is significant as one of the most intact hotel buildings remaining in Madison and the only railroad hotel building remaining in the West Depot area. It is also a representative and important work of a locally significant architectural firm, Jennings and Kronenberg.

Historical Background

Madison's first train arrived at the new Milwaukee and Mississippi Railroad depot on 23 May 1854. In that same year the railroad company sold a lot just northeast of the depot to Robert and Ann Price. The Prices quickly erected a frame structure on the site, which became known as the "Madison House" hotel. The Madison House was one of the first of the small hotels built on West Washington Avenue and on West Main Street in the depot area. These hotels served travelers passing through, commercial travelers, and railroad workers. In 1861, A.G. Darwin built what would probably become the most important early railroad hotel. It was located on railroad property, just to the west of the Madison House. When the railroad moved its passenger waiting rooms and ticket offices into Darwin's hotel, its popularity was assured. Across West Washington Avenue from the Madison House was a small, two story hotel, known in later years as the West Madison Hotel. Although several other small hotels were operated in the west depot vicinity, the Madison House, Darwin's Hotel, and the West Madison Hotel were no doubt the most important and longest operated hotels in the area.(1)

By 1892, however, the old Madison House had become a tenement. Several years later, the Burkes family enlarged it by moving a smaller hotel building at 630 W. Washington Avenue to form its back wing. Called "Burke's Hotel" and then the "Commercial House" it soon became a residence hotel, catering mostly to railroad men.

In 1902 the railroad began construction of a new station on the site of the old Darwin Hotel. Hotel rooms were not planned for inclusion in the new station. This fact probably served as the impetus for Ernest Trumpf and Edward Larson of Spring Green to buy the Commercial House from the Burke estate in 1903. In that year they announced plans for the new "Hotel Trumpf." Completed in 1906, the Hotel Trumpf was planned as a

(1) City directories, 1858-1939.

full-service hotel. The original plans included a dining room, a saloon, a sample room, and, in the basement, a pool hall, a barbershop, and bathrooms. The owner's residence was located at the front corner of the second floor. The old Commercial Hotel building was moved to the northeast corner of the site to serve as residences for hotel staff and others. Two large, rental storefronts were built facing West Washington Avenue. For a few years the western storefront was occupied by a real estate agency. Later it housed a variety of short-term occupants. The eastern storefront became Luckey's Pharmacy around 1911. Luckey's remained in this location until sometime after 1954. (In Madison it was common in the historic period for large hotels to have a drugstore on the first floor.)

Ernest and Rosa Trumpf continued to own and operate the hotel until around 1915 when they move across the street to operate the old West Madison House, which by that time was operated as a rooming house and saloon. The Trumpf Hotel was rechristened the Hotel Washington and in subsequent years was operated by a succession of proprietors. Around 1920 the owner started calling it the "New Washington Hotel," and it continued with that appellation until the later 1940s. Throughout the historic period the hotel housed a saloon, a dining room and/or a coffee shop, the pool hall, the barbershop, and the pharmacy. According to popular legend, during Prohibition the saloon continued operation in the basement pool hall. It was reached through a secret door (which still exists) in the barber shop.

Commerce-Hotels

The hotel business was a significant one for Madison. In the first years of Madison's existence many pioneer residents lived in boarding houses and hotels. The first such operation was also the first occupied building in Madison, the Peck's log cabin on South Butler Street (no longer extant). In 1838, the American Hotel was built at 1 N. Pinckney Street (no longer extant). The first session of the territorial legislature and the first session of the territorial supreme court were held in this building. Draper lists seven or eight hotels as having existed in 1852.(2) These early hotels housed travelers, newly arrived settlers, and legislators. All of these pioneer era hotels are gone. The earliest remaining hotel is Hyer's Hotel, built at 854 Jenifer Street in 1854.(3) Although this hotel was somewhat off the beaten

(2) Lyman Copeland Draper, Madison: The Capital of Wisconsin, Its Progress, Capabilities and Destiny (Madison: Calkins and Proudfit, 1855), 24.

(3) In this section, buildings still extant are underlined.

path, it enjoyed moderate success, especially during the Civil War when the Harvey Hospital was in operation nearby. The frame rear wing of the hotel burned in 1874 and hotel operations were suspended after the fire. Another 1850s hotel still remaining is the Fess at 124 E. Doty Street. Added onto many times over the years, the existing portions of the building date to 1883 and 1901. The Fess also has the longest history as a hotel, having served for over 81 years by 1939.

Two early roadhouses remain in Madison -- the Spring Tavern at 3706 Nakoma Road, built as a residence and converted to a saloon-hotel ca. 1860, and the Arbor Inn (formerly known as the Plough Inn) at 3402 Monroe Street, built as a residence in 1853 and converted to a saloon-hotel ca. 1857. Both of these buildings were better known as restaurants and saloons, but they did house travelers from time to time. Another roadhouse, the Union House at the corner of E. Washington Avenue and Milwaukee Street, is gone.

In the 1860s and the 1870s Madison attracted many southerners who wished to vacation away from the heat and mosquitoes of St. Louis and other southern cities. All of the large, grand resort hotels, the Vilas House, the Park Hotel, the Capitol House, the Tonyawatha Springs Hotel, and the Lakeside House are gone.

In the 20th century, large hotels were built as outgrowths of Madison's boom period and to attract the convention trade. The Park Hotel was expanded to 162 rooms in 1914 (the expansion wing still remains as part of the rear section of a new replacement structure built in 1962). The Belmont's 200 rooms were constructed in 1923 at 31 N. Pinckney. Madison's largest hotel, the Lorraine, with 350 rooms was constructed in 1923-1924 at 123 W. Washington Avenue.(4)

The railroad hotel was also well represented in Madison. In 1864, a second major railroad arrived in Madison -- the Chicago and Northwestern. This railroad chose as its depot area a site five blocks southeast of the Capitol Square. The Milwaukee Railroad answered this new competition by adding a second, smaller depot kitty-corner from the new Chicago and Northwestern depot. The original Milwaukee Railroad depot became know as the West Depot. The West Depot area became busier when a second railroad arrived there -- the Illinois Central, which in 1887 built passenger and freight depots a

(4) Three small turn of the century hotel buildings remain in Madison. The Marquette, located in an 1889 structure at 121 King Street, was a hotel from ca. 1909 to after 1939. The University Hotel at 450 W. Gilman Street was a hotel from the time of its construction in 1890 until around 1910. The Schlitz Hotel at 2422 Atwood Avenue was built ca. 1904 and served as a far east side hotel and saloon for about 20 years.

few doors to the east of the Madison House. In the east depot area, three railroad hotels remain. The East Madison House (520 E. Wilson Street) was built in 1873 and was expanded in the 1890s and ca. 1920 for a total of 40 rooms. The small Lake City House (502 E. Wilson Street) dates to 1875 and stopped hotel service ca. 1914. The 56 room Cardinal Hotel (416 E. Wilson Street) was begun in 1907, with a major addition in 1909. In the west depot area, only the Hotel Washington remains. The West Madison House mentioned above ceased being a hotel ca. 1920 and is no longer extant.

Of the hotel buildings remaining in Madison, the Hotel Washington may be the most intact. Hyer's Hotel, the Spring Tavern and the Arbor Inn were converted to single family residences long ago. The Marquette, Schlitz and Lake City hotels have been converted to commercial spaces with residences above. The University is now an apartment building. The Cardinal Hotel retains its first floor saloon, but the rest has been extensively altered as apartments. The East Madison House is now a residential hotel, but extensive alterations in the 1940s or 1950s destroyed much of the interior detail in the public spaces. The Belmont has had significant alterations to its public spaces for use as a YWCA. The Loraine has a fairly intact lobby, but most of the rest of the building has been significantly altered in conversion to state offices.

Architecture

The Washington Hotel was designed by the local architectural firm of Jennings and Kronenberg. The firm was the result of a brief partnership between John T.W. Jennings, who had previously served as the University of Wisconsin's campus architect, and Ferdinand Kronenberg, a prolific young architect with an up and coming career. Jennings was born in Brookly, N.Y., in 1856. Educated at New York University, he served as a railroad engineer and architect until 1893.(5) From 1893 to 1899 he had a general practice in Chicago and in 1899 he became the supervising architect of the University of Wisconsin. His short tenure there, ending in 1905, was a period of rapid expansion for the university and Jennings designed many important campus buildings, including Agriculture Hall, the University Stables, and the Engineering Building.

From 1905 to 1908 Jennings was in partnership with Ferdinand Kronenberg. Kronenberg was born in Germany ca. 1877. At the age of eight, he moved to America with his family. He apprenticed in Madison with local architect J.O. Gordon, and around 1898 began his own practice. Nineteen designs are

(5) Several railroad stations in Wisconsin were designed by Jennings during this period.

known to have come from the Jennings and Kronenberg partnership. Of those designs, the Trumpf Hotel was no doubt their largest commission. Other commercial buildings include the Speth Building at 137 W. Johnson Street (a small, neo-classical style store), the Gaertner Building at 1354-1356 Williamson Street (a small, frame Queen Anne style saloon and residence), the Frautschi Building (207 King Street, no longer extant), the Weckesser Building (930 Williamson Street, no longer extant), and the Boelsing Building at 126 State Street (a narrow, three story Queen Anne store). The other major known commission from this period is the Delta Upsilon Fraternity at 644 N. Frances. The brick fraternity house is noted for its mixture of Flemish gables and detailing and its Colonial Revival porch.

In 1908 Jennings moved to Arkansas where he had a private practice before returning to railroad work. He died in 1944. Kronenberg remained in Madison and maintained an active private practice until his death in 1944. Among Kronenberg's larger commissions were the Cardinal Hotel (416 E. Wilson Street, 1907), the Frautschi Buildings (219-221 King Street, 1909-1913), the Schulkamp Building (208-212 State Street, 1909), the Badger State Shoe Factory (123 N. Blount Street, 1910), St. Mary's Hospital (720 S. Brooks Street, 1911-1912), Emerson School (2421 E. Johnson Street, 1919), St. James Catholic Church (St. James Court, 1923), the Gill-Joyce Funeral Home (540-542 W. Washington Avenue, 1929), and the Municipal Auditorium (never built, 1941). Kronenberg's designs show an adept handling of the period revival styles, from the early Queen Anne to the later Tudor and Mediterranean styles. Although never considered the finest of Madison's architects, he was a prolific and accomplished designer of medium size commercial buildings and middle class housing. Because of his popularity as a designer of these types of buildings, his work is as significant in giving Madison the character it has today as is the work of more famous firms who designed the largest and most imposing buildings in the city.

The Hotel Washington, therefore, is architecturally significant as one of the most important commissions of the partnership of Jennings and Kronenberg and as a representative example of the accomplished handling of the Queen Anne style.

Major Bibliographic References

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