

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

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

1. Name of Property

historic name Sylvan Avenue – Ridge Road Historic District
other names/site number N/A

2. Location

street & number Roughly bounded by South Franklin Street, Ridge Road, Glenway Street, and Sylvan Avenue N/A **not for publication**
city or town Madison N/A **vicinity**
state Wisconsin **code** WI **county** Dane **code** 025 **zip code** 53703

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (_ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State Historic Preservation Office-Wisconsin

State or Federal agency and bureau

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

Signature of commenting official/Title Date

State or Federal agency and bureau

Sylvan Avenue-Ridge Road Historic District | Dane | Wisconsin
 Name of Property | County and State

4. National Park Service Certification

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

 Signature of the Keeper

 Date of Action

5. Classification

Ownership of Property (check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
<input checked="" type="checkbox"/> private	building(s)	contributing	noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	28	1 buildings
<input type="checkbox"/> public-State	structure		sites
<input type="checkbox"/> public-Federal	site		structures
	object		objects
		28	1 total

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

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
DOMESTIC/single dwelling	DOMESTIC/single dwelling

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
Colonial Revival	foundation CONCRETE
Tudor Revival	walls Weatherboard
International Style	WOOD, STONE
Modern Movement	roof ASPHALT
	other WOOD

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

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

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

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1907-1966

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Fritz, Jr., Herb
Beatty & Strang; Kaeser, William

Narrative Statement of Significance

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

Sylvan Avenue-Ridge Road Historic District
Name of Property

Dane
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

Primary location of additional data:

- X State Historic Preservation Office
- Other State Agency
- Federal Agency
- X Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 9.06 acres

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

1 16 301540 4770870
Zone Easting Northing

2 _____
Zone Easting Northing

3 _____
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Timothy F. Heggland	Date	August 17, 2016
organization		Telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

Sylvan Avenue-Ridge Road Historic District

Dane

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Various, see separate sheets			date
organization				telephone
street & number				zip code
city or town	state	WI		

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

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

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Sylvan Avenue-Ridge Road Historic District
Madison, Dane County, Wisconsin

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Description:

The Sylvan Avenue-Ridge Road Historic District is a small residential district comprised of 29 single family residences situated on hilly, heavily wooded lots. The district is located on the near west side of the city of Madison,¹ adjacent to Resurrection Catholic Cemetery to the east, to Reservoir Park to the west, and one block southeast of Hoyt Park. The two earliest houses in the district are fine examples of the Period Revival styles that were built in 1907 and 1926, respectively, but most of the houses in the district are excellent examples of either the International Style or else they illustrate various manifestations of the Modern Movement style. These houses were initially built between 1935 and 1965.

Houses in the district are of medium size, are either one or two-stories in height, and most of them are clad in wood clapboards or wood boards, although one is clad in stucco, another is clad in stone, two are of concrete block, and two more are (and were originally) clad in sheets of corrugated metal. Most of these houses were architect-designed and these include an especially notable group of four, flat-roofed International Style houses that were designed by the important Madison architectural firm of Beatty & Strang. There are also two excellent early 1950s concrete block houses designed by Madison architect Herb Fritz, Jr.; another designed by Madison architect William V. Kaeser; and two houses designed by Madison designer and interior decorator Don Reppen, one as his own house and the adjacent house. These houses are notable for their excellent modern designs and most of them still retain a high degree of integrity today, although a few have now been enlarged or resided. The district also has two large and highly intact examples of Period Revival styles, which date from the early development of the neighborhood.

What distinguishes the district from the surrounding neighborhood is the concentration of International style and Modern Movement houses. These are mostly the work of prominent local architects, and these houses are also notable for the way in which they take advantage of their hilltop and hillside sites. In addition, the two Period Revival style houses are larger and more highly detailed than similar style houses in the immediate area.

The district is located on what is now considered to be the near west side of the city of Madison and it is part of the third wave of residential suburban development that expanded westward from Madison's historic downtown core, which is located on an isthmus situated between Lake Mendota and Lake Monona. The first wave of these suburbs began in the 1890s, when University Heights (University Heights Historic District-NRHP #82001844) and Wingra Park (Wingra Park Historic District-NRHP #99001257) were developed just to the west of the University of Wisconsin campus of that day. Both of these suburbs were high-end streetcar suburbs that were located near the end of this particular streetcar line. Development of the lands located further to the west did not really begin until

¹ Madison is the capitol of the State of Wisconsin and in 2010 it had a population of 233,209.

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automobile ownership became more common just before the start of World War I. This new phenomenon led to a second wave of subdivision platting and to the development of the village of Shorewood Hills, located along the south shore of Lake Mendota and north of the district beginning in 1914 and expanded in 1924 (College Hills Historic District-NRHP #02001518 and Shorewood Historic District-NRHP #02001432), and to the development of the Nakoma Subdivision (Nakoma Historic District-NRHP #98000168), which is located to the south of the district overlooking the shores of Lake Wingra and which was begun in 1915. Nevertheless, despite the success of these new plats, the district's location in the area between Shorewood Hills and Nakoma was either essentially unoccupied or else was given over primarily to small scale agriculture pursuits until the mid-1930s, when platting activity in the area began in earnest.

Like all of the suburbs mentioned above, the land within the district was originally located in the town of Madison. What would eventually become the Sylvan Avenue-Ridge Road Historic District was at first a part of the Lakeland Plat, which was platted in 1855 and stretched south from University Avenue to today's Speedway Road and was bounded by what eventually became Farley Avenue to the east and Glenway Street to the west.² The Lakeland Plat contained some twenty-nine 5-acre parcels; these parcels remained essentially undeveloped until 1933, when the Town Board of the Town of Madison had much of the original plat replatted as the Madison Town Assessor's Plat No. 1. The replatting divided most of the large original Lakeland parcels into the much smaller lots that became the current lots.

The district is located on a heavily wooded hilltop that lies immediately adjacent to a smaller parcel of land that constitutes one of the highest points on Madison's west side. The city of Madison purchased the high point in 1925 as the site of a new 6,000,000 gallon high-service concrete water reservoir that was designed to serve customers on the west side of the city. This reservoir was built in 1926, it is still in use today, and its site is known as Reservoir Park. The west side of this park faces onto Larkin Street, which runs south from its intersection with the east-west-running Regent Street, and its east side faces onto Glenway Street, which also runs south from its intersection with Regent Street. The district itself is bounded by S. Franklin Avenue on the east, by Ridge Road on the south, by Sylvan Avenue on the north, the latter street being a cul-de-sac that is entered from S. Franklin Avenue, and by Glenway Street on the west. The district's houses occupy lots on both sides of the one-block-long Ridge Road and the half-block-long Sylvan Avenue, both of which are completely contained within the district's boundaries, and they also occupy both sides of a portion of Glenway Street. Two houses (40 Glenway Street and 2821 Ridge Road) located at the district's southwest corner both have side facades that face onto Reservoir Park, while the three houses that face east onto S. Franklin Avenue (2802 Ridge Road, 30 S. Franklin Avenue, and 2801 Sylvan Avenue) all overlook the Roman Catholic Church's Resurrection Cemetery, which occupies all the land that lies to the east of the district.

² This description of the plat's east and west boundaries assumes that Farley Avenue and Glenway Street both make continuous runs from University Avenue to Speedway Road, which they did not originally and do not now.

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Streets in the district are straight, they are paved with asphalt, and with the exception of Glenway Street, do not have curbs and gutters or sidewalks. Glenway Street has concrete curb and gutters on both sides and a concrete sidewalk on its east side. The lots in the district vary in size, some being quite small and others quite large, although the houses on the larger lots are not necessarily any larger than the houses on the smaller lots. The houses on the north side of Ridge Road all have lots that slope gradually down to the north from the road, while the houses on the south side all have lots that slope down more steeply and to the south. Likewise, houses located on the north side of Sylvan Avenue have lots that slope steeply uphill to the south, while those of the south side slope steeply downhill to the north, and the houses on Glenway Street all have lots that slope downhill to the north. The lots themselves are typically heavily shaded by numerous deciduous trees and while many of these lots have small areas of mowed lawn and some decorative plantings, such areas are usually subordinate to the much larger portions of the lots that have typically been left in a natural state, due in part to the sometimes quite steep slopes of the lots themselves and also to the heavy shade that underlies the trees.

Since 1926, the year that the second oldest house in the district was built, district residents have relied on privately owned automobiles for transportation.³ The most direct access to the district, both historically and today, is via Regent Street, which runs west from the historic downtown core of the city and along the south side of University Heights and the north side of Resurrection Cemetery to and through Hoyt Park. Additional access from University Avenue, a much larger east-west-running thoroughfare that runs west from the downtown eight blocks north of the district, is via N. and S. Franklin Avenue, which forms the east edge of the district. This street intersects with University Avenue and then runs south and intersects first with Regent Street and finally with the northeast-southwest-west running Speedway Road-Mineral Point Road, which is also a major west side transportation route. Additional access to the district is via Glenway Street, which forms the west edge of the district and which also intersects with Speedway Road to the south. Despite being located within several blocks of major thoroughfares, the district's internal street pattern serves only the district itself and automobiles do not drive through the district on their way to other destinations.

Fortunately, the combination of good design and high quality construction coupled with a location near the University of Wisconsin campus and to the downtown has meant that the district continues to attract a similar mix of business, university, and professionals as home owners today. Integrity levels in the district are also very high. Only one house in the district is considered to be non-contributing and this is because later additions have rendered the original building unrecognizable. Otherwise, few additions have been added and where these additions can be seen from the public road they have all been undertaken with great sensitivity to the original design and some were designed by the original architect.

³ Currently, the nearest public transportation is via two city bus lines that runs either up N. Franklin Ave. to Bluff Street six blocks to the north of the district or up Speedway Road and out Mineral Point Road, two blocks to the south.

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Consequently, the district's historic appearance is still very much intact today. All of the lots in the district have been built upon and the only likely threat to the integrity of the district is the possibility that some of the smallest houses might be torn down to make room for larger ones. The period of significance of the district extends from 1907, when the first house in the district was built, until 1966, when the last house (2811 Ridge Road) was remodeled and had a substantial architect-designed addition.

Inventory

The following inventory lists every building in the district along with the names of the original owners, the construction dates, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations for architectural styles given in the inventory are defined below:

- CO = Colonial Revival
- CON = Contemporary
- IN = International
- RA = Ranch
- TU = Tudor Revival

C/NC	Address	Street	Original Owner Name	Date	Style
C	30	S. Franklin Ave.	Prof. Richard & Mary Heine House	1956	CON
C	16	Glenway Street	Robert H. & Mary Esser House	1955	CON
C	21	Glenway Street	Prof. Helen I. Clarke House	1935/89	IN
C	24	Glenway Street	Prof. James F. & Ann Crow House	1951	CON
C	25	Glenway Street	Mr. & Mrs. Henry Koehler House	1938	IN
C	36	Glenway Street	Prof. Paul H. & Elizabeth Settlege House	1948	CON
C	40	Glenway Street	Joseph & Anna Mire House	1949/59	CON
C	2801	Ridge Road	House	1937	CON
C	2802	Ridge Road	Russell J. & Virginia Dymond House	1951/57	CON
C	2803	Ridge Road	Howard L. & Mary C. Haskin House	1940	IN
C	2805	Ridge Road	Mr. & Mrs. Robert H. Fleming House	1938/52	CON
C	2806	Ridge Road	Prof. Leon D. & Shirley Epstein House	1956	CON
C	2807	Ridge Road	Prof. Charles & Harriet Bunn House	1940	RA
C	2810	Ridge Road	Mr. & Mrs. Clarence O. Seborg House	1941	CON
C	2811	Ridge Road	Wilbur N. & Marjorie Dudley House	1951/66	CON
C	2813	Ridge Road	Hugh T. & Maybelle Moore House	1955	RA
C	2814	Ridge Road	Alice Shoemaker & Genevieve Townsend House	1936	IN
C	2815	Ridge Road	Claude A. & Marian Hungerford House	1952	CON
C	2818	Ridge Road	Prof. Alexander S. & Mary Alexander	1907/23	CO

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			House		
C	2819	Ridge Road	Fred & Margaret Milverstadt House	1954	CON
C	2820	Ridge Road	Robert G. & Marian Dudley House	1936	CON
C	2821	Ridge Road	Harry P. & Margaret Panzer House	1948	RA
C	2801	Sylvan Avenue	Donald J. & Mary Reppen House	1951	CON
C	2805	Sylvan Avenue	John W. & Josephine Jenkins House	1948	CON
C	2809	Sylvan Avenue	Edith L. Olson House/Prof. James & Margaret Watrous House	1938/47	IN
C	2816	Sylvan Avenue	John J. & Gertrude Knudsen House	1926	TU
C	2817	Sylvan Avenue	Prof. Walter R. & Doris Sharp House	1936	IN
C	2828	Sylvan Avenue	Prof. Edwin & Phyllis Young House	1952	CON
NC	2829	Sylvan Avenue	Prof. Henry F. & Joy Kaiser House	1965/ 2012	CON

Dutch Colonial Revival

A popular early-twentieth century building style, the Dutch Colonial Revival style was almost solely used 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-gambrel examples often have a small sun porch wing at one end. Exterior walls are typically clad in clapboards, wood shingles, brick, or stone; contrasting materials (such as clapboard above brick or stone) may be 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-gambrel examples.

Examples of the Dutch Colonial Revival are much less common than their Colonial Revival counterparts and the oldest house in the district and the first one on Ridge Road is a fine example of the side-gambrel variant. It is also one of a small group of early examples of this subtype in Madison.

AHI# 111984 2818 Ridge Rd. Prof. Alexander & Mary Alexander House 1907/1923⁴
 (see photograph #1)

⁴ Town of Madison Tax Assessment Rolls.

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The Dutch Colonial Revival house at 2818 Ridge Road was constructed in 1907 with an addition in 1923. The house is of wood clapboards, has a brick foundation, brick chimneys at each end wall, and is composed of a main block and a side wing. The main block is one-and-a-half-stories. The house has the characteristic side-facing gambrel roof with a full-width shed dormer at the upper level. This shed roof meets the gambrel roof in an unbroken plane. The front façade is symmetrical with a central entrance with sidelights and an elliptical transom, and windows to each side. There is a covered stoop at the front door having a gabled roof. The side wing also has the characteristic gambrel roof, facing to the side but the wing is shorter than the main block. The wing has a small bay window and at the upper half-story has a pair of dormer windows, projecting only slightly from the roof.

Tudor Revival

Inspired by sixteenth century and nineteenth 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 the best examples 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, stucco, or combinations of them.

The second oldest house in the district and the first one on Sylvan Avenue is the excellent Tudor Revival style stone-clad house built for John J. Knudsen, an architect who almost certainly acted as his own designer. Built at a cost of \$18,000, this was by far the most expensive house built in the district.

AHI# 38571 2816 Sylvan Ave. John J. & Gertrude Knudsen House 1926⁵
(see photograph #2)

The Tudor Revival house at 2816 Sylvan Avenue was constructed in 1926. The house is of uncoursed limestone with half-timbering and stucco in the gables. This house has an "L" shaped plan with a prominent front facing gabled section to the right and a recessed, side-facing gabled section to the left. The primary entrance is enclosed within an integral entrance porch where the front- and side-gabled sections meet. There is a brick chimney roughly centered on the roof ridge. The house is two-and-a-half stories but its asymmetrical façade and steeply pitched intersecting roof forms limit some areas of the house to one-and-a-half stories. Double-hung wood sash windows have eight-over-eight lights and in the front gable is a single window having diamond shaped panes of glass. The use of stone, half-

⁵ City of Madison City Directories, Town of Madison Tax Assessment Rolls.

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timbering and stucco, an irregular roofline, the asymmetrical presentation of the façade and the small panes of glass in the windows all lend a picturesque quality to the home.

International Style

The International Style is truly modern in inspiration and owes nothing to past designs or historic examples. The style's emphasis is on volume and space enclosed by thin planes; on the regularity and orderliness of both the plan and the total design; and on the complete absence of applied surface decoration; all features that serve to make examples of this style distinctively modern in appearance. Often these designs feature asymmetrical placement of windows and doors and technical perfection, good proportions, and the intrinsic qualities of the materials used are all qualities that are emphasized. Flat roofs, smooth wall surfaces and windows which "turn" at building corners or are placed in vertical or horizontal ribbons are all characteristic of the style.

Some of the best and most important examples of the International Style in the Midwest were the product of the Madison architectural firm of Beatty & Strang, which designed five of the six examples of this style in the district. These houses are listed below and it is interesting to note that all of these examples are clad in clapboards, unlike the firm's stucco-clad examples located elsewhere in the Madison area that are more typical of examples of this style.

AHI# 111983 Alice Shoemaker/Genevieve Townsend House 2814 Ridge Road 1936⁶
(see photograph #3)

The International style house at 2814 Ridge Road was constructed in 1936 and is modest in size and design. The house is of wood clapboards, a departure for the style that is most often known to have smooth walls of stucco, but its use is common in the district. The house is composed of a simple rectangular, two-story main block and a one-story rectangular garage wing that projects from the front left corner of the house; at the intersection of the garage and main block is the entrance to the home. The entrance is unadorned and shielded by a flat overhanging roof. The roof of the house is flat and there are no overhanging eaves; a brick chimney is visible toward the center of the roof. The front of the house is characteristic of the style being asymmetrical and having blank expanses of exterior wall interrupted by unadorned windows to each side of the main entrance. To the left of the entrance is the projecting garage wing at the first floor and a pair of wood double-hung windows at the second floor. To the right of the door at the first floor is a pair of wood double-hung windows located at the corner and having a third sash wrap the corner to the side. This window configuration is mirrored above with

⁶ *Wisconsin State Journal*: August 18, 1935, p. 20; February 2, 1936, p. 2 (illustrated). See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI. See also: Beatty & Strang. *Speaking of Houses*. Madison: Democrat Printing Co. (N.D.), pp. 8-9 (illustrated).

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a grouping of two windows at the corner and a third sash wrapping the corner to the side, except these three windows are taller having three pieces of glass separated by horizontal muntins.

AHI# 73324 Mr. & Mrs. Henry Koehler House 25 Glenway Street 1938⁷
(see photograph #6)

The International style house at 25 Glenway Street was constructed in 1938, and is composed of a boxy two-story main block and a one-story one-car garage wing that projects forward from the front façade. The house faces west, is of wide wood clapboards, has a concrete foundation, and flat roof with no overhanging eaves. The house is characteristic of the style being asymmetrical and having blank expanses of exterior wall interrupted only by an unadorned entrance and windows. The primary entrance is located at the far left, accessed by simple steps up to a stoop both of concrete; pipe metal handrails are located on both sides of the steps and a flat roof cantilevers over the stoop. The garage bay takes up the remainder of the first floor; it's very few openings include the overhead vehicle door, and a pair of windows on its south side. At the second floor, a simple rectangular door located just right of center accesses the flat roof of the garage. To the right of the door is one window, double-hung and of wood. There is a drip mold above the window and door but otherwise, they are unadorned. A double-row metal pipe railing encircles the flat roof of the garage.

Others include:

AHI# 73323 Prof. Helen I. Clarke House 21 Glenway Street 1935/1989⁸

AHI# 113187 Prof. Walter & Doris Sharp House 2817 Sylvan Ave. 1936⁹

AHI# 113183 Edith L. Olson House/
Prof. James & Margaret Watrous House 2809 Sylvan Avenue 1938/1947¹⁰

In addition, there is another fine example of this style located in the district whose designer is currently unknown.

⁷ Beatty & Strang Records. Strang Partners, Inc. Madison, WI.

⁸ *Wisconsin State Journal*: August 18, 1935, p. 20; Feb. 2, 1936, p. 2 (illustrated). See also: *Architectural Forum*: April, 1936, p. 306 (illustrated).

⁹ Filipowicz, Diane. *Beatty & Strang, 1930-1941: The Problem of Modernism in American Architectural Practice*. Cornell University, 1985, M.S. Thesis, pp. 80, 83.

¹⁰ *Ibid*, pp. 91-92. An addition to this house was built in 1947 and it was designed in the same style by William V. Kaeser. See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI.

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AHI# 111748 Howard L. & Mary C. Haskin House 2803 Ridge Rd. 1940¹¹
(see photograph #8)

The International style house at 2803 Ridge Road was constructed in 1940 and has the characteristic streamed lines and ribbons of windows that turn the corners. The house is of modest scale, one story over a basement and due to a sharp change in grade, a one-car garage is located at the left corner and below the first floor. The house is of stucco with a wood beltcourse and wide projecting wood eaves, and a flat roof. The main block of the house is boxy and a recessed wing to the left is only wide enough for the single car door below and one bank of windows above. The front door is slightly right of center, is of wood and has a concrete stoop and steps. The handrails on each side are of metal and curve in a continuous arc from the steps, transitioning at the level of the stoop into a straight line to connect at the house. To the right of the door, a pair of casement windows is located at the corner of the house and wrap and continue around to the side. At the left corner a wider band of five casement windows are also placed at- and wrap- the corner. A third band of windows is located at the recessed wing: three casement windows that wrap and continue around the corner. A wide chimney is located at the intersection of the main block and the recessed wing.

Contemporary Style

The Contemporary Style is a provisional term applied to buildings that typically were built after World War II and that are truly modern in inspiration and owe nothing to past designs or historic examples. Unfortunately, because the scholarly effort that will eventually categorize these buildings into separate styles is still in its infancy, it is easier to identify Contemporary Style buildings of architectural merit than it is to categorize them.

The district contains some of the finest Contemporary Style houses built in Madison between 1936 and 1956. Most of these houses were architect-designed and, not surprisingly, most were designed by prominent Madison architects. These architects and the buildings they designed are discussed in the Architects section that follows. The best of these Contemporary Style houses are listed below in two separate groups.

The first group comprises a subset of the Contemporary Style for which a provisional definition has already been proposed. These are flat-roofed, typically one-story houses, a subtype that “is a derivation of the earlier International Style and houses of this subtype [that] are sometimes referred to as American International. They resemble the International Style in having flat roofs and no decorative detailing, but lack the stark white stucco wall surfaces, which are usually replaced by various combinations of wood, brick, or stone.”¹²

¹¹ City of Madison Building Permits.

¹² McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 482.

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Most of the examples of this group in the district appear to owe a debt to the wood-clad International Style designs of the Madison architectural firm of Beatty & Strang and also to the Usonian designs of Frank Lloyd Wright. The district's examples are listed below.

AHI# 222467 30 S. Franklin Ave. Prof. Richard & Mary Heine House 1956¹³
(see photograph #22)

This example of the American International subtype of the Contemporary style, at 30 S. Franklin Avenue was built in 1956. Characteristic of the style, it is composed of a boxy two-story main block with a one-story boxy wing to the left side, constructed with a concrete foundation, wood siding, and flat roofs, lacking decorative detailing and the stark white stucco walls usually associated with the International style. The main block has a one-car garage at grade; to the left there is a pedestrian door and two wood windows (each being a two-over-two sash with horizontal muntins). The second floor is characterized by a wide band of horizontal wood siding and above, a band of vertical wood siding. Within this band of vertical wood siding are two pairs of windows, the pairs widely spaced, and the windows configured to match those at the first floor below. A wide eave overhangs the windows. Due to a change in grade, the foundation of the side wing is set higher and aligns with the window sills at the first story to the right. The primary entrance to the house is located at the one-story wing where the wing meets the main block, accessed by a set of stairs with pipe metal railings. The side wing is of vertical wood siding and has a pair of windows, matching those at the second story. A wide eave overhangs the windows and the door and extends across the main block, ending at the first pair of upper story windows.

AHI# 222465 16 Glenway St. Robert H. & Mary Esser House 1955¹⁴
(see photograph #21)

The house at 16 Glenway Street was built in 1955, and exhibits characteristics of the American International subtype: having flat roofs and no decorative detailing, and lacking the stark white stucco wall surfaces, replaced by combinations of brick and wood. The foundation is of brick and the walls are of wide wood siding. The house is composed of a main block with a slightly canted roof, and a recessed side wing with a flat roof, forming a L-shape. Both sections have moderately wide eaves. Due to a steeply sloped grade, the main block is one story with a garage underneath, not visible from the front of the house but accessed from the side. The primary façade of the main block is asymmetrical with an unadorned door located slightly right of center and accessed by a concrete stoop with a metal railing. Immediately to the right of the door is a single wood window, double-hung and with horizontal proportions. Further to the left is another window having the same appearance. The

¹³ City of Madison Building Permits. This house was designed by Madison designer Donald Reppen.

¹⁴ City of Madison Building Permits.

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side wing is two stories: the lower grade here provides for a full-height basement level of brick with three different types of wood windows irregularly spaced along the wall. At the far left is a pair of casement windows in a single opening; slightly left of center is a small rectangular window with a single light; and to the far right is a pair of narrow rectangular windows divided by a wood mullion and within one opening. Above, the wall is wood sided with four window openings. These windows are similar in design to those below but do not align and some are of a slightly different size than its counterpart below. At the far left there is a pair of casement windows in a single opening; moving toward the center of the wall are two window openings, each having a single casement sash; finally toward the right is a pair of narrow rectangular windows divided by a wood mullion and within one opening.

AHI# 73325 40 Glenway St.
(see photograph #13)

Joseph & Anna Mire House

1949/1959^{15 16}

The house at 40 Glenway Street was built in 1949 and is composed of a main block and a slightly lower side wing to the left but sharing the same wall plane. The main block has a brick foundation and wide wood horizontal siding. A broad brick chimney on the exterior wall bisects the façade; to each side of the chimney is a ribbon of vertical wood windows. At the side wing, the foundation isn't visible and the walls are covered with the same wood siding as the main block. The primary entrance is located at the side wing where the wing and the main block meet. A pair of wood double-hung wood windows has a horizontal emphasis and is located at the far left of the side wing. The main block and the side wing have flat roofs and wide overhanging eaves; because the side wing is slightly shorter, its eaves slightly overlap the main block. The primary entrance and the windows are unadorned.

AHI# 222517 2806 Ridge Road
(see photograph #12)

Prof. Leon D. & Shirley Epstein House

1956¹⁷

The house at 2806 Ridge Road, constructed in 1956, is one level and has two visually distinct sections: the section to the left has the main entrance and a recessed garage area, sheltered by a broad flat roof; and the section to the right, unsheltered and composed of unadorned wall surfaces and two window groupings. The foundation is of concrete and the walls are of vertical wood boards. The roof is flat and has no overhang except for at the far right corner where the eave projects over the windows. The main entrance is located slightly left of center, under the broad flat roof and is accessed by two steps to a concrete stoop. The front door is unadorned except for a relatively wide, full-height sidelight. There

¹⁵ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc. and it was later expanded by Madison architect William V. Kaeser.

¹⁶ City of Madison Building Permits.

¹⁷ This house was designed by Madison architect Jack W. Klund when he was still a designer.

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is a grouping of three casement windows to the right of the entrance and further to the right, toward the corner of the house, is a ribbon of four, tall, casement windows within one opening. The windows are unadorned. A brick chimney is roughly centered on the roof.

Others include:

AHI# 222383	2815 Ridge Road	Claude A. & Marian Hungerford House	1952 ¹⁸
AHI# 222428	2819 Ridge Road.	Fred & Margaret Milverstadt House	1954 ¹⁹
AHI# 222399	2801 Sylvan Ave.	Donald J. & Mary Reppen House	1951 ²⁰
AHI# 222203	2805 Sylvan Ave.	John W. & Josephine Jenkins House	1948 ²¹

The second group consists of the other Contemporary Style single family residences that are as yet unclassified in terms of subtypes. Many of the best of these houses are the known work of prominent Madison architects, but for now, the works of these individual architects are best studied within the context of these architects' personal development. For instance, the early works of William V. Kaeser and Herb Fritz, Jr. both reflect the influence of the flat-roof subtype described above, but their later work is more individualistic and reflects the separate paths these two fine architects chose to follow. These buildings represent many different design strategies, but all of them meet the same criteria that the buildings discussed previously in other stylistic categories had to meet; they have architectural significance and they have integrity.

Especially fine district examples of this second group are listed below.

AHI# 222356	24 Glenway St. (see photograph #18)	Prof. James F. & Ann Crow House	1951 ²²
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The Contemporary style Crow House at 24 Glenway Street was constructed in 1951. This home meets the definition of modern in inspiration and owing nothing to past designs or historic examples. Composed of a large block in three sections, the outer sections have a flat, low-slope roof angled away from the center of the house toward the outer edges and the center section is lower with a flat roof. The primary entrance faces the side, changing the traditional orientation of the front of the house

¹⁸ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc.

¹⁹ City of Madison Building Permits. This house was built by Way Construction Co. of Madison.

²⁰ City of Madison Building Permits. See also: *Wisconsin State Journal*: June 24, 1951, Sec. 2., p. 6 (illustrated). This house was designed by Madison designer Donald Reppen for himself.

²¹ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc.

²² City of Madison Building Permits. This house was built by B. F. Killian.

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facing the street; in this case, the street facing façade could be described as the side of the house. The street facing façade has a tall concrete foundation, visible above grade due to the slope of the site. Above, the walls are of metal designed to mimic narrow horizontal wood siding; each corner has metal corner boards. The foundation level has two regularly spaced window openings each having a small rectangular window. In the wall space above, a ribbon of windows span the entire width of the house, nine windows across with the center three windows extending lower than the three that flank to each side. Each of the nine windows has a single sash with the street facing façade. The roof has broad projecting eaves. The façade that faces the side has a full height concrete foundation level with a garage door at the far left and the main entrance next to it; above is the metal-sided wall with a large picture window divided by mullions flush to the glass. The middle section projects out slightly, has two windows in the foundation level, evenly spaced. In the upper level, two horizontally oriented windows are located toward the top of the wall; the window at the left has two sash, divided by a single vertical mullion, and the window to the right is a single light. The third section is similar to the first, with a large picture window centered on the metal-clad wall.

AHI# 222226 36 Glenway St.
(see photograph #10)

Prof. Paul H. & Elizabeth Settlage House 1948²³

The Contemporary style home at 36 Glenway Street, constructed in 1960, is boxy in overall form but uses varying roof pitches and, the first floor overhangs the foundation, to create variety. The house is one story over a tall concrete foundation; the walls are of narrow corrugated metal oriented vertically, and the eaves are of wood. The front façade has a recessed entrance located right of center with a single window to the right and a pair of windows to the left. Each pair of windows is located in a single opening. The roof above the front façade angles back slightly and the rest of the roof is flat; there is an overhanging eave at the front of the house but no overhanging eaves elsewhere. The walls are unadorned as are the windows and door.

AHI# 222301 2802 Ridge Road
(see photograph #15)

Russell J. & Virginia Dymond House 1951/1957²⁴

The house at 2802 Ridge Road was built in 1951 and its Contemporary style design is visible in its use of boxy recessed and projecting blocks and large expanses of windows. The house is large and composed of a boxy main block and a secondary boxy form to the right and recessed from the main wall plane. The house is one story over a tall foundation, the walls are of vertical wood siding and the roofs are flat. The main block at the left side cantilevers over the foundation, and has a band of large

²³ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc. and was designed by Madison architect William V. Kaeser.

²⁴ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc. and was designed by Madison architects Weiler & Strang.

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picture windows across the entire width. Divided into three window bays of equal width by wood mullions, the center window is a large picture window and to each side is a slightly narrower picture window paired with a tall casement window. A row of three tall transom window is located above this series of picture windows. A broad overhanging eave extends over the picture windows. At the basement level, two large picture windows are evenly spaced and the door is in the right corner. At the secondary block there is a wide expanse of blank wall and then a picture window and tall casement pairing is located at the right corner. Below, a broad flat roof forms a car port at grade (basement level) that extends out from the façade of the house.

AHI# 222077 2810 Ridge Road Mr. & Mrs. Clarence O. Seborg House 1941²⁵
(see photograph #9)

The Contemporary style house at 2810 Ridge Road was constructed in 1941 and is composed of a two story main block, an enclosed entrance breezeway to the right and which connects to a garage at the far right. The house has a concrete foundation with wide wood siding above, the breezeway is of brick, and the garage is also of wood. The roof of the main house is compound hipped, the breezeway is side gabled and the garage is also hipped. The entrance to the home is through the breezeway section and to the left, the large main block is unornamented except for window openings. At the left side there is a pair of horizontally oriented windows separated by a wood mullion; to the right side is a ribbon of four similar windows and centered on the wall is a round window. All of these windows are placed high on the wall, just under the wide overhanging eaves. There is an exterior chimney at the intersection of the main block and the breezeway.

Others include:

AHI# 222300 2811 Ridge Road Wilbur N. & Marjorie Dudley House 1951/1966²⁶

AHI# 102255 2828 Sylvan Ave. Prof. Edwin & Phyllis Young House 1951²⁷

Ranch

As the name implies, the inspiration for today's modern Ranch style houses came from the vernacular houses that could once be found on historic ranches located in the nation's southwestern states and especially in California. In the 1930s, California architects such as William Wurster and Cliff May

²⁵ This house was designed by Otto H. Heyer.

²⁶ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc. and was designed by Madison architect Herb Fritz, Jr. Herb Fritz's 1966 remodeling of his 1951 Dudley house effectively transformed the earlier, much smaller house he had designed into the much larger and more striking house visible today; this represented in part what Fritz was able to achieve when presented with a more generous budget.

²⁷ City of Madison Building Permits. This house was built by Marshall Erdman & Assoc. and was designed by Madison architect Herb Fritz, Jr.

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transformed these vernacular designs into a modern idiom that became known as the Western Ranch House; an idiom whose growing popularity owed much to the publishing activities of *Sunset Magazine*. In addition, the Prairie School style houses of Frank Lloyd Wright, with their low, ground-hugging appearance, hipped roofs, and wide, overhanging eaves, were another important source of inspiration. By the beginning of World War II, house catalogs featuring Ranch style designs had begun to appear, and after the war ended, the Ranch style was quickly embraced by builders all over the country. The style soon evolved into the ubiquitous, single-family residential form that can now be found in most of the nation's mid-twentieth century suburbs.

Ranch style houses are one-story, typically have either a rectangular, L-shaped, or U-shaped plans, or most examples also have attached garages or a carport. These automobile-related elements typically face the street. Examples of this style also share a number of other common characteristics. *A Field Guide to American Houses*, characterizes Ranch houses in the following way: "Asymmetrical one-story shapes with low-pitched roof predominate. Three common roof forms are used: the hipped version is probably the most common, followed by the cross-gabled, and finally, side-gabled examples. There is usually a moderate or wide eave overhang. This may be either boxed or open, with the rafters exposed as in Craftsman houses. Both wooden or brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish or English Colonial precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in living areas."²⁸

Ranch style houses come in a variety of sizes and utilize a variety of cladding materials, including wood, steel, or aluminum clapboards, and brick or stone; many examples combine two or even three of these materials. There are 3 Ranch style houses in the district.

AHI# 222210 2821 Ridge Road Harry P. & Margaret Panzer House 1948

The Ranch style house at 2821 Ridge Road was constructed in 1948 and is modest in size and design. The house is of limestone and although individual stones vary greatly in size, they are all cut at right angles, contributing to an orderly linear appearance even though they are randomly placed. The house is one story on a raised foundation, and has an "L" plan: the primary façade has a front facing gable and a side wing is deeply recessed and extends to the right. The gable of the wing faces to the side. The house is neat and compact; the front façade is symmetrical with a center entrance and one window to each side of the door. The entrance has a small stoop with a flat roof to shelter the door. The windows are casement although toward the intersection of the front and side wing there is a picture window, and the side wing has double-hung windows. The gables are of wide wood clapboards and there is no roof overhang at the eaves. An interior chimney is located at the roof ridge.

²⁸ McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984, p. 479.

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Others include:

AHI# 222078	2807 Ridge Road	Prof. Charles & Harriet Bunn House	1940
AHI# 222429	2813 Ridge Road	Hugh T. & Maybelle Moore House	1955

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Significance:

The Sylvan Avenue-Ridge Road Historic District contains one of Madison's earliest concentrations of single family houses that display modern design principles. Most of these modern houses are the work of prominent local architects, they were built between 1935 and 1965, and they include a notable group of International style houses designed by the important local architectural firm of Beatty & Strang and others, and an equally notable group of later Contemporary style houses that include important works by prominent Madison architects Herb Fritz, Jr. and William V. Kaeser. The district also contains two large and highly intact examples of the Period Revival styles, which date from the early development of the neighborhood. The 1907 Dutch Colonial Revival style house is an early example of the side gabled subtype, while the 1926 Tudor Revival style stands apart from other neighborhood examples in scale and was most likely the work of its architect owner, John Knudsen.

The Sylvan Avenue-Ridge Road Historic District is eligible for listing in the National Register of Historic Places (NRHP) under NRHP Criterion C (architecture) at the local level of significance. The period of significance, 1907-1966, encompasses the construction of all of the district's houses, as well as the substantial remodeling of an earlier house.

The district was identified by the City of Madison's Near West Side Neighborhoods Intensive Survey, which was undertaken in 2012-2013.²⁹ Research to assess the potential for nominating the district to the NRHP utilized the NR significance area of Architecture, a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). This research centered on evaluating the resources within the District utilizing the Contemporary Style and Period Revival styles subsections of the Architectural Styles study unit of the CRMP.³⁰ The results of this research are detailed below and show that the Sylvan Avenue-Ridge Road Historic District is locally significant under NR Criterion C as a highly intact and architecturally significant collection of single-family residences that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Madison.

The oldest house in the district is the fine Dutch Colonial Revival style house located at 2818 Ridge Rd. built in 1907 for University of Wisconsin Professor Alexander S. Alexander. When this house was built, Alexander's house stood alone in a still rural area that consisted of large multi-acre lots that at that time were located in the Town of Madison, well outside the boundaries of the city. It was only the fact that the already existing Franklin Avenue and Regent Street were located nearby that allowed

²⁹ Hegglund, Timothy F. *City of Madison Near West Side Neighborhoods Intensive Survey*. Madison: City of Madison, 2013. Copy on file at the Division of Historic Preservation, Wisconsin Historical Society, Madison, WI.

³⁰ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

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Alexander to access his house and the city. The next house to be built in the district was the very fine stone-clad Tudor Revival style house of John J. and Gertrude Knudsen, which is located at 2816 Sylvan Ave. This house was built in 1926 for Knudsen, who was an architect, and it was almost certainly designed by Knudsen himself.

No other houses were built in the district until 1935, when the first of five notable International style houses in the district was built on a lot that had been created out of the larger land holdings that characterized the district originally. This was the Prof. Helen I. Clarke house located at 21 Glenway Street, designed by the important Madison architectural firm of Beatty & Strang. This was followed the next year by three more houses designed by the same firm and by the Robert G. and Marian Dudley House, located at 2820 Ridge Road, which is a rare example of a steel-frame prefabricated house that was designed and fabricated by the Harnischfeger Corp. of Milwaukee. Both of these houses received prominent mention in the local press at the time and Beatty & Strang subsequently designed two more houses in the district between 1937 and 1940. In all, nine new houses were built in the district between 1935 and 1940, but no others were built there until after World War II ended. Once the war was over, building in the district started again and almost all of the houses that were subsequently built are excellent examples of the various architectural trends that combine to make up what is now called the Contemporary Style. Why this is so is not known, but it seems likely that the new owners were inspired by the modernistic houses that had already been built in the district. Certainly it is true that the district has always been especially popular with members of the University of Wisconsin (UW) faculty and administration; eleven of the houses in the district were built for them and other members have been later owners.

By 1965 the district was complete and it is still largely intact today and constitutes one of Madison's finest assemblages of modern residential design.

History:

The National Register of Historic Places has published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.³¹ This bulletin, which was developed in tandem with a national multiple property listing entitled "Historic Residential Suburbs in the United States, 1830-1960, MPS," developed a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The Sylvan Avenue-Ridge Road Historic District NRHP nomination has utilized this context and the nomination itself has been

³¹ Ames, David L. and Linda Flint McClelland. *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*. U.S. Department of the Interior, National Park Service, National Register of Historic Places, 2002.

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prepared in accordance with the guidelines found in the Documentation and Registration section of this bulletin. The history of the near west side of the city of Madison, which includes the Sylvan Avenue–Ridge Road Historic District, has also recently been documented from its beginnings in the 1850s through 1972 in the *City of Madison Near West Side Neighborhoods Intensive Survey Report*, which was completed in 2013.³² This survey looked briefly at the physical growth of the survey area in the years prior to 1931, but it concentrated mostly on the years that followed up until 1972, this being the period during which the survey area attained its present appearance. Consequently, this nomination will not cover ground that has been traveled before. Instead, the history that follows will take a general look at the physical growth of the city as it pertains to the history of the district and it will then discuss the history of the district itself.

The land that now comprises the district was originally a part of the Town of Madison and it would continue to be part of the Town until the end of World War II. This land and the area surrounding it were given over almost entirely to agricultural pursuits until the second decade of the twentieth century. The earliest suburban development in this area occurred in the mid-1850s in a portion of the Town where three stone quarries that supplied much of the Madison sandstone used to build the city’s finest early buildings were then located. This modest sized development was located along University Avenue, which runs from Madison’s downtown westward past the University of Wisconsin campus and parallel with the tracks of the Milwaukee & Mississippi Railroad, which were laid in 1854. This thoroughfare is still one of the most important roads on Madison’s west side today. Two small plats were established in the quarry area in the 1850s: “Lakeland” in 1855, and “Quarrytown” in 1863. This development activity probably represented an attempt to capitalize on the hope that the industrial activity generated by the area’s stone quarries would be enhanced by the presence of the new railroad line and the new Sauk Road that ran just to the north of them. If so, this hope proved to be largely unfounded. These pioneer suburban plats remained essentially undeveloped until after the end of World War I. The 1890 Plat Book of Dane County, for instance, shows that even by that date there were only four buildings located in the Quarrytown Plat and none in the Lakeland Plat.³³ Nevertheless, these early development efforts represented the first attempts to develop the lands lying west of the city and they were precursors of what was to come. In addition, the Lakeland Plat is of special interest in this case because what would become the Sylvan Avenue-Ridge Road Historic District lies within its boundaries.

The Lakeland Plat is really two contiguous plats that were both platted in 1855. These plats are bounded by University Avenue on the north and by today’s Mineral Point Road on the south. If one imagines that today’s Glenway Street and Farley Avenue actually extended from University Avenue all the way south to Mineral Point Road, these streets would constitute the west and east boundaries of these plats, both of which are also bisected by the north-south-running Franklin Avenue. The northernmost of these plats

³² Heggland, Timothy F. Op. Cit.

³³ *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211

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was called Lakeland and was developed by Lansing W. Hoyt in September of 1855. His 63.5-acre plat extended as far south as today's Regent Street. It was bisected by Franklin Avenue and contained ten five-acre parcels and three more of slightly larger or smaller size. The southernmost of these plats, also called Lakeland, was also developed in 1855, this time by Benjamin F. Hopkins, Samuel Marshall, and John Wright; the Sylvan Avenue-Ridge Road Historic District is located in the northwest portion of this plat. This plat was as wide as the northern plat, its northern boundary was today's Regent Street, its southern boundary was today's Mineral Point Road, and it too was bisected by Franklin Avenue and it contained sixteen 5-acre parcels, eight each on each side of Franklin Ave.³⁴ The intent behind these two plats may have been to establish small suburban farmettes. Each of these parcels was large enough to support a large garden and the produce grown on them could be sold in the nearby downtown. Each parcel had access to Franklin Avenue (a real street in 1855) and from there could access University Avenue or Mineral Point Road and then to downtown. If this was the plan then it was modestly successful because all the parcels eventually sold, and while some of them were probably held as speculative investments, others were actually used as garden plots. Nevertheless, so far as is known, only one house was built in the southern plat during the nineteenth century, this being the house built in 1893 that is still located at 3702 Hillcrest Drive. No houses were built in that part of this plat that contains the district until 1907.

Two other events that occurred in the 1850s and early 1860s were much more successful in turning the city of Madison's attention to those lands located to the west. In 1857, the city's need for a new and larger cemetery resulted in the acquisition of 80 acres of land located two miles outside of the city limits for its site. This was Forest Hills Cemetery, which is located at the corner of the three-way intersection formed by today's Regent Street, Highland Avenue, and Speedway Road (then known as the Mineral Point Road). This was followed by the development of a separate cemetery on the other side of Speedway Road for Madison's Catholic citizens in 1863, which was first called Calvary Cemetery, was expanded in 1923 and became Holy Cross Cemetery, and is now known as Resurrection Cemetery. Visiting these cemeteries would have been the first experience that most nineteenth century Madisonians would have had of the lands that were located to the west of the city.³⁵

Yet another event that was to have a more direct impact on what would eventually become the Sylvan Avenue-Ridge Road Historic District was the purchase in 1892 of a fourteen-acre parcel of hilltop land located just four blocks to the west of the Calvary Cemetery that featured magnificent views that looked out towards the west end of Lake Mendota. The purchaser of this parcel was Prof. Edward T. Owen, a professor of French at the University who was also a land developer. Owen's dream was to create a public pleasure drive that linked his drive and parcel with drives developed by others to form a rural carriage

³⁴ In 1855 and for 50 years afterwards, Mineral Point Road extended as far east as Farley Avenue (extended). This portion is now contained within the boundaries of Forest Hill Cemetery and Glenway Golf Course.

³⁵ The Resurrection Cemetery is located directly on the east side of S. Franklin Avenue directly across from the district.

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drive that would stretch twelve miles from the downtown to various beauty spots located to the west of the city. Owen's self-funded portion of this drive, which connected Mineral Point Road with Regent Street, subsequently became known as Owen Parkway and the apex of the parcel was long known as Sunset Point because of the beautiful west-facing views visible from it. This parcel subsequently became the westernmost part of Hoyt Park and that portion of the public road that runs through the park is still named Owen Parkway today.

At the same time, the growth of the city of Madison's population during the 1890s was leading to the creation of the city's first suburbs, of which the near west side plats of Wingra Park (1889) and University Heights (1893) were the first to cater to the more affluent members of the community. These were streetcar suburbs, so-called because of their proximity to streetcar lines that enabled new suburban homeowners to commute to their places of business in the downtown section of the city and at the rapidly expanding University of Wisconsin campus. Such proximity was critical to the success of these plats because in the pre-automobile era even middle class families seldom had a horse and carriage of their own. Thus, families seeking to locate out in any of the new suburbs could usually do so only if the breadwinners of the family had some form of public transportation to take them to their places of work, nearly all of which were then still located downtown. Since streetcars were then Madison's only form of public transportation, reasonable proximity to one of the city's streetcar lines was essential. Streetcars also brought the citizens of the city out to its two cemeteries, beginning in 1897, when the local electric streetcar company constructed a new line that ran westward along Regent Street to a terminus at the foot of Speedway Road and the Forest Hill and Calvary cemeteries. The impact that this new line was to have on the future of what is now the near west side of the city can hardly be overestimated.

The 1897 cemetery addition, a 1.5 mile extension terminating at Forest Hill Cemetery, suddenly opened up 722 additional acres of prime land for development. The new line was a boon for already platted suburbs of Wingra Park and University Heights and sparked the beginning of extensive construction in both places. The *Madison Democrat* estimated that the streetcar line immediately enhanced the value of nearby property by 10 to 45 percent.³⁶

These suburbs did not achieve real success until after 1903, when their annexation to the city finally supplied homeowners with such city services as sewers, water, gas, electricity, concrete streets and sidewalks, and a new school (Randall Elementary School). Once these services became available, suburban development on the west side of the city steadily increased.

Despite the gradual westward growth of the city, most of the land located around and including the district was still rural at the turn of the century and was given over to agricultural pursuits. Access to this

³⁶ Mollenhoff, David V. *Madison: A History of the Formative Years (2nd Edition)*. Madison: University of Wisconsin Press, 2003, p. 194.

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land was provided by the area's two principal historic roads: the Sauk Road (University Avenue), and the Mineral Point Road (today's Speedway Road and Mineral Point Road), both of which had been in existence since the 1850s.

The first person to be attracted to idea of living in what would become the Sylvan Avenue-Ridge Road Historic District was Alexander Septimus Alexander, a professor in College of Agriculture at the University of Wisconsin whose particular area of interest was horse breeding. Alexander was hired by the university in 1903 and in that same year he and his wife, Mary, purchased a Queen Anne Style house located on the shore of Lake Monona at 811 Spaight St. (Jenifer-Spaight Street Historic District, NRHP #04001153) that had been built in 1898 (extant). In 1907, Alexander purchased two-acres of land in the district on what is now known as Ridge Road, and he had a Dutch Colonial Style house built on this property that is now the oldest house in the district. Alexander's reasons for purchasing a property well outside the city limits of the time are not known since he continued to own and reside in his Spaight Street house until at least 1929, but it is believed that he was one of a number of persons who lived in the city and also acquired country places near the city where they spent the summer months. These summer places were once not uncommon around the periphery of the city and they were often placed on high points with largely unobstructed views such as those that would have been visible in 1907 from Ridge Road.³⁷ In addition, the appeal of owning some readily accessible rural land may also have been attractive to Alexander, given the nature of his work and research.

The presence of University Avenue and Mineral Point Road notwithstanding, historic plat maps of the Town of Madison show that even as late as 1911 most of the land in this area was still divided into farms or into parcels of several acres or more, although the same maps also show that by 1911 the city of Madison was slowly but inexorably growing westward towards these farms.³⁸ By 1911, new platting activity had brought the city's boundaries to within two blocks of the land that would become the district; the new west side subdivisions of Mercer's Park, Highland Park, and College Park having encompassed almost all of the land that is bounded by Allen Street, University Avenue, Regent Street, and N. Franklin Avenue. Other new subdivisions were also beginning to be platted just to the south along Monroe Street and these plats were extending the city in a southwest direction. In 1912, John C. McKenna and his University Bay Land Company platted the first part of the new subdivision of College Hills directly across University Avenue from the Quarrytown Plat, this up-scale subdivision being the original portion of what would soon become the village of Shorewood Hills. Three years later, in 1915, McKenna platted his first addition to the original College Hills plat. The same year, the Madison Realty Co. platted the

³⁷ Another example would be the Bungalow Style house owned by Prof. John Commons and located on Norman Way, which was built in 1913 on a hilltop overlooking Spring Harbor and Lake Mendota (NRHP #85000572).

³⁸ *Standard Historical Atlas of Dane County, Wisconsin*. Madison: Cantwell Printing Co., 1911, pp. 30, 56-57. These same maps also show that these new subdivisions were then still undeveloped insofar as any actual house building was concerned, but that would soon change.

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original portion of its own up-scale Nakoma Subdivision, which was located on both sides of the historic Verona Road to the south of the survey area.³⁹ Thus, by 1915, large new subdivisions had been developed just to the north and south of the area where the district is located and it was only a matter of time before this development activity spread into the district itself.

What made suburban expansion possible was the growth of automobile ownership and the advent of motorized buses in the city. As was noted above, the city's streetcar lines had been extended as far west as Forest Hills Cemetery in 1897, but this was as far as they would ever go. The new suburbs that were being developed lacked the necessary population density that could make new westward extensions of the lines of this privately owned transportation system profitable.

By 1915, it was clear that the city's rapidly growing numbers of automobiles represented the future of transportation in the city and it was this new reality that would drive future suburban expansion, both in Madison and elsewhere. College Hills and Nakoma, for instance, had both been designed from the start to be attractive to home owners that intended to commute to and from work in the downtown using their own automobile. It was also not a coincidence that all the new suburbs built to the west of University Heights and to the southwest of Wingra Park prior to 1915 were laid out adjacent to either University Avenue, Regent Street, or Monroe Street. These, after all, were the three principal arterial streets that funneled both horse-drawn conveyances and the city's ever increasing numbers of automobiles, buses, and trucks from the downtown to the west side of the city and beyond. Any developer who hoped to make his west side suburb a success had to be able to offer potential home builders ready access either to these streets or to comparable ones.

It was this proximity to an already existing transportation route that probably accounted for the creation of the West Wingra Addition, which was platted in December of 1916 by Otto E. Toepfer, Jr. This new subdivision was the first part of the future suburb of Westmorland to be platted and it represented Toepfer's first subdivision of a 60-acre parcel of former farm land bordering on and located west of Mineral Point Road that he had purchased in 1899.⁴⁰

Very little additional platting activity would take place in this area until after World War I, and demand for new housing here did not actually revive until 1925, when the small Findlay Park Addition was platted as a replat of portions of the 1850s era Quarrytown and Lakeland plats. Even so, the city of Madison was already planning for the future at this time. In that same year, 1925, the City purchased a hilltop parcel of land that was located adjacent to the Lakeland Plat and two blocks south of Regent St. between Glenway St. (then called Parker Dr.) and Larkin Street as the site of a new high-service water

³⁹ The portion of the Verona Road that ran through Nakoma was renamed Nakoma Road by the Madison Realty Co. while the portion that lay to the east of it had been renamed Monroe Street when the subdivision of Wingra Park was developed.

⁴⁰ *Westmorland: A Great Place To Live*. Madison: Westmorland Neighborhood Assoc., 2011, pp. 17-19.

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reservoir. This 6,000,000 gallon concrete reservoir was designed to serve customers on the west side of the city. It was built in 1926 and was then covered by soil that was graded and seeded; it is still in operation today and its site is known as Reservoir Park.⁴¹

In March of 1926, Otto Toepfer Jr., platted a First Addition to his original West Wingra Addition, which consisted of a small 23-lot, 6-acre expansion to the north of the original plat. Later in the same year, Toepfer sold much of the remaining unplatted acreage to A. O. Paunack. Paunack, a Madison banker and land developer, had previously been a partner in the Highland Park Co., which had developed the Highland Park subdivision located just west of today's West High School in 1906. Paunack then took the land he had acquired from Toepfer and platted it as the Westmorland Subdivision in November of 1926. In June of 1928, Toepfer and Paunack collaborated on the platting of the First Addition to Westmorland. By this time, Paunack had created the Westmorland Company and was its president, and this new plat consisted of 20 lots that lay just to the east of the original plat.⁴² Westmorland would ultimately become the first large scale new suburb to be built in the area. By 1928 its owners had platted two more additions to the original plat. All of this platting activity and ancillary development work took place during the heady days of the stock market boom that occurred in the late 1920s, but success in the real estate development business is as much a matter of timing as it is of location.

The pace of house building on the former farmland owned by Toepfer was slow. While newspaper ads placed in 1927 and 1928 attempted to attract more homebuilders to the area, the Stock Market Crash in October 1929, and the Depression that followed virtually stopped construction. By the end of 1929, fewer than 20 homes had been built on the 276 lots that had been created.⁴³

Nevertheless, Westmorland was the first real suburb to be developed in the area west of what were then the city of Madison's western boundaries.

One individual who may have also been enticed into building in the heady days of the 1920s was John J. Knudsen, an architect, who in 1926 built an impressive stone-clad Tudor Revival style house in the district for himself and his wife, Gertrude. Knudsen's new house cost \$18,000, which was a great deal of money at that time. In order to construct the house a new road had to be built from S. Franklin Avenue to the site and this road became Sylvan Avenue.⁴⁴ At that time, Knudsen was employed in the State Architect's office, which was located downtown in the Capitol, and the house that he built at 2816 Sylvan Avenue was purposely designed to be accessed by automobile, his being housed in a built-in garage that

⁴¹ Smith, Leon A. *Historical Sketch and Present Facilities of the Madison Waterworks*. Madison: City of Madison Water Department, 1955, pp. 30-31 (illustrated).

⁴² *Westmorland: A Great Place To Live*. Op. Cit, p. 21.

⁴³ *Ibid*, p. 19.

⁴⁴ Sylvan Avenue, Ridge Road and Glenway Street were all gravel roads at this time.

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was located in the house's basement level. Nevertheless, this was still rural living. In 1926, the Knudsens' only neighbors would have been the occupants of a Colonial Revival style house located at 2841 Regent Street that had been built in 1915, and Martin G. Glaeser (1889-1967), a UW professor of economics and commerce who would later become nationally known as a public utility scholar and regulator and who had acquired the Alexander house property on Ridge Road in 1920.

The Depression effectively put a stop to new platting activity in this area and only one small new plat was recorded between 1929 and 1938. The creation of Hoyt Park was a very important event that took place in this area during the 1930s. The city of Madison had earlier purchased an already existing 24-acre stone quarry for its own use in 1890. This quarry was located in the southern part of the Quarrytown Plat and it abutted the 14-acre parcel of that land that had been purchased in 1892 by Prof. Edward T. Owen. Owen subsequently donated his parcel, which included the lookout spot known as Sunset Point, to the Madison Park and Pleasure Drive Association, which would finally turn over all of its property to the City in 1931 to be managed by the new Madison Park Commission. A year later, in 1932, the City decided to close the stone quarry, combine it with the parcel that had been donated by Owen, and turn it all into a public park. The new park was named Frank W. Hoyt Park in honor of a man who had been one of the most important leaders of the Madison Park and Pleasure Drive Association. Developing this new park became possible when the various Federal programs designed to alleviate unemployment came into being. By the end of 1934, CWA-funded workers had completed a new shelter house in the park and had built the first of the numerous stone open fireplaces that are scattered throughout the park. By the end of 1936, the landscaping of the park and the construction of a toilet building had also been completed under the WPA program. The completed park was administered by the Madison Parks Commission, even though the park itself was still located outside the city boundaries at this time. It quickly became a popular picnicking spot that made Madisonians even more familiar with this still rural area.

Other west side events that had an impact on the future of the area at this time included the growth of the University of Wisconsin during the 1930s and also the growth of various federal and state governmental agencies during this period, such as the new U.S. Forest Products Laboratory, which was built on the west edge of the UW campus in 1932. The housing needs of the staffs of these large institutions created a demand for housing on the west side of the city that filled all the available houses in the already platted portions of the near west side. This demand would only be met by the creation of new residential plats that would come into being once the Depression ended.

In the meantime, the Town Board of the Town of Madison was apparently responding to the fact that the large lots in the south portion of the Lakeland Plat where the district is located were too large to be appealing to potential buyers in the Depression years, so in 1933 they ordered that much of this plat be replatted as Madison Town Assessor's Plat No. 1. This replat included all the land in the district as

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well as other lands located in the original plat; it created the much smaller lots that form the district today.

The first to take advantage of the new lots available in what is now the district was UW Prof. Helen I. Clarke. In 1935 she hired the Madison architectural firm of Beatty & Strang to build a house for her on a steeply sloping lot on Glenway Street that she had recently purchased. It is sometimes argued that homeowners who build houses that lie outside the norm of their time are inclined to be more liberal in their politics and more highly educated than others. While this is an obvious oversimplification, the subsequent history of the district offers evidence that this argument may have some truth to it. Helen I. Clarke was a graduate of Smith College and had a background in social work before she was recruited by the UW Department of Economics in 1920 to develop a professional program in social work at the University. For the next two decades Clarke taught all the courses in social work at the University. Her work finally led to the establishment of a separate Department of Social Work, which is now part of the University's Sociology Department. The fact that she was initially housed in the Economics Department and would have known Prof. Martin Glaeser may have been what led her to her Glenway Street lot, but her decision to build a radically new International Style house on this lot was clearly her own decision and this house, located at 21 Glenway Street, set the tone for much of what was to come.

Three more houses were built in the district in the following year and two of these were also International Style houses designed by Beatty & Strang. The first house was built around the corner from Clarke at 2814 Ridge Road for Alice Shoemaker and Genevieve Townsend. Alice Shoemaker (1892-1974) received her PhD from the UW. In 1934 she became the first director of the UW's School for Workers program, which in 1944 became part of University of Wisconsin-Extension. Genevieve Townsend was a sales representative for an insurance company. The second house was built at 2817 Sylvan Avenue for Prof. Walter R. and Doris Sharp. Sharp (1896-1977) was a professor in UW's Political Science Department and was a leading expert in modern French politics. After he left Madison for a departmental chair position at the City College of New York in 1940 his house was purchased by UW Prof. James S. Earley of the UW Economics Department, who resided there with his wife, Emily, for many years afterwards. The third house was built at 2820 Ridge Road for Robert G. and Marian Dudley; their house was a small steel frame prefabricated house built by the Harnischfeger Corporation in Milwaukee. Robert G. Dudley (1909-1999) was a graduate of the UW and was a CPA who spent his entire career with the State of Wisconsin's Public Service Commission, being the Administrator of its Utility Rate Division. Dudley and his wife lived in their house, which they later enlarged, for 60 years.

In 1938 the Mr. and Mrs. Henry Koehler house located at 25 Glenway St. next to Helen I. Clarke, was another International style house designed by Beatty & Strang. Kohler taught biology at West Senior

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High School, which had opened six blocks away on Regent Street in 1930. That same year two more houses were built, and again, both were designed by Beatty & Strang. The first one, located at 2809 Sylvan Avenue, was built for Edith L. Olson, the head of nursing at the Attic Angels Nursing Home in Madison. She lived in her International Style house for just a year, before selling it to UW Art History Prof. James Watrous (1909-1999) and his wife, Margaret, who expanded the house in 1947 with a sympathetic addition designed by Madison architect William V. Kaeser. It was Watrous who was most responsible for the creation of the Elvehjem Art Museum on the UW campus and he lived in his Sylvan Avenue house until his death. The third Beatty & Strang house built in 1938 was the Mr. and Mrs. Robert H. Fleming house located at 2805 Ridge Road. Robert H. Fleming (1912-1984) was a journalist and political reporter for the *Milwaukee Journal* when his house was built; he subsequently worked for *Newsweek* magazine and for ABC News, served as Deputy Press Secretary for President Lyndon B. Johnson, and was the deputy director of the USIA before retiring. After Fleming left Madison his house was subsequently owned by UW Law Professor J. Willard Hurst, who enlarged it to a design provided by Weiler & Strang of Madison, the successor firm to Beatty & Strang.

Three more houses were built in the district in 1940 and 1941, all of them on Ridge Road. The first was an International Style house (architect unknown) built for Howard L. and Mary C. Haskins at 2803 Ridge Road. Haskins had been active in the Madison building materials industry for 20 years before becoming the manager of the Fritz Co. Store on State Street, dealers in building materials such as closets, kitchen counters, and other features required in building or remodeling a home. The Fritz Co. Store was associated with the Fritz Construction Co. in Madison, which had been in business in that city since the late 1890s. The house was built at 2810 Ridge Road for Clarence O. Seborg and his wife. Seborg was an engineer at the Forest Product Laboratory (FPL) and his Contemporary Style house was built to a design by Seborg's FPL colleague Otto C. Heyer. The house at 2807 Ridge Road was built for University of Wisconsin Law Professor Charles Bunn and his wife, Harriet, and theirs was a Ranch style house designed by Beatty & Strang. Bunn had a distinguished career at the University of Wisconsin and in 1950, he was the principal draftsman of the Uniform Commercial Code, which has since been adopted by all 50 states. After the Bunns, the next owner of this house was University of Wisconsin History Professor Fred H. Harrington (1912-1995) and his wife; Harrington would go on to become the President of the University of Wisconsin from 1962 until 1970.

World War II put an end to construction in the district and construction did not resume until after wartime materials restrictions were lifted. The first new post-war house in the district was the Contemporary Style house built in 1949 at 40 Glenway Street by Marshall Erdman & Assoc. for Joseph and Anna Mire. Dr. Joseph Mire, PhD, was an economist who immigrated to the United States from Austria in 1941 and taught at the University of Wisconsin School for Workers. Mire was the first Education and Research Director of the American Federation of State, County, and Municipal Employees (AFSCME), which was first organized in Madison in 1932. In 1955, Mire became the

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Director of the National Institute of Labor Education. Another house was built next door to the Mires in 1948 at 36 Glenway Street for Prof. Paul H. and Elizabeth Settlage. This Contemporary Style house was designed by Madison architect William V. Kaeser and it is unusual in being clad completely in sheets of corrugated metal. Paul H. Settlage (1910-1957) was a professor in the University of Wisconsin Anatomy Department and, with fellow University of Wisconsin colleague Dr. Manucher Javid, was responsible for developing the first successful solution to reduce intracranial pressure during brain surgery, thereby helping to make modern neurosurgery possible. After his accidental death in 1957, Settlage's house was purchased by University of Wisconsin Professor of History George L. Mosse (1918-1999), an important modern historian of totalitarianism who lived in this house until his death in 1999. Another early post-war district house was the Contemporary Style house that was built by Marshall Erdman in 1948 at 2805 Sylvan Avenue for John W. and Josephine Jenkins. Jenkins was the chief curator for the State Historical Society of Wisconsin.

The year 1951 saw the construction of five more Contemporary Style houses in the district. Two of these houses were designed by Madison architect Herb Fritz, Jr. The first was the house he designed for Wilbur N. and Marjorie Dudley at 2811 Ridge Road. Wilbur N. Dudley (1906-1992), was the brother of Robert G. Dudley of 2820 Ridge Road, and he came to Madison in 1941 as the editor and vice president of Fenton Kelsey's Electrical Information Publications. After the war he started an advertising firm known as Hamilton James Assoc., which in 1952 he transformed into the Park Printing Co. in Verona, Wisconsin, which is one of the largest commercial printers in the Madison area. By 1966, this house was owned by Henry Kaplan, a professor of psychology at the UW, who hired Herb Fritz to remodel and enlarge the existing house. The second house Fritz designed in the district is located at 2828 Sylvan Avenue. Fritz's client for this one being University of Wisconsin Professor H. Edwin Young and his wife, Phyllis. H. Edwin Young (1917-2012) was a professor of economics. In 1965 he became the president of the University of Maine but three years later he returned to Madison and became first, the Chancellor of the University of Wisconsin, and subsequently, the President of the University of Wisconsin System.

The third house built in the district in 1951 was the Contemporary Style house that Madison designer and interior decorator Donald J. Reppen designed for himself and his wife, Mary, which is located at 2801 Sylvan Avenue. Just up the street at 2802 Ridge Road is the Contemporary Style house that Weiler & Strang designed for Russell J. and Virginia Dymond. Russell Dymond (???-1962) was the comptroller of Red Dot Foods in Madison, makers of potato chips, and after Dymond's death his house was sold to UW Professor of Art Robert Grilley and his wife. Grilley and his second wife, Prof. Ei Terasawa-Grilley, lived in this house till his death and Prof. Terasawa-Grilley still lives in it today. The last house built in the district in 1951 was the Contemporary Style house located at 24 Glenway Street that was built for Prof. James F. and Ann Crow. James F. Crow (1916-2012) was a professor of

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genetics at the University and an important scientist who was a member of the National Academy of Sciences and the American Academy of Arts & Sciences, among many other honorary societies.

The following years saw the construction of three more Contemporary Style houses in the district that were built for University of Wisconsin professors. The first was the house built in 1956 for Professor Leon D. and Shirley Epstein and it is located at 2806 Ridge Road. Leon D. Epstein (1919-2016) was a professor of political science at the UW and he subsequently became Dean of Letters and Science there as well. The Epstein house was designed by Jack W. Klund, then a designer in Madison who would soon thereafter become an architect. Also built in 1956 was the Contemporary Style house located at 30 S. Franklin Avenue, which Donald Reppen designed for his next door neighbor, Prof. Richard Heine and his wife, Mary. Richard W. Heine (1918-2009) was a professor in the UW Engineering School and was a national expert in metallurgical engineering. The last house built in the district was constructed in 1965 at 2829 Sylvan Avenue for UW Prof. Henry F. and Joy Kaiser. Henry F. Kaiser (1927-1992) was a professor of psychology when his Contemporary Style house was built.

By 1966, the district was complete. The Wilbur N. & Marjorie Dudley House at 2811 Ridge Road was substantially remodeled and expanded by Herb Fritz Jr. What makes this district special, aside from the excellence of its architecture, and what makes it different from the many new subdivisions that were created in the surrounding area during the same period, is the way in which it was developed. In the Sylvan Avenue-Ridge Road Historic District, development took place on a lot-by-lot basis. Prospective new home owners decided to build in the district either because they were intrigued by this cluster of Modern Movement designs and felt comfortable there, or because they had been guests of colleagues who already lived in the district. Instead of being owned by a developer, lots in the district were all sold on an individual basis, with potential homeowners having to make contact with individual landowners before a deal could be completed. As a result, the district grew slowly and on a piecemeal basis. But this pattern of development also favored the creation of a community of like-minded persons who created a real neighborhood that was bound together by shared beliefs and common interests. Looking backwards today, it is possible to see how the building of that first house in the district by a UW professor led gradually to a community of such individuals and there is no other place in post-Depression era Madison where such a concentration of individuals who were associated with the University of Wisconsin and like-minded persons made their homes.

Today, the Sylvan Avenue-Ridge Road Historic District is still almost completely unchanged from its appearance in 1966 and this impression is heightened by the generally very high degree of integrity that the district's buildings display and the excellent maintenance they continue to receive. The district is still a highly valued residential neighborhood, and it continues to be a distinctive mid-twentieth century enclave whose appearance is markedly different from the much larger cluster of historic residential neighborhoods that surround it.

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Architecture:

The Sylvan Avenue-Ridge Road Historic District is locally significant under NRHP Criterion C (Architecture) because it contains one of Madison's most concentrated, architecturally significant collections of intact, mostly architect-designed Pre and Post-World War II International Style and Contemporary Style single family residences. Eighteen of the twenty-nine houses in the district are known to be architect-designed and a number are the known work of several of the finest architects who practiced in Madison during the period of significance.⁴⁵ The two oldest houses in the district are both fine examples of the Period Revival styles, but the rest of the district's houses were built between 1935 and 1965, and 26 of these were built between 1936 and 1956, including six houses that are fine examples of the architecturally significant International Style designs produced by the Madison architectural firm of Beatty & Strang between 1935 and 1940.⁴⁶ One house was substantially remodeled by its original architect, Herb Fritz, in 1966. These, and the district's other houses were designed for a sophisticated clientele that was made up largely of Madison's professional and educational elite and they illustrate the owners' willingness to commission designs that represented a radical departure from the traditional Period Revival style house designs that were still the norm during this period.

As noted above, the district contains two excellent examples of Period Revival style designs: the Dutch Colonial Revival style Professor Alex S. & Mary Alexander House, built in 1907, and the Tudor Revival style John J. Knudsen House, built in 1926. The rest are examples of more modern styles that are not discussed in the CRMP and which even today do not have commonly accepted definitions. The authors of the CRMP, which was written in 1986, acknowledged this problem in their discussion of buildings constructed from 1950 to the present, which they called "Contemporary Style" buildings, and which the National Register of Historic Places calls "Modern Movement" buildings.

Contemporary architecture cannot be defined or described in the manner of other preceding stylistic movements. "Contemporary" can be used to designate any twentieth century building of distinction and potential interest, whose identity or features cannot be ascribed to styles and forms discussed in this report. Although architectural historians have invented names for some contemporary schools of architecture (i.e., Brutalism, The New Formalism, Neo-Expressionism, Late Modernism, Post-Modernism, etc.), buildings of these genres are not of sufficient age, and generally do not have widely-recognized and understood scholarly value, to be evaluated for significance according to National Register criterion. Other widely accepted

⁴⁵ It is likely that the final number is higher still but several obviously architect-designed houses in the district have not yet been matched to an architect.

⁴⁶ A seventh house by this firm, the Prof. Charles & Harriet Bunn House, is an early Ranch Style house.

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terms for mid-twentieth century residential architecture such as “ranch house,” “tract home,” and “split-level,” refer to buildings generally not surveyed in the Wisconsin program. As with contemporary schools of architecture, a terminology will likely be adopted as scholarship develops and as these buildings reach 50 years of age.⁴⁷

That these post-war buildings cannot yet be placed within accepted architectural stylistic categories and in some cases are less than 50-years-old does not mean that they are ineligible for listing in the National Register of Historic Places. The “House and Yard” chapter of the context developed by the authors of the *National Register Bulletin: Historic Residential Suburbs* specifically discusses “The Contemporary House,” and by extension, it acknowledges that such buildings can be eligible for NRHP-listing, depending on their age and the degree of architectural distinction that they possess. This context begins its discussion of post-World War II residences with “The Suburban Ranch House.”

The suburban Ranch house of the 1950s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected the nation’s growing fascination with the lifestyle of the West Coast and the changing functional needs of families. ... Picture windows, broad chimneys, horizontal bands of windows, basement recreational rooms, and exterior terraces or patios became distinguishing features of the forward looking yet lower cost suburban home. ... In the 1950s, as families grew larger and children became teenagers, households moved up to larger Ranch houses, offering more space and privacy. With the introduction of television and inexpensive, high-fidelity phonographs, increasing noise levels created a demand for greater separation of activities and soundproof zones. The split-level house provided increased privacy through the location of bedrooms on an upper level a half story above the main living area and an all-purpose recreation room on a lower level. The Ranch house in various configurations, including the split-level, continued as the dominant suburban house well into the 1960s.⁴⁸

Typically, suburban Ranch houses were builder’s houses and their designs were usually based to a large degree on purchased plans; architect-designed, custom-built Ranch Style houses were the exception. Contemporary Style houses built during this same period, on the other hand, were mostly custom-built and they typically required the services of an architect to make them a reality. The important role of the architect in the creation of the Contemporary Style has been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of “The Contemporary House.”

⁴⁷ Wyatt, Barbara (Ed.). *Cultural Resource Management in Wisconsin*. Madison: Division of Historic Preservation, State Historical Society of Wisconsin, 1986, Vol. 2, p. 2-37 (Architecture).

⁴⁸ Ames, David L. and Linda Flint McClelland. Op. Cit., pp. 66-67.

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The influence of Frank Lloyd Wright, Walter Gropius, Marcel Breuer, Richard J. Neutra, Mies van der Rohe, and other modernists inspired many architects to look to new solutions for livable homes using modern materials of glass, steel, and concrete, and principals of organic design that utilized cantilevered forms, glass curtain walls, and post-and-beam construction. The contemporary home featured the integration of the indoor and outdoor living area and open floor plans, which allowed a sense of flowing space. Characteristics such as masonry hearth walls, patios and terraces, carports, and transparent walls of sliding glass doors and floor-to-ceiling windows became hallmarks of the contemporary residential design.⁴⁹

All of these characteristics can be found in abundance in the Contemporary Style houses that architects designed in this district. Indeed, many of these houses appear forward looking even today, 70 years after they were built. Not surprisingly, the designs of these houses vary considerably. Some are variations on Ranch Style and Split-Level style themes, while others represent an architect's personal interpretation of Contemporary Style thinking. Most of these houses have exterior cladding that consists of natural materials such stone and wood, or combinations of these materials, but two houses that are and were originally clad in corrugated metal siding can also be found here, as can houses that are clad in concrete block and stucco. In addition, the placement of these houses on their typically irregular hilltop sites displays topographical sensitivity and reflects the fact that they were designed to suit their sites rather than the other way around.

What follows is a listing of the identified architects in the district and their works. This is followed by a listing of the most important of the contractors who built these houses and their identified works. Leading the way are the works of such notable local architects as Beatty & Strang, Weiler & Strang, William V. Kaeser, and Herb Fritz, Jr., but several are the works of others whose careers have not yet been fully documented or evaluated.

Architects:

John J. Knudsen

The earliest identified professional architect who worked in the district was John J. Knudsen. Very little is known about Knudsen's early life or professional training and even less is known about his work, but the house in the district that he designed for himself and his family suggest that his skills were considerable. Knudsen was registered as an architect in Wisconsin in 1926, the same year that his outstanding stone-clad Tudor Revival Style house was built. It is reasonable to suppose that he

⁴⁹ Ames, David L. and Linda Flint McClelland. Op. Cit., p. 67.

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acted as his own architect in this matter. Knudsen's name first appears in the Madison City Directories in 1927, where he is listed as being the chief draftsman in the Wisconsin State Architect's Office in the Capitol. In 1929, Knudsen is listed as the manager of that same office and by 1934 he had become the Assistant State Architect. In 1936, however, he was supervising a Federal project in Milwaukee and after that nothing else is known about him except that his house, which cost \$18,000 to construct and was by far the most expensive house built in the district for many decades thereafter, was put up for sale in 1942.

District building by John J. Knudsen

AHI# 38571 John J. & Gertrude Knudsen House 2816 Sylvan Avenue 1926⁵⁰

Beatty & Strang

True examples of the International Style in the Midwest are extremely rare and it was Madison's great good fortune to have one of the few well known regional practitioners of the style based here. This was the architectural firm of Beatty & Strang, which designed seven houses in the district. Hamilton Beatty (1907-unknown) was born in Madison in 1907. His father, a University of Wisconsin professor of English, encouraged his youthful interest in architecture and while on sabbatical in London allowed him to enroll as a special student at the Bartlett School of Architecture in that city. This was followed by a more typical education at the University of Wisconsin, from which Beatty graduated in 1928 with a degree in English. He then went back to his original interest, spending the summer after graduation working in the office of Madison architect Frank M. Riley, following which he returned to London and the Bartlett School, where he studied. There he met his future wife, Gwenydd, who was herself an architect. Their shared progressive ideas about architecture took them to Paris, where Beatty worked as a volunteer in the office of Le Corbusier in 1928 and 1929.

Upon their return to Madison in 1930, Beatty and Gwenydd together began designing small modernistic houses in what would later be called the International Style. Their first houses were of concrete block and were strikingly severe for the time. In 1935, Allen J. Strang, a former fraternity brother of Beatty's, joined the practice, which was renamed Planning Associates, with an office at 610 State Street. By 1937, the firm had been rechristened Beatty & Strang. By 1940, under Beatty's lead, the firm had developed both a regional and even an international reputation for its International Style designs for small economical houses (most of which were built in Wisconsin in the Madison area). Beatty left the firm in 1940 to work on industrial design for the Austin Corporation in Detroit, where

⁵⁰ City of Madison Assessor's Records, and Madison City Directories. One other Madison building in designed by Knudsen is also known. This is the Henry J. & Hilda Beck Residence, another Tudor Revival style house built in 1930 and located at 906 Garfield St. in the NRHP-listed Wingra Park Historic District (AHI# 37193).

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he went from draftsman to president of this international company in a remarkably short time. Beatty subsequently retired to Connecticut.

Allen J. Strang (1906-1996) was born in Richland Center, WI in 1906. He studied engineering at the University of Wisconsin in 1925-26, where he and Hamilton Beatty were fraternity brothers. His remaining architectural education was at the University of Pennsylvania's School of Architecture: he received further training by working summers as a draftsman and designer in the Philadelphia office of internationally known architect and University of Pennsylvania faculty member Paul Cret. Further summers were spent working in the Madison offices of Law, Law, and Potter, and in the year after graduation, Strang worked in the office of his mentor, Harry Sternfeld. Strang then returned to Richland Center and opened an office above his father's hardware store. In 1935, Strang and his new wife, Alice, moved to Madison and Strang began a partnership with Hamilton Beatty that was to last until 1940, when Beatty moved to Detroit.

Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison and founded a series of partnerships (see Joseph Weiler and the related firm of Weiler & Strang) which eventually became Strang Associates, a firm that is still very active in Madison today.

District buildings by Beatty & Strang

AHI# 73323	Prof. Helen I. Clarke House	21 Glenway Street	1935/1989 ⁵¹
AHI# 111983	Alice Shoemaker & Genevieve Townsend House	2814 Ridge Road	1936 ⁵²
AHI# 113187	Prof. Walter R. & Doris Sharp House	2817 Sylvan Ave.	1936 ⁵³
AHI# 113183	Edith L. Olson House/Prof. James & Margaret Watrous House	2809 Sylvan Avenue	1938/1947 ⁵⁴

⁵¹ *Wisconsin State Journal*: August 18, 1935, p. 20; Feb. 2, 1936, p. 2 (illustrated). See also: *Architectural Forum*: April, 1936, p. 306 (illustrated).

⁵² *Wisconsin State Journal*: August 18, 1935, p. 20; February 2, 1936, p. 2 (illustrated). See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI. See also: Beatty & Strang. *Speaking of Houses*. Madison: Democrat Printing Co. (N.D.), pp. 8-9 (illustrated).

⁵³ Filipowicz, Diane. *Beatty & Strang, 1930-1941: The Problem of Modernism in American Architectural Practice*. Cornell University, 1985, M.S. Thesis, pp. 80, 83.

⁵⁴ *Ibid*, pp. 91-92. An addition to this house was built in 1947 and it was designed in the same style by William V. Kaeser. See also: Beatty & Strang Records. Strang Partners, Inc. Madison, WI.

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AHI# 73324	Mr. & Mrs. Henry Koehler House	25 Glenway Street	1938 ⁵⁵
AHI# 221978	Mr. & Mrs. Robert H. Fleming House	2805 Ridge Road	1938/1952 ⁵⁶
AHI# 222078	Prof. Charles & Harriet Bunn House	2807 Ridge Road	1940 ⁵⁷

Joseph J. Weiler (Weiler & Strang)

Joseph J. Weiler (1904-ca.1987) was born in Vincennes, Indiana in 1904 and received his degree from the University of Illinois. Weiler came to Madison in 1929 to work at the firm of Law, Law, and Potter as an architect and an engineer. After 1929, however, Weiler's name disappears from the Madison City Directory until 1937, when he is again listed as a structural engineer with the same firm, a position he kept until 1943, when he is listed as an architect with BOW (?), possibly a governmental agency involved in wartime construction. In 1944, Weiler affiliated with Allen J. Strang in the Madison architectural firm of Weiler and Strang, which soon became one of the busiest firms in the city.⁵⁸ This firm later became Weiler, Strang, McMullin and Associates when Roger E. McMullin (1916-2004) joined the firm. Weiler and Strang (now Strang Assoc.) produced many of Madison's best post-war buildings.

Besides the custom-designed buildings designed by Weiler & Strang, the firm also worked in the early 1950s with Madison builder Marshall Erdman, then the principal in the Erdman-Preiss Lumber Co., to produce a line of pre-fabricated houses known as the "U-Form-It" houses, which came in several different plans.

Weiler & Strang had two projects in the district. The first was the very fine Contemporary Style house designed for Russell Dymond, who was the comptroller for Red Dot Foods in Madison, manufacturers of potato chips. The second was a 1952 addition to and remodeling of the Beatty & Strang-designed Robert H. Fleming house, which by that time had been purchased by Prof. J. Willard Hurst of the UW Law School.

⁵⁵ Beatty & Strang Records. Strang Partners, Inc. Madison, WI.

⁵⁶ Filipowicz, Diane. *Beatty & Strang, 1930-1941: The Problem of Modernism in American Architectural Practice*. Cornell University, 1985, M.S. Thesis, pp. 118-119, 222. This house was later expanded and altered by Weiler & Strang.

⁵⁷ Filipowicz, Diane. Op. Cit., pp. 119, 121, 223.

⁵⁸ *Wisconsin State Journal*: July 14, 1945, p. 6.

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District buildings by Weiler & Strang

AHI# 222301 Russell J. & Virginia Dymond House	2802 Ridge Road	1951/1957 ⁵⁹
AHI# 221978 Mr. & Mrs. Robert H. Fleming House	2805 Ridge Road	1938/1952 ⁶⁰

William V. Kaeser

William V. Kaeser (1906-1994) was born into a family of Swiss descent that farmed in Greenville, Illinois. Graduating from Greenville High School in 1924, he spent the summers between 1927 and 1931 working as a draftsman in the architectural office of Frank Riley in Madison while attending the University of Illinois, from which he graduated in 1931. In the fall of 1931, Kaeser went to MIT, from which he graduated with a master's degree in architecture in 1932. He then returned to Madison and worked for Riley from 1932 to 1933. Kaeser then joined a group of architects and planners at the Cranbrook Academy of Art in Michigan in 1933 and spent the next two years producing a regional plan for the city of Madison. At the end of this time Kaeser set up his own practice in Madison and, while establishing his practice, he also worked part time as a city planner for the city of Madison from 1935 until 1938. From 1938 onward and until shortly before his death, Kaeser was in active practice as an architect, working always within the modernist idiom. In 1951, Kaeser affiliated with Arthur McLeod, a structural engineer, in the firm of Kaeser & McLeod, which later became Kaeser, McLeod, & Weston.

During his long career Kaeser produced buildings of many types, but he was best known for his residential work, which comprises some of finest modern residential architecture built in Madison during the second half of the twentieth century. Kaeser's earliest residential work was inspired by the International Style, but most of his later residential projects were influenced by the work of Frank Lloyd Wright. Kaeser, however, was more successful in finding his own style within this powerful idiom than were most of those who followed the same path.

Kaeser designed a single house in the district, the Contemporary Style Prof. Paul H. & Elizabeth Settlage House, which has exterior corrugated metal cladding, this being a rarity both in Kaeser's own work and in the work of any other architect working in Madison during this period. His other two projects in the district consisted of additions to existing houses, and in both instances these additions consisted primarily of enlarged living rooms and kitchens.

⁵⁹ City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

⁶⁰ City of Madison Assessor's Records, City of Madison Building Permits and Madison City Directories

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District buildings by William V. Kaeser

AHI# 222226	Prof. Paul H. & Elizabeth Settlege House	36 Glenway Street	1948 ⁶¹
AHI# 73325	Joseph & Anna Mire House	40 Glenway Street	1949/59 ⁶²
AHI# 113183	Edith L. Olson/ Prof. James & Margaret Watrous House	2809 Sylvan Avenue	1938/47 ⁶³

Otto C. Heyer

Not all the houses in the district were designed by persons who were primarily architects or builders. Otto C. Heyer (1906-1982) was born in Milwaukee in 1906 and nothing is known about his upbringing or education. By 1940, however, Heyer was employed as an engineer at the Forest Products Laboratory in Madison, and his interest in housing construction techniques, housing design, and in prefabricated construction eventually made him a well-known expert in these matters. His interests and skills also extended to actual building design because in 1941 he designed a Contemporary Style house on Ridge Road for a Forest Products Laboratory colleague, Clarence O. Seborg and his wife. After Heyer retired from the Forest Products Laboratory he and his wife moved from Madison to the Milwaukee area.

District building by Otto C. Heyer

AHI# 222077	Mr. & Mrs. Clarence O. Seborg House	2810 Ridge Road	1941 ⁶⁴
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Herb Fritz, Jr.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the most successful Madison-area architects who were deeply influenced by their direct or indirect associations with Frank Lloyd Wright. Fritz was born in Sioux City, Iowa in 1915 to Herbert Fritz, Sr. and Mary Larson Fritz. Herbert Fritz, Sr. was a respected architectural draftsman who by 1915 had worked in many of the most respected architectural offices in the Midwest. In 1913, Fritz, Sr. was working in the offices of Frank Lloyd Wright at Taliesin and it was there that he met his future wife, Mary Larson, who was the

⁶¹ Owner (2016) has the original blueprints. Marshall Erdman was the contractor.

⁶² City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. Marshall Erdman built the original house, Kaeser designed the addition.

⁶³ Owner (2016) has the original blueprints. Beatty & Strang designed the original house, Kaeser designed the addition.

⁶⁴ Owner (2016) has the original blueprints.

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daughter of Wright's stonemason, Alfred Larson. The pre-existing connection of the Fritz-Larson union with Frank Lloyd Wright would eventually lead to the younger Fritz becoming, in 1938, a member of the Taliesin Fellowship after spending a year of study at the Art Institute's school in Chicago, a year at the University of Wisconsin, and two years (1936-1937) working in the Madison office of architect William V. Kaeser. From 1938-1941, Fritz studied at Taliesin, and in 1941, he purchased an adjoining farm that he named "Hilltop Farm." This new property would become Fritz' first architectural commission after lighting burned the farmhouse down in 1942; it remained his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, Fritz became a registered architect with help from Wright. Subsequently, Fritz became "recognized as an important local architect who completed several hundred residential and commercial projects in the Madison area, throughout Wisconsin, and elsewhere in the country. His independent career began with the design and execution of his own home at Hilltop after the fire, and slowly expanded, first within a small group of artists and intellectuals in the Madison area, later with Marshall Erdman and other developers on larger residential projects and substantial commercial undertakings."⁶⁵ Fritz died at Hilltop Farm in 1998.⁶⁶

Fritz designed two houses in the district. The first was for built for Wilbur N. and Marjorie Dudley in 1951. In 1966, Fritz remodeled and expanded this house for Prof. Henry Kaplan of the UW Psychology Department. The result was a substantially larger and architecturally more striking house. The second house was built for Prof. Edwin and Phyllis Young in 1952 and the project included a detached garage building.

District buildings by Herb Fritz, Jr.:

AHI# 222300	Wilbur N. & Marjorie Dudley House	2811 Ridge Road	1951/66 ⁶⁷
AHI# 102255	Prof. Edwin & Phyllis Young House	2828 Sylvan Avenue	1952 ⁶⁸

⁶⁵ Dowling, Jill. "A Taliesin Apprenticeship: The Architectural Career of Herbert Fritz, Jr." *Historic Madison: A Journal of the Four Lakes Region*: Vol. XIV: 1997, p. 8.

⁶⁶ "Noted Architect, Wright Protégé Herb Fritz Dies." *Madison Capital Times*. Nov. 23, 1998. Obituary of Herb Fritz, Jr.

⁶⁷ City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. Building owner has blueprints for 1966 addition. See also: Architects Vertical Files. Division of Historic Preservation, Wisconsin Historical Society. Marshall Erdman was the original contractor. M. M. Nelson built the addition.

⁶⁸ City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. See also: Architects Vertical Files. Division of Historic Preservation, Wisconsin Historical Society. Marshall Erdman was the contractor.

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Donald J. Reppen

Donald James Reppen (1922-2002) was born in Lodi, Wisconsin in 1922, but later moved to Madison with his family. He graduated from West High School in 1940 and served in the army in World War II. After returning, he attended the University of Wisconsin and earned a degree in Art Education in 1949. Reppen subsequently taught art for the Madison Public Schools (both Emerson and Cherokee schools). In 1951, Reppen and his first wife, Mary Reppen, who was also an art teacher, designed and built their own Contemporary Style house at 2801 Sylvan Ave. The success of this venture led Reppen, who was self-taught, to design some 50 more houses and small commercial buildings in Madison and elsewhere in the following decades, including the house next door to his own at 30 S. Franklin Ave. that he designed for Prof. Richard & Mary Heine in 1956. Reppen could do so because he advertised himself as a designer, not an architect, which meant that he was limited to designing buildings of a certain size and type, this being a path that was followed by many future architects including Herb Fritz, Jr. Reppen designed houses were all in the Contemporary Style and they show him to have been a more than competent designer. Eventually, this work also fostered his interest in interior design and by 1963, Reppen had become a member of the American Institute of Interior Designers and he and his first wife were both working together as interior designers from their home.⁶⁹ In the years that followed, Reppen's firm, Donald J. Reppen and Assoc., became one of Madison's best known interior decorating firms. He eventually stopped designing buildings and concentrated on interior design. Reppen died in Madison in 2002.⁷⁰

District buildings by Donald J. Reppen:

AHI# 222399	Donald J. & Mary Reppen House	2801 Sylvan Avenue	1951 ⁷¹
AHI# 222467	Prof. Richard & Mary Heine House	30 S. Franklin Avenue	1956 ⁷²

Jack W. Klund

A full biography of Jack Klund still needs to be developed, but he is believed to have spent most of his professional career in Madison. Klund attended the University of Wisconsin for three years, and then served in the Navy during World War II. After the war, he attended the University of Illinois for three more years, graduating from the latter in 1948 with a degree in architecture. After graduation, he worked in the Madison offices of John J. Flad and Assoc. until 1953, when he joined the firm of

⁶⁹ *Wisconsin State Journal*: September 22, 1963, Sec. 6, p. 1.

⁷⁰ *Wisconsin State Journal*: October 1, 2002, p. B4 (obituary of Donald James Reppen).

⁷¹ *Wisconsin State Journal*: June 24, 1951, Sec. 2, p. 6 (illustrated).

⁷² The current (2016) owner of the house has the original blueprints.

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Gausewitz and Cashin.⁷³ By 1956, Klund had started his own firm, Jack Klund & Assoc., and he is believed to have been the principal in this firm for several more decades, during which he produced a wide range of commercial, public, and residential buildings in Madison and elsewhere. He joined the AIA in 1963. He is still a member of the AIA today and lives in Green Valley, Arizona.

District building by Jack W. Klund:

AHI# 222517 Prof. Leon D. & Shirley Epstein House 2806 Ridge Road 1956⁷⁴

Builders

Marshall Erdman

Marshall Erdman (1922-1995) built more houses in the district than any other identified builder - seven in all. These projects were all Contemporary Style single family houses. While some were probably designed by Erdman's firm, some were designed by others, including most notably, a series of houses designed by Herb Fritz, Jr., two of which are located within the district.

Calling Marshall Erdman (1922-1995) a "builder," however, is somewhat akin to calling Frank Lloyd Wright a "designer." Both terms are accurate, but they don't begin to tell the whole story. As Tom Brock put it in his history of the village of Shorewood Hills:

Marshall Erdman was a builder whose company, Marshall Erdman & Associates, has built 500 houses, 2500 doctor's office buildings, dozens of schools, and numerous other projects in the Midwest and elsewhere. At the time of his death in 1995, Erdman's company had 800 workers and was grossing \$175 million a year.⁷⁵

By 1995, Erdman had become one of Madison's richest men, was one of its biggest builders, and was a significant patron of the arts, but he began his career as a small house builder. Erdman's first house was also meant to be his own. This was a small Ranch Style house which was built at 509 N. Meadow Lane in 1947 and which was designed by his wife, Joyce Erdman. Elsie Fansler purchased the house before it was finished, enabling Erdman to buy lots in the nearby village of Shorewood Hills with the profits and to build more houses. Single family residences were the mainstay of Erdman's business until the mid-1950s, but in 1954 Erdman's firm designed and built its first building in what was to become Doctor's Park, a street lined with small medical office buildings located in the southeast corner

⁷³ *Wisconsin State Journal*: July 31, 1953, Sec. 2, p. 2.

⁷⁴ Conversation with the current (2016) owner, who has the original blueprints.

⁷⁵ Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Madison, 1999, p. 135

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of the village of Shorewood Hills some eight blocks north of the district. This was the first of the largely pre-fabricated doctor's office buildings whose design and construction would turn his company from a modest local building firm into a national company with offices in six states. Today, Marshall Erdman is best known for his association with Frank Lloyd Wright, for whom he acted as the general contractor for the construction of Wright's First Unitarian Church in Shorewood Hills, and with whom he collaborated on the construction of a series of pre-fabricated houses built to Wright's designs.

What follows is a list of the buildings that Erdman built in the district. All of these buildings were built by Erdman and some may have been designed by his firm as well, although exactly who designed most of them is not clear.

District buildings by Marshall Erdman & Assoc.

AHI# 73325	Joseph & Anna Mire House	40 Glenway St.	1949 ⁷⁶
AHI# 222226	Prof. Paul & Elizabeth Settlege House	36 Glenway St.	1948 ⁷⁷
AHI# 222203	John W. & Josephine Jenkins House	2805 Sylvan Ave.	1948 ⁷⁸
AHI# 222301	Russell J. & Virginia Dymond House	2802 Ridge Rd.	1951 ⁷⁹
AHI# 222300	Wilbur N. & Marjorie Dudley House	2811 Ridge Rd.	1951/1966 ⁸⁰
AHI# 102255	Prof. Edwin & Phyllis Young House	2828 Sylvan Ave.	1952 ⁸¹
AHI# 222383	Claude A. & Marion Hungerford House	2815 Ridge Road	1952 ⁸²

⁷⁶ Moe, Doug and Alice D'Alessio. *Uncommon Sense: The Life of Marshall Erdman*. Black Earth, WI: Trails Custom Publishing, 2003, pp. 60, 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

⁷⁷ Moe & Alessio, p. 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This house was designed by William V. Kaeser.

⁷⁸ Moe & Alessio, p. 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

⁷⁹ Moe & Alessio, p. 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

⁸⁰ Moe & Alessio, p. 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This house was designed by Herb Fritz, Jr.

⁸¹ Moe & Alessio, p. 203. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This house was designed by Herb Fritz, Jr.

⁸² Moe & Alessio, p. 204. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison

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Harnischfeger Corporation

Henry Harnischfeger and Alonzo Pawling formed the Harnischfeger Corporation in Milwaukee in 1884 as a machine and pattern shop. By the late 1880s the firm had begun to specialize in the manufacture of overhead cranes. In the 1890s they were manufacturing earth moving equipment as well and the P&H brand of the firm was on its way to becoming a well known trademark. After Pawling died in 1911, the firm became known as the Harnischfeger Corporation, but it kept its P&H trademark and expanded into different product lines, including tread-mounted cranes and shovels for the construction and mining industries. These products continued to be the core of the firm's ever expanding business, but the company also sought to have a variety of product lines to better avoid the cyclical "boom and bust" nature of the construction industry. One of these new product lines was developed during the Depression years when factory space stood idle. In the mid-1930s the firm began to experiment with the possibilities of prefabricated housing. By 1935 the firm had developed and patented designs for a steel frame prefabricated house and by 1936 these small houses were being sold in a mostly Wisconsin market, one of which, the flat-roofed Robert G. & Marian Dudley House, was one of the earliest houses built in the district. Examples of these steel frame houses were never numerous and they are now believed to be very rare. While the Dudley House has been altered it is considered contributing due to its association with the innovations in construction techniques and because of its rarity.

The start of World War II and the material restrictions that accompanied it put an end to the Harnischfeger Corporation's steel-framed experiment, but once the war ended, the company began anew with prefabricated houses that utilized wood frame construction and this was much more successful. Within a few years following the end of the war, whole subdivisions filled with P&H homes were constructed, including the Blackhawk Park subdivision on the far west side of Madison, which today is called Trillium Homes.⁸³

District building by the Harnischfeger Corporation

AHI# 111985	Robert G. & Marian Dudley House	2820 Ridge Road	1936 ⁸⁴
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No biographical information has yet been developed about the following builders but they are included here, along with their identified projects in the district.

City Directories.

⁸³ This subdivision is now the Blackhawk Park Historic District and it has been determined eligible for NRHP-listing (1/20/2011).

⁸⁴ *Wisconsin State Journal*: May 22, 1936, p. 9; August 23, 1936, p. 18 (illustrated).

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B. F. Killian

District Building by B. F. Killian

AHI# 222356 Prof. James F. & Ann Crow House 24 Glenway Street 1951⁸⁵

Robert R. Shaw

District Buildings by Robert R. Shaw:

AHI# 222517 Prof. Leon D. & Shirley Epstein House 2806 Ridge Road 1956⁸⁶

AHI# 102257 Prof. Henry F. & Joy Kaiser House 2829 Sylvan Avenue 1965⁸⁷

Conclusion

The Sylvan Avenue-Ridge Road Historic District is eligible for inclusion in the NRHP at the local level for its architectural significance. The district contains two good and highly intact examples of the Period Revival styles that help tell the early history of the neighborhood; however, the district is set apart from the larger neighborhood as a highly intact ensemble of mostly architect-designed late 1930s, 1940s, and early 1950s single family residences. The district is clearly visually distinct from the surrounding residential neighborhood and it contains individual buildings of considerable architectural merit. The buildings in the district are especially notable within their local context for being excellent examples of the various facets of the Modern Movements styles that they represent. Collectively these houses represent one of the finest groups of International Style and Contemporary Style single-family residences that were built in the city of Madison during the period of significance. Throughout the district, all of the houses are associated with locally notable owners and, with few exceptions, retain a high degree of integrity to their date of construction.

Preservation Activity

The Sylvan Avenue-Ridge Road Historic District is fortunate in that it has been able to attract owners who take pride in their historic houses and have, in some cases, restored them. In addition, the city of Madison's Historic Preservation Commission has been active in educating owners of historic resources

⁸⁵ City of Madison Building Permits.

⁸⁶ City of Madison Building Permits.

⁸⁷ City of Madison Building Permits.

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Sylvan Avenue-Ridge Road Historic District
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in Madison as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. No information regarding possible prehistoric remains in this area was found in the course of this research, and a search of the Wisconsin Historic Preservation Database does not indicate the presence of any known sites within the district.

Acknowledgments

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Verbal Boundary Description:

The district boundaries begin at a point on the W curbline of S. Franklin Ave. that corresponds to the NE corner of the lot associated with 2801 Sylvan Ave. The line then continues W along the S curbline of Sylvan Ave. to a point that corresponds to the NW corner of the lot associated with 2809 Sylvan Ave. The line then turns 90° and continues N Across Sylvan Ave. to a point on the N curbline of said street that corresponds to the SE corner of the lot associated with 2816 Sylvan Ave. The line then continues N along the E lot line of 2816 Sylvan Ave. until reaching the NE corner of said lot. The line then turns 90° and continues W along the rear lot lines of 2816 and 2828 Sylvan Ave. until reaching the NW corner of the lot associated with 2828 Sylvan Ave. The line then turns 90° and continues S along the W lot line of said 2828 Sylvan Ave. until reaching the SW corner of said lot. The line then turns 90° and continues W to the NW corner of the lot associated with 2829 Sylvan Ave., then turns 90° and continues S along the W lot line of said 2829 Sylvan Ave. to the NE corner of the lot associated with 21 Glenway St. The line then turns 90° and continues W along the N lot line of said 21 Glenway St and across Glenway St. to a point on the W curbline of Glenway St. The line then turns 90° and continues N to the NE corner of the lot associated with 16 Glenway St. The line then turns 90° and continues W along the N lot line of said 16 Glenway St. to the NW corner of the lot, then turns 90° and continues S along the rear lot lines of 16, 24, 36, and 40 Glenway St. until reaching the SW corner of the lot associated with 40 Glenway St. The line then turns 90° and continues E along the S lot line of said 40 Glenway St. and across Glenway St. to a point that corresponds to the E curbline of Glenway St. The line then turns 90° and continues S along said E curbline to a point that corresponds to the SW corner of the lot associated with 2821 Ridge Rd. The line then turns 90° and continues E along the rear lot lines of 2821, 2819, 2815, 2813, 2811, 2807, 2805, 2803, and 2801 Ridge Rd. until reaching a point on the W curbline of S. Franklin Ave. that corresponds to the SE corner of the lot associated with 2801 Ridge Rd. The line then turns 90° and continues N along the W curbline of S. Franklin Ave. to the NE corner of the lot associated with 2801 Ridge Rd., it crosses Ridge Rd. and then continues N along the W curbline of S. Franklin Ave. to the POB.

Boundary Justification:

The boundaries of the district enclose all the land that has historically been associated with the district's resources. Houses in the surrounding parcels may be of similar vintage and size but they lack the architectural distinction that is present in houses in the district.

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Items a-d are the same for photos 1 – 22.

Photo 1

- a) Sylvan Avenue-Ridge Road Historic District
- b) Madison, Dane County, WI
- c) Timothy F. Heggland, March 15, 2012
Timothy F. Heggland, December 18, 2015
- d) Wisconsin Historical Society
- e) 2818 Ridge Road, View looking NNW
- f) Photo 1 of 22

Photo 2

- e) 2816 Sylvan Avenue, View looking N
- f) Photo 2 of 22

Photo 3

- e) 2814 Ridge Road, View looking NW
- f) Photo 3 of 22

Photo 4

- e) 2809 Sylvan Avenue, View looking S
- f) Photo 4 of 22

Photo 5

- e) 25 Glenway Street, View looking NE
- f) Photo 5 of 22

Photo 6

- e) 25 Glenway Street, View looking ESE
- f) Photo 6 of 22

Photo 7

- e) 2817 Sylvan Avenue, View looking S
- f) Photo 7 of 22

Photo 8

- e) 2803 Ridge Road, View looking S
- f) Photo 8 of 22

Photo 9

- e) 2810 Ridge Road, View looking N
- f) Photo 9 of 22

Photo 10

- e) 36 Glenway Street, View looking WSW
- f) Photo 10 of 22

Photo 11

- e) 2805 Sylvan Avenue, View looking E
- f) Photo 11 of 22

Photo 12

- e) 2806 Ridge Road, View looking N
- f) Photo 12 of 22

Photo 13

- e) 40 Glenway Street, View looking W
- f) Photo 13 of 22

Photo 14

- e) 2805 Ridge Road, View looking SSW
- f) Photo 14 of 22

Photo 15

- e) 2802 Ridge Road, View looking NNW
- f) Photo 15 of 22

Photo 16

- e) 2828 Sylvan Avenue, View looking NW
- f) Photo 16 of 22

Photo 17

- e) 2801 Sylvan Avenue, View looking S
- f) Photo 17 of 22

Photo 18

- e) 24 Glenway Street, View looking S
- f) Photo 18 of 22

Photo 19

- e) 2815 Ridge Road, View looking N
- f) Photo 19 of 22

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Photo 20

- e) 2819 Ridge Road, View looking SW
- f) Photo 20 of 22

Photo 21

- e) 16 Glenway Street, View looking W
- f) Photo 21 of 22

Photo 22

- e) 30 S. Franklin Avenue, View looking W
- f) Photo 22 of 22

Note: The photos listed above were taken at two different times. The first set of photos were taken on March 15, 2012 as part of the Madison West Side Intensive Survey (#'s 2, 3, 4, 5, 7, 8, 9, 11, 12, 13, 14, 16, 17, 18, 20, and 22), and the second set of photos were taken for this nomination (#'s 1, 6, 10, 15, 19, and 21) and were photographed on December 18, 2015. The choice of the photos submitted was based purely on either aesthetic or informational reasons; no changes have been made to any of these buildings and these photographs represent their current appearance.

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___ Insert Figures

Figure 1: Historic District Map

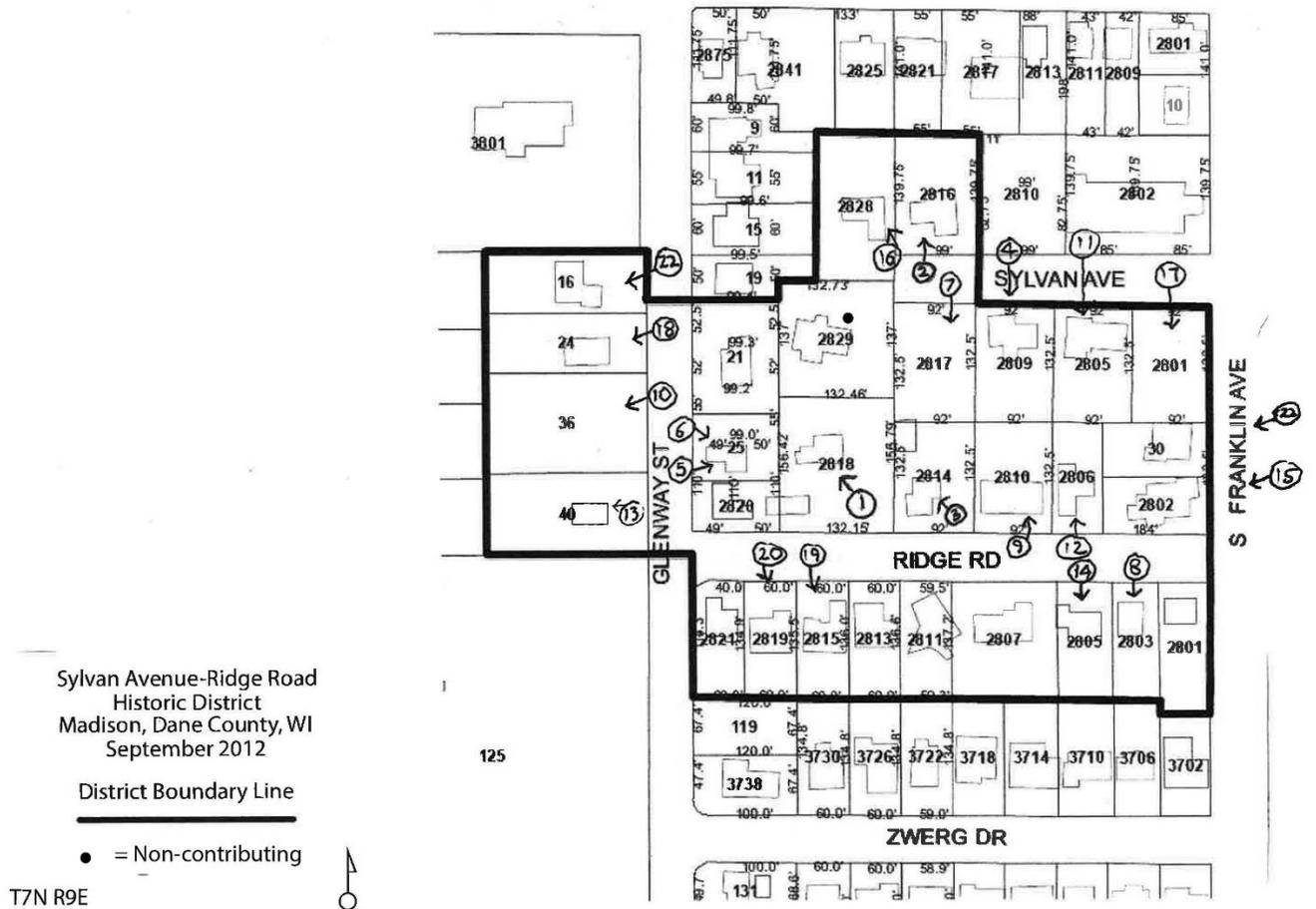


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Figure 2: Photo Key



___End Figure