NPS Form 10-900
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Wisconsin Word Processing Format (Approved 1/92)

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Nat. Register of Historic Places
National Park Service

United States Department of Interior
National Park Service

National Register of Historic Places Registration Form

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

1. Name of Property

historic name University Hill Farms Historic District
other names/site number

2. Location

street & number	Roughly bounded by North and South Midvale Boulevard, Sheboygan Avenue, North and South Whitney Way, North Rock Road and Mineral Point Road						N/A	**not for publication**	
city or town	Madison						N/A	**vicinity**	
state	Wisconsin	**code**	WI	**county**	Dane	**code**	025	**zip code**	53705

3. State/Federal Agency Certification

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

Signature of certifying official/Title — Date 5/19/15

State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

X 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:)

by Barbara Wyatt — Signature of the Keeper

8-11-15 — Date of Action

5. Classification

Ownership of Property
(check as many boxes as as apply)

X private
X public-local
public-State
public-Federal

Category of Property
(Check only one box)

building(s)
X district
structure
site
object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing	
820	13	buildings
1		sites
		structures
		objects
821	13	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
DOMESTIC/multiple dwelling	DOMESTIC/multiple dwelling
COMMERCE/TRADE/business	COMMERCE/TRADE/business

7. Description

Architectural Classification
(Enter categories from instructions)

MODERN MOVEMENT
Colonial Revival

Materials
(Enter categories from instructions)

foundation CONCRETE
walls Weatherboard
BRICK
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.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

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

Property is:

_ 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
Community Planning & Development

Period of Significance

1956-1989

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Erdman, Marshall
Gardner, Carl L.
Weiler & Strang
Wright, Frank Lloyd

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

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
- X University
- X Other

Name of repository:
University Hill Farms Neighborhood Assoc.

10. Geographical Data

Acreage of Property Approximately 450 acres

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

	Zone	Easting	Northing
1	16	298550	4771160
2	16	299150	4771720
3	16	300441	4771913
4	16	300470	4770220

X 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/ Consultant for the City of Madison
organization | **date** July 15, 2014
street & number 6391 Hillsandwood Road | **telephone** 608-795-2650
city or town Mazomanie **state** WI **zip code** 53560

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 List
organization **date**
street & number **telephone**
city or town **state** WI **zip code**

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

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

Description

The University Hill Farms Historic District is a complete, highly intact planned community located on the near west side of the city of Madison. It occupies most of a 620-acre parcel that belonged to the University of Wisconsin since the 1890s and which had been used as an experimental farm by the University's College of Agriculture.[1] By 1953, this farm was being surrounded by the fast-growing city and was blocking the city's westward expansion. In addition, the increasingly urban setting of the farm meant that it was becoming both less viable as an experimental farm and more valuable as developable land. As a result, the University decided to develop the farm as a self-contained planned community. The proceeds from the sale of the lots in this newly formed subdivision would then be used to purchase and equip a new and much larger experimental farm that would be located far enough from the city to be useful to the University for many decades to come. To this end, the University hired the Chicago-based city planning consulting firm of Carl L. Gardner & Assoc. in 1955 to create a master plan for the new subdivision, which resulted in a topographically sensitive curvilinear street plan that had within it reserved spaces for churches, a school, a park, private office buildings, state office buildings, high rise apartment buildings, garden apartment buildings, and a regional shopping center. Development of the new subdivision began in early 1956 and by 1964, 87% of the district's buildings had been built, with the vast majority of them being examples of Modern Movement style designs. The resulting planned community was a complete success from both a financial and a civic point of view and it was, and continues to be, especially popular as a home for Madison's professional and middle class families.

The University's Hill Farms property is bounded on the north by the east-west-running Sheboygan Avenue and on the south by the east-west-running Mineral Point Road, these being the two major east-west routes that served the west side of the city both before and after World War II. The east side of the Hill Farms property is bounded by the north-south-running Midvale Boulevard. This four-lane street was being constructed by the City in the early 1950s with the ultimate goal of creating a north-south thoroughfare whose north end would intersect with University Avenue and whose south end would intersect with the new beltline highway being developed at this time around the south side of the city. The west side of the Hill Farms property is now mostly bounded by what was originally called Gilbert Road but which is now called N. and S. Whitney Way. This curving street intersects with University Avenue at its north end and Mineral Point Road at its south end and was just beginning to be laid out when the Hill Farms development began.[2] As a result, the University's Hill Farms was effectively surrounded by what were to become four of the most heavily trafficked streets

[1] Madison is the capital of the state of Wisconsin and its population in 2010 was 233,209.
[2] Like Midvale Boulevard, Whitney Way was also built with the intention of intersecting University Avenue at its north end and with the south beltline at its south end, which is how it was ultimately developed.

on the west side of Madison, a situation that was inherently favorable for the University's proposed development plans.

The timing of the University's decision was excellent because in the early 1950s Madison was the fastest growing city in Wisconsin and the need for more housing was acute. For instance, between 1940 and 1950 the population of Madison had grown by 42% from 67,447 to 96,056.[3] In response to the demand this population growth created, new privately sponsored suburbs were being developed that effectively surrounded the Hill Farms on all sides. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park and Merrill Heights, and to the south, the newly developed suburbs of Midvale Heights, Oak Park Heights (1950), and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road.[4] It is worth noting, however, that none of these new suburbs contained any commercial or retail properties with the single exception of Shorewood Hills, which had a commercial strip along University Avenue east of the Hill Farms that included the small, local, seven-store Shorewood Shopping Center, constructed in 1951 as one of the first shopping centers of any size in the city.[5]

Once the University decided to develop its Hill Farms property in 1953, it entered into a close relationship with the City of Madison and its planning department in order to make a smooth transition. This was aided by the fact that even as early as 1949, the north half of the Hill Farms property had been annexed to the City of Madison and now, in 1953, the remainder was annexed as well, which meant among other things that property owners in the proposed new subdivision would have ready access to city sewer, water, and gas lines. This annexation was followed by the creation of a preliminary plan for the new Hill Farms subdivision in 1954, prepared at the request of the University's Board of Regents by the City Plan Commission. This plan was drawn by the City of Madison's planning engineer, Walter K. Johnson, and contained a number of features that were later incorporated into the final plan produced by Carl L. Gardner & Assoc.[6]

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[3] The city's population would grow by another 30,000 by 1960.
[4] These two new subdivisions extended north along the west side of S. Midvale Boulevard and west along the north side of Mineral Point Road to what would become Segoe Road.
[5] Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: 1999, pp. 248-249. Although now expanded and greatly altered, this shopping center is still extant today.
[6] Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, p. 17. This article contains a photo of the Johnson plan and an analysis of it.

Both planners were aided by the fact that in 1953 the only existing buildings in the Hill Farms consisted of four groups of farm buildings, some of which had been acquired by the University with the land and some of which the University had built. The planners were also aided by the fact that the land itself was uncomplicated from a development point of view. The topography of the Hill Farms is gently rolling and it rises gradually to the south and to the west from its lowest point, which is located at the intersection of University Avenue and Midvale Boulevard in the northwest corner of the property. Since most of this land had been farmed since the 1850s, and since it was still being farmed by the University in 1953, it was all open farmland except for a wooded area located at a high spot on the property approximately where Lafayette Drive and Bayfield Terrace are today, and a low spot along Waukesha Street. As a result, the designers of the Hill Farms subdivision had a clean slate to work with before development began.

Walter Johnson's master plan for Hill Farms relied heavily on planning precedents that had been established before World War II in such places as Radburn, New Jersey. His plan included curvilinear (although not necessarily topographically sensitive) streets, an extensive use of cul-de-sacs, lots laid out in super blocks, a gradation of street sizes whose design and location were based on whether the street would carry local or regional traffic, and specific areas designated as park lands, school sites, church sites, or retail areas, all of which were features found in Radburn and other planned pre-war communities. Many aspects of this plan would subsequently be incorporated into Gardner's accepted 1955 master plan, but the overall appearance of Gardner's plan was very different.

> Gardner's master plan maintained aspects of the city's plan. Parcels were set aside for churches, parks, and a school. Other large sections were dedicated to a shopping center, offices, and state office buildings. A park and garden apartments formed a transition between the single-family residential portions and the more highly developed shopping and office building areas. The Gardner plan largely abandoned the cul-de-sac and, instead, used long blocks and curvilinear streets to respond to the rolling topography of the site. Mid-block cut-throughs near the school and park provided shorter routes for school children and pedestrians.[7]

In addition to these alterations, Gardner's master plan had the advantage of including more building lots than the city's plan, and addressed new elements that had been added to the subdivision in the interim. Because this project was state-owned and needed approval by the State Building Commission to proceed, and because the University was committed to creating a real community that would be an asset to the city as a whole, state and city input into the plan resulted in an agreement with the University whereby the state would acquire a 30-acre parcel in the north part of the subdivision as the proposed site of multiple, large new state office buildings. In addition, the city of Madison was allocated a 23-acre site in the middle of the subdivision for a school and 60-acres for two parks, all of

[7] Penkiunas, Daina. Op. Cit., pp. 19-20.

which were sold to the city at reduced prices before the first plat of the subdivision was put on the market.

One of the most important features of the University's development plan for the new subdivision was its decision to sell the lots in stages, rather than all at once. This meant that the construction of the necessary infrastructure consisting of roads, sidewalks, and sewer, water, and gas lines, could be implemented gradually and could be paid for in stages. It also meant that instead of flooding the local market for houses, the University could manage the demand for its lots in such a way as to reap the maximum benefit from their sales. In addition, the University also sought to retain control over what was built in the new subdivision by attaching restrictive covenants to the deeds of the lots it sold. To enforce these covenants it set up an Architectural Control Committee that was charged with the responsibility of approving all building plans within the subdivision. These covenants stated that home sites were restricted to single family occupancy, houses could be no more than two-stories in height, they had to have a minimum square footage, and they also had to have attached garages. The covenants further specified that no outbuildings of any kind were permitted on subdivision lots.

Vehicular traffic within the subdivision makes its way to the major thoroughfares surrounding it by traversing several main internal roads. Regent Street runs east-west through the district from Midvale Boulevard to Whitney Way. Hill Farm's other main internal roads were all developed as part of the subdivision: Segoe Road runs south through Hill Farms from University Avenue to Mineral Point Road and beyond; Eau Claire Avenue runs south into Hill Farms from Old Middleton Road; South Hill Drive runs west from Segoe Road to Whitney Way and beyond; and Racine Road/Pepin Place runs north from Mineral Point Road into Hill Farms. The streets within the Hill Farms subdivision itself were named after various Wisconsin counties, this being a nod to the University's state-wide mission, the exceptions being Segoe Road, which was named after Ladislas Segoe, a prominent Cincinnati, Ohio urban planner who had developed a comprehensive plan for the City of Madison in 1939, and Cheyenne Trail and Cheyenne Circle, private land that was brought into the development.

Once the new master plan was approved, the development process began. The University hired the Madison-based engineering firm of Mead & Hunt to design the subdivision's infrastructure and supervise its construction. Next, the University borrowed funds from the State Building Commission to finance the construction of these same roads and utilities with the understanding that these funds would be paid back from the proceeds from the sales of the lots.[8] The first portion of Hill Farms was platted in October of 1955 and it set the pattern for all the eleven plats that would follow. This original plat partially encircled the land on Waukesha Street that the city had purchased as a school site and it featured curvilinear streets, concrete curb and gutter, broad terraces, and concrete sidewalks,

[8] After the sales of the first plat were completed, the University never again needed to borrow money for infrastructure development.

underneath all of which were the necessary storm sewers and water and gas lines.[9] In addition, paved concrete walkways or cut-throughs that cut across the elongated blocks that characterize the subdivision were also built to facilitate the movement of pedestrians and school children through the district. These pathways are still very much in use today.[10] All of this was implemented by the University, with the City being in charge of putting in street trees on the terraces and street lighting. The landscaping of the individual lots was left to the homeowners themselves. Early photos show that most of these yards consisted at first of mown lawn with newly planted shade and ornamental trees and shrubs. The same photos also show that in the early years most of the rear yards in the subdivision were unfenced.

At the same time that Hill Farm's first plat was being developed, its lots sold and houses built, the first open space in the subdivision was also being created, this being the 23-acre grounds of the new and still highly intact Charles R. Van Hise Elementary and Middle School. These grounds were essentially given over to mown lawn on which playing fields for various sports have been developed, but there are also several concrete parking lots located near the school as well. In 1960, neighborhood pressure and activism resulted in several lots located across N. Eau Claire Avenue from the future Rennebohm Park being given to the Hill Farms Swim Club. The construction of the pool and the bathhouse of this club was financed by the club members themselves and this semi-private recreational resource is still very much in operation today. In 1961, more open space was developed in the district between Regent Street and Sheboygan Avenue when construction of the 20-acre Oscar Rennebohm Park began. This land had been purchased by the City in 1955; its grounds stretch all the way from N. Segoe Road to N. Eau Claire Avenue, and like the school grounds, this park is a large green space with mown grass. Tennis courts were built afterwards in the northwest corner of the park as was a large, twelve-sided Contemporary style shelter house replete with restrooms. A recently completed paved path runs from N. Segoe Road westward through the park and around the shelter house before exiting onto both N. Eau Claire Avenue and Regent Street.

The restrictive covenants attached to the deeds of the lots sold for single family residential properties in the district specified, among other things, that a one or one-and-one-half story house located on a lot that was less than 80-feet-wide must have a minimum square footage of 1040 square feet and one on a lot wider than 80-feet, 1176 square feet, while a two-story house had a minimum of 780 square feet and 882-square feet, respectively. As a result, houses in the subdivision tended to be of moderate size and the average cost was from $25,000 to $35,000, including both the cost of the lot and the house

[9] Electric service and attendant power lines were supplied by the Madison Gas & Electric Company. These electric lines and also telephone lines use above ground poles and the lines are strung along the rear of the lots in the district.
[10] In the first plat, one walkway led from Van Hise School east and downhill to and across Richland Lane and then on to S. Segoe Road. This pathway was subsequently continued on the other side of Segoe Road and it traveled still further east to Merlham Street in the adjacent Eighth Addition to Sunset Village plat.

itself, from 1956 to 1962, although some cost a good deal more. The designs of these houses followed the trends of the day and the vast majority of the 650 houses that were built in Hill Farms up until 1962 were in the Ranch style. Included among their numbers are such subtypes as the Split-Level and Bi-Level styles.[11] There are 613 Ranch Style houses of all types in the district, which number includes 116 examples of the Split-Level subtype and 76 examples of the Bi-Level subtype. Consequently, almost every variant of the Ranch Style house that was built in Madison during this period can be found in the district including some that are much larger and more elaborate than the norm, and a few that are architect designed. The most commonly encountered house built in the district during this period, however, is a one-story Ranch style house having a more or less rectangular plan, either a gable or a hip roof, a garage at one end, and a more or less centered main entrance that is flanked on one side by a living room window and on the other side by bedroom windows. These houses were mostly sided in wood clapboards, although steel or aluminum examples are also encountered, and their front-facing façade is usually at least partially sided in either brick or stone. The district contains 89 Contemporary and Wrightian style houses; a number of which were architect-designed, including one designed by Frank Lloyd Wright himself. These styles, and the houses in the district that are associated with them, are discussed in more detail after the building inventory that follows, while the architects and builders and their works are discussed in the Significance Section of this nomination.

In addition to the single family residences in Hill Farms, there are also 37 one and two-story duplex apartment buildings, almost all of which were built along Manitowoc Parkway between 1959-64, and 1976-77. These are of the Ranch, Contemporary, and Colonial Revival styles of architecture.[12] Larger scale apartment buildings are also in the district in locations in the northern part of Hill Farms that were specifically set aside for them in the Gardner master plan. The earliest of these was a complex of eleven, two-story-tall, sixteen-unit, two- and three-bedroom garden apartment buildings located on a large parcel at the corner of Regent Street and N. Segoe Road. These Contemporary style buildings were built between 1959 and 1964 and face onto large areas of mown lawn dotted with mature shade trees, with some of the units facing onto the adjacent Rennebohm Park. There are two high rise Contemporary style apartment blocks located on Sheboygan Avenue that were built between 1962 and 1965 in an area that was originally intended to house six of these blocks, all identical in design. Instead, two high rise and six low rise buildings were constructed. The first high rise, the 140-unit Park Tower Apartments, was designed by John J. Flad & Assoc., while the second high rise, the Hilldale Towers Apartments, was designed by another firm and built next door a few years later. The rest of the land located on the south side of Sheboygan Avenue that had originally been allocated for more high rise apartment buildings was subsequently rezoned to allow for the construction of large three-story-tall Colonial Revival and Georgian Revival style apartment block complexes (the three-

[11] There are 741 single family houses in the district today out of a total number of 836 buildings.
[12] This area had been specifically set aside for the construction of duplex apartments and those that were built in 1976-77 reflect the platting and sale of the land in the Gugel Farm Plat, which occurred in 1975.

building Normandy Apartments and the three-building Carolina Apartments), which were built in 1969-70. These later apartment blocks have always been heavily rented by retired couples and the elderly, for whom a low rise building with underground parking and a location near to shopping is preferred. These buildings look out over Rennebohm Park to the south and/or into very large well-landscaped inner courts replete with swimming pools. The quick success of these earlier apartment complexes also meant that when the former University of Wisconsin's Seed Farm portion of the larger Hill Farms became available for development in the late 1980s, another five-building Georgian Revival style complex (the Monticello Apartments) was built on this land, located on Sheboygan Avenue in the next block to the west of the first two. All of these apartment complexes are well landscaped and exceptionally well maintained and feature mown lawns, large deciduous shade trees, ornamental shrubs and trees, and flower beds.

Also included on the Gardner master plan is a 64-acre parcel of land devoted to a 34-acre regional shopping center and to a 30-acre area devoted to private office buildings. This area comprises the northeast corner of Hill Farms and it is bounded by Regent Street to the south, N. Segoe Road to the west, University Avenue to the north, and N. Midvale Boulevard to the east. The designs of all but two of the buildings that were subsequently built in this area are various examples of the Contemporary style and almost all of them were architect-designed. This area was planned so that small and medium size private office buildings could be located between the north side of Regent Street and Heather Crest located at the south end of Hilldale Shopping Center, and also along the east side of N. Segoe Road from Regent Street north to University Avenue. Each of these buildings is freestanding, not more than three-stories-tall, and each is surrounded by some mown lawn and ornamental plantings as well as hard-surfaced parking lots. Eventually there were at least twenty-three privately constructed commercial buildings and a post office building (extant but altered) located within this area along with the original 250,000 square foot Hilldale Shopping Center, which was completed in 1962. The portion of this area that is located south of Heather Crest Drive is still largely intact today; it contains several buildings of architectural significance, and has been included within the boundaries of the University Hill Farms Historic District as a result. The area to the north of it, however, has now been greatly altered and no longer retains integrity. Hilldale Shopping Center is still the retail heart of this area but it has since been enlarged and remodeled and no longer retains its historic appearance. In addition, most of the original commercial buildings that were located north of Kelab Drive/Heather Crest in this area have now been demolished and recently replaced either with new, larger commercial buildings or with new, larger apartment buildings and condominium towers.

In addition to the Hill Farms area's privately owned office buildings, the Gardner master plan also included a 30-acre parcel bounded by University Avenue to the north, N. Segoe Road to the east, Sheboygan Avenue to the south, and N. Eau Claire Avenue to the west that was set aside as the location for what were originally intended to be two large high-rise state office buildings. The first of

these nine-story-tall Contemporary style buildings was completed in 1963. However, subsequent changes in state policy meant that only one of the proposed high rise towers was built; the surplus land was eventually sold by the state and a private office building constructed. Because of the deviation from the original master plan for this area, this entire parcel is not considered to contribute to understanding of the plan and is drawn out of the boundary.

The Gardner master plan also provided separate parcels for four churches in Hill Farms. These parcels were distributed around the periphery of the subdivision and while three churches were ultimately built, one has since been demolished. Of the two that remain, both are examples of the Contemporary style. The Covenant Presbyterian Church in particular, which occupies a corner location at the S. Segoe Road entrance to the district, is an excellent example of the locally significant religious architecture produced by William V. Kaeser, who was one of Madison's finest mid-twentieth century architects.

Over time, the street trees planted by the city and the trees planted by the residents themselves have increased substantially in size and the landscaping around individual houses has matured. No large scale landscaping projects designed by landscape architects have yet been identified in the district, although individual yards and properties that have been designed by them are known to exist. As in most neighborhoods, most of the landscaping that has occurred has been at the initiative of the property owners themselves and reflects the taste of these individuals. Mown lawns in front and rear yards are ubiquitous and because restrictions embodied in the deed covenants of the properties dictate how close a house can be located to the front street line or to side lot lines, uniform setbacks create a consistent appearance throughout the district.

By 1964, 87% of all the buildings within the district had been completed. Today the district retains the appearance it had in 1964 to a remarkable degree. As was intended, most of the land in the district is given over to single family residences. The houses have continued to attract owners who appreciate the convenience and modernity that they provide. These owners have, by and large, respected the original appearance of the houses. In addition, very few of the district's original houses have been replaced by new ones. The neighborhood's Architecture Control Committee still reviews all requests for additions to existing houses and typically declines any request for subdivisions of existing properties. The most common major changes that have occurred to houses in the district have been either the addition of an enclosed or screened porch to the rear of a house, or else an expansion from a one-car to a two-car garage when sufficient lot width was available. Otherwise, the biggest threats to the integrity of the neighborhood's single-family housing stock has been window alterations and re-siding with vinyl, the latter trend being especially unfortunate since many of the district's houses were originally sided in what was once affordable, very long-lasting redwood. Indeed, the stability that the district enjoys can be seen by the fact that only 13 of the district's buildings have been classified as

non-contributing, and only 8 of these have been so classified because of the alterations they have undergone (the other 5 are of too recent a date to fall within the period of significance). With the added benefits that accrue from National Register listing, there is every reason to hope that the University Hill Farms Historic District will continue to retain its historic appearance for many years to come.

Inventory

The following inventory lists every building in the district along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (N/C) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

CO = Colonial Revival
CON = Contemporary
DU = Dutch Colonial Revival
GN = Georgian Revival
NE = Neoclassical Revival
RA = Ranch
SG = Side Gable
TU = Tudor Revival
WR = Wrightian

C or N/C	Address		Original Owners	Yr. Built	Style
C	3	Ashland Court	Jud & Marilyn Walstad House	1957	RA
C	5	Ashland Court	Harold & Elizabeth Linden House	1960	RA
C	7	Ashland Court	William C. & Nancy Larson House	1957	CON
C	9	Ashland Court	Walter B. & Alice Sentry House	1957	RA
C	5	Barron Court	James A. & Bernadette Fenton House	1963	CON
C	6	Barron Court	Clarence J. & Evelyn Reuter House	1963	RA
C	9	Barron Court	Harold R. & Florence I. Wetzel House	1964	CO
C	10	Barron Court	Prof. Thomas & Elizabeth Averill House	1964	RA
C	4802	Bayfield Terr.	Collin H. & Margaret Schroeder House	1961	CO
C	4809	Bayfield Terr.	John & Ethel McMillen House	1959	RA
C	4813	Bayfield Terr.	Arvid & Avis Anderson House	1959	RA
C	4814	Bayfield Terr.	Clement M. & Betty Silvestro House	1959	CO
C	4817	Bayfield Terr.	Mrs. Helen Hansbrough House	1961	RA
C	4818	Bayfield Terr.	Urban J. & Angeline Niesen House	1962	RA
C	4821	Bayfield Terr.	Vernon & Pauline Hill House	1960	RA
C	4822	Bayfield Terr.	Jack G. & Virginia C. Jefferds House	1959	CO
C	4825	Bayfield Terr.	Prof. Wilson & Grace Thiede House	1960	RA
C	4826	Bayfield Terr.	Dr. Robert & Nancy O'Connor House	1960	CO
C	4901	Bayfield Terr.	William T. & Gretchen Rieser House	1962	RA
C	4902	Bayfield Terr.	Robert P. & Lucille Torkelson House	1965	CON
C	4905	Bayfield Terr.	Robert C. & Clara Wiersma House	1964	CO
C	4906	Bayfield Terr.	William P. & Ada Mitchell House	1959	CO
C	4909	Bayfield Terr.	Robert J. & Patricia Fausett House	1961	RA

C	4910	Bayfield Terr.	Martin A. & June Matoushek House	1958	RA
C	4914	Bayfield Terr.	Norman & Margaret Levin House	1962	CON
C	4918	Bayfield Terr.	Dr. Martin B. & Phyllis Fliegel House	1962	CO
C	5001	Bayfield Terr.	Dr. Kenneth & Beverly Sachtjen House	1962	CON
C	5002	Bayfield Terr.	Prof. Paul J. & Marian Kaesberg House	1958	RA
C	5005	Bayfield Terr.	Jerome H. & Joan Kuypers House	1959	RA
C	5009	Bayfield Terr.	Dale A. & Nora Nordeen House	1958	CO
C	5010	Bayfield Terr.	Prof. Claude & Dorothy Hayes House	1961	RA
C	5013	Bayfield Terr.	Robert B. & Jean Rennebohm House	1958	RA
C	5017	Bayfield Terr.	John B. & Jane K. Secord House	1958	CO
C	5018	Bayfield Terr.	Paul H. & Pat Graven House	1959	CON
C	5021	Bayfield Terr.	Prof. Patrick & Mary Ann Boyle House	1962	CO
C	5025	Bayfield Terr.	Dale O. & Anna Bender House	1962	CO
C	5026	Bayfield Terr.	Clyde & Lois Selix House	1963	RA
		.			
N/C	5010	Buffalo Trail	Steven A. Levine House	2000	CON
C	5014	Buffalo Trail	House	1987	CO
C	5101	Buffalo Trail	Harvey G. & Arlene Lilleman House	1963	RA
C	5102	Buffalo Trail	Mark & Virginia Kaiser House	1986	RA
C	5105	Buffalo Trail	Lyle E. & Viola Baerwald House	1962	RA
C	5109	Buffalo Trail	Murray C. & Mary A. Calhoun House	1965	CO
C	5110	Buffalo Trail	Robert P. & Darlene Gakovich House	1988	CON
C	5114	Buffalo Trail	Prof. Deepax & Anu Divan House	1986	CON
C	5117	Buffalo Trail	Prof. Robert G. & Dessa Cassens House	1964	CO
C	5118	Buffalo Trail	Paul J. Bois House	1985	CON
C	5122	Buffalo Trail	John J. & Bonnie Jordan, Jr. House	1986	RA
C	5126	Buffalo Trail	Frank & Shirley Ross, Jr. House	1985	CO
C	5130	Buffalo Trail	Jim & Lynn Soehnlien House	1986	CON
N/C	5134	Buffalo Trail	Keith W. & Rita Johnson House	1991	RA
C	5138	Buffalo Trail	Jac B. & Edith G. Garner House	1985	CO
C	5201	Burnett Dr.	John P. & Florence Bolger House	1962	RA
C	5202	Burnett Dr.	Donald W. & Albetina Renlund House	1961	RA
C	5206	Burnett Dr.	Alvin F. & Freda Nebel House	1960	RA
C	5209	Burnett Dr.	Dr. Gregory L. & Nancy Gallo House	1962	RA
C	5210	Burnett Dr.	Richard K. & Gloria Roeber House	1960	RA
C	5213	Burnett Dr.	Prof. John A. & Vera Noehl House	1961	RA
C	5214	Burnett Dr.	Lester F. McChesney House	1962	RA
C	5301	Burnett Dr.	Prof. Frank B. & JoAnn Baker House	1961	RA
C	5302	Burnett Dr.	Prof. A. Burr & Mary Fontaine House	1960	RA
C	5305	Burnett Dr.	Prof. John & Frances Culbertson House	1960	RA
C	5306	Burnett Dr.	James R. & Bernice Skogstad House	1961	RA
C	5309	Burnett Dr.	Walter A. & Jean Meanwell House	1960	RA

C	5310	Burnett Dr.	Robert W. & Katherine Pohle House	1961	RA
C	5317	Burnett Dr.	Prof. E. James & Marian Archer House	1961	RA
C	5318	Burnett Dr.	Prof. Richard & Elizabeth Durbin House	1961	RA
C	6	Calumet Circle	Merlin R. & Irene Kolb House	1961	RA
C	9	Calumet Circle	Prof. Gordon & Joan Chesters House	1961	RA
C	10	Calumet Circle	Mrs. Eleanor Kennedy House	1961	RA
C	5	Cheyenne Circle	Dr. Mark F. & Adele Backs House	1960	RA
C	6	Cheyenne Circle	James R. & Dorothy Underkofler House	1960	CO
C	9	Cheyenne Circle	Maj. Harvey G. & Doris Maahs House	1960	RA
C	10	Cheyenne Circle	Dr. John F. & Lucy Erck House	1960	RA
C	14	Cheyenne Circle	Vernon H. & Cathern Schultz House	1960	RA
C	302	Cheyenne Trail	Eugene & Janet Erickson House	1963	CO
C	305	Cheyenne Trail	Charles A. & Elsa Oliver House	1962	CO
C	306	Cheyenne Trail	Dr. John C. & Ann McAleavy House	1962	CO
C	309	Cheyenne Trail	Byron W. & Betty Schmeling House	1963	CO
C	310	Cheyenne Trail	Dr. Mark F. & Adele Backs House	1963	RA
C	313	Cheyenne Trail	Glenn S. & Daisy Pound House	1964	RA
C	314	Cheyenne Trail	Herbert F. & Marjorie M. Klinge House	1964	CO
C	317	Cheyenne Trail	Robert J. & Dolores Shand House	1963	CO
C	318	Cheyenne Trail	Prof. James E. & Doris Kennedy House	1964	RA
C	321	Cheyenne Trail	First Baptist Church Rectory	1964	CO
C	322	Cheyenne Trail	Julian P. & Mirian Bradbury House	1964	RA
C	325	Cheyenne Trail	Prof. Dwayne & Wilma Rohweder House	1964	CO
C	326	Cheyenne Trail	William A. & Joan Atkins House	1965	RA
C	329	Cheyenne Trail	Gerald F. & Jeanne Maruska House	1964	RA
C	330	Cheyenne Trail	Prof. Ronald & Maria Engerman House	1965	CO
C	333	Cheyenne Trail	Thomas W. & Donna Erbach House	1965	CO
C	5109	Door Drive	George W. & Anne Burns House	1960	RA
C	5110	Door Drive	Donald L. & Lois Paul House	1963	CO
C	5113	Door Drive	Lawrence J. & Lil Kosikowski House	1960	RA
C	5114	Door Drive	Rev. Vernon & Patricia Johnson House	1960	RA
C	5117	Door Drive	Lillian Miller House	1960	RA
C	5118	Door Drive	Donald & Doris Graf House	1960	RA
C	5121	Door Drive	Prof. William & Louise Kinne House	1960	RA
C	5122	Door Drive	Prof. Thomas & Betty Ringness House	1961	RA
C	5125	Door Drive	Jack & Sally Trautman House	1960	RA
C	5126	Door Drive	James E. & Joan Bie House	1960	RA
C	5129	Door Drive	Burton G. & Myrtle Billings House	1960	RA
C	5130	Door Drive	Prof. William H. & Ruth Dodge House	1960	RA

C	5133	Door Drive	Carter M. Wiltgen House	1960	RA
C	5137	Door Drive	Clarence M. & Mary White, Jr. House	1960	RA
C	5141	Door Drive	Dr. Charles & Ruth Schoenwetter House	1961	RA
C	5142	Door Drive	Albert & Charlotte Hambrecht House	1961	RA
C	5145	Door Drive	Prof. Edward & Mary Kamarck House	1966	CO
C	5149	Door Drive	Charles F. & Lillian Norton House	1961	CO
C	5150	Door Drive	Stuart W. & Emmy Gallaher House	1961	CON
N/C	2	N. Eau Claire Ave.	Hill Farms Swim Club Swimming Pool	1960	CON
C	115	N. Eau Claire Ave.	Rennebohm Park and Shelter (site and bldg.)	ca. 1962	CON
C	202	N. Eau Claire Ave.	The Monticello Apartments (Bldg. D)	1985	GN
C	401-409	N. Eau Claire Ave.	The Carolina Apartments (Bldg. C)	1969	GN
C	402	N. Eau Claire Ave.	The Monticello Apartments (Bldg. E)	1985	GN
C	1	S. Eau Claire Ave.	Bryce W. & Beatrice Jordan House	1960	RA
C	2	S. Eau Claire Ave.	Robert L. & Phyllis Mumert House	1960	RA
C	5	S. Eau Claire Ave.	Francis A. & Twila Blake House	1959	CO
C	6	S. Eau Claire Ave.	Gay M. & Lynne Ronne House	1959	CO
C	9	S. Eau Claire Ave.	Alfred & Maxa Dai Frank House	1961	CON
C	14	S. Eau Claire Ave.	Mrs. Dorothy Torrance House	1958	RA
C	15	S. Eau Claire Ave.	Lester C. & JoAnn Six House	1959	CO
C	17	S. Eau Claire Ave.	Leland R. & Doris Fuelle House	1961	CON
C	21	S. Eau Claire Ave.	Roy E. & Rose McCormick House	1960	RA
C	22	S. Eau Claire Ave.	Lester & Evelyn Kolman House	1958	RA
C	26	S. Eau Claire Ave.	Urban J. & Angeline Niesen House	1959	RA
C	30	S. Eau Claire Ave.	Pern O. & Mary Finch House	1958	RA
C	33	S. Eau Claire Ave.	Prof. William & Jane Hillsenhoff House	1961	RA
C	34	S. Eau Claire Ave.	Dale C. & Leah Aebischer House	1959	RA
C	37	S. Eau Claire Ave.	Paul E. & Eleanor Morris House	1960	RA
C	38	S. Eau Claire Ave.	Harlan & Patricia Reif House	1958	RA
C	42	S. Eau Claire Ave.	Dr. Roland & Patricia Winterfield House	1958	RA
C	45	S. Eau Claire Ave.	Richard & Phyllis Pire House	1958	RA
C	46	S. Eau Claire Ave.	Leonard A. & Carol Montie House	1958	RA
C	49	S. Eau Claire Ave.	Elizabeth Davies House	1958	RA
C	50	S. Eau Claire Ave.	John E. & Jane Wise, Jr. House	1959	RA
C	53	S. Eau Claire Ave.	C. Dennis & Barbara Besadny House	1959	RA
N/C	54	S. Eau Claire Ave.	Mrs. Leonore M. Leake House	1958	CO
C	4706	Fond du Lac Trail	Dr. Bernard & Martine Messert House	1962	RA
C	4709	Fond du Lac Trail	Lyman R. & Betty J. Frazier House	1962	CO
C	4710	Fond du Lac Trail	Henry & Mary Peiss House	1959	RA
C	4713	Fond du Lac Trail	Chris P. & Eileen Lemberg House	1959	CO
C	4714	Fond du Lac Trail	Dr. Laurence T. & Audrey Giles House	1961	RA

C	4717	Fond du Lac Trail	Charles W. & Mildred Decker House	1960	CO
C	4718	Fond du Lac Trail	Prof. Douglas & Lillian Marshall House	1960	RA
C	4722	Fond du Lac Trail	Thomas & Artha Jean Towell House	1959	RA
C	4802	Fond du Lac Trail	Ray T. & Shirley Haase House	1964	CO
C	4805	Fond du Lac Trail	Robert L. & Muriel Curry House	1961	DU
C	4806	Fond du Lac Trail	Charles E. & Mary Mueller House	1960	RA
C	4809	Fond du Lac Trail	Richard & Barbara Woroch House	1960	WR
C	4810	Fond du Lac Trail	Dr. C. Weir & Jane Horswill House	1963	CO
C	4813	Fond du Lac Trail	Norman R. & Kitty Benz House	1959	RA
C	4814	Fond du Lac Trail	Vere L. & Grace Fiedler House	1959	RA
C	4817	Fond du Lac Trail	Robert E. & Lou Westerveldt House	1961	CO
C	4818	Fond du Lac Trail	Dr. Donovan & Katherine Moore House	1962	CO
C	4821	Fond du Lac Trail	Gerald A. & Vicki Stewart House	1960	RA
C	4822	Fond du Lac Trail	Robert J. & Mae Klein House	1959	RA
C	4901	Fond du Lac Trail	Burton O. & Jean Neesvig House	1959	RA
C	4902	Fond du Lac Trail	Dr. Allen D. & Charlotte Hoff House	1960	CO
C	4906	Fond du Lac Trail	Prof. Max W. & Phyllis Carbon House	1959	RA
C	4909	Fond du Lac Trail	Arthur B. & Doris Morey House	1959	RA
C	4910	Fond du Lac Trail	Dr. Charles A. & Betsy Doehlert House	1959	CO
C	4913	Fond du Lac Trail	Paul & Marilyn Lindau House	1962	CO
C	4914	Fond du Lac Trail	John P. & Eunice Hendrickson House	1959	CO
C	4917	Fond du Lac Trail	Russell P. & Doris Bailey House	1961	RA
C	4918	Fond du Lac Trail	John Leonard House	1959	RA
C	4921	Fond du Lac Trail	Dr. Leigh M. & Marilyn Roberts House	1965	CO
C	4922	Fond du Lac Trail	Prof. William & Virginia Beranck House	1959	RA
C	4925	Fond du Lac Trail	Kenneth R. & Marilyn Johnson House	1960	CO
C	4926	Fond du Lac Trail	Prof. Richard M. & Ruth Heins House	1959	RA
C	4929	Fond du Lac Trail	William & LaVerne Rosenbaum House	1962	RA
C	4930	Fond du Lac Trail	W. Atleen & Sarah Jane Wilson House	1960	RA
C	101	Green Lake Pass	Adelbert C. & Viola Bast House	1961	RA
C	106	Green Lake Pass	Robert S. & Joy Hinds House	1961	CO
C	109	Green Lake Pass	Harry T. & JoAnn Ryan House	1962	CO
C	110	Green Lake Pass	Fred & June Werren House	1965	RA
C	113	Green Lake Pass	Peter S. & Marie Kozak House	1965	RA
C	114	Green Lake Pass	Prof. Norman & Darlene Olson House	1963	RA
C	201	Green Lake Pass	Prof. James R. & Nancy Love House	1962	RA
C	202	Green Lake Pass	Thomas W. & Florence Geiger House	1961	RA
C	205	Green Lake Pass	Leo B. & Dorothy McCann House	1963	RA
C	206	Green Lake Pass	Freeman & Marcia Holmer House	1967	RA
C	209	Green Lake Pass	Robert & Doris Mortenson House	1962	CON
C	210	Green Lake Pass	Theodore & Carolyn Stephenson House	1965	RA
C	214	Green Lake Pass	Prof. Frank & Ardyce Reighard House	1963	CO

C	5101	Juneau Road	Prof. Thomas & Lorna Hoffman House	1959	RA
C	5106	Juneau Road	Dale & Norma Bruhn House	1958/ 1999	RA
C	5110	Juneau Road	Dr. Dorolea R. Harmon House	1958	RA
C	5111	Juneau Road	Donald G. & Betty Harrer House	1958	RA
C	5114	Juneau Road	Max G. & Dorothy Guhl House	1958	RA
C	5117	Juneau Road	Harold & Edith Hopkins House	1958	RA
C	5118	Juneau Road	Dr. Fred & Ruth Ansfield House	1958	RA
C	5121	Juneau Road	Eugene & Jean Beytien House	1958	RA
C	5122	Juneau Road	Alex & Mary Heffel House	1958	RA
C	5125	Juneau Road	Robert & Marjorie Meuer House	1958	CON
C	5126	Juneau Road	Gottfried & Ingrid Staub House	1958	CON
C	5129	Juneau Road	Robert & Marjorie Friess House	1958	RA
C	5130	Juneau Road	Walter & Patricia A. Larsh House	1958	RA
C	5133	Juneau Road	Elmer & Olive Stein House	1958	RA
C	5134	Juneau Road	H. Stewart & Linda Manchester House	1958	RA
C	5137	Juneau Road	Dr. Leigh M. & Marilyn Roberts House	1958	RA
C	5138	Juneau Road	Donald & Pauline Fugere House	1959	RA
C	5141	Juneau Road	Lt. Col. Loy E. & Jena Watkins House	1958	RA
C	5142	Juneau Road	William C. & Leah Rowland House	1958	CON
C	5146	Juneau Road	Prof. Jack W. & Barbara Miller House	1958	RA
C	5149	Juneau Road	Anthony J. & Marge Stracka House	1959	RA
C	5150	Juneau Road	Rudolf & Camille Mathias House	1958	RA
C	5154	Juneau Road	Donald L. & Lois Paul House	1958	RA
C	5158	Juneau Road	William L. & Virginia James House	1959	RA
C	5159	Juneau Road	Bernard B. & Marjorie Shomberg House	1958	CON
C	5162	Juneau Road	Walter F. & Mary Schar, Jr. House	1960	RA
C	5165	Juneau Road	Jesse L. & Betty Plumer House	1959	RA
C	5166	Juneau Road	Donald H. & Mary Lou Lund House	1959	RA
C	1	S. Kenosha Drive	William C. & Norma Linenfelser House	1964	RA
C	2	S. Kenosha Drive	Harry M. & Rose H. Spray House	1961	RA
C	5	S. Kenosha Drive	James W. & Ann C. Gorman House	1963	RA
C	6	S. Kenosha Drive	Prof. Gene R. & Louise De Foliart House	1959	RA
C	10	S. Kenosha Drive	Dr. Henrik A. & Ann Hartmann House	1960	RA
C	102	S. Kenosha Drive	Clifford P. & Verabelle Kolberg House	1963	RA
C	105	S. Kenosha Drive	Jacob J. & Shirley Botwinick House	1963	CO
C	106	S. Kenosha Drive	Dr. William M. & Barbara Larsen House	1964	RA
C	109	S. Kenosha Drive	Forrest F. & Kathleen Harms House	1961	RA
C	110	S. Kenosha Drive	Robert R. & Beverly Swanson House	1961	RA
C	201	S. Kenosha Drive	House	1962	CO
C	202	S. Kenosha Drive	Lawrence C. & Sue Gontarek House	1962	RA

C	205	S. Kenosha Drive	William J. & Anne Foy House	1961	CO
C	210	S. Kenosha Drive	William P. & Marion Sutherland House	1961	CO
C	213	S. Kenosha Drive	John & Lee Wenning, Jr. House	1962	RA
C	214	S. Kenosha Drive	John H. & Helene Farrell House	1961	RA
C	217	S. Kenosha Drive	Norman S. & Patricia R. Jones House	1961	RA
C	218	S. Kenosha Drive	Ira T. & Marge Langlois, Sr. House	1961	RA
C	221	S. Kenosha Drive	Walter J. & Sally Walsh House	1961	RA
C	222	S. Kenosha Drive	Prof. Louis & Elizabeth Sequeira House	1963	RA
C	225	S. Kenosha Drive	Prof. Gilbert J. & Virginia Mannering House	1960	RA
C	226	S. Kenosha Drive	Kenneth J. & Pamela Harvey House	1961	RA
C	230	S. Kenosha Drive	Paul & Janet Emmerich House	1962	RA
C	3	Kewaunee Court	Prof. Leonard & Nettie Berkowitz House	1958	CON
C	5	Kewaunee Court	Dr. Seymour & Francis Crepea House	1957	RA
C	7	Kewaunee Court	Leslie R. & Myra Meinberg House	1958	RA
C	9	Kewaunee Court	Dr. Frederick R. & Virginia Pitts House	1958	RA
C	11	Kewaunee Court	Prof. Robert & Elsbeth Petzold House	1956	CON
C	15	Kewaunee Court	Joe W. & Carol Clarke House	1958	CON
C	17	Kewaunee Court	Ralph W. & Esther Scott House	1957	CO
C	21	Kewaunee Court	Jack B. & Mary Padgham House	1957	RA
C	5002	La Crosse Lane	Keith F. & Gene Anderson House	1957	RA
C	5006	La Crosse Lane	Richard R. & Mavis Hoegly House	1957	RA
C	5010	La Crosse Lane	Robert G. & Elva Vergeront House	1958	RA
C	5013	La Crosse Lane	Harvey M. & Sandra Adelman House	1959	RA
C	5014	La Crosse Lane	Ben & Elli Berkow House	1958	RA
C	5018	La Crosse Lane	Ely & Jayne Sires House	1958	RA
C	5021	La Crosse Lane	Danile H. & Bettylee Neviaser House	1960	RA
C	5022	La Crosse Lane	Prof. Truman F. & Sylvia Graff House	1957	RA
C	5025	La Crosse Lane	Edward & Barbara Bouma House	1959	RA
C	5026	La Crosse Lane	Richard R. & Jean McKenzie House	1956	RA
C	5029	La Crosse Lane	Prof. Carl H. & Lettie Fellner House	1959	RA
C	5030	La Crosse Lane	George & Frances Forster House	1958	RA
C	5033	La Crosse Lane	Dr. Peter L. & Phyllis Eichman House	1962	RA
C	5034	La Crosse Lane	Eldon M. & Becky Stenjem House	1956	RA
C	5037	La Crosse Lane	Dr. Leslie & Elizabeth Kilpatrick House	1959	CON
C	5038	La Crosse Lane	Dr. Normand & Lois Greenfield House	1958	RA
C	5041	La Crosse Lane	Dr. Larry & Mary Lou Hogan House	1959	RA
C	5042	La Crosse Lane	Robert F. & Mary Volkman House	1958	RA
C	5045	La Crosse Lane	Russell E. & Ruth Thomas House	1959	CO
C	5046	La Crosse Lane	Sheldon W. & Gerda Sweet House	1959	CON
C	5049	La Crosse Lane	Prof. Sturges & Marilyn Bailey House	1959	RA

C	5050	La Crosse Lane	Harold H. & Lorraine Baker House	1959	RA
N/C	5054	La Crosse Lane	Vincent P. & Hollie A. Genna House	1959	RA
C	5058	La Crosse Lane	Dr. Albert & Betty Arenowitz House	1958	RA
C	5062	La Crosse Lane	Prof. Glenn V. & Martha Fuguitt House	1959	CON
C	4701	Lafayette Drive	Harry A. & Gloria Smelzer, Jr. House	1961	RA
C	4702	Lafayette Drive	Donald J. & Marian Reimer House	1962	RA
C	4705	Lafayette Drive	Roy G. & Doris Mita House	1959	RA
C	4706	Lafayette Drive	James R. & Nell Cooper House	1960	RA
C	4709	Lafayette Drive	John B. & Emira Capitani House	1961	RA
C	4713	Lafayette Drive	Ernest D. & Mildred Darlington House	1959	RA
C	4714	Lafayette Drive	Michael R. & Therese Vaughn House	1973	CO
C	4717	Lafayette Drive	Clifford W. & Patricia Bowers House	1959	CO
C	4718	Lafayette Drive	Richard C. & Della Weatherwax House	1959	RA
C	4721	Lafayette Drive	Dr. Gordon V. & Ira Marlow House	1959	RA
C	4722	Lafayette Drive	Wallen F. & Lenore Vaughn House	1962	CO
C	4725	Lafayette Drive	Mrs. Mary B. Comdin House	1958	RA
C	4726	Lafayette Drive	Joseph & Eileene Kuno House	1960	RA
C	4729	Lafayette Drive	Dr. Howard & Gladys Aeh House	1964	RA
C	4730	Lafayette Drive	Carl & Jane Loper House	1958	CO
C	4733	Lafayette Drive	Lawrence & Connie Allard House	1959	RA
C	4734	Lafayette Drive	Leonard J. & Marcella Pick House	1959	RA
C	4737	Lafayette Drive	Roger F. & Rosemary Rupnow House	1959	CO
C	4738	Lafayette Drive	Prof. David & Rhoda Berman House	1958	RA
C	4741	Lafayette Drive	Henry L. & Luella Brown, Sr. House	1959	RA
C	4742	Lafayette Drive	William A. & Lena Wall House	1960	RA
C	4746	Lafayette Drive	Prof. Edward & Eleanor Blakely House	1958	WR
C	4749	Lafayette Drive	Hyman B. & Florence Parks House	1962	RA
C	4750	Lafayette Drive	Prof. Manucher J. & Lida Javid House	1958	CON
C	4754	Lafayette Drive	Walter & Lois Griskavich House	1961	RA
C	5015-17	Manitowoc Pkwy.	Rufus F. & Angela Wells Duplex	1965	RA
C	5019-21	Manitowoc Pkwy.	John Hammacher Duplex	1965	RA
C	5023-25	Manitowoc Pkwy.	Rufus Wells Duplex	1965	RA
C	5029-31	Manitowoc Pkwy.	Norman G. & Evelyn Hohn Duplex	1964	CO
C	5030	Manitowoc Pkwy.	Stanley R. & June Spencer House	1960	RA
C	5102	Manitowoc Pkwy.	Duplex	1960	RA
C	5105-07	Manitowoc Pkwy.	Daniel F. & Nancy Schensky Duplex	1960	RA
C	5106-08	Manitowoc Pkwy.	Dr. Dennis O. & Freida Carey Duplex	1963	RA
C	5109-11	Manitowoc Pkwy.	Mrs. Sidney F. Adams Duplex	1960	RA
C	5110-12	Manitowoc Pkwy.	Otto B. & Jane E. Syvrud Duplex	1960	RA
C	5113-15	Manitowoc Pkwy.	Duplex	1962	RA
C	5114-16	Manitowoc Pkwy.	Duplex	1962	RA

C	5117-19	Manitowoc Pkwy.	Duplex	1962	RA
C	5118-20	Manitowoc Pkwy.	Duplex	1960	RA
C	5121-23	Manitowoc Pkwy.	Dirienzo Duplex	1961	RA
C	5122-24	Manitowoc Pkwy.	Duplex	1961	CON
C	5200-02	Manitowoc Pkwy.	Pauline Kammer/Richard Sabin Duplex	1959	CO
C	5201-03	Manitowoc Pkwy.	Duplex	1962	RA
C	5204-06	Manitowoc Pkwy.	R. Edward & Inez Olson Duplex	1959	RA
C	5205-07	Manitowoc Pkwy.	Duplex	1960	CON
C	5209-11	Manitowoc Pkwy.	Duplex	1961	RA
C	5210-12	Manitowoc Pkwy.	Curtis L. & Ferne Brown Duplex	1969	RA
N/C	5213-15	Manitowoc Pkwy.	Yehuda & Ruth Elmakias Duplex	1994	CO
C	5214-16	Manitowoc Pkwy.	Mrs. Coramae S. Niebauer Duplex	1977	TU
C	5217-19	Manitowoc Pkwy.	Gordon Babcock Duplex	1977	RA
C	5218-20	Manitowoc Pkwy.	Duplex	1977	CO
C	5301-03	Manitowoc Pkwy.	William Field Duplex	1976	CO
C	5302-04	Manitowoc Pkwy.	Harry G. Klinger Duplex	1977	CO
C	5305-07	Manitowoc Pkwy.	William Field Duplex	1977	CO
C	5306-08	Manitowoc Pkwy.	Duplex	1977	CO
C	5309-11	Manitowoc Pkwy.	Harry G. Klinger Duplex	1976	CO
C	5310-12	Manitowoc Pkwy.	Duplex	1977	TU/CO
C	5313-15	Manitowoc Pkwy.	Duplex	1976	NE
C	5314-16	Manitowoc Pkwy.	Thomas J. & Pam J. Ellefson Duplex	1977	CO
C	5317-19	Manitowoc Pkwy.	Herb DeLevie Duplex	1984	CON
C	5318-20	Manitowoc Pkwy.	Duplex	1977	TU/CO
C	5321	Manitowoc Pkwy.	House	1910/ 1979	SG
C	5325-27	Manitowoc Pkwy.	James Duncan Duplex	1976	RA
C	4805	Marathon Drive	Guy & Thelma Freas House	1957	RA
C	4806	Marathon Drive	Alan G. & Elaine Wolf House	1957	RA
C	4809	Marathon Drive	James G. & Sylvia Mader House	1956	RA
C	4810	Marathon Drive	Richard C. & Margo Hermann House	1957	RA
C	4813	Marathon Drive	William D. & Mary Sullivan House	1957	RA
C	4814	Marathon Drive	Robert K. & Jeannae Beckman House	1958	RA
C	4818	Marathon Drive	Amory O. & Doris Moore House	1957	CO
C	4821	Marathon Drive	Mrs. Helen Thompson House	1961	RA
C	4822	Marathon Drive	David E. & Marian Racine House	1957	RA
C	4825	Marathon Drive	Clarence O. & Ruth Widder House	1957	RA
C	4826	Marathon Drive	Arthur H. & Avis Freeman House	1956	RA
C	4829	Marathon Drive	Donald G. & Normalee Olson House	1960	RA
C	4830	Marathon Drive	Richard W. & Gwen Sharratt House	1957	RA
C	4833	Marathon Drive	Dr. John C. & Anne McAleavy House	1959	RA
C	4834	Marathon Drive	Dr. William R. & Kathy Reinfried House	1957	RA

C	4837	Marathon Drive	Bertrand & Jean Kalhagen House	1958	RA
C	4838	Marathon Drive	Jacob J. & Shirley Botwinick House	1957	CON
C	4901	Marathon Drive	David & Joyce Nolte House	1958	RA
C	4905	Marathon Drive	Donald & Alice Strayer House	1957	RA
C	4906	Marathon Drive	Cmndr. John & Marjorie O'Neil House	1958	RA
C	4909	Marathon Drive	Charles W. & Ruth Bladl House	1958	RA
C	4910	Marathon Drive	Jack A. & Anna Clarke House	1957	RA
C	4913	Marathon Drive	H. Edward & Priscilla Wolfram House	1957	RA
C	4914	Marathon Drive	James E. & Shirley Henning House	1957	RA
C	4917	Marathon Drive	Blair H. & Marilyn Matthews House	1960	RA
C	4918	Marathon Drive	Charles R. & Iris DeLucca House	1957	RA
C	4921	Marathon Drive	Robert C. & Elizabeth Parker House	1960	RA
C	4922	Marathon Drive	Kenneth L. & Arlene Jerdee House	1957	RA
C	4925	Marathon Drive	Asdolah &Touba Jarvid House	1958	RA
C	4926	Marathon Drive	Norbert E. & Phyllis Koopman House	1957	RA
C	4929	Marathon Drive	Patrick J. & Peggy Luby House	1959	RA
N/C	4932	Marathon Drive	Dr. Robert & Catherine Bielman House	1958	RA
C	4933	Marathon Drive	Dr. Edwin I. & Harriet Boldon, Jr. House	1956	RA
C	4937	Marathon Drive	Estel D. & Valeria Felch House	1958	RA
C	4938	Marathon Drive	Arthur F. & Jerry Schroeder House	1958	RA
C	4941	Marathon Drive	Kendall & Natalie Witte House	1957	RA
C	4942	Marathon Drive	Hugh E. & Joyce Russell House	1957	RA
C	4945	Marathon Drive	Felix & Dorothy Kremer House	1957	RA
C	5001	Marathon Drive	Robert & Gloria Thisdell House	1958	RA
C	5002	Marathon Drive	Ralph S. & Ellen Garling House	1957	RA
C	5006	Marathon Drive	Charles M. & Althea Harman House	1958	RA
C	5007	Marathon Drive	Prof. Earl K. & Iris Wade House	1959	RA
C	5010	Marathon Drive	Prof. George & Dorothy Sledge House	1959	RA
C	5013	Marathon Drive	Richard E. & Betty Hagan House	1960	RA
C	5014	Marathon Drive	Prof. George C. & Mary Klingbeil House	1958	RA
C	5017	Marathon Drive	Prof. Edward L. & Mary Kamarck House	1958	RA
C	5018	Marathon Drive	Prof. William P. & Elizabeth Stillwell House	1958	CO
C	5022	Marathon Drive	Prof. John E. & Beth Ross House	1958	RA
C	5026	Marathon Drive	Harold J. & Minnie Bauman House	1958	RA
C	5027	Marathon Drive	George J. & Germaine Speckman House	1958	CO
C	5030	Marathon Drive	Edward J. & LaVerne Malcheski House	1958	RA
C	5034	Marathon Drive	Wallace & Elizabeth Chickering House	1958	RA
C	5035	Marathon Drive	David & Ginny Britten House	1958	RA
C	5038	Marathon Drive	John M. & Dorothy Liebman House	1958	CO
C	5039	Marathon Drive	Warren & Kay Tetzlaff House	1961	CO
C	5042	Marathon Drive	Kirk E. & Mary Erlinger House	1958	RA
C	5043	Marathon Drive	William R. & Katherine Jordan House	1959	CON

C	5046	Marathon Drive	Robert V. & Lucille Phillips House	1958	RA
C	5047	Marathon Drive	Lyle W. & Virginia Marty House	1959	RA
C	5050	Marathon Drive	Prof. Alvin & Violet Hovland House	1959	RA
C	5051	Marathon Drive	C. Leslie Reddick House	1958	RA
C	5054	Marathon Drive	Linley E. & Peggy Ivers House	1958	RA
C	5055	Marathon Drive	Prof. Loris H. & Myra Schultz House	1958	CON
C	5058	Marathon Drive	LeRoy L. & Virginia Dalton House	1958	RA
C	5059	Marathon Drive	James D. & Katherine Meuer House	1958	RA
C	5062	Marathon Drive	William J. & Beatrice Zutter House	1957	RA
C	5063	Marathon Drive	Hugh Alan & Margaret Dega House	1958	RA
C	5066	Marathon Drive	Gilbert H. & Tillie Geiger House	1959	RA
C	5067	Marathon Drive	John R. & Shirley Hosterman House	1958	RA
C	5101	Marathon Drive	William C. & Lois Bjerk House	1958	RA
C	5102	Marathon Drive	Dale F. & Barbara Klosterman House	1960	RA
C	5105	Marathon Drive	Maurice D. & Dorothy Leon House	1958	RA
C	5109	Marathon Drive	John & Helen Linhardt House	1959	RA
C	5110	Marathon Drive	Donald R. & Nancy Wallace House	1959	RA
C	5114	Marathon Drive	William P. & Margaret Farmer House	1960	RA
C	5117	Marathon Drive	Kenneth G. & Anita Helfrecht House	1959	RA
C	5118	Marathon Drive	James C. & Camille Heerey House	1960	RA
C	5121	Marathon Drive	Donald C. & Janann Sampson House	1960	RA
C	5122	Marathon Drive	Robert G. & Aurelia Bergmann House	1961	RA
C	5126	Marathon Drive	H. William & Betty Jenkins House	1961	RA
C	101	Marinette Trail	Kenneth R. & Jean L. Welton House	1959	RA
C	105	Marinette Trail	Ralph D. & Sylvia Mitchell House	1959	RA
C	110	Marinette Trail	Prof. Walter & Ellen Rudin House	1959	WR
C	111	Marinette Trail	Mrs. Gladys S. Kalal House	1959	RA
C	115	Marinette Trail	Prof. Paul J. & Dorothy Grogan House	1959	RA
C	118	Marinette Trail	Rodney & Darlene Strosshein House	1959	RA
C	122	Marinette Trail	Russell L. & Ellen Gulick House	1959	RA
C	126	Marinette Trail	Mrs. Marian B. Farrel House	1959	RA
C	201	Marinette Trail	Trygve E. & Marian Thoresen House	1959	RA
C	202	Marinette Trail	Dr. Melvin E. & Ann Kaufman House	1959	RA
C	205	Marinette Trail	Stanley C. & Marlin Nelson House	1959	RA
C	206	Marinette Trail	Richard A. & Alice Erney House	1959	CO
C	209	Marinette Trail	Frank A. & Doris Dignan House	1960	RA
C	210	Marinette Trail	Al W. & Kari-Ellen Cole House	1959	RA
C	213	Marinette Trail	Ed A. & Jane L. Pawenski House	1960	RA
C	214	Marinette Trail	V. Chuck & Joanne Medcraft House	1959	RA
C	305	Marinette Trail	Prof. Richard J. & Jeannine Smith House	1977	CON
C	306	Marinette Trail	Mark & Barbara Kopelberg House	1977	CO
C	310	Marinette Trail	Prof. Paul N. & Marian Drolsom House	1978	RA

C	314	Marinette Trail	Thomas & Phyllis Fass House	1976	RA
C	318	Marinette Trail	Joseph & Virginia Morreale House	1978	RA
C	322	Marinette Trail	Stephen E. & Ann Geier House	1978	RA
C	326	Marinette Trail	Donald H. & Mary-Lou Lund House	1976	RA
C	329	Marinette Trail	Wilbur K. & Jean Zaudtke House	1976	CO
C	330	Marinette Trail	Joe Watts House	1976	RA
C	202	N. Midvale Blvd.	Midvale Regent Building	1966	GN
C	216	N. Midvale Blvd.	Kenland Building	1959/ 1972	CON
C	222	N. Midvale Blvd.	Jefferson Building	1962	NE
C	302	N. Midvale Blvd.	Anchor Savings & Loan Branch	1967/ 1979	CON
C	310	N. Midvale Blvd.	Hilldale Professional Building	1969/ 1979	CON
C	1	Oconto Court	Prof. Howard & Jane Zimmerman House	1961	CON
C	3	Oconto Court	George J. & Iris Weiland House	1958	RA
C	5	Oconto Court	Homer Griff & Mary Nordling House	1958	RA
C	7	Oconto Court	Victor W. & Bobbie Comstock House	1958	RA
C	5102	Pepin Place	Robert L. & Dorothy Beyler House	1959	RA
C	5106	Pepin Place	Chester L. & Olive Phillips House	1960	RA
C	5110	Pepin Place	David P. & Lillian Aide House	1960	CON
C	5113	Pepin Place	Fred F. & Mary Ann Bloodgood House	1959	RA
C	5114	Pepin Place	James E. & Lucy Berry House	1959	RA
C	5118	Pepin Place	Dr. Earl S. & Anita Shrago House	1960	CON
C	5122	Pepin Place	Prof. William A. & Joy Moy House	1959	RA
C	5125	Pepin Place	Victor O. & Elaine Gaulke House	1959	RA
C	5126	Pepin Place	Sterling A. & Helen Stahlman House	1959	RA
C	5129	Pepin Place	Dr. Paul A. & La Verne Breniske House	1959	RA
C	5130	Pepin Place	George J. & Dorothy Foegen House	1959	RA
C	5133	Pepin Place	Prof. Howard L. & Lois Harrison House	1958	RA
C	5134	Pepin Place	Alfred W. & Evelyn Alf House	1960	RA
C	5137	Pepin Place	James E. & Donna Smithback House	1959	RA
C	5138	Pepin Place	Russell A. & Dolores Baumann House	1959	RA
C	5141	Pepin Place	Kenneth & Shirley Tuhus House	1958	RA
C	5142	Pepin Place	Joseph H. & Violette Moore House	1959	RA
C	5201	Pepin Place	Prof. Gusthof & Bessie Peterson House	1959	RA
C	5202	Pepin Place	Edward H. & Jean Nielsen House	1959	RA
C	5205	Pepin Place	Louis & Dorothy June Lombardo House	1959	RA
C	5206	Pepin Place	Clarence T. & Lucille Metz House	1959	RA
C	5209	Pepin Place	Shomberg Builders Spec. House	1959	CON

C	5213	Pepin Place	Bryant W. & Louise Fisher House	1960	RA
C	5214	Pepin Place	Joseph E. & June Nusbaum House	1959	RA
C	5217	Pepin Place	Robert F. & Betty B. Shimen House	1959	RA
C	5221	Pepin Place	Rollin O. & Marjorie Dunsdon House	1959	RA
C	5222	Pepin Place	Dr. Edward I. & Harriett Boldon House	1959	CO
C	313	Price Place	Lafayette Building	1965	NE
C	301	Racine Road	Winston J. & Jean Durant House	1959	RA
C	302	Racine Road	Paul E. & Charlene Welsch House	1960	RA
C	305	Racine Road	Howard K. & Delores Rasmussen House	1959	RA
C	306	Racine Road	Alex J. & Mary A. Cochrane House	1961	RA
C	309	Racine Road	Clyde W. & Bernetta O'Leary House	1964	RA
C	313	Racine Road	Stanley O. & Dorothy Bokelmann House	1960	RA
C	317	Racine Road	Robert H. & Mary Botts House	1958	RA
N/C	321	Racine Road	Jack W. & Betty Densmore House	1960	RA
C	325	Racine Road	Frederick W. & Ann Seybold House	1959	RA
C	326	Racine Road	Prof. Julian L. & Monique Van Lancker House	1962	RA
C	335-37	Racine Road	Duplex	1961	RA
C	336-38	Racine Road	Edward J. & Louise Paska Duplex	1961	RA
C	4410	Regent Street	Associated Physicians Clinic	1963/ 1994	CON
C	4414	Regent Street	Grayson Building	1962	CON
C	4505	Regent Street	Church of Jesus Christ of the Latter Day Saints	1963/ 1978	CON
C	4506	Regent Street	Regent Building	1963	CON
C	4510	Regent Street	Hill Farms Professional Building	1960/ 1981	CON
C	4605	Regent Street	Matt F. & Helen Bollenbeck House	1964	RA
C	4702-4806	Regent Street	Karen Arms Garden Apartments (7 Buildings)	1959-1964	CON
C	4705	Regent Street	Stefan & Sylvia Iordachescu House	1962	RA
C	4709	Regent Street	Donald C. & Carol Worel House	1961	RA
N/C	4713	Regent Street	Jerome C. & Evelyn Diebold House	1961/ 1993	RA
C	4717	Regent Street	Prof. John & Barbara Tolch House	1962	RA
C	4721	Regent Street	William M. & Phyllis Buzogany House	1962	RA
C	4725	Regent Street	Allan W. & Sparrow Sentry House	1983	CON
C	4801	Regent Street	Louis D. & Mary Jane Fiore House	1963	RA
C	4805	Regent Street	Randolph & Patricia W. Cautley House	1963	RA
C	4809	Regent Street	Helen Iwert House	1961	RA
C	4813	Regent Street	Mrs. Mabel J. Cullinan House	1960	RA

C	4817	Regent Street	Aaron & Shirley Epstein House	1961	RA
C	4821	Regent Street	Douglas G. & Mary Peterson House	1963	RA
C	4825	Regent Street	Prof. C. J. & Edna Chapman House	1963	CON
C	4901	Regent Street	Arthur P. & Catherine Garst House	1960	RA
C	4905	Regent Street	John L. & Isabelle Berg House	1959	RA
C	4909	Regent Street	George W. & Betty Bielefeld House	1961	RA
C	4913	Regent Street	Fred G. & Muriel Engelke House	1959	RA
C	5013	Regent Street	Prof. Franz & Elfriede Vitovec House	1959	RA
C	5014	Regent Street	Ritchey T. & Pat Porter House	1962	RA
C	5017	Regent Street	Clifford & Lucille Chaffee House	1960	RA
C	5018	Regent Street	Russell W. & Del Bilzing House	1961	RA
C	5021	Regent Street	Prof. Marcos & Blanche Singer House	1959	CON
C	5022	Regent Street	Earl J. & Norma Halvorson House	1960	RA
C	5025	Regent Street	Harvey G. & Arlene Lilleman House	1960	RA
C	5026	Regent Street	Kenneth J. & Marilyn Seibel House	1960	RA
C	5029	Regent Street	Robert H. & Tish DeZonia House	1960	RA
C	5030	Regent Street	Lawrence H. & Donna Minkes House	1961	RA
C	5033	Regent Street	Joseph G. & Antoinette Stassi House	1961	RA
C	5101	Regent Street	Herbert R. & Bernice Lemke House	1960	RA
C	5102	Regent Street	Leonard T. & Cecilia Mackesey House	1960	RA
C	5105	Regent Street	Kenneth G. & Shirley Kittelson House	1964	RA
C	5106	Regent Street	Kenneth G. & Shirley Kittelson House	1961	RA
C	5109	Regent Street	Gilbert C. & Ann Kleckner House	1959	RA
C	5110	Regent Street	James L. & Helen Kindschi House	1960	RA
C	5113	Regent Street	Stanley C. & Cozette K. Fruits House	1959	RA
C	5114	Regent Street	Morris & Josephine Segal House	1960	RA
C	5117	Regent Street	Don W. & Doris Samuel House	1960	RA
C	5118	Regent Street	Burdette L. & Doris Fisher House	1960	CON
C	5121	Regent Street	Kenneth L. & Nancy Marshall House	1960	RA
C	5122	Regent Street	Prof. John Wright & Jean Harvey House	1960	CO
C	5129	Regent Street	Harold E. & Barbara Bakken House	1960	RA
C	5130	Regent Street	Sheldon C. & Barbara J. Wilcox House	1965	CO
C	5205	Regent Street	Raymond Dale & Alice Cattanach House	1961	RA
C	5209	Regent Street	Willard D. & Catherine Robbins House	1961	RA
C	5213	Regent Street	Prof. Cyril A. & Mitzi Kust House	1962	RA
C	5217	Regent Street	Carroll F. & Dorothy Lohr House	1961	RA
C	5301	Regent Street	John R. & Valerie Sadd House	1962	RA
C	5305	Regent Street	Harvey & Georgia Sperry House	1962	RA
C	5309	Regent Street	James E. & Madelyn Green House	1962	RA
C	105	Richland Lane	Daniel L. & Bea Jacobson House	1957	RA
C	106	Richland Lane	Robert N. & Lois Dick House	1957	WR
C	109	Richland Lane	John F. & Jean Reynolds House	1957	RA

C	110	Richland Lane	Milton E. & Jeanette Erickson House	1957	RA
C	113	Richland Lane	William C. & Bernice Kahl House	1957	RA
C	114	Richland Lane	William D. & Wanda Godshall House	1957	RA
N/C	117	Richland Lane	John & Edith Grans House	1957	RA
C	118	Richland Lane	David L. & Julie Severson House	1957	RA
C	121	Richland Lane	Donald B. & Ellen Nelson House	1957	RA
C	122	Richland Lane	Russell & Marcella Kammer House	1957	RA
C	125	Richland Lane	Glen E. & Ruth Dahler House	1957	RA
C	126	Richland Lane	Robert B. & Lorraine Atwood House	1957	RA
C	129	Richland Lane	William B. & Ruth Gara House	1957	RA
C	130	Richland Lane	Donald R. & Gloria Peterson House	1957	RA
C	201	Richland Lane	Dever A. & Cathie Spencer House	1957	RA
C	202	Richland Lane	John M. & Shirley Wright House	1957	RA
C	205	Richland Lane	Richard J. & Lucy Genn House	1957	RA
C	206	Richland Lane	Col. Wayne & Virginia Thurman House	1957	RA
C	209	Richland Lane	Prof. Edward & Frances Hauser House	1957	RA
C	210	Richland Lane	J. Don & Maxine Hanesworth House	1957	RA
C	213	Richland Lane	C. Lee & Arlene Miller House	1957	RA
C	214	Richland Lane	Alfred H. & Esther Wendte House	1957	RA
C	217	Richland Lane	Allan G. & Mary C. Richards House	1959	RA
C	218	Richland Lane	Prof. Val H. & Frankie Brungardt House	1962	RA
C	1	S. Rock Road	Prof. Jed & Susan Finman House	1963	RA
C	5	S. Rock Road	Prof. Jerome & Iris Schwartzbaum House	1962	CON
C	9	S. Rock Road	Clifford & Shirley Mahrt House	1963	CO
C	101	S. Rock Road	Prof. Dale M. Norris, Jr. House	1961	RA
C	105	S. Rock Road	Audrey Handler House	1964	RA
C	109	S. Rock Road	Thomas R. & Mary Stephens House	1961	RA
C	221	St. Croix Lane	Robert W. & Alice Schmitz House	1959	RA
C	222	St. Croix Lane	Joseph & Mildred Rigoni House	1958	RA
C	202-426	N. Segoe Road	Karen Arms Garden Apartments (6 Buildings)	1959-64	CON
C	401	N. Segoe Road	Hilldale State Bank	1963/ 1970/ 1987	CON
C	602	N. Segoe Road	Attic Angels Nursing Home & Tower Annex	1960/ 1976	CON
C	2	S. Segoe Road	Gilbert E. & Mary Schmolesky House	1962	RA
C	6	S. Segoe Road	Leonard Paul & Sandy Porter House	1958	RA
C	10	S. Segoe Road	Raymond & Evelyn Davidson House	1958	RA

C	14	S. Segoe Road	Kenneth & Sue Clark House	1958	RA
C	17	S. Segoe Road	Joe & Claire Bernardo House	1959	RA
C	18	S. Segoe Road	C. Carroll & Ruth Wivell House	1958	RA
C	21	S. Segoe Road	Harold C. & Marilyn Jordahl House	1958	RA
C	22	S. Segoe Road	William C. & Verne Skaar House	1959	RA
C	101	S. Segoe Road	Emmet J. & Bonnie Ward House	1958	RA
N/C	102	S. Segoe Road	Richard E. & Carol Johnston House	1957	RA
C	105	S. Segoe Road	Russell & Valerie Hanson House	1958	RA
C	109	S. Segoe Road	Walter K. & Helen Tang House	1959	RA
C	110	S. Segoe Road	Oscar C. & Caroline Keller House	1957	RA
C	113	S. Segoe Road	Richard A. & Elaine Burke House	1958	RA
C	114	S. Segoe Road	Al & Mary Varosh House	1960	RA
C	117	S. Segoe Road	Hugh R. & Arlie Stewart House	1958	RA
C	118	S. Segoe Road	Henry E, & Ida Spiker House	1957	RA
C	121	S. Segoe Road	Clarence F. & Elizabeth Imhoff House	1958	RA
C	122	S. Segoe Road	Thomas & Marilyn Knoche House	1957	RA
C	125	S. Segoe Road	Donald & Dolores Solyst House	1958	RA
C	126	S. Segoe Road	Joseph L. & Edith Dwyer House	1957	CO
C	129	S. Segoe Road	Robert S. & Mimi Thorne House	1957	RA
C	130	S. Segoe Road	Francis T. & Dorothy Beecher House	1958	CO
C	133	S. Segoe Road	Albert V. & Maude Gilbert House	1957	RA
C	134	S. Segoe Road	Harold C. & Margaret Jordahl House	1958	RA
C	137	S. Segoe Road	Victor & Hazel Tolbert House	1958	RA
C	138	S. Segoe Road	Arthur A. & Lila Jensen House	1957	RA
C	141	S. Segoe Road	Clarence A. & Jean Diel House	1960	CO
C	142	S. Segoe Road	Verle W. & Virginia Christensen House	1957	RA
C	201	S. Segoe Road	Louis & Estelle Sweet House	1958	RA
C	202	S. Segoe Road	David Bruce & Carol Haskin House	1958	RA
C	205	S. Segoe Road	Maj. Jack M. & Ruby Athearn House	1959	RA
C	206	S. Segoe Road	Robert & Mae Dion House	1958	RA
C	209	S. Segoe Road	Frank C. & Alice Fueger House	1958	RA
C	210	S. Segoe Road	Lewis & Virginia Cerqua House	1957	RA
C	213	S. Segoe Road	Joseph & Esther Marie Zapata House	1960	RA
C	214	S. Segoe Road	Robert & Lucille Schwendemann House	1957	RA
C	217	S. Segoe Road	Eva M. & Kathryn S. Sommers House	1960	RA
C	218	S. Segoe Road	Lawrence C. & Evelyn Disterhoft House	1957	RA
C	222	S. Segoe Road	Allan G. & Shirley Gruenisen House	1957	RA
C	225	S. Segoe Road	John J, & Angeline Magnasco House	1958	RA
C	229	S. Segoe Road	Russell E. & Patricia Bates House	1957	RA
C	233	S. Segoe Road	Douglas N. & Shirley Ajer House	1956	RA
C	237	S. Segoe Road	Thomas G. & Helen Cunningham House	1957	RA
C	241	S. Segoe Road	Alfred A. & Betty Trumpy House	1959	RA
C	245	S. Segoe Road	Ron F. & Ann Fox House	1960	RA

C	249	S. Segoe Road	Prof. William F. & Hetty Whittingham House	1960	RA
C	253	S. Segoe Road	Richard L. & Lorraine Ranney House	1957	RA
C	254	S. Segoe Road	Glen U. & Angeline Innis House	1956	RA
C	257	S. Segoe Road	Dr. Robert O. & Blanche Meng House	1959	RA
C	301	S. Segoe Road	Albert R. & Sylvia Gordon House	1958	RA
C	305	S. Segoe Road	Reginald R. & Lucille J. Copas House	1957	RA
C	306	S. Segoe Road	Dr. Bernard & Florence Jaeger House	1956	RA
C	309	S. Segoe Road	Ralph & Otylia Kazik House	1957	RA
C	313	S. Segoe Road	Eugene A. & Jean Sisson House	1957	RA
C	314	S. Segoe Road	Mrs. Mabel Norris House	1957	RA
C	317	S. Segoe Road	Mrs. Eleanor Butler House	1964	RA
C	326	S. Segoe Road	Covenant Presbyterian Church	1957/ 1961/ 1967	CON
C	5101	Shawano Terrace	Russ L. & Elaine Klimec House	1960	RA
C	5102	Shawano Terrace	Edward W. & Lorraine Schmidt House	1961	RA
C	5105	Shawano Terrace	Kurt W. & Arlene Bauer House	1959	RA
C	5106	Shawano Terrace	Donald F. & Beberly Young House	1959	RA
C	5109	Shawano Terrace	Raymond A. & Carol A. Felt House	1963	RA
C	5110	Shawano Terrace	Margaret Kelleher House	1959	RA
C	5113	Shawano Terrace	Medford J. & Dorothy Marty House	1960	RA
C	5114	Shawano Terrace	Harry E. & Joyce Bright House	1959	RA
C	5117	Shawano Terrace	Russell E. & Patricia Bates House	1963	RA
C	5118	Shawano Terrace	Murray G. & Elaine Barton House	1959	RA
C	5121	Shawano Terrace	Gordon R. & Betty Christensen House	1963	RA
C	5122	Shawano Terrace	William H. & Pauline Dicks House	1960	RA
C	5201	Shawano Terrace	John J. & Patricia Komurka House	1959	RA
C	5202	Shawano Terrace	Raymond P. & Jere LaBonne House	1960	RA
C	5205	Shawano Terrace	Harold A. & Teresa Small House	1959	RA
C	5206	Shawano Terrace	Charles W. & Louise Manthey House	1959	RA
C	5209	Shawano Terrace	Harold J. & Donna Sager House	1959	RA
C	5210	Shawano Terrace	Doyle B. & Betty A. Wilkie House	1964	RA
C	5213	Shawano Terrace	John R. & Loretta J. Walters House	1976	RA
C	5214	Shawano Terrace	Stephen P. & Paula Toltzien House	1978	CO
C	5217	Shawano Terrace	Terry L. & Alice J. Hampton House	1976	CO
C	5218	Shawano Terrace	Dr. Dennis C. & Diane Romary House	1976	CO
C	5301	Shawano Terrace	William D. & Ann Weber House	1976	CO
C	5302	Shawano Terrace	David L. & Norma J. Winch House	1976	CO
C	5305	Shawano Terrace	Prof. Elmer & Patricia Feltskog House	1976	CO
C	5306	Shawano Terrace	George H. & Frances A. Bordson House	1976	RA
C	5309	Shawano Terrace	Robert A. & Fran Moritz House	1976	CO

C	5310	Shawano Terrace	Sion C. & Kristine Rogers, Jr. House	1983	CO
C	5313	Shawano Terrace	Charles M. & Shirley Dirienzo House	1976	CO
C	5314	Shawano Terrace	Prof. Arnold A. & Susan Johnson House	1977	CO
C	5317	Shawano Terrace	William G. & Lorraine Paltz House	1977	RA
C	5318	Shawano Terrace	Dr. John & Jan Mantovani House	1977	CO
C	4701-25	Sheboygan Ave.	Normandy Apartments (3 Buildings)	1970	CO
C	4801	Sheboygan Ave.	Park Towers Apartments	1962	CON
C	4817	Sheboygan Ave.	Hilldale Towers Apartments	1965/83	CON
C	4833	Sheboygan Ave.	Hickory Glen Apartments	1970	CON
C	4849-59	Sheboygan Ave.	The Carolina Apartments (2 Buildings)	1969	GN
C	5001-29	Sheboygan Ave.	The Monticello Apartments (5 Buildings)	1985-89	GN
C	4801	South Hill Drive	Robert G. & Marge Johnson House	1956	RA
C	4805	South Hill Drive	Donald E. & Marian Peterson House	1956	RA
C	4806	South Hill Drive	Dr. A. Dewey & Francis Nestingen House	1957	RA
C	4809	South Hill Drive	Dr. Arden & M. Ethel Erdmann House	1956	RA
C	4810	South Hill Drive	University Presbyterian Church Rectory	1957	RA
C	4813	South Hill Drive	Gerald F. & Jeanne Maruska House	1956	RA
C	4814	South Hill Drive	Prof. Irvin G. & Harriet Wyllie House	1957	RA
C	4817	South Hill Drive	Alan G. & Elaine Wolf House	1962	RA
C	4818	South Hill Drive	Lois Goldman & Dayle Miller House	1958	RA
C	4821	South Hill Drive	Prof. Quillian R. & Dr. Marian Murphy, Jr. House	1957	RA
C	4822	South Hill Drive	Bernard S. & Mary Ellen Wilson House	1959	RA
C	4825	South Hill Drive	Robert G. & Iris Doerner House	1957	RA
C	4826	South Hill Drive	Charles P. & Roberta Siebold House	1957	RA
C	4830	South Hill Drive	Louis & Dorothy Gosting House	1957	RA
C	4901	South Hill Drive	Bernard J. & Helen Young House	1957	RA
C	4902	South Hill Drive	Edward A. & Arline Handrow House	1957	RA
C	4905	South Hill Drive	Clifford E. & Marjorie Johnson House	1956	RA
C	4906	South Hill Drive	Richard E. & Ruth Bartlett House	1957	RA
C	4909	South Hill Drive	Harold B. & Eileen Schultz House	1960	RA
C	4910	South Hill Drive	Robert A. & Dorothy Drives House	1958	RA
C	4913	South Hill Drive	Donald D. & Shirley Willink House	1958	RA
C	4917	South Hill Drive	Eugene B. & Olive R. Lewis House	1958	RA
C	4921	South Hill Drive	Earl C. & Dorothea Andrews House	1957	RA
C	5001	South Hill Drive	Elmer & Mary Holland House	1957	RA
C	5009	South Hill Drive	Covenant Presbyterian Church Parsonage	1962	RA
C	5010	South Hill Drive	John A. & Barbara Russell House	1962	CO

C	5014	South Hill Drive	E. Kendall & Natalie Witte House	1962	CON
C	5018	South Hill Drive	Prof. James W. & Lois Hensel House	1961	RA
C	5102	South Hill Drive	Duane G. & Jeanette Gehring House	1959	RA
C	5106	South Hill Drive	John W. & Edythe Grans House	1960	RA
C	5109	South Hill Drive	Prof. Marshall F. & Janet Finner House	1960	RA
C	5110	South Hill Drive	Milo & Mary Johnson House	1959	RA
C	5113	South Hill Drive	Lyle M. & Carol Christenson House	1959	RA
C	5114	South Hill Drive	Harry J. & Frances Robey House	1960	RA
C	5117	South Hill Drive	Robert D. & Loretta Owens House	1960	RA
C	5118	South Hill Drive	Alex J. & Mary A. Cochrane House	1960	RA
C	5121	South Hill Drive	Warren C. & Ruth Chamberlain House	1962	RA
C	5122	South Hill Drive	Pete & Norma Paulieau House	1960	RA
C	5125	South Hill Drive	Delbert A. & Rosella Paulman House	1962	RA
C	5126	South Hill Drive	Henry J. & Elvira Pearson House	1959	RA
C	5201	South Hill Drive	Mrs. Mildred F. Cruger House	1962	RA
C	5202	South Hill Drive	Weston N. & Em Lennox House	1959	RA
C	5205	South Hill Drive	Phillip J. & Trudy Starr House	1960	RA
C	5206	South Hill Drive	John E. & Karen D'Orazio House	1961	RA
C	5209	South Hill Drive	Arthur F. & Rose Schultz House	1959	RA
C	5210	South Hill Drive	Howard & Delores Rasmussen House	1969	RA
C	5213	South Hill Drive	William E. & Irma R. Togstad house	1977	CO
C	5214	South Hill Drive	Paul & Diane Sergenian House	1959	RA
C	5218	South Hill Drive	Warren R. & Mary Von Ehren House	1960	RA
C	5221	South Hill Drive	Frank P. & Anne G. Schiro House	1977	RA
C	5222	South Hill Drive	Henry H. & Ellen Weiss House	1961	RA
C	5301	South Hill Drive	Thomas F. & Marijo Bunbury House	1976	CO
C	5302	South Hill Drive	Richard W. & Frances Hall House	1964	RA
C	5305	South Hill Drive	Damian S. & Judith Neuberger House	1976	CO
C	5309	South Hill Drive	Rev. Robert & Linda Hargrave, Jr. House	1976	CO/TU
C	5313	South Hill Drive	Thomas J. & Susan Senatori House	1977	CO
C	5317	South Hill Drive	John M. Sweeney House	1976	RA
C	5326	South Hill Drive	Ralph M. & Carolyn Cooper House	1963	RA
C	5405	Trempealeau Trail	Earl J. & Felice Vanderhoef House	1961	RA
C	5409	Trempealeau Trail	Wayne G. & Marilyn Ward House	1963	CON
C	4501	Vernon Boulevard	M&I Bank Of Madison Branch Bank	1974/ 1984	CON
C	4513	Vernon Boulevard	Executive Building	1963	CON
C	3	Walworth Court	Prof. Glen C. & Joan Pulver House	1958	RA

C	5	Walworth Court	Dr. George G. & Patsy Rowe House	1958	RA
C	9	Walworth Court	Harold W. & Virginia Graham House	1958	RA
C	13	Walworth Court	Donald A. & Josephine Roth, Jr. House	1958	RA
C	15	Walworth Court	Jerome I. & Naon Berlin House	1958	RA
C	17	Walworth Court	Prof. Eugene & Ruth Freedman House	1957	RA
C	19	Walworth Court	James & Ellen Bultman House	1957	RA
C	21	Walworth Court	Curtis C. & Marjorie Peters House	1958	RA
C	23	Walworth Court	Frank L. & Virginia Holliday House	1956	RA
C	25	Walworth Court	Stewart C. & Margaret Hugo House	1957	RA
C	4605	Waukesha Street	Harry K. & Eunice Spindler House	1960	RA
C	4606	Waukesha Street	George & Ruth Calden House	1958	RA
C	4609	Waukesha Street	Prof. Dexter S. & Elise Goldman House	1959	RA
C	4610	Waukesha Street	Dr. Edward & Mary S. Kohlner House	1963	CON
C	4701	Waukesha Street	Carl & Jeanne Huboi House	1958	CON
C	4702	Waukesha Street	Prof. Marvin & Ellouise Beatty House	1959	CON
C	4709	Waukesha Street	Dr. Elston & Doris Belknap, Jr. House	1958	CO
C	4710	Waukesha Street	Emil W. & Donna Korenic House	1959	CON
C	4714	Waukesha Street	Prof. Shao Ti & Charlotte Hsu House	1959	RA
C	4717	Waukesha Street	Richard M. & Patricia Laird house	1958	CON
C	4718	Waukesha Street	House	1958	RA
C	4722	Waukesha Street	House	1962	RA
C	4726	Waukesha Street	Ernest I. & Josephine La Bella House	1960	RA
C	4730	Waukesha Street	House	1960	RA
C	4801	Waukesha Street	Charles R. Van Hise Elementary & Middle School	1957/ 1963	CON
C	4802	Waukesha Street	Cecilio & Carmen Alvarez House	1960	RA
C	4806	Waukesha Street	Mrs. Aurelia Puletti House	1964	RA
C	4810	Waukesha Street	Robert H. & Marilyn Kelso House	1959	RA
C	4814	Waukesha Street	Dr. William C. & Harriet Mussey House	1961	RA
C	4901	Waukesha Street	Norman T. & Gladys M. Baillies House	1958	RA
C	4902	Waukesha Street	Donald H. & Mary Lund House	1965	RA
C	4905	Waukesha Street	James E. & Donnas Smithback House	1958	RA
C	4909	Waukesha Street	Jesse Reed & Barbara Wilson House	1958	RA
C	4913	Waukesha Street	Forrest F. & Delores Moore House	1959	RA
C	3	Waupaca Court	Prof. Eugene & Helena Wilkening House	1961	CON
C	5	Waupaca Court	Cass F. & Viola Hurc House	1959	RA
C	1	Waushara Circle	Dr. Lincoln F. & Dr. Carolyn Ramirez House	1985	CON
C	3	Waushara Circle	Bruce B. & Jane R. Schultz House	1961	RA
C	5	Waushara Circle	Verne A. & Marianne Bishop House	1960	RA

C	7	Waushara Circle	Harry J. & Dorothy Mason House	1960	RA
C	5	N. Whitney Way	Margery Webb House	1961	RA
C	105	N. Whitney Way	Prof. Loyal & Wesley A. Durand House	1966	CO
C	109	N. Whitney Way	Robert C. & Marilyn Franklin House	1962	CO
C	113	N. Whitney Way	William P. & Joan Walsh House	1964	CO
C	201	N. Whitney Way	William J. & Diane J. Barnidge House	1966	RA
C	205	N. Whitney Way	Robert C. & Virginia Kraft House	1965	RA
C	209	N. Whitney Way	House	1967	RA
C	213	N. Whitney Way	John & Shirley Duncan House	1965	CO
N/C	301	N. Whitney Way	House	1994	RA
N/C	305	N. Whitney Way	Saboor Zasari House	1996	RA
C	2	S. Whitney Way	William G. & Jane North House	1963	RA
C	5	S. Whitney Way	Stanley J. & Jane B. Ferris House	1959	RA
C	8	S. Whitney Way	Ben Bilsie House	1962	RA
C	9	S. Whitney Way	Joseph L. & Victoria Lashua House	1960	RA
C	13	S. Whitney Way	Palmer G. & Lorraine Tibbetts House	1960	RA
C	17	S. Whitney Way	John J. & Marjorie Schara House	1959	RA
C	101	S. Whitney Way	Prof. Archie H. & Velma Easton House	1961	RA
C	105	S. Whitney Way	L. James & Karen Fitzpatrick House	1961	RA
C	110	S. Whitney Way	Nathan F. & Dora Brand House	1960	RA
C	114	S. Whitney Way	Joseph & JoAnn Lemmer House	1962	CON
C	117	S. Whitney Way	Dr. Robert G. & Jane Sybers House	1959	RA
C	118	S. Whitney Way	Joseph R. & Vivian Gartner House	1960	RA
C	122	S. Whitney Way	George J. & Betty Novenski House	1962	RA
C	123	S. Whitney Way	Julius S. & Betty Jacobs House	1969	RA
C	125	S. Whitney Way	House	1961	RA
C	126	S. Whitney Way	Edwin C. & Phyllis Conrad House	1960	RA
C	129	S. Whitney Way	Burchard C. & Jean Barfknecht House	1962	RA
C	201	S. Whitney Way	Ralph F. & Lois Reuter House	1961	RA
C	202	S. Whitney Way	Warren E. & Margaret Ruesch House	1960	RA
C	206	S. Whitney Way	Edward G. & Ann Cnare House	1961	RA
C	207	S. Whitney Way	Prof. Everett & Sylvia Kassalow House	1964	RA
C	210	S. Whitney Way	Karl W. & Margery Meyer House	1962	CON
C	211	S. Whitney Way	Dr. George H. & Irene Handy House	1965	RA
C	214	S. Whitney Way	Charles T. & Arlene Nye House	1960	RA
C	217	S. Whitney Way	Glenn D. & Betty Owens house	1960	RA
C	218	S. Whitney Way	Ralph D. & Virginia Culbertson House	1962	RA
C	221	S. Whitney Way	Prof. Leo M. & Carol Walsh House	1965	RA
C	222	S. Whitney Way	Harry H. & Flavia Heilprin House	1960	RA
C	225	S. Whitney Way	John E. & Mildred Johnson House	1960	RA
C	230	S. Whitney Way	Ellis S. & Mae G. Toff House	1963	RA

Wrightian Style

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

The finest example of the style in the University Hill Farms Historic District was actually designed by Wright himself. This is the Rudin House, which is one of only two built examples of pre-fabricated single-family residence designs that Wright produced for Marshal Erdman and Associates of Madison. The Rudin house was fabricated at the Erdman factory in Madison (non-extant) and it was built by Erdman for inclusion in the 1959 Madison Parade of Homes, held in University Hill Farms that year.

Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959

There are other fine examples of the style in the district designed by others; these are listed below.

Richard & Barbara Woroch House	4809 Fond du Lac Trail	1961
Prof. Edward J. & Eleanor Blakely House	4746 Lafayette Drive	1958
Robert N. & Lois Dick House	106 Richland Lane	1957

Ranch Style

As the name implies, the inspiration for the Ranch style was derived 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 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-20th century suburbs.

Ranch style houses are one-story-tall, typically have either rectangular, L-shaped, or U-shaped plans, and most examples have attached garages or a carport facing the street. In addition, examples of this style also share a number of other common characteristics. "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."[13]

Ranch style houses come in a variety of sizes and they also utilize a variety of cladding materials, including either wood, steel, or aluminum clapboards, and brick or stone, and many examples combine two or even three of these materials. There are 613 Ranch style houses in the district, of which 116 are examples of the Split-Level subtype and 76 are examples of the Raised Ranch or Bi-Level subtype, both of which are discussed later. Of the district's 421 remaining Ranch style houses, the best and most intact representative examples are listed below.

John & Ethel McMillen House	4809 Bayfield Terrace	1959
Martin A. & June Matoushek House	4910 Bayfield Terrace	1958
Burton G. & Myrtle Billings House	5129 Door Drive	1960
Clarence M. & Mary White, Jr. House	5137 Door Drive	1960
Dr. Charles & Ruth Schoenwetter House	5141 Door Drive	1961
Vere L. & Grace Fiedler House	4814 Fond du Lac Trail	1959
W. Atleen & Sarah Jane Wilson House	4930 Fond du Lac Trail	1960
Donald G. & Betty Harrer House	5111 Juneau Road	1958
Harold & Edith Hopkins House	5117 Juneau Road	1958
John & Lee Wenning, Jr. House	213 S. Kenosha Drive	1962
Eldon M. & Becky Stenjem House	5034 La Crosse Lane	1956
Roy G. & Doris Mita House	4705 Lafayette Drive	1959
Dr. Howard & Gladys Aeh House	4729 Lafayette Drive	1964
Henry L. & Luella Brown, Sr. House	4741 Lafayette Drive	1959
James Duncan Duplex	5325-27 Manitowoc Parkway	1976
Al W. & Kari-Ellen Cole House	210 Marinette Trail	1959
Robert H. & Mary Botts House	317 Racine Road	1958
William D. & Wanda Godshall House	114 Richland Lane	1957
Frank C. & Alice Fueger House	209 S. Segoe Road	1958

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

Allan G. & Shirley Gruenisen House	222 S. Segoe Road	1957
Robert A. & Dorothy Drives House	4910 South Hill Drive	1958
Earl C. & Dorothea Andrews House	4921 South Hill Drive	1957
Delbert A. & Rosella Paulman House	5125 South Hill Drive	1962
Prof. Shao Ti & Charlotte Hsu House	4714 Waukesha Street	1959
Bruce B. & Jane Schultz House	3 Waushara Circle	1961
Harry J. & Dorothy Mason House	7 Waushara Circle	1960
Stanley J. & Jane B. Ferris House	5 S. Whitney Way	1959

In addition to the above, there is also a subset of the district's Ranch style houses that exhibit a Colonial Revival style influence in their design. The best of these are listed below.

Collin H. & Margaret Schroeder House	4802 Bayfield Drive	1961
Mrs. Helen Hansbrough House	4817 Bayfield Drive	1961
Jack G. & Virginia C. Jefferds House	4822 Bayfield Drive	1959
Robert B. & Jean Rennebohm House	5013 Bayfield Drive	1958
Frank & Shirley Ross House	5126 Buffalo Trail	1985
Prof. A. Burr & Mary Fontaine House	5302 Burnett Drive	1960
Glenn S. & Daisy Pound House	313 Cheyenne Trail	1964
C. Dennis & Barbara Besadny House	53 S. Eau Claire Avenue	1959
Burton O. & Jean Neesvig House	4901 Fond du Lac Trail	1959
Max G. & Dorothy Guhl House	5114 Juneau Road	1958

Raised Ranch or Bi-Level Style

A recognized subtype of the Ranch style exists whose designs are characterized by their adaptation to hilly sites. These examples, sometimes called either "Raised Ranches" or "Bi-Level" designs, maintain the same one-story-tall profile of the previous examples but their automobile garage(s) are located in either a partially or fully exposed portion of their basement story. These garage openings are typically located on the main façade and face the street, although they sometimes face to the side as well, depending on the site. Note, however, that these houses should not be confused with the Split-Level examples that will be discussed next. Typically, the Raised Ranch subtype still has all of its principal living spaces located on just one floor; only the garage, utility rooms, and perhaps a recreation room, are located in the basement story.

Of the district's 613 Ranch style examples, 76 of them are examples of the Raised Ranch or Bi-Level subtype. The vast majority of these houses have a gable-roofed main block and a masonry-clad basement story.

One of the district's most distinctive examples of this subtype was built by Byrant W. Fisher, who was a partner in the contracting firm of Fisher & Fischer, as his own house. Another especially impressive example was built at 101 Marinette Trail by builder Donald Sampson.

Bryant W. & Louise Fisher House	5213 Pepin Place	1960
Kenneth R. & Jean L. Welton House	101 Marinette Trail	1959

Other fine, intact district examples of this subtype are listed below.

Jud & Marilyn Walstad House	3 Ashland Court	1957
Prof. Claude S. & Dorothy Hayes House	5010 Bayfield Terrace	1961
Lyle E. & Viola Baerwald House	5105 Buffalo Trail	1962
Donald & Pauline Fugere House	5138 Juneau Road	1959
Clifford P. & Verabelle Kolberg House	102 S. Kenosha Drive	1963
Dirienzo Duplex	5121-23 Manitowoc Parkway	1961
Charles W. & Ruth Bladl House	4909 Marathon Drive	1958
Linley E. & Peggy Ivers House	5054 Marathon Drive	1958
LeRoy L. & Virginia Dalton House	5058 Marathon Drive	1958
Stefan & Sylvia Ioradachescu	4705 Regent Street	1962
Randolph & Patricia W. Cautley House	4805 Regent Street	1963
Robert W. & Alice Schmitz House	221 St. Croix Lane	1959
Cecilio & Carmen Alvarez House	4802 Waukesha Street	1960

In addition, there is also a subset of the Raised Ranch style in the district that is characterized by a hip-roofed main block that has a partially exposed masonry-clad basement story and a fully exposed first story, to one side of which is attached a one-story hip-roofed garage ell. All five of these houses were built between 1964 and 1966. Two were built by the contracting firm of Fisher & Fischer and the other three may have been built by them as well.

Prof. Thomas & Elizabeth Averill House	10 Barron Court	1964
Kenneth G. & Shirley Kittelson House	5105 Regent Street	1964
Richard W. & Frances Hall House	5302 South Hill Drive	1964
William J. & Diane Barnridge House	201 N. Whitney Way	1966
Robert C. & Virginia Kraft House	205 N. Whitney Way	1965

Split-Level Style

Split-Level style houses are another subtype of the Ranch style that "retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. … Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. The Split-level form made it possible to locate these on separate levels. The lower level usually housed the garage and commonly, the "noisy" family room with its television, which was becoming a universal possession. The mid-level wing contained the "quiet" living areas and the upper level, the bedrooms."[14]

Of the district's 613 Ranch style examples, 116 of them are examples of the Split-Level style subtype. The vast majority of these houses have a front-facing gable-roofed block to which is attached a side gabled ell. The resulting combination is in some ways a modern version of the nineteenth century Gable Ell vernacular form, but hip-roofed and even flat roofed examples can also be found within the district as well.

The district's most distinctive Split-Level example was designed by architect Carl Huboi as his own house and is believed to be potentially individually eligible for NRHP-listing:

Carl & Jeanne Huboi House	4701 Waukesa Street	1958

A very fine and also very intact group of Split-Level houses in the district were the work of Marshall Erdman and Associates and these represent various models of their pre-fabricated houses.

Arvid & Avis Anderson House	4813 Bayfield Terrace	1959
Prof. Paul J. & Marian Kaesberg House	5002 Bayfield Terrace	1958
Prof. John & Frances Culbertson House	5305 Burnett Drive	1960
Prof. Jack W. & Barbara Miller House	5146 Juneau Road	1958
Prof. Gene R. & Louise De Foliart House	6 S. Kenosha Dr.	1959
Dr. Henrik A. & Ann Hartmann House	10 S. Kenosha Dr.	1960
Prof. Gilbert J. & Virginia Mannering House	225 S. Kenosha Dr.	1960
Prof. Sturges & Marilyn Bailey House	5049 La Crosse Lane	1959
Prof. David & Rhoda Berman House	4738 Lafayette Drive	1958

Another distinctive district group of Split-Level designs consists of four houses that were all built by Clifford P. Kolberg in 1962-63. These small houses are unusual in that while most Split-Level designs

[14] McAlester, Virginia and Lee. Op. Cit., p. 481.

have two distinct roofs that are placed at different heights, these Kolberg-built houses all have a single gable roof with two slopes of unequal length that gives these houses an almost saltbox-like profile when viewed from the front.

James A. & Bernadette Fenton House	5 Barron Court	1963
Wayne G. & Marilyn Ward House	5405 Trempealeau Trail	1963
Joseph & JoAnn Lemmer House	114 S, Whitney Way	1962
Karl W. & Margery Meyer House	210 S. Whitney Way	1962

The best of the rest of the district's other Split-Level houses are listed below.

Harold & Elizabeth Linden House	5 Ashland Court	1960
Prof. Wilson & Grace Thiede House	4825 Bayfield Street	1960
Vernon H. & Cathern Schultz House	14 Cheyenne Circle	1960
Prof. James E. & Doris Kennedy House	318 Cheyenne Trail	1964
Gerald F. & Jeanne Maruska House	329 Cheyenne Trail	1964
Rev. Vernon & Patricia Johnson House	5114 Door drive	1960
Prof. William H. & Ruth Dodge House	5130 Door Drive	1960
Henry & Mary Peiss House	4710 Fond du Lac Trail	1959
Prof. Richard M. & Ruth Heins House	4926 Fond du Lac Trail	1959
William & LaVerne Rosenbaum House	4929 Fond du Lac Trail	1962
Leo B. & Dorothy McCann House	205 Green Lake Pass	1963
Theodore & Carolyn Stephenson House	210 Green Lake Pass	1965
Dr. William M. & Barbara Larsen House	106 S. Kenosha Drive	1964
Robert J. & Elva Vergeront House	5010 La Crosse Lane	1958
Ely & Jane Sires House	5018 La Crosse Lane	1958
Prof. Truman F. & Sylvia Graff House	5022 La Crosse Lane	1957
Richard R. & Jean McKenzie House	5026 La Crosse Lane	1957
Richard C. & Della Weatherwax House	4718 Lafayette Drive	1959
Lawrence & Connie Allard House	4733 Lafayette Drive	1959
Walter & Lois Griskavich House	4754 Lafayette Drive	1961
Curtis L. & Ferne Brown Duplex	5210-12 Manitowoc Parkway	1969
Richard E. & Betty Hagan House	5013 Marathon Drive	1960[15]
Robert S. & Mimi Thorne House	129 S. Segoe Road	1957
Curtis C. & Marjorie Peters House	21 Walworth Court	1958
Norman T. & Gladys M. Baillies House	4901 Waukesha Street	1958

[15] This house is an unusual flat-roofed example of the Split-Level style.

Contemporary Style:

The Contemporary style is a provisional term that is 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 many fine Contemporary style houses and the best of these 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 one-story houses, a subtype that "is a derivation of the earlier International style and houses of this subtype 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."[16]

Several 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 best of the district's examples are listed below.

William C. & Nancy Larson House	7 Ashland Court	1957
Dr. Kenneth M. & Beverly Sachtjen House	5001 Bayfield Terrace	1963[17]
Bernard B. & Marjorie Shomberg House	5159 Juneau Terrace	1958[18]
Prof. Robert G. & Elsbeth Petzold House	11 Kewaunee Court	1956
Prof. Glenn & Martha Fugitt House	5962 La Crosse Lane	1959[19]
Dr. Earl & Anita Shrager House	5118 Pepin Place	1961
Shomberg Builders Spec House	5209 Pepin Place	1959
Prof. Marcus G. & Blanche Singer House	5021 Regent Street	1959[20]
Prof. Jerome & Iris Schwartzbaum House	5. S. Rock Road	1961
Prof. Marvin T. & Ellouise Beatty House	4702 Waukesha Street	1959[21]

[16] McAlester, Virginia and Lee. Op. Cit., p. 482.
[17] This house was designed by Krueger, Kraft, & Assoc.
[18] This house was designed by Gausewitz & Cashin.
[19] This house was built and possibly designed by Marshall Erdman & Assoc.
[20] Ibid.
[21] This house was designed by Edward A. Solner, Architect.

The second group consists of the other Contemporary style single-family residences and other building types that are as of yet unclassified in terms of architectural subtypes. Several of the best of these houses are the known work of prominent Madison architects, but for now, the works of these individual architects is 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 that these two fine architects chose to follow. The majority of the district's Contemporary style houses, however, are the work of still unidentified architects and designers. 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.

Some of the finest and most distinctive examples of the district's Contemporary style residences are ones that several architects designed for themselves and their families.

Robert P. & Lucille H. Torkelson House	4902 Bayfield Terrace	1966
Paul H. & Pat Graven House	5018 Bayfield Terrace	1959
Stuart W. & Emmy Gallaher House	5150 Door Drive	1961
Emil W. & Donna Korenic House	4710 Waukesha Street	1959

Other especially fine district examples of this second group of houses are listed below.

Alfred & Maxa Dai Frank House	9 S. Eau Claire Avenue	1961
Prof. Leonard & Nettie Berkowiz House	3 Kewaunee Court	1958
Joe W. & Carol Clark House	15 Kewaunee Court	1958
Prof. Manucher J. & Lida Javid House	4750 Lafayette Drive	1959
Duplex	5205-07 Manitowoc Parkway	1960
Allan W. & Sparrow Sentry House	4725 Regent Street	1983
Prof. C. J. & Edna Chapman House	4825 Regent Street	1963[22]
Burdette L. & Doris Fisher House	5118 Regent Street	1960
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[23]
Dr. Lincoln F. & Dr. Carolyn Ramirez House	1 Waushara Circle	1985

Of the several Contemporary style high rise apartment blocks in the district, the first and the last are the finest. The earliest one is the Park Towers Apartments, which was designed by John J. Flad & Assoc., while the last one was the Attic Angels Nursing Home Tower, also by Flad.

[22] This house was designed by Herb Fritz, Jr.
[23] This house was designed by Carl Huboi.

Park Towers Apartments	4801 Sheboygan Avenue	1962[24]
Attic Angels Nursing Home Tower	602 N. Segoe Road	1976

There is also a notable Contemporary style garden apartment complex located in the district. This is the Karen Arms Garden Apartments, an 11-building complex designed by the Madison firm of Weiler & Strang. This complex is located on the corner of Regent Street and N. Segoe Road and some of its buildings also face onto Rennebohm Park.[25]

Karen Arms Garden Apartments	4702-4806 Regent Street	1959-64
	206-426 N. Segoe Road	1959-64

In addition to the single-family residences and multiple dwelling buildings listed above, the district also includes an excellent Contemporary style school that was designed by Weiler & Strang of Madison and an equally fine Contemporary style church that was designed by Madison architect William V. Kaeser.

Charles R. Van Hise School	4801 Waukesha Street	1958/1963
Covenant Presbyterian Church	326 S. Segoe Road	1957/1961/1967

Added to these are the district's several fine small Contemporary style office buildings, the best of which are listed below.

Anchor Savings & Loan Branch Office	302 N. Midvale Boulevard	1967/1979[26]
Associated Physicians Clinic	4410 Regent Street	1963/1994[27]
Grayson Building	4141 Regent Street	1962[28]
M&I Bank of Madison Branch Bank	4501 Vernon Boulevard	1974/1984

Colonial Revival Style

Modern Movement style designs predominate throughout the University Hill Farms Historic District, there being 705 buildings in the district that fall within these styles. Nevertheless, 114 buildings in the

[24] This was the first of what were projected to be six identical buildings in this location. Only this one was actually built, however.
[25] "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, Sec. 1, p. 15.
[26] This building was designed by Graven, Kenney, & Iverson and it is believed to be individually eligible for NRHP-listing.
[27] This building was designed by Cashin & Associates.
[28] This building was designed by Graven, Kenney, & Iverson.

district were designed in the Colonial Revival style and constitute its second largest stylistic category. Why this should be so is a matter of speculation. For some owners it is likely that this style's cultural association with the concept of "home" was a deciding factor. For others, having a second story and the extra space it provided may have also been a deciding factor, especially when lot size was an issue. Whatever the reasons, it is clear that the Colonial Revival style never fell entirely out of favor with new home owners during this period, and there is some indication that it actually increased in popularity over time.

There are two principal subtypes of the Colonial Revival style in the district. The first subtype consists of a type that is popularly known as a Cape Cod style house. This one-and-one-half-story tall side-gabled subtype is the most historically accurate of the two subtypes of this style that predominate in the district and its best, most intact examples are listed below.

Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
House	201 S. Kenosha Drive	1962
Prof. William T. & Elizabeth Stillwell House	5018 Marathon Drive	1958
John M. & Dorothy Liebman House	5038 Marathon Drive	1958
Richard A. & Alice Erney House	206 Marinette Trail	1959
Joseph L. & Edith Dwyer House	126 S. Segoe Road	1957

The second and much more popular Colonial Revival style subtype consists of a two-story side-gabled main block, to one side of which is attached a one-story gable-roofed one or two-car garage that opens either to the front or to the side, depending upon the size of the lot. The vast majority of these houses have a main façade that faces the street. This face typically has a first story that is clad in masonry while the second story above, and the rest of the house, is clad in clapboard of either wood, steel, aluminum, or vinyl, depending on the age of the house.

The following is a list of good, intact representative examples of the two-story subtype.

Clement M. & Betty Silvestro House	4814 Bayfield Terrace	1959
Prof. Patrick & Mary Ann Boyle House	5021 Bayfield Terrace	1962
Dr. John C. & Ann McAleavy House	306 Cheyenne Trail	1962
Ray T. & Shirley Haase House	4802 Fond du Lac Trail	1964
Dr. C. Weir & Jane Horswill House	4810 Fond du Lac Trail	1963
Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
Kenneth R. & Marilyn Johnson House	4925 Fond du Lac Trail	1960
Robert S. & Joy Hinds House	106 Green Lake Pass	1961
Prof. Frank & Ardyce Reighard House	214 Green Lake Pass	1963

William P. & Marion Sutherland House	210 S. Kenosha Drive	1961
Michael R. & Theresa Vaughn House	4714 Lafayette Drive	1973
Clarence A. & Jean Diel House	141 S. Segoe Road	1960

Summary

The University Hill Farms Historic District was the result of an historic collaboration between the City of Madison and the University of Wisconsin in the 1950s, to create an entire self-contained, planned suburban community on University owned land on the near west side of Madison. The district comprises most of the University-owned 613-acre Hill Farms property that the University's College of Agriculture had been using as an experimental farm since 1897 and which the University decided to develop as a new subdivision in 1953. The proceeds of the sale of the land were used to purchase a new and much larger experimental farm property that was to be located farther away from the rapidly expanding city of Madison. To this end, the University commissioned a master plan that created dedicated areas within the new subdivision for single family and multi-family housing, a school, churches, parks, office buildings, and a large regional shopping center. The timing of this project was perfect because Madison was growing rapidly at this point in time and the need for new housing for middle class and professional families was especially acute. Thus, the first lots offered for sale in 1956 sold rapidly, as did the lots in the subsequent plats. By 1959, most of the land in the new subdivision had been platted and sold. By 1964, 727, or 87%, of the 833 buildings that are currently located within the district had been completed. By 1989, all but five of the district's buildings had been completed and the original master plan had been brought to completion. Not surprisingly, a few aspects of the original plan were changed in the district's early years in order to meet evolving needs, but the completed subdivision nevertheless successfully fulfilled the University's original intent of creating "a community within a community." Fortunately, almost all of the district's original buildings are extant and intact today and the vast majority of them are of designs that reflect Modern Movement styles that were popular at the time, such as the various manifestations of the Ranch and Contemporary styles. As a result, the district today still looks almost exactly the way it did in 1964, by which time nearly all of the original master plan's most important components were in place. The University Hill Farms neighborhood continues to attract the same kind of homeowners that originally made the subdivision a success and it remains an active and vibrant community today.

Methodology
Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places utilizing 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 subsection of the Architectural Styles study unit of the CRMP.[29] The results of this research are detailed below.

The district was also researched under NRHP Criterion A (history) at the local level of significance, to

[29] 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).

assess the potential for nominating the district utilizing the NR significance area of Community Planning & Development, a theme which is also identified in the Planned Communities subsection of the Planning and Landscape Architecture Theme study unit of the State of Wisconsin's Cultural Resource Management Plan (CRMP). [30] This research centered on evaluating the resources within the district utilizing the context developed by the National; Park Service in a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.[31] The results of this research are detailed below.

Significance

The University Hill Farms Historic District is eligible for listing in the National Register of Historic Places (NRHP) under Criterion C, in the area of Architecture, at the local level of significance. It is an architecturally significant collection of single family and multi-family residences, churches, private office buildings, and a school, that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Madison.

The University Hill Farms Historic District is eligible for listing in the NRHP under Criterion A, in the area of Community Planning & Development at the local level of significance as a complete planned suburban community whose creation had a lasting effect on the city of Madison.

The University Hill Farms Historic District represents most of the University Hill Farms subdivision that was developed on the west side of the city of Madison beginning in 1953. The first 156-acre portion of the land that comprised this subdivision had been a farm that was purchased by the University of Wisconsin (UW) in 1897, and this farm had been steadily augmented in size over the years until, by 1953, it covered some 620-acres. It had been used continuously as an experimental farm by the UW's College of Agriculture during this period. By 1953, however, the village of Shorewood Hills and the west side suburbs of the rapidly expanding city of Madison had effectively surrounded this farm. The farm was blocking the westward expansion of the city and it was also losing value as a place in which to conduct agricultural experiments, even as it gained value as raw real estate. Consequently, in 1953, the University requested authorization from the state legislature to sell the farm and use the proceeds to buy a new, much larger farm that would be located far enough away from Madison so that its value as a laboratory to the College of Agriculture would endure for many more decades thereafter. After permission from the legislature was granted, the University then set about determining the best way to develop the property, both from the stand point of maximizing the

[30] Ibid. This study unit has not yet been published.
[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.

financial benefit its sale could provide, and also from the standpoint of what was best for the city of Madison as a whole. This resulted in the decision that the University would develop the land itself, and in the process, create what was essentially a self-contained community where its residents could live, work, go to school, shop, recreate, and worship. Working in conjunction with the City of Madison, a master plan was created for this development in 1955 that allocated specific areas within the subdivision for each of these activities. The core of the development was the almost 800 lots allocated to single family residences which, along with the apartment houses that were also part of the plan, were eventually expected to house as many as 7000 persons. The University also decided to market these lots in stages so as not to flood the local real estate market and to make the process of creating the necessary infrastructure more affordable for the University. The results were a complete success, both for the University and Madison. Lots in the first plat of the subdivision went on sale in early 1956 and sold out quickly, and the same was true of the lots in each of the successive plats. As a result, by 1964, some 650 houses had been built in the district along with 12 apartment houses, two churches, a school, several private office buildings, a swimming pool and bath house, a park, a nursing home, and a regional shopping center. Today, the residential and small office building portion of the district still looks very much the way it did in 1964, at which time it represented a virtual catalog of the architecture that was available in Madison during the years between 1956 and 1964.

The period of significance for this district spans the years from 1956 to 1989, these being the years during which all the district's contributing buildings were constructed. The earliest of these buildings was built in 1956, while the last were built between 1985 and 1989 on land that was the last portion of the subdivision's North Hill Plat to be opened for development. This last portion had been the College of Agriculture's seed farm and it continued to be used for experimental purposes until 1985, long after the rest of the farm had been subdivided and sold. The five buildings in the apartment building complex that were built on this land after the farm closed in 1985 completed the subdivision's original master plan.

Community Planning and Development

In 2002, the National Park Service published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.[32] This bulletin, which was developed in tandem with a national multiple property listing entitled "Historic Residential Suburbs in the United States, 1830-1960, MPS," to develop a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The University Hill Farms Historic District NRHP nomination

[32] 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.

has utilized this context and the nomination itself has been prepared in accordance with the guidelines that are found in the Documentation and Registration section of this bulletin. The history of the near west side of the city of Madison, which includes all of the land located immediately to the east of the University Hill Farms, has also recently been documented from its beginnings in the 1850s up until 1972 in the *City of Madison Near West Side Neighborhoods Intensive Survey Report,* which was completed in 2013.[33] 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 information will not be repeated; instead, the history that follows will take a general look at the physical growth of the city as it pertains to the district as well as the history of the district itself.

The land that now comprises the district was originally a part of the Town of Madison, and the lands in the area surrounding it (and in the district itself) were given over almost entirely to agricultural pursuits until the second decade of the twentieth century and still later within the district itself. 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 that was 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 thoroughfares on Madison's west side. 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.[34] 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.

The growth of Madison's population during the 1890s resulted in 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

[33] Heggland, Timothy F. *City of Madison Near West Side Neighborhoods Intensive Survey*. Madison: City of Madison, 2013.
[34] *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211

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 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 as well, 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 today's Speedway Road and the adjacent 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.[35]

These suburbs did not achieve real success until after 1903, however, 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, though, most of the land located around and including University Hill Farms was still rural at the turn of the century and was given over to agricultural pursuits. Persons living in this area were still only occasional visitors to the city itself. Access to this 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 at least the 1850s.

The core of the property that would become the University Hill Farms was a 156-acre parcel that was roughly bounded by today's University Avenue to the north, Midvale Boulevard to the east, Regent Street to the south, and N. Eau Claire Avenue to the west. This land was first purchased by Josiah A. Noonan (1813-1882), who had helped survey the original plat of Madison in 1836 and had purchased this farm land west of the future city at the same time, along with other lands in the area. Noonan subsequently became the publisher of the *Wisconsin Enquirer* newspaper, which was the first one in Madison, and he afterwards started newspapers in Milwaukee as well and became the first postmaster

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

of that city.[36] Noonan's sister, Clarissa, married Harmon J. Hill, in 1845 and the new couple moved from New York state to Milwaukee, where Josiah Noonan gave Hill a job running the post office in downtown Milwaukee. Within months, however, Noonan apparently convinced Hill to move to Madison and take over the running of his farm property west of the city, which Harmon Hill subsequently purchased in 1849. Hill afterwards became the first county supervisor from the Town of Madison and he also served as the town treasurer for 13 years. The success of his farm enabled the Hills to build a very fine stone Italianate style Gabled Ell farmhouse on the farm in 1857. Hill continued to operate this farm until he retired in 1893, whereupon the Hills sold it to Benjamin F. Lewis and moved into Madison. In 1897, Lewis sold the farm to the University of Wisconsin and their purchase was afterwards known as the University's Hill Farm.[37]

The University's purpose in buying this farm was to use it as the core of a new experimental farm that would be larger and better located than the University's first such farm, a 196-acre parcel that was located immediately to the west of the University's campus and which had been purchased for this use in 1866 as part of the founding of the University's College of Agriculture.[38] In the years that followed, the College's original experimental farm proved to be of immense educational and scientific value to the University and the state but by 1897, the steady physical growth of the University was starting to make inroads on the farm's land. The advent of mechanized agriculture and the rise of industrialized dairy farming were both trends that argued for a larger parcel of land located away from the city center but still within easy reach of the main campus. As a result, the University's new Hill Farm purchase became the first of what would eventually be several University-owned experimental farms located on the near west side Madison.[39] In the years that followed its initial purchase, the University made additional purchases of land that augmented the original acreage of the Hill Farm: the 58-acre E. C. Hammersley Farm in 1903; the 20-acre Vilberg farm in 1910; the 70-acre Koch Farm in 1914; the 40-acre C. P. Parsons property in 1941; the 40-acre E. Backus property in 1945; the 99-acre H. B. Gregg Farm in 1945, the 10-acre L. J. Oscar property in 1947; and the 120-acre William A. Gugel, Jr. Farm, also in 1947.

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[36] *Dictionary of Wisconsin Biography*. Madison: State Historical Society of Wisconsin, 1960, pp. 267-68.
[37] Custer, Frank. "Pioneer Who Gave U. Hill Farm Its Name Was Elegant Farmer." *Madison Capital Times*, October 5, 1959 (illustrated).
[38] Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1848-1925*. Madison: University of Wisconsin Press, 1949, Vol. 1, pp. 460-461.
[39] Besides the Hill Farms there was also the Charmany-Rieder Farm (today's Research Park), which is located diagonally across Mineral Point Road from Hill Farms and which was acquired by the University in the 1940s, and there is also the West Madison Agricultural Research Station, which is located further west on both sides of Mineral Point Road between Junction Road and Pleasant View Road. The latter facility remains part of the University of Wisconsin's College of Agriculture and Life Sciences (CALS) program today.

By the time the University's Hill Farms reached its final 613-acre size in 1947, the rural environment that it had once been a part, changed profoundly. By the end of World War II, the Hill Farms was effectively surrounded by suburbs that had been growing steadily westward since the early years of the twentieth century. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the Village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park, and Merrill Heights, and to the south were the post-war suburbs of Midvale Heights, Oak Park Heights, and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road and extended down Midvale Boulevard to Segoe Road.

What made this suburban expansion possible was the growth of motorized buses in the city and to a much lesser degree, automobile ownership. The development of suburbs to the west demonstrated the efficacy of gasoline powered buses. As was noted earlier, 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 developed afterwards 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 gasoline-powered vehicles 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. For instance, College Hills (the first portion of the village of Shorewood Hills) and Nakoma, another early upper-middle class west side suburb, were both designed from the start to be attractive to home owners that intended to commute to and from work in the downtown part of the city using gasoline powered buses or their own automobiles. It was not a coincidence that all the new suburbs that had been built to the west of University Heights and to the southwest of Wingra Park prior to 1915 were laid out adjacent to 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 gasoline-powered buses, automobiles, and trucks from the downtown to the west side of the city and beyond at this time. Any developer who hoped to make his west side suburb a success had to be able to offer potential home builders ready access to these streets or comparable ones.

It was this proximity to an existing transportation route that also accounted for the creation of the first new subdivision located in the area between Nakoma and Shorewood Hills. This was the University Park Addition platted in June of 1916 by the Dane Co. and others, and which was bounded by University Ave. to the north, N. Blackhawk Ave. to the west, Stevens St. to the south, and the west edge of what is today's Quarry Park to the east. Much more important to the future of this area was its second new subdivision, 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 on the city's west side until after World War I, and demand for new housing did not 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 the City decided to purchase a hilltop parcel of land in 1925 that was located two blocks south of Regent Street between Glenway Street (then called Parker Drive) and Larkin Street as the site of a new high-service water reservoir. This 6,000,000 gallon concrete reservoir was designed to serve customers on the west side of the city. Constructed in 1926, it was covered by soil, graded and seeded and remains in operation today known as Reservoir Park.[41] In March of that same year, 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 he owned 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. Westmorland would ultimately become the first large scale new suburb to be built in the area and 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 of 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 276 lots that had been created.[42]

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

The Depression effectively put a stop to new platting activity on the west side of the city and only one small new plat was recorded between 1929 and 1938. Even so, other things were happening on the west side that would have an impact on the future of the area. These things included the considerable

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

growth that the University of Wisconsin experienced during the 1930s and also the growth of various federal and state governmental agencies located in Madison 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 continuing demand could ultimately only be met by the creation of new residential plats that would come into being once the Depression ended.

Once the effects of the Depression started to recede, new platting activity on the west side blossomed. The first new plat was for the Sunset Village Addition, which was platted in May of 1938 by McKennas, Inc., this being John C. McKenna's newest development company. Sunset Village was bounded by Westmorland Boulevard to the east, Hillcrest Drive to the north, S. Owen Drive to the west, and Mineral Point Road to the south. Its layout featured a central block with a park space in its center; this block was surrounded by a roadway and by an outer ring of lots. This new plat lay on the opposite side of Mineral Point Road from Westmorland, was heavily advertised and almost immediately successful. One year later, a newspaper ad for the plat had the following to say about the plat's first year.

> Sunset Village, Madison's newest community, is one-year old. Thirty-five homes have been completed or are under construction, and forty to fifty more homes are being planned for building in the very near future on the one hundred and twenty-five lots that have been sold in Sunset Village by McKennas, Inc. … Water mains have been installed. Roads have been constructed. Gas mains are now in service. Spacious areas have been set aside for park purposes. Sunset Village is located on Madison's west side at Sunset Point. It is located in the same high rolling area that has long been Madison's favorite picnic spot. Of the many homes that have been built in Sunset Village, 90% of the mortgages are insured by the Federal Housing Administration. McKennas, Inc. have followed the suggestions that FHA has given in the planning and designing of the plat. Qualified engineers have been consulted to assure accuracy in surveying. A noteworthy feature of the development of Sunset Village is the park area. One and one third acres have been reserved for recreational purposes in the center of Sunset Village. The park affords playground space for children and adults as well. … Sunset Village is a fully restricted residential area. The plans of all homes are inspected and approved by a committee for the purpose of keeping construction on a high plane.[43]

The presence of FHA guidelines and a self-regulating design committee are notable because almost all of the houses that were built in the original plat were examples of the Colonial Revival style, although

[43] *Wisconsin State Journal*. July 2, 1939, pp. 6-7 (illustrated).

there were also a few Tudor Revival style examples as well. That this is so reflects the inherent design conservatism of the FHA, which wanted to be sure that any new residential construction that was backed by the government would hold its value. It also reflects the willingness of developers like McKenna to follow these guidelines.

McKenna was quick to follow up on the success of his first plat by platting an addition to it in June of 1939. The smaller L-plan First Addition to Sunset Village, located just across Hillcrest Drive from the original plat, contained 39 lots, and was bounded on the west by S. Owen Drive and on the east and partly on the north by Hoyt Park. This was followed a few months later by the platting of the Pilgrim Village Addition. This new plat was located just to the east of Sunset Village and it was bounded on the west by Westmorland Boulevard, on the north by Hillcrest Drive, on the east by Larkin Street, and on the south by lots that fronted on Mineral Point Road but which were not part of this plat. Pilgrim Village was developed by W. E. Gifford, Jr., a Milwaukee developer and contractor who, like McKenna, would play a large part in the subsequent development of the area. This plat was also successful after Gifford resolved labor issues that had slowed construction. The following year, in April of 1940, McKenna platted his Second Addition to Sunset Village. This large addition was bounded by S. Owen Drive to the east, Regent Street to the north, S. Midvale Boulevard to the west, and its southern boundary was located a few lots south of Upland Drive.[44] In December of the same year McKenna platted yet another addition to Sunset Village. This one, the Third Addition to Sunset Village, was located just to the south of the Second Addition and was bounded by Karen Court on the east, the Second Addition on the north, S. Midvale Boulevard on the west, and Mineral Point Road on the south.[45]

These new suburbs were instantly successful and this success was also enjoyed by the older suburb of Westmorland, which experienced a building boom of its own during this period. One result of this success was that the new residents first requested and then demanded that the city's bus lines be extended to serve them. This demand was resisted at first but after a petition to the State's Public Service Commission was granted, the new extensions were in place by August of 1940. Further recognition of the growth that the west side was experiencing at this time was provided by the City's decision to extend city water and sewer lines to Westmorland and to Sunset Village.

By the start of 1941, more than 160 new houses had been built in Sunset Village alone and another 27 were in the process of construction. Because the end of the Depression was also accompanied by the spread of war in Europe, the tempo of platting and building activity in the area continued unabated and was probably spurred on at least in part by concerns about the future availability of building materials. The first new plat recorded in 1941 was that of John C. McKenna, who platted his very large Fourth

[44] Ibid, June 30, 1940, pp. 5-7 (illustrated).
[45] Ibid, January 3, 1941, p. 6.

Addition to Sunset Village in April. This latest extension was bounded by N. Meadow Lane on the west, Regent Street on the south, North Blackhawk Avenue on the east, and University Avenue on the north, and it would subsequently be renamed Sunset Ridge.[46]

World War II effectively ended platting and building in the city as a whole due to the restrictions that were placed on non-war-related building activity. Consequently, hardly any new buildings were built on the west side until the last year of the war. Once the war ended, the enormous pent- up post-war demand for housing would permanently transform what was a predominately rural area. It must be remembered that much of the near west side was still part of the Town of Madison in 1945, although there were many signs by this time that that was about to change. By 1942, the city of Madison had grown to the point where its western boundaries included North Franklin Avenue, Speedway Road, and that portion of Glenway Street adjacent to Glenway Golf Course. City water and sewer lines now reached deep into the west side as well, the utility lines of the Madison Gas & Electric Company supplied it with electricity, and children in the area attended city schools (Dudgeon Elementary, Randall Elementary, and West Senior High).

It is not surprising, therefore, that the end of the war unleashed a flurry of new platting activity to the west side. By the end of 1946, eight new plats had been established in this area in order to take advantage of the new house building boom that was just gathering steam in that year. These new plats brought the western edge of the city of Madison directly across Midvale Boulevard from the University's Hill Farms. In addition, by this time the Village of Shorewood Hills already occupied all the land on the north side of University Avenue opposite Hill Farms and still more new plats had been developed on the south side of Mineral Point Road across from and to the west of Hill Farms. Consequently, by 1953, the open fields of the University's 613-acre Hill Farms had become a barrier to the further development of the west side from the City's point of view while the continued use of this land as an experimental farm was becoming increasingly problematic from the point of view of the University. As the authors of the standard history of the University of Wisconsin noted:

> It had soon become apparent after the war that this large UW experimental farm complex, comprising more than 600 acres and some of it in use by the University since the late nineteenth century, was blocking the westward growth of the city, which was expanding westward on either side of the UW land.[47]

After discussions about this problem with members of the University administration, the University's Board of Regents finally decided in 1953 that the Hill Farms land should be sold for development and

[46] *Wisconsin State Journal*. April 15, 1941, p. 16; June 29, 1941, p. 11; July 27, 1941, p. 10.
[47] Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1945-1971, Renewal to Revolution.* Madison: University of Wisconsin Press, 1999, Vol. 4, p. 253.

the proceeds from the sale should then be applied to the purchase of new experimental farm lands located farther away from the city. To expedite this sale the regents first applied to the state legislature for permission to sell the land and then appointed a Regents Special Committee on Agricultural Lands "to cooperate with University officials and officials of the City of Madison regarding plans for disposing of farm lands of the University."[48] The regents appointed to this committee were: Oscar Rennebohm, a former governor of the State of Wisconsin and the founder and owner of Rennebohn Drugstores, a large Madison drugstore chain; Wilbur Renk, owner of Renks Seeds in Sun Prairie; and John D. Jones, Jr. of Racine. After receiving legislative permission for the sale and for the reinvestment of the proceeds in a new research farm located elsewhere, the regents then requested that the City of Madison Planning Department prepare a preliminary general development plan for the project.

While preparation of the development plan was happening, the Regents Special Committee was also discussing how best to handle the sale of the land. The first step was to have an appraisal made of the value of the land to be sold, with the initial assumption being that the land would be sold as a single block to a developer or a consortium of developers. In addition, the regents appointed Professor Richard U. Ratcliff (1906-1980) to assist them and the University administration in the development and sale of Hill Farms. Professor Ratcliff was a land development expert in the University's School of Commerce who had practical experience in real estate. He also served in several high positions in the federal government in the 1930s and during the war, before coming to the University in 1944 to start the School of Commerce's bureau of business research and services. In addition, he had also served for several years on the Madison Plan Commission and was thus ideally suited to the job of managing the creation of the Hill Farms subdivision.[49] At the same time, Regent Rennebohm, the chair of the committee, also requested that the Madison Board of Realtors advise them on how best to dispose of the land. The resulting advice from the Board of Realtors was that the University could expect to receive about $1000 per acre for the land if it was sold in a block as raw land and it would thus realize about $600,000.00. However, the Board also believed that if the University developed the land itself, it could raise much more than that, given the development potential of the land.

Soon thereafter, in January of 1954, the City of Madison sent the regents the general development plan that had been drafted by the City's planning engineer, Walter K. Johnson. Johnson's plan contained large areas that were allocated to a 40-acre regional park, an 80-acre neighborhood center, and a 53-acre shopping center that was located in the northeast corner of the property where University Avenue and Midvale Boulevard intersect. Large blocks of apartments were placed on both the south and west sides of the shopping center and these were intended to act as a buffer between the shopping center and the many hundreds of lots occupied by single-family residences that occupied most of the land in the

[48] UW Board of Regents Minutes, June 18, 1953, pp. 34 -35. UW Archives.
[49] "Know Your Madisonian: Richard U. Ratcliff." *Wisconsin State Journal*, September 29, 1957.

development. Johnson's plan also relied heavily on an internal traffic pattern that placed most of the development's single-family houses on long, narrow cul-de-sacs, and his plan minimized through traffic in the development in order to create a safer environment for the development's residents and their children.[50]

The reaction of the Madison community, the State, and City to Johnson's general development plan came soon thereafter and response was positive. Both the State and the City had their eyes on portions of the development, however. First, the State Building Commission told the University to set aside 30-acres located in the northern part of the development as the potential site of new state office buildings and associated employee parking. Next, the City of Madison agreed to purchase 85-acres of the development for school and park purposes and to pay a total of $206,250 for this land.[51] The response of the University was also largely positive as well.

> Professor Richard Ratcliff, who has done much of the university's planning for the development and sale of the land, said the state tract "Can be worked in." It probably will be near University Avenue beyond the shopping center. The plan, he said, is to lay out and sell 100 acres of residential lots as a starter. They will sell for $30 to $40 per front foot, depending upon location, and will run about three lots to the acre. Gravel streets will be laid out, and water and sewer mains and laterals put in. The [state building] commission, in effect, approved the entire 600-acre plan in broad outline and authorized the university to use money it will receive from the city for the school site to help pay other costs. Ratcliff said that it will cost $75,000 to develop the first 100 acres, including surveying, abstracting, and street grading. … The university will decide later whether to sell all the remaining land as lots to builders and individuals or to offer some as tract to developers, Ratcliff said.

This notwithstanding, the Regents Special Committee was still weighing the advice it had received from the Madison Board of Realty at this time and it was actively endeavoring to strike a balance between what was best for the University in terms of financial gain and what was best for the city as a whole. While the committee agreed with the general concepts of the Johnson plan, it had reservations about the amount of land given to the neighborhood center, to the number of single family lots that were included, and to the street plan.[52] As a result, on March 2, 1955, the Board of Regents contracted with Carl L. Gardner & Assoc. of Chicago, planning consultants, to produce a master plan for the Hill Farms development. Carl L. Gardner was a graduate of Harvard University and by this time he was a

[50] "Plan for Residential, Shopping Area Here." *Madison Capital Times*. January 20, 1954, (illustrated).
[51] "Plan for Sale of Hill Farms Site Approved." *Wisconsin State Journal*, July 14, 1954, pp. 1-2. The price of this land was discounted by the University and was less than market value.
[52] Besides the City's Johnson plan, the Committee had also received preliminary development plans from the State Planning Commission and also from the Federal Housing Authority (FHA) that it was also evaluating.

nationally known land planner and had been the director of the Chicago Plan Commission for nine years, from 1945-53. In addition, Gardner had also been the chief land planning consultant for the Federal Housing Administration for five years and director of the FHA's planning division for one year prior to this.[53] Later in the same month, Professor Ratcliff also released the results of a survey conducted by Gordon Ross Stephens, a Ph.D. candidate in city planning at the University, the intent of which was to assess the economic potential of the proposed shopping center site shown in the Johnson plan.

> The survey shows that 15,000 cars pass the intersection of Midvale Boulevard and University Avenue, site of the shopping center, each week day. And, with parking planned for 1,600 cars in the initial stages of the center, the site provides the most ample parking facilities on the west side of the city. The survey shows that the center is in the fastest growing side of the fastest growing city in the state and that incomes in this part of the city are above average for Madison. It predicts that within two years there will be 5,500 families living within a 5-minute drive of the center. Average income for each family will be $7,500 and the aggregate income will be $41,250,000. If the driving time is extended to 10 minutes, the survey indicates the number of families will grow to 14,000 and the aggregate income to $105,000,000 … "The tremendous trade potential of this site will make possible a regional, rather than a neighborhood type of shopping center," Prof. Ratcliff said.[54]

In May of 1955, the master plan for Hill Farms created by Carl L. Gardner & Assoc. was unveiled and incorporated some substantial changes from the Johnson plan, as described in the Description Section of this nomination (Section 7, p. 3). After some give and take with the city, Gardner's plan was finally adopted and became the basis for the development that was to follow.[55]

Once approval of Gardner's plan had been secured, the University took immediate steps to ready the first part of the development for platting and sale. By this time, the Regents had been convinced by Professor Ratcliff and the members of the Regents Special Committee that it was to the University's advantage to develop Hill Farms itself, and that the land should be sold in an incremental fashion in order to avoid flooding the market (and thereby diluting the potential profits to be made) and to make it more practicable for the University to pay for the development of the subdivision's infrastructure. To this end, the decision was made to begin the platting of the subdivision with an approximately 100-acre portion that was to be located in the southeast part of the overall subdivision that was known as the

[53] U.W. News Release, March 2, 1955. UW Archives.
[54] Newhouse, John. "'Tremendous ' Potential Seen in West Side Site." *Wisconsin State Journal*, March 27, 1955, pp. 1-2.
[55] "Hill Farms Plat Gets Tentative OK." *Madison Capital Times*, June 21, 1955. See also:"City Group, U.W. Will seek 'Agreeable' Hill Farms Plat." *Wisconsin State Journal*, May 10, 1955, pp. 1-2.

East Hill portion of the whole plat.[56] This 100-lot plat, known as the Original (East Hill) Plat of Hill Farms, also contained the proposed 22.11-acre school grounds that had already been purchased by the City. It was roughly bounded by S. Segoe Road on the east, Waukesha Street on the north, Mineral Point Road on the south, and by what would be the future east side of Cheyenne Trail on the west.[57] The regents then entered into an agreement with the Madison real estate firm of John C. Haley & Sons to serve as the contract brokers for the sale of the individual lots in Hill Farms, this firm being the lowest bidder for the contract.[58] This was followed in October of 1955 by the Regents' entering into a contract with the Madison-based engineering firm of Mead & Hunt that covered the engineering and surveying services associated with the platting of the first plat of Hill Farms.[59] Also in October, the Original Plat of Hill Farms was officially recorded on October 7, and the selling of the lots in the plats could therefore begin. On October 18, the Madison School Board also chose a Contemporary style design produced by the Madison architectural firm of Weiler & Strang for its new 18-room Hill Farms elementary school, with the expectation that the new school would open in the fall of 1957.[60]

The new plat had much to offer the prospective homeowner. Up until this time, almost all the building activity that had occurred on the west side was suburban in nature and consisted of single-family dwellings. While a little unplanned commercial development had occurred around the Speedway Road/Glenway Street/Mineral Point Road intersection and also along University Avenue, such activity was small in scale and it was actually banned in restricted suburbs like Sunset Village and Pilgrim Village.[61] As a result, there was a retail void that the proposed shopping center in Hill Farms was perfectly positioned to fill. In addition, the prospective East Hill Neighborhood had the University of Wisconsin as its developer and families could therefore anticipate with a high degree of certainty that the development would proceed as scheduled and to completion. New families buying into the plat also knew that a new elementary school and later, a junior high school would be built within the neighborhood by the start of the 1957 school year. And finally, there was the security that was provided by the restrictive covenants that went with every deed in the plat, these covenants being administered by a three-person Architectural Control Committee set up by the regents in November of 1955. A description of the most important of these covenants can be found in the Description Section of this nomination (Section 7, pp. 5-6), but their purpose was set down in a news release from the University.

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[56] While the names of the various plats that would eventually encompass the subdivision varied, conceptually, the subdivision had the Hilltop portion located in its center and this portion was surrounded by the East Hill, South Hill, West Hill, and North Hill portions.
[57] "Here's Good View of Hill Farms Development." *Wisconsin State Journal*, October 27, 1955, Sec. 1, p. 12 (illustrated).
[58] UW Board of Regents Executive Committee Minutes, August 12, 1955, pp. 3-4. UW Archives
[59] UW Board of Regents Minutes, October 1, 1955, p. 5. UW Archives.
[60] "Pick Design For School At East Hill." *Madison Capital Times*, October 18, 1955.
[61] The word "restricted" in this instance refers solely to what kind and size of building could be built on the lots in these suburbs.

> The committee's purposes, as set forth in the covenants under which the lots in the new housing development of Madison's west side are being sold, are:
>
> 1. To assure the most appropriate development and improvement of University Hall Farms;
> 2. To protect the owner of a lot against improper uses by any other owner;
> 3. To preserve so far as practicable the initial beauty of the subdivision;
> 4. To guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material;
> 5. To encourage and secure the erection of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision, and which are properly located upon the lot in accordance with its topography and finished grade elevation;
> 6. To provide for high quality improvements which will protect the investments made by purchasers of the lots.
>
> No structure can be put on any land in University Hill Farms until the architecture control committee approves its exterior design, building materials, and its location on the lot.[62]

The plat was therefore perfectly positioned to appeal to young middle class and professional families with children.

The first of the 124 lots in the East Hill Plat went on sale in November of 1955, and by December 3rd the first two building permits had been issued.[63] Many of the lots in the first plat were sold to individual owners but the large majority were sold to builders, and builders who bought three or more lots received a discounted rate. This same pattern would be true of lot sales in subsequent plats. Although the source of some controversy for a while, ultimately at least 70% of all the lots in the district were first purchased by builders. These builders sometimes had specific clients in mind for their house but more often they built houses as speculative ventures, selling them soon after construction.

By July of 1956, street grading in the East Hill plat had begun, 63 of the 124 lots had been sold, and the first two houses in the district had been built at 23 Walworth Court and 5026 La Crosse Lane.[64] At the same time, construction had commenced on the new Charles R. Van Hise Elementary School, with construction slated to be completed by the fall of 1957. By the end of 1956, most of the lots in the East

[62] U.W. News Release, November 11, 1955. UW Archives.
[63] "Issue Hill Farm Building Permits." *Madison Capital Times*, December 3, 1955.
[64] "First Homeowners Move Into New Hill Farms." *Wisconsin State Journal*, July 8, 1956, sec. 1, p. 14.

Hill plat had been sold (they would all be sold by June of 1957) and on March 14, 1957, the University platted the First Addition to University Hill Farms. This new plat consisted of lots located around the intersection of Regent Street and S. Segoe Road and extended west down Waukesha Street.[65] Less than a month later, on April 9, the University approved the platting of the Hilltop Addition to University Hill Farms, this being a heavily wooded, hilly part of the subdivision that includes parts of Bayfield Terrace and Lafayette Drive. A month after that, on May 17, the regents approved the platting of the West Hill Addition to University Hill Farms. This newest plat included 85 lots grouped around the west ends of Marathon Drive, Eau Claire Avenue, and Juneau Road; the price of its lots ranged from $2850 to $5300.[66] Nor was this the last addition to be platted in that year. On July 19, the regents authorized the platting of the Regent Addition to University Hill Farms, which bordered Regent Street to the north and Bayfield Terrace to the south with the West Hill addition on the west and Lafayette Drive on the east.

The biggest news in Hill Farms in 1957 though, aside from the completion of Van Hise School and the construction of Covenant Presbyterian Church, was the fact that Hill Farms was chosen as the site of that year's Parade of Homes, an annual city event that was essentially a builders' showcase. This event took place on Richland Lane in the East Hill Plat and the blocks on both sides of this street actually had to be replatted in order to accommodate the larger lots needed for the parade houses. The Parade was held in May and June and turned out to be a huge success.[67] More than 10,000 people came to see the 18 houses in the parade on the first day it opened and half of the houses were sold even before the Parade started. These houses were "mainly split-level and ranch style" with three bedrooms and more than one bathroom. Many of them also had two-car garages, and they were in the $22,000 to $27,000 price range, which put them in the upper range of the selling market.[68] The other big news in 1957, as it turned out, was the formation of the Hill Farms Neighborhood Association, which is now one of Madison's oldest and most active neighborhood associations and which is still going strong today.

The beginning of 1958 saw the platting of the South Hill Addition to University Hill Farms on January 9th. This large addition was bounded by Mineral Point Road on the south, the east half of Racine Road on the east, Pepin Place and Marinette Trail on the north and northwest, and the still unplatted Gugel Addition on the west. In the space of a year the enrollment at the newly opened Van Hise School had grown from 526 students initially to 650 and resulted in the first of four expansions that the school

[65] The east-west-running Regent Street divides the north-south-running Segoe Road, Midvale Boulevard, and Whitney Way into north and south portions.
[66] UW Wire News Release. May 11, 1957. UW Archives.
[67] "1957 Parade of Homes Special Section." *Wisconsin State Journal*, May 26, 1957 (26 pages).
[68] The houses in the parade were located on Richland Lane and S. Segoe Rd. Richland Lane: 105, 109, 110, 113, 114, 117, 118, 121, 122, 125, 126, 129, 130, 201, 202, 205, 206, and 209. S. Segoe Rd: 210, 214, 218, and 222.

would undergo in its first four years of operation. Nineteen fifty eight was also the second year in a row that the annual Parade of Homes event was held in University Hill Farms, this time on a site that included 20 houses on Juneau Road and a single one around the corner on S. Eau Claire Avenue.[69] These houses were larger than the previous year's and included several whose design had "the practicality of the ranch house and the charm of the Colonial home." In addition, this parade also had a single two-story-tall house as well, the first of its kind in University Hill Farms.[70]

The Parkway Addition to University Hill Farms was platted by the regents on April 21, 1959, this being a large plat that was bordered by Regent Street to the north, the east side of South Rock Road to the west, South Hill Drive to the south, and the east side of South Whitney Way to the east. This was followed a few months later by the platting of the North Hill Addition to University Hill Farms on July 22, a two-part plat whose southern portion was bounded by Buffalo Trail to the north, the east side of North Whitney Way to the west, the south side of Door Drive to the south, and North Eau Claire Avenue to the east.[71] Hill Farms was also once again chosen as the site of the Parade of Homes, which this year was held on Marinette Trail and Pepin Place.[72] The star of the show was a Frank Lloyd Wright designed, pre-fabricated house for Madison builder Marshal Erdman. Some 5000 people came to the Parade the first day, most of them curious to see Wright's house, which, at a cost of $30,000 (without the lot) was one of the most expensive in the show.[73] The Parade was not the only important event that happened in Hill Farms in 1959, however. By this time the subdivision was beginning to lose its rough edges. Streets were being paved by the City, landscaping was starting to take hold, and the very fast growth that the subdivision had experienced was encouraging larger developers to build there. Up to now, all of the sales in Hill Farms had been for single-family houses, but by the end of 1959, the first of what would eventually be eleven 16-unit, two-story-tall buildings located on an 11-acre parcel bounded by Regent Street and N. Segoe Road that were called the Karen Arms Garden Apartments was in the process of construction. These two and three bedroom apartments were originally intended for families and this apartment complex was intended to be part of a buffer between the subdivision's single-family houses and the proposed shopping center that was to be located in the northeast corner of the subdivision. In addition, the newly formed University Hill Farms Neighborhood Association was also beginning a push for a self-funded neighborhood swimming pool and bath house that would achieve success in the following year.

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[69] "Parade of Homes Opens Today." *Wisconsin State Journal*, June 8, 1958, Section 6., p. 1. A several page section on the Parade.
[70] All but one of the houses in the parade were located on Juneau Road: 5106, 5110, 5111, 5114, 5117, 5118, 5121, 5122, 5125, 5126, 5129, 5130, 5133, 5137, 5141, 5142, 5146, 5150, 5154, and 5159, and also 14 S. Eau Claire Avenue.
[71] The north part of this plat was a single block bounded by Old Middleton Road, N. Eau Claire Avenue, Sheboygan Avenue, and N. Whitney Way, and this block has lost integrity and it is not included in the district.
[72] The Parade houses on Marinette Trail were: 110, 111, 115, 118, 122, 126, 201, and 202. The houses on Pepin Place were: 5142, 5201, 5202, 5205, 5206, 5209, 5213, 5214. 5217. 5221, and 5222.
[73] "Wright-Designed Home Is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959.

Nineteen sixty saw the Hill Farms once again hosting the annual Parade of Homes, but this year the Parade was split between Hill Farms and the newly created Arbor Hills subdivision, located just south of the new South Beltline Highway recently constructed around the southern half of the city and also designed by Carl L. Gardner & Assoc. The Hill Farms portion of the parade was held on Door Drive, which was part of the North Hill Addition.[74] By 1960, much of the single-family residential area of the University Hill Farms had been platted, all but 10 of these had been sold, and 510 houses had been constructed. This aspect of the development plan was therefore an unqualified success and appealed to the targeted population:

> A general survey of the families living in the Hill Farms reveals that they are, for the most part, professional people—this list includes a large number of doctors, engineers, attorneys, University faculty members and employees, businessmen, state and city employees, and a few members of the armed forces. Most of these people are in the middle to above middle income groups.
>
> The cost of the individual homes in the area run from average to fairly high—the minimum being slightly below $20,000 and the top somewhere in the neighborhood of $60,000. But for the most part, the homes fall into the $25,000 to $30,000 range.[75]

With most of the residential portion of the subdivision completed, attention now turned to other areas of the subdivision. In the summer of 1960, the swimming pool and bathhouse of the newly formed Hill Farm Swim Club were completed on the northwest corner of North Eau Claire Avenue and Regent Street, a location directly west of the park land the city bought in 1955. Also under construction was the first of what was projected to be six high-rise 140-unit apartment towers just to the north of the park. These buildings were to be built in the north part of the subdivision that had been allocated to more garden apartments in the Gardner master plan. But the plan to build a large state office complex directly across the street to the north suggested that many of the projected 5000 workers who would be employed there would rent apartments near their place of work; it was therefore decided that high-rise apartments would better suit their needs. Work continued on additional units of the Karen Arms Garden Apartments in this year and work also began in the fall on the Wisconsin Life Insurance Co. Building (non-extant), located on the northeast corner of North Segoe Road and University Avenue, this being the original site of Harmon Hill's farmhouse and farm buildings. Other office buildings were about to be constructed at this time on the land in Hill Farms that surrounded the future shopping center site.

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[74] The Parade houses on Door Drive were: 5109, 5113, 5114, 5117, 5118, 5122, 5125, 5126, 5129, 5130, 5133, and 5137.
[75] "The Residential Development." *Wisconsin Alumnus*, January ,1961, p. 17. There were also many members of the insurance industry in this group as well.

The following year saw the beginning of construction on two of the large components of the subdivision, both excluded from the nominated district. In 1961, work was started on the Hill Farms State Office Building Complex. The purpose of this proposed complex was to consolidate the various state agencies whose offices were currently scattered across the city. As noted above, the proposed plan was not realized. Work also started this year on the much delayed Hilldale Shopping Center, located on a 23-acre site that comprised the southwest corner formed by the intersection of University Avenue and N. Midvale Boulevard. The University's involvement in this process reflected Regent Rennebohm's belief that the University itself should develop the Hill Farms shopping center rather than an outside developer. This was a complex undertaking because the University itself could not legally operate a commercial business:

> The inception of Hilldale can be attributed to the formation of Kelab, Inc., a non-profit organization whose sole function is to direct gifts and profits from its assets to the University of Wisconsin for scholarships, research, and education. … It was Kelab that purchased the original tract of 34 acres [from the University] and will lease that land to Hilldale, Inc., a shopping center development company.
>
> A fully taxable corporation entitled Hilldale, Inc., whose directors are all friends of the University of Wisconsin, has been formed to develop the Hilldale Shopping Center. Hilldale, Inc. will rent the land from Kelab, Inc. and pay all the real estate taxes and special assessments on the land as well as make all improvements and generally develop a regional type of shopping center.
>
> All the stock in Hilldale, Inc. is owned by the University of Wisconsin Foundation, the University's fund-raising alumni arm. Consequently, in addition to the rent paid to Kelab which will go to the University, all profits earned will be paid in the form of dividends to the University of Wisconsin Foundation and will thus be made available for research, scholarships, and education.[76]

This plan resulted in a suit being filed against the University that was ultimately decided in the University's favor by the Wisconsin Supreme Court on December 2, 1960. Immediately thereafter, the development plans that had been made while this suit was being decided were put into action. The shopping center had already been designed by the Milwaukee architectural firm of Grassold-Johnson & Assoc., which had also designed the Mayfair and Southgate Shopping Centers in Milwaukee. Their plans called for a 250,000 square-foot building, expandable to 350,000 square feet, that would house

[76] "The Commercial Development." *Wisconsin Alumnus*, January ,1961, p. 19.

34 businesses and would have parking for 2100 cars. Construction on both of Grasshold-Johnson's Hill Farms projects began in 1961 and the Hilldale Shopping Center was completed in 1962.[77] Although not part of the University Hill Farms Historic District, the Hilldale Shopping Center continues to be a vital part of the retail life of the west side of Madison to this day.[78]

On March 9, 1962, Regent Rennebohm made a report to the other regents on the Hill Farms project.

> Chair Rennebohm reported on the project to the University of Wisconsin Regents in March 1962. He reiterated the two main objectives of the sale of the farm authorized in 1953. The first was to establish a new experiment station in Arlington with more modern buildings and land more suitable to the University's research needs. The second objective was to develop "an attractive residential, retail business, and office community" on 600 acres.
>
> Rennebohm felt that both these objectives had been accomplished. By 1962, twelve subdivisions in the University Hill Farms area had been approved and were expected to add $24,000,000 in assessed property values to the city of Madison. All but five of the 760 lots were sold with 650 homes built or under construction. The population of the neighborhood at the time of Rennebohm's report was 3100 with an expected final population of 5500.[79]

Rennebohm's summation of the accomplishments of the Regents Special Committee of Agricultural Lands was an accurate one, but it did not tell the whole story. Several areas within the subdivision's boundaries still remained unplatted and undeveloped at that date and changes that lay outside the regent's power to control would make subsequent alterations to the Gardner master plan necessary. In the meantime, several large projects that were already underway in the district were completed. In 1964, the last units of the 11-building Karen Arms Garden Apartments Complex were completed. These buildings had been fully occupied as soon as they were completed and they had proved to be surprisingly popular not just with young families but also with the elderly. Some of Madison's elderly population was also being housed in another building in the district that started a trend in Hill Farms that would begin to have a major effect on it by the end of the decade. This building was the Attic Angels Nursing Home, a venerable Madison institution that had moved from its old downtown building into a much larger new building located at 602 North Segoe Road, a half block south of Karen

[77] The opening of the Hilldale Shopping Center was accompanied by two special sections printed in the *Wisconsin State Journa*l. The first was published on October 21, 1962, and the second on October 24 and 25, 1962.
[78] Hilldale had a vitally important part to play in the history and success of the Hill Farms subdivision and the district, but it has now been enlarged and greatly altered and because of this loss of integrity it is not eligible for NRHP-listing and it is not included within the boundaries of the University Hill Farms Historic District.
[79] Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, pp. 25-26. The fire station is located across Midvale Blvd. from the district and was built independently by the City.

Arms, that was designed by John J. Flad & Assoc. and completed early in 1963.

Sometime after the first state office building was completed, the state legislature decided that future state offices would be concentrated in the downtown area near the capitol. As a result, the state subsequently sold the west half of its 30-acre property to the Red Cross, which developed its new state headquarters building on the site some years later. The state's decision had a ripple effect on the plans to build five more high-rise apartment towers across the street from the proposed state complex. As a result, these plans were also shelved and although one more Sheboygan Avenue high-rise apartment, the Hilldale Towers Apartments was built in 1965, nothing more was done with the land on this side of Sheboygan Avenue until the end of the decade. In 1969, two Madison developers, Nathan Brand and Frederick E. Mohs, Jr., purchased land on the northeast corner of Sheboygan Avenue and N. Eau Claire Avenue that bordered the recently developed Oscar Rennebohm City Park to the south and petitioned the city for a rezoning that would permit the land that had been zoned for high-rise apartments to be used instead for garden apartment buildings.[80] These men had realized that there was a growing market in Madison for well-designed and well-maintained low-rise apartments that could house the ever increasing numbers of elderly home owners in the city that wanted to downsize their living space but wanted to keep the important amenities they were accustomed to. The Hill Farms location, with its nearby shopping area and adjacent public park, was ideally suited to meet the requirements of these potential renters, and as a result, the developers built three large Colonial Revival Style apartment buildings on this property that surrounded a large swimming pool and that overlooked the park to the south. This complex was called The Carolina Apartments and its large one and two-bedroom apartments and underground, enclosed parking were an immediate success. As a result, the same developers constructed another three-building complex, the Normandy Apartments, at the other end of the same block on the corner of Sheboygan Avenue and N. Segoe Road and next door to the Attic Angels Nursing Home in 1970.

On January 6, 1975, the Regents authorized the platting of the former Gugel Farm portion of the Hill Farms, located in the southwest corner of the subdivision and bounded by S. Whitney Way to the west, South Hill Drive to the north, the already platted South Hill Addition to the east, and Mineral Point Road to the south. This led to a new flurry of home-building activity and like the South Hill addition before it, it differed from other plats in the subdivision in that the construction of two-family duplexes buildings was allowed on Manitowoc Parkway, which parallels the adjacent Mineral Point Road, these being the only duplex buildings in Hill Farms. Also, in 1976 the Attic Angels erected an apartment tower of their own that was attached to their already existing nursing home facility on North Segoe Road.

[80] It is worth noting that this area had originally been designated for garden apartments on the Gardner master plan.

Finally, in 1983, the regents released the last portion of the subdivision for platting that was still in use by the University as an experimental farm. This was the Seed Farm Plat, bounded by Sheboygan Avenue to the north, North Whitney Way to the west, Buffalo Trail to the south, and North Eau Claire Avenue to the east. This land was purchased by Brand & Mohs in 1985, who then built on the success of their two earlier Hill Farms projects by constructing the five-building Georgian Revival style Monticello Apartments Complex on the site, completed in 1989.[81] With this act, the Hill Farms subdivision was finally complete. With the exception of the commercial area around the Hilldale Shopping Center and the shopping center itself, both of which have since been greatly altered, the University Hill Farms subdivision (and the district) still looks almost exactly as it did when it was completed in 1989. By 1964, 87% of all the buildings in the district had been completed and it is the architecture of the late 1950s and early 1960s that gives the district its distinctive appearance.

Conclusion

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level of significance in the area of Community Planning and Development because its highly intact resources constitute a planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this almost one-mile-square, 613-acre subdivision, intended from the first to be a "community within a community." As was noted in an article in the *Wisconsin Alumnus* issue devoted to Hill Farms:

> The Hill Farms is conceived as a complete community within itself. The development of the community has been keyed to establishing three distinct aspects of modern life—the residential, the commercial, and the recreational.[82]

To this end the University commissioned a master plan from Carl L. Gardner & Assoc., a nationally known Chicago-based city planning consultancy, and their plan specified specific areas within the subdivision for everything needed to sustain a community. This proposed University Hill Farms subdivision was, and is, the largest subdivision that had ever been platted within the city of Madison's boundaries, but it is especially significant within its Madison context for the scope of the undertaking. No suburban addition to the city before it had ever attempted to do more than provide lots for housing and space for a school and perhaps a church. To build an entire planned community as an addition to an existing city was something new in Madison's history and represented a confluence of

[81] These three projects, coupled with the earlier Karen Arms Apartments and the Attic Angels Tower condominium project, all had the effect of turning the north part of the Hill Farms subdivision into a naturally occurring retirement community (NORC).
[82] "The Master Plan" *Wisconsin Alumnus*, January, 1961.

circumstances that would not be repeated again on this scale until the development of Middleton Hills.

In the final analysis, the University Hill Farms represented a complete success for the University. The sale of the farm brought the University more than $3,000,000 in revenue, this being more than five times what it would have sold for as a single undeveloped tract. This money was used to purchase a new 2300-acre experimental farm and necessary buildings outside Arlington, Wisconsin. Proceeds also funded additional agriculture-related buildings on the University's main campus. Rental income from the Hilldale Shopping Center provided the University with an income stream for research and educational purposes that is still benefitting the University today. From the City's point of view, Madison gained a vibrant new community housing almost 5000 people, new park land, a large regional shopping center, and an increase to the city's tax base that was worth more than $24,000,000 in the 1960s. The University Hill Farms therefore represents a major milestone in the development of Madison's west side and almost all of this subdivision is contained with the boundaries of the University Hill Farms Historic District. The University Hill Farms had a unique developmental history that resulted in what is still one of the west side's most vibrant and cohesive neighborhoods today.

Architecture

The University Hill Farms Historic District is locally significant under NRHP Criterion C in the area of Architecture because its resources constitute an entire planned community that was brought into being in the mid-1950s by the University of Wisconsin, which owned the land and sponsored its development. The district's resources include a park, an adjacent swimming pool and bathhouse, a large elementary school-middle school, churches, small office buildings, an 11-building garden apartments complex, high rise apartment buildings, duplexes, and single-family residences.[83] The master plan for this 600-acre development was created by the Chicago planning firm of Carl L. Gardner & Associates in 1956, and their topographically sensitive curvilinear street plan, with specific areas reserved for separate functions, was implemented in stages over the next 33 years. Eighty-seven percent of all the buildings in the district were built between 1956 and 1964, designed in one of the several Modern Movement styles that were popular at the time. Fortunately, these buildings are intact, are in excellent condition and still being used for their original purposes. As a result, the district retains the appearance that it had in 1964 to a remarkable degree, and constitutes a veritable catalog of the architectural styles that were available in Madison during this eight-year period.

[83] The Hilldale Shopping Center that was completed in 1962 in the northeast corner of the University Hill Farms subdivision is extant but has recently been enlarged and greatly altered; therefore, it no longer retains sufficient integrity to be included within the district's boundaries. Likewise, the plan for the state office complex was not carried out and a portion of the parcel sold off for a private office building; therefore, this area is excluded from the nomination boundaries.

All of the district's buildings were (and the houses still are) subject to approval by an architectural control committee whose task was and is to ensure that their design and their placement on their respective lots meets the requirements of the restrictive covenants that are part of the deed of every property in the district. This approval has more to do with the size and volume of the buildings and their location than with their actual design. The buildings in the district represent many types of Modern Movement, Colonial Revival and Georgian Revival styles. Not surprisingly, nearly all of the larger buildings in the district have designs that were prepared by professional architects, as would have been required by state law, and these architects represent some of the most important architectural firms who were practicing in Madison and in Milwaukee during this period. In addition, single-family houses designed by these architects can also be found sprinkled throughout the district as well, the most notable example being the Prof. Walter & Ellen Rudin House that was designed by Frank Lloyd Wright. Such examples are the exception, however, because University Hill Farms was envisioned as being the home of younger professional and middle class families. House designs that these families could afford were almost always provided by the Madison area's building contractors rather than its architects.

The house designs that these builders provided in the first ten years of the district's development were usually examples of Modern Movement designs and especially the Ranch style and its two principal subtypes; the Split-Level, and the Bi-Level or Raised Ranch. Some 613 of the districts' houses are examples of these styles, another 85 are examples of the various still undefined Contemporary styles and another four are examples of the Wrightian style. Most of these styles are not discussed in the Wisconsin Historical Society's Cultural Resource Management Plan (CRMP) and 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 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.[84]

That these post-war buildings are not yet 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," of which there are 613 examples in the University Hill Farms Historic District.

> 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.[85]

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 in order to make them a reality. The important role of the architect in the creation of the Contemporary style has also been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of "The Contemporary House."

> 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

[84] 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).
[85] Ames, David L. and Linda Flint McClelland. Op. Cit., pp. 66-67.

> 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.[86]

All of these characteristics can be found to some degree in the Contemporary style houses that architects designed in University Hill Farms. The designs of these buildings vary considerably. Some are elaborations on Ranch style and Split-Level style themes, others display a strong Wrightian sensibility, while still others represent an architect's personal interpretation of the Contemporary style. The same is also true of the district's other Contemporary style buildings. Of the buildings in the district that were built in or before 1964, all but one of the commercial buildings, are examples of Contemporary style designs and, as noted earlier, are predominantly the work of professional architects who brought a variety of viewpoints to the buildings they were designing.

What follows is a listing of the identified architects in the district and their works and this is followed by a listing of the most important of the building contractors who built in the district and their identified works. Among these architects and builders are the works of local architects such as William V. Kaeser, Herb Fritz, Jr., and John J. Flad & Assoc., whose works have been catalogued to some extent, but most are the works of persons whose careers have not yet been fully documented or evaluated.

Planner

Carl L. Gardner and Associates

The master plan for University Hill Farms was prepared by the firm of Carl L. Gardner and Associates. Carl L. Gardner, the principal of this firm, was a graduate of Harvard University and a member of the American Institute of Planners. During the years just before the start of World War II he served as the Federal Housing Administration's chief land planning consultant and then as the director of the FHA's planning division. Subsequently, from 1945-1953, Gardner acted as the director of the Chicago Plan Commission, but in 1953 he decided to establish his own planning consulting firm in Chicago, Carl L. Gardner and Associates; his firm quickly established itself as a regional leader in this still relatively new field.

[86] Ames, David L. and Linda Flint McClelland. Op. Cit., p. 67.

Gardener's timing was excellent because the post-war suburban housing boom created a real need for experienced planners who could help established communities guide the rapid growth they were experiencing. A complete list of this firm's projects has yet to be compiled, but existing lists contain more than 150 projects completed by the firm between 1953 and 1983. The lion's share of these projects are in Illinois and included everything from community-wide master plans, to zoning regulations, and population analysis. The firm also worked in surrounding states, including Wisconsin, where it completed projects for the cities of Madison and Lake Geneva as well as for the villages of Brown Deer, near Milwaukee, and Greendale, also near Milwaukee.

In 1955, the same year Gardner's firm worked with Professor Richard Ratcliff of the University of Wisconsin to develop the University Hill Farms master plan, Gardner was also serving a two-year term as the president of the Chicago Building Congress. Gardner's firm would later work with Professor Ratcliff once again in 1966 in the preparation of an Economic Analysis and Planning Recommendations for the Gisholt Tract in Monona, Wisconsin, located adjacent to the city of Madison.

Madison Architects

Ames, Torkelson, & Nugent

Harold Richard Ames was born in Belvedere, Illinois in 1927. He graduated from Shurtleff College in Alton, Illinois in 1946 and from the Illinois Institute of Technology in Chicago in 1950 with a degree in Architecture. Ames then became as associate in the Madison office of Kaeser & McLeod and continued with this firm until 1956, when he opened his own firm. In 1959, Ames associated with Robert P. Torkelson and Frederic T. Nugent in the firm of Ames, Torkelson & Nugent.[87]

Robert P. Torkelson was born in Merrill, Wisconsin in 1922. He graduated first from the University of Wisconsin with a degree in mathematics in 1951 and then from University of Illinois with a masters degree in architecture in 1954. Torkelson worked first as an architect and engineer with Stanley Engineering Co. of Muscatine, Iowa, and then with Mead & Hunt in Madison, Wisconsin from 1956 to 1959. In 1959, Torkelson entered into partnership with Harold R. Ames and Frederic T. Nugent in the firm of Ames, Torkelson, & Nugent.[88] By 1985, Torkelson had formed his own firm, Torkelson & Associates, in Madison.

District buildings by Ames, Torkelson, & Nugent

[87] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 13.
[88] Koyl, George S. (ed.). Op. Cit., p. 709.

Robert P. & Lucille H. Torkelson House	4902 Bayfield Terrace	1966
Hill Farms Swim Club	2 N. Eau Claire Avenue	1960[89]

Herbert N. DeLevie

Herbert N. DeLevie (1934-1989) was born in Rheine, Germany, in 1934. DeLevie and his family subsequently moved to Holland to escape religious persecution and they spent the World War II years there in hiding. After the war, the family returned to Germany and then returned to Holland once again before finally immigrating to the United States in 1949, and to Madison in 1950. DeLevie graduated from West High School in 1951 and enrolled at the University of Wisconsin. An encounter with Frank Lloyd Wright resulted in DeLevie being accepted as an apprentice at Taliesin, where he studied for two years before joining the army and serving in Korea. After this war, DeLevie moved to Los Angeles and practiced architecture there, among other things, until returning to Madison in 1964, where he set up an architectural practice of his own. In 1976, DeLevie formed DeLevie and Assocs. and he ran this firm until his death in Madison in 1989. [90] DeLevie's studies at Taliesin ensured that his buildings would look like no one else's and his body of work contains some of Madison's finest Contemporary style buildings, most of which are single-family residences.

District building by Herbert N. DeLevie:

Herbert DeLevie Duplex Condominium	5317-9 Manitowoc Parkway	1985[91]

John J. Flad & Associates

John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with Madison architect James O. Gordon, followed by a short period as a draftsman with another local architect, Robert Wright. From 1909-1914, Flad worked as a draftsman in the offices of several Chicago architects and contractors including: George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Co. Returning to Madison in 1914, Flad worked as an architect in the architectural office of Alvan E. Small until 1917, when he left to work in the office of the State Architect for a year and 10 months. In 1922, Flad again returned to work with Small as his associate, this relationship lasting until 1925, when Flad took on Frank S. Moulton as a partner in the firm of Flad & Moulton.

[89] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This building is significantly altered.
[90] <www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp>
[91] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name, but in 1941, he became associated with his son and fellow architect, Thomas H. Flad, in a new firm located in Madison. Gradually, this firm evolved into John J. Flad & Assoc., which, in the 1960s and 1970s, would grow to become one of Madison and Wisconsin's largest and most successful architectural firms and remains so today. Flad died in 1967, but his descendants still continue to operate the firm he founded today.[92]

District Buildings by John J. Flad & Assoc.

Attic Angels Nursing Home & Tower	602 N. Segoe Road	1960/1976[93]
Park Towers Apartments	4801 Sheboygan Avenue	1961[94]

Herb Fritz, Jr.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the few successful Madison-area architects 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 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 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 School of the Art Institute 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 and it remained his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, however, 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

[92] *The Capital Times*. August 23, 1967 (obituary of John J. Flad).
[93] *John J. Flad & Associates: Architects, Engineers, Planners*. Madison, 1970, n.p. Published by the firm as a catalog of its past and then current projects. Note: a high rise apartment tower designed by the Flad firm was attached to the original building in 1976.
[94] *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 7.

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."[95] Fritz died at Hilltop Farm in 1998.[96]

District building by Herb Fritz, Jr.:

Prof. C. J. & & Edna Chapman House	4825 Regent Street	1963[97]

Stuart W. Gallaher

Stuart William Gallaher was born in Appleton, Wisconsin in 1931 and he graduated from the University of Illinois in 1955. After serving in the U.S. Army Corps of Engineers, Gallaher and his wife, Emmy B. Gallaher, moved to Madison, where in 1961 he designed a home in the district for himself and his family at 5150 Door Drive. In 1965, Gallaher formed Stuart William Gallaher, Architect, Inc. and began a successful practice that was best known locally for his designs for the Olbrich Garden Center Complex in Olbrich Park and for the Garner Park Shelter, which is located just to the west of University Hill Farms.[98]

District Building by Stuart W. Gallaher

Stuart W. & Emmy Gallaher House	5150 Door Drive	1961[99]

Gausewitz & Cashin

Robert Charles Cashin (1926-2003) was born in Stevens Point, Wisconsin, on October 30, 1926, and he graduated from the University of Notre Dame with a B. S. degree in architectural engineering in 1949. He then moved to Madison, Wisconsin, and worked as a draftsman for John J. Flad until 1952, when he formed a partnership with Carl H. Gausewitz (Gausewitz and Cashin).[100] This firm lasted until 1960, when Cashin started his own firm, Cashin & Assoc.[101] By 1968, this firm had become

[95] 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.
[96] "Noted Architect, Wright Protégé Herb Fritz Dies." *Madison Capital Times*. Nov. 23, 1998. Obituary of Herb Fritz, Jr.
[97] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[98] Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D11.
[99] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[100] *Wisconsin State Journal*: November 9, 1952, p. 16.
[101] Ibid, October 27, 1960, Sec. 3, p. 4.

Cashin & Goodwin and in 1974, Cashin moved to Phoenix, Arizona to practice architecture for the Sentry Insurance Co. of Stevens Point, Wisconsin, and he finished his career in Phoenix with the Scottsdale Insurance Co. and retired there in 1996.[102]

Carl H. Gausewitz was born in Minneapolis, Minnesota in 1919. Gausewitz graduated from the University of Illinois in 1947, then became a draftsman, first with Smith, Hinchman & Grylls in Detroit, then with Bellman, Gillett & Richards in Toledo, and finally with Law, Law, Potter & Nystrom in Madison. In 1950, Gausewitz started his own firm in Madison, Carl H. Gausewitz, Architect & Engineer, and in 1952 he joined with Robert Cashin in the firm of Cashin & Gausewitz. In 1960, Gausewitz once again formed his own firm, Gausewitz and Associates, and this firm was still active as late as 1981.[103]

Most of the buildings that Cashin designed while in partnership with Gausewitz were located in Madison and elsewhere in the southern half of the state and they were typical of a successful architectural practice and consisted of a mix of mostly Contemporary Style commercial and public buildings. The firm also designed single-family residences as well, including the district home of Madison building contractor Bernard B. Shomberg.

District building by Gausewitz & Cashin:

Bernard B. & Marjorie Shomberg House	5159 Juneau Road	1958[104]

District buildings by Cashin & Assoc.

Executive Building	4513 Vernon Blvd.	1964[105]
Associated Physicians Clinic	4410 Regent Street	1963[106]

Graven, Kenney, & Iverson

Paul H. Graven was born in Madison, Wisconsin in 1921. He graduated from the University of Illinois in 1948 and became an instructor in architectural design at Oklahoma State College for 2½ years, then was a designer in the Madison offices of Law, Law, Potter & Nystrom for 5 years. He then became an

[102] *The Arizona Republic* (Phoenix). August 5, 2003 (obituary of Robert C. Cashin).
[103] Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D12.
[104] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[105] Ibid.
[106] Ibid.

associate in the same firm and worked there for another five years before becoming a partner with Donald E. Iverson and Norman Kenney in the Madison firm of Graven, Kenney & Iverson in 1960.[107]

Donald E. Iverson was born in Mount Horeb, Wisconsin in 1920. He graduated from the University of Illinois in 1948 and became a structural designer in the Madison offices of Law, Law, Potter & Nystrom for 7 years. He then became an associate in the same firm and worked there for another five years before becoming a partner with Paul H. Graven and Norman Kenney in the new Madison firm of Graven, Kenney & Iverson in 1960.[108]

District buildings by Graven, Kenney, & Iverson

Grayson Building	4414 Regent Street	1961[109]
Anchor Savings & Loan Branch Bank Building	302 N. Midvale Boulevard	1966[110]
Paul H. & Pat Graven House	5018 Bayfield Terrace	1959[111]

Carl Fredrick Huboi

Carl F. Huboi was an architect with Siberz, Purcell & Cuthbert in Madison when he designed his own home in University Hill Farms and the Wilkening House.

District buildings by Carl F. Huboi

Carl F. & Jeanne Huboi House	4701 Waukesha Street	1958[112]
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[113]

William V. Kaeser

William V. Kaeser (1906-1994) was born into a family of Swiss descent who 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

[107] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 261.
[108] Ibid, p. 341.
[109] *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 6.
[110] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[111] Ibid.
[112] Ibid. This house is believed to be individually eligible for NRHP-listing.
[113] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

which he graduated with a master's degree in architecture in 1932. Kaeser then went to work again for Riley from 1932 - 1933. He then joined a group of architects and planners at the Cranbrook Academy of Art in 1933, and produced a regional plan for Madison, WI. In 1935, Kaeser set up his own practice in Madison. While establishing his practice, Kaeser also worked part time as a city planner for the City of Madison from 1935 until 1938, but from 1938 onward and until shortly before his death, Kaeser was in active practice as an architect, working almost entirely within the modernist idiom. In 1951, Kaeser affiliated with Arthur McLeod, a structural engineer, in the firm of Kaeser & McLeod, later Kaeser, McLeod, & Weston.

During his long career here Kaeser produced buildings of many types, but he was best known for his residential work, which comprises some of Madison's finest modern residential architecture. 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 also produced designs for many other types of buildings as well, however, including a notable group of Contemporary Style churches, one of the best of which is his Covenant Presbyterian Church, which is located in the district. The Kaeser-designed Fellowship Hall of this church was built in 1957, its Kaeser-designed Education wing was added on to it in 1961, and its Kaeser-designed Sanctuary followed in 1967.

District building by William V. Kaeser and Kaeser & McLeod

Covenant Presbyterian Church	326 S. Segoe Road.	19571961/1967[114]

Emil Walter Korenic

Emil W. Korenic was born in Chicago in 1926 and graduated from the University of Illinois in 1951.[115] In the same year Korenic joined the firm of John J. Flad & Assoc. in Madison and he was an architect with this firm when he designed his own home in University Hill Farms.

District building by Emil W. Korenic

Emil W. & Donna Korenic House	4710 Waukesha Street	1958[116]

[114] Ibid.
[115] Koyl, George S. (ed.) Op. Cit., p. 391.
[116] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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, 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 Gausewitz and Cashin.[117] By 1956, though, 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 and he is still a member of the AIA today (2014) and is living in Green Valley, Arizona.

Jack Klund is not known to have designed any buildings in the district but he was the first architect to advise the University Hill Farms Association architectural review committee and most design issues in the district were refereed and approved by him from 1957 until at least 1964. Because his name or stamp appears on so many district plat plans and documents, many later homeowners in the district have the understandable but erroneous belief that he designed their buildings.

Krueger, Kraft & Associates

The principals in the firm of Krueger, Kraft & Assoc. were Lloyd O. Krueger, architect, and Robert C. Kraft, Mechanical Engineer. Lloyd Oscar Krueger (1921-unknown) was born in Grinnell, Iowa on June 11, 1921 and he was educated at the University of Wisconsin and the University of Michigan, from the latter of which he graduated in 1949 after first having served in the U.S. Army Air Force in World War II. Before forming his own firm in Madison in 1961 with Robert Kraft, Krueger was an architect in the architectural firm of Siberz-Purcell-Cuthbert in Madison and was responsible for the design of several buildings on the Edgewood College campus in Madison, including a dorm building and chapel (1957), classroom building (1959), and gymnasium (1961).[118] Krueger was still in practice in Madison in 1985 as a principal in a successor firm, Krueger Shutter & Assoc. with Richard C. Shutter, and the firm was producing designs for both private and public buildings.[119]

[117] *Wisconsin State Journal*: July 31, 1953, Sec. 2, p. 2.
[118] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Company, 1962, p. 395.
[119] Wisconsin Society of Architects. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D15.

District building by Krueger, Kraft & Assoc.

Dr. Kenneth M. & Beverly Sachtjen House	5001 Bayfield Terrace	1963[120]

District building by Lloyd O. Krueger.

Harry J. & Dorothy Mason House	7 Waushara Circle	1960[121]

Florian Remitz

Florian Remitz designed the Regent Building in the district while practicing on his own. By 1981, however, he was an associate in the firm of John J. Flad & Associates.

District building by Florian Remitz

Regent Building	4506 Regent Street	1963[122]

Robert A. Rosenthal

Robert Allen Rosenthal was born in Chicago. Rosenthal enrolled in the University of Illinois and graduated from that institution with a Bachelor's degree in Architecture in 1955. In 1960, Rosenthal moved to Madison and designed a five-building apartment complex that is located at the end of Catalpa Court in the Burr Oaks Plat.[123] From 1962 to 1965 he was a partner in the firm of Fritz, Rosentahl and Associates, which, in 1964, designed a 35-unit apartment building located in the 1800 block between Beld and South Park Streets.[124] In 1965, Rosenthal opened his own office, Robert Rosenthal Associates, which in that same year designed a 56-home suburban development known as Meadowood East that was comprised of 25 different house models, all of which were designed by his firm.[125] In 1967, Rosenthal moved to La Jolla, California and he opened a new office there that specialized in designing healthcare buildings. Later, he became regional vice-president of American Medical Buildings (AMB) and in 1988 he led the buy-out of AMB's West Coast division, which resulted in the formation of Pacific Medical Buildings, of which Rosenthal is still the executive

[120] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[121] Ibid.
[122] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[123] *Wisconsin State Journal*: June 12, 1960, Sec 2, p. 7 (illustrated).
[124] Ibid, April 15, 1964.
[125] Ibid, January 22, 1966, p. 43 (illustrated).

chairman today.

District building by Robert A. Rosenthal

Cecilio & Carmen Alvarez House 4802 Waukesha Street 1959[126]

Siberz, Purcell & Cuthbert

Lewis A. Siberz (1899-1984) was born in Baraboo, WI in 1899, served in World War I, and studied architecture at the universities of Notre Dame, Illinois, and Wisconsin. In 1923, he was hired as a draftsman by Frank Riley and he continued in that position until 1930, when he became Riley's partner in the firm of Riley and Siberz. In 1935, Siberz went into practice for himself, although the fact that his office was in the same building as Riley's (24 East Mifflin Street) from 1935 - 1941 suggests that relations between the two men remained cordial. In 1941, Siberz moved his office into 103 West Mifflin Street where he remained until he formed the firm of Siberz, Purcell, and Cuthbert in 1954. Siberz died in Madison in 1984, at the age of 85.[127]

Mark Thomas Purcell was born in Madison in 1903 and was educated first at the University of Wisconsin and graduated from MIT with a BS degree in architecture in 1930. Purcell was subsequently a draftsman-designer in the offices of Coolidge, Shepley, Bullfinch, & Abbott in Boston; Raymond Hood, in New York, and Richard Neutra in Los Angeles between 1931 and 1933, before moving back to Madison in the same year and becoming a draftsman in the office of John J. Flad. From 1939-1942 he had his own practice in Madison and from 1945-1952 he was a draftsman in the office of Lewis Siberz. He subsequently became a partner with Siberz in the firm of Siberz & Purcell in 1954.[128]

Alexander James Cuthbert was born in St. Catherine, Ontario, in 1906. Cuthbert was educated at the University of Wisconsin and was subsequently a draftsman in the office of George S. Rider Co. in Cleveland, Ohio, and Beatty & Strang in Madison and Albert Kahn & Assoc. in Detroit before joining Lewis Siberz and subsequently becoming a partner in 1957 in the firm of Siberz, Purcell, and Cuthbert.[129]

District building by Siberz, Purcell, and Cuthbert

[126] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[127] *Wisconsin State Journal*. September 20, 1984. (Obituary of Lewis Siberz).
[128] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 568.
[129] Ibid, p. 149.

Midvale Regent Building 202 N. Midvale Boulevard 1966[130]

Edward A. Solner

Edward Adam Solner (1934-) was born in Chicago, Illinois, in 1934. Solner attended several colleges and universities before ultimately graduating from the University of Illinois in 1957. He subsequently moved to Madison and was a partner in the firm of Knudson, Solner, & King from 1963 until 1969, when he organized his own firm: Edward A. Solner & Assocs.[131] Solner is still the principal in this firm today, which is located in Middleton, Wisconsin.

District building by Edward A. Solner

Prof. Marvin T. & Ellouise Beatty House 4702 Waukesha Street 1959[132]

Weiler & Strang

Joseph J. Weiler (1904-ca.1987) was born in Vincennes, Indiana in 1904 and he 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. It is unknown what BOW stands for; possibly it was a governmental agency involved in wartime construction. In 1944, Weiler affiliated with Allen J. Strang in the Madison architectural firm of Weiler and Strang.

Allen J. Strang was born in Richland Center, WI in 1906. He studied engineering at the UW 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 and he received still further training by working summers as a draftsman and designer in the Philadelphia office of internationally known architect and UP 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 moved to Madison and Strang began a partnership with Hamilton Beatty that was to last until 1940, when Beatty moved to Detroit.

[130] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[131] *American Architects Directory*. New York: R. R. Bowker Company, 1970, p. 860.
[132] Nichols, Trent L. "The Beatty Residence (4702 Waukesha Street, Madison, Wisconsin), Built 1959." Baltimore, Goucher College, Unpublished Manuscript, May 13, 2008.

Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison in 1944 and formed a partnership with Joseph Weiler and the firm of Weiler & Strang soon became one of the busiest firms in the city.[133] This firm later became Weiler, Strang, McMullin and Associates when Roger E. McMullin (1916-) joined the firm. Weiler and Strang (now Strang Assoc.) has since produced many of Madison's best post-war buildings, including notable schools, churches, office buildings, and other building types.

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.

All of the buildings that Weiler & Strang designed in the district are non-single-family residences.

District buildings by Weiler & Strang

Charles R. Van Hise Elementary and Junior High School	4801 Waukesha Street	1957/1959[134]
Karen Arms Apartments (11 Garden Apartment Buildings)	202-426 N. Segoe Road/ 4702-4806 Regent Street	1959-1964[135]
Wisconsin Life Insurance Company Building	709 N. Segoe Road	1961[136]
Hilldale State Bank Building	401 N. Segoe Road	1962[137]
Dairyland Insurance Company Building	635 N. Segoe Road	1960[138]
Church of Jesus Christ of the Latter Day Saints	4505 Regent Street	1963/1978[139]

[133] *Wisconsin State Journal*: July 14, 1945, p. 6.
[134] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This school is believed to be individually eligible for NRHP-listing.
[135] "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, p. 15. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[136] This building (AHI# 101926) was demolished in 2007.
[137] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[138] This building has now been demolished.
[139] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

Non-Madison Architects

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who was arguably America's greatest architect and Wisconsin's most famous son, designed a single building in the district: the Prof. Walter & Ellen Rudin House at 110 Marinette Trail, built in 1959. No attempt will be made to retell the story of Wright's life and work here, since both are too well known and too large in scope to be repeated in this format. The design of the Rudin House was actually one of several pre-fabricated building designs that Wright produced for Madison building contractor Marshall Erdman between 1956 and 1959. The Rudin house's plan is known as the Erdman Prefab #2 and the house itself was completed by Erdman in time for inclusion in the 1959 Parade of Homes.[140] This event took place in University Hill Farms and the Rudin House, not surprisingly, was the hit of the show.[141]

District building by Frank Lloyd Wright

Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959

Blake, Wirth, & Associates

Richard Patrick Blake was born in Milwaukee in 1930 and he graduated from the University of Illinois in 1953 with a degree in Architecture and Engineering. In 1960, Blake formed his own firm in Milwaukee, Richard Blake & Assoc. and in 1966 he became a partner in the successor firm of Blake, Wirth & Associates with Robert G. Wirth.[142]

Robert George Wirth was born in Milwaukee in 1934 and graduated from the University of Illinois in 1957 with a degree in Architecture. He served in the U.S Army Corps of Engineers from 1958-1965 and then joined with Richard P. Blake, first as an associate and then as a partner in Blake, Wirth & Assoc.[143]

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[140] Storrer, William Allin. *The Frank Lloyd Wright Companion*. Chicago: University of Chicago Press, 1993, pp. 444-445. 402. See also: Sprague, Paul E. "The Marshall Erdman Prefabricated Buildings," in *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, ed. by Paul Sprague, Madison: Elvehjem Museum of Art, 1990, pp. 155-158. This house is believed to be individually eligible for NRHP-listing.
[141] "Wright-Designed Home is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959, Sec. 6, p. 4.
[142] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 77.
[143] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 1005.

District building by Blake, Wirth & Assoc.

Hickory Glen Apartments	4833 Sheboygan Avenue	1969[144]

Donald Allen Davis

Donald Allen Davis was born in Milwaukee in 1922 and received a B.S. degree in architecture from the University of Michigan in 1950. He first worked for Eschweiler & Eschweiler in Milwaukee from 1946-1953 and then with Rasche, Schroder & Spransy in Milwaukee from 1953-1960 before forming his own firm, Donald Allen Davis, in 1960.[145]

District building by Donald Allen Davis

Hilldale Towers Apartments	4817 Sheboygan Avenue	1965/1983[146]

Edward Y. Osborne

Edward Y. Osborne was born in Fairbanks, Alaska, the son of Mr. and Mrs. C. E. Osborne of Harding Lake, Alaska. He first practiced in Fairbanks with the firm of Gray, Rogers and Osborne before moving to Milwaukee with his wife and four children in 1965 to take up a position with Py, Vavra, Inc., Architects & Engineers. By 1981, Osborne had started his own firm in Milwaukee, Edward Y. Osborne, Architect, and in 1985 he began designing the Monticello Apartments in the University Hill Farms Historic District, by which time his firm was known as Osborne, Associates.

District buildings by Edward Y. Osborne

Monticello Apartments (5 Buildings)	202 & 402 North Eau Claire Avenue/5001-29 Sheboygan Avenue	1985-1989[147]

Builders

The building-specific information that follows was derived from City of Madison Building Permits, City Assessors Records, and Madison City Directories unless otherwise noted.

[144] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[145] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 206.
[146] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[147] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

ABC Builders (B. K. Jordan, Richard P. Lee)[148]

James R. & Nell Cooper House	4706 Lafayette Drive	1960
Hyman B. & Florence Parks House	4749 Lafayette Drive	1962
Robert C. & Elizabeth Parker House	4921 Marathon Drive	1960
Richard E. & Betty Hagan House	5013 Marathon Drive	1960
Howard & Delores Rasmussen House	5210 South Hill Drive	1969
Prof. Shao Ti & Charlotte Hsu House	4714 Waukesha Street	1959

Keith F. Anderson

John & Ethel McMillen House	4809 Bayfield Terrace	1959
Mrs. Helen Hansbrough House	4817 Bayfield Terrace	1961
Prof. Wilson & Grace Thiede House	4825 Bayfield Terrace	1960
Robert J. & Patricia Fausett House	4909 Bayfield Terrace	1961
Dale A. & Nora Nordeen House	5009 Bayfield Terrace	1958
Prof. Patrick & Mary Ann Boyle House	5021 Bayfield Terrace	1962
Clyde & Lois Selix House	5026 Bayfield Terrace	1963
Prof. A. Burr & Mary Fontaine House	5302 Burnett Drive	1960
John E. & Jane Wise, Jr. House	50 S. Eau Claire Avenue	1959
C. Dennis & Barbara Besadny House	53 S. Eau Claire Avenue	1959
Mrs. Leonore M. Leake House	54 S. Eau Claire Avenue	1958
Charles W. & Mildred Decker House	4717 Fond du Lac Trail	1960
Thomas & Artha Jean Towell House	4722 Fond du Lac Trail	1959
Charles E. & Mary Mueller House	4806 Fond du Lac Trail	1960
Dr. Allen D. & Charlotte Hoff House	4902 Fond du Lac Trail	1960
Prof. Max W. & Phyllis Carbon House	4906 Fond du Lac Trail	1959
John P. & Eunice Hendrickson House	4914 Fond du Lac Trail	1959
Russell P. & Doris Bailey House	4917 Fond du Lac Trail	1961
Dr. Leigh M. & Marilyn Roberts House	4921 Fond du Lac Trail	1965
Theodore E. & Carolyn Stephenson House	210 Green Lake Pass	1964
Max G. & Dorothy Guhl House	5114 Juneau Road	1958
Walter F. & Mary Schar, Jr. House	5162 Juneau Road	1960
Jack B. & Mary Padgham House	21 Kewaunee Court	1957
Keith F. & Gene Anderson House	5002 La Crosse Lane	1957
Michael R. & Therese Vaughn House	4714 Lafayette Drive	1973

[148] This firm was still extant in 1981.

Richard C. & Della Weatherwax House	4718 Lafayette Drive	1959
Mrs. Mary B. Comdin House	4725 Lafayette Drive	1958
Clarence O. & Ruth Widder House	4825 Marathon Drive	1957
Prof. John E. & Beth Ross House	5022 Marathon Drive	1958
William C. & Lois Bjerk House	5101 Marathon Drive	1958
Maurice D. & Dorothy Malone house	5105 Marathon Drive	1958
Ed A. & Jane L. Pawenski House	213 Marinette Trail	1960
Dr. Edward I. & Harriett Boldon House	5222 Pepin Place	1959
Jack W. & Betty Densmore House	321 Racine Road	1960
Robert N. & Lois Dick House	106 Richland Lane	1957
J. Don & Maxine Hanesworth House	210 Richland Lane	1957
Prof. Jed & Susan Finman House	101 S. Rock Road	1963
Prof. Quillian & Dr. Marian Murphy, Jr. House	4821 South Hill Drive	1957
Bernard J. & Helen Young House	4901 South Hill Drive	1957
Covenant Presbyterian Church Parsonage	5009 South Hill Drive	1962
Phillip J. & Trudy Starr House	5205 South Hill Drive	1960
Prof. Glen C. & Joan E. Pulver House	3 Walworth Court	1958
Dr. George G. & Patsy Rowe House	5 Walworth Court	1958
Dr. William C. & Harriet Mussey House	4814 Waukesha Street	1961
Cass F. & Viola Hurc House	5 Waupaca Court	1959

Bauer & Needham Construction Co.

Norman & Margaret Levin House	4914 Bayfield Terrace	1962
Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
Joe W. & Carol Clarke House	15 Kewaunee Court	1958
Harry J. & Dorothy Mason House	7 Waushara Circle	1960[149]

Harold Bewick

Harold Bewick (1919-unknown) came to Madison in 1928 from near Mason City, Iowa. He graduated from East High School, attended the University of Wisconsin for a semester, married his wife Marie, quit school and got a job at Gisholt Machine Co. in Madison. After serving in the Navy in World War II, Bewick bought two lots in Monona, Wisconsin and built two houses, one for himself and his wife and one to sell, which happened immediately. He continued to build houses in the greater Madison area until his retirement at the age of 58, after which he sold real estate. Bewick estimated that in his

[149] Lloyd O. Krueger, architect.

career he built nearly 300 houses and more than 2000 apartments.[150]

Donald G. & Betty Harrer House	5111 Juneau Road	1958
Leslie R. & Myra Meinberg House	7 Kewaunee Court	1958
Dr. Frederick & Virginia Pitts House	9 Kewaunee Court	1958
Sheldon W. & Gerda Sweet house	5046 La Crosse Lane	1959
Harold H. & Lorraine Baker House	5050 La Crosse Lane	1959
Prof. Paul J. & Dorothy Grogan House	115 Marinette Trail	1959
Daniel A. & Bea Jacobson House	105 Richland Lane	1957
Norman T. & Gladys M. Baillies House	4901 Waukesha Street	1958

Stanley O. Bokelmann & Associates

Besides being a builder of custom houses, Stanley O. Bokelmann was also the regional distributor and dealer for Modular Homes, Inc. of Kirkwood, Missouri, a manufacturer of semi-prefabricated houses. These houses featured Contemporary Style designs and were largely pre-fabricated at the Missouri factory using post and beam construction methods. Working within the general parameters of the designs the company offered, Bokelmann and his staff could offer clients a house that was still modified to meet their specific requirements, resulting in what was often practically a custom-built house using largely pre-fabricated elements.[151]

Lawrence J. & Lil Kosikowski House	5113 Door Drive	1960
Arthur B. & Doris Morey House	4909 Fond du Lac Trail	1959
Prof. Thomas & Lorna Hoffman House	5101 Juneau Road	1959
William C. & Leah Rowland House	5142 Juneau Road	1958
Prof. Leonard & Nettie Berkowitz House	3 Kewaunee Court	1958
Dr. Leslie & Elizabeth Kirkpatrick House	5037 La Crosse Lane	1959
Dr. Larry & Mary Lou Hogan House	5041 La Crosse Lane	1959
Trygve E. & Marian Thoresen House	201 Marinette Trail	1959
Stanley O. & Dorothy Bokelmann House	313 Racine Road	1960
Burdette L. & Doris Fisher House	5118 Regent Street	1960
William D. & Wanda Godshall House	114 Richland Lane	1957[152]
Elmer & Mary Holland House	5001 South Hill Drive	1957
Alex J. & M. A. Cochrane House	5118 South Hill Drive	1960
Weston M. & Em Lennox House	5202 South Hill Drive	1959

[150] Richgels, Jeff. "First Parade Was Simple Affair." *The Capital Times*, June 6, 1997, Sec. C, p. 4C.
[151] "Prefab Home Offers Many 'Custom" Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.
[152] "Prefab Home Offers Many 'Custom" Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

Prof. Eugene & Ruth Friedman House	17 Walworth Court	1957

Joe Daniels Construction Co. (aka Daniels Construction Co.)

Joseph Daniels, Sr. established the Joe Daniels Construction Co. in 1953 and this firm is still managed by his son today. From modest beginnings, this firm has grown to become one of Madison's larger construction firms and it has also achieved an enviable reputation for high quality work in the process. In the early stages of its development the firm was best known for its residential work and several of these projects are located within the district and are listed below. Today, however, the firm is best known for much larger commercial and institutional projects such as the recently completed renovation of the Wisconsin State Capitol building in Madison.

Francis A. & Twila Blake House	5 S. Eau Claire Avenue	1959
Dale C. & Leah Aebischer House	34 S. Eau Claire Avenue	1959
Harold & Edith Hopkins House	5117 Juneau Road	1958
Guy & Thelma Freas House	4805 Marathon Drive	1957
Alan G. & Elaine Wolf House	4806 Marathon Drive	1957
Asdolah & Touba Jarvid House	4925 Marathon Drive	1958
Edward H. & Jean Nielsen House	5202 Pepin Place	1959
William C. & Bernice Kahl House	113 Richland Lane	1957
C. Lee & Arlene Miller House	213 Richland Lane	1957
Alfred H. & Esther Wendte House	214 Richland Lane	1957
Donald & Delores Solyst House	125 S. Segoe Road	1958
Victor & Hazel Tolbert House	137 S. Segoe Road	1958
David Bruce & Carol Haskin House	202 S. Segoe Road	1958
Robert & Mae Dion House	206 S. Segoe Road	1958
Lois Goldman & Dayle Miller House	4818 South Hill Road	1958
Bernard S. & Mary Ellen Wilson House	4822 South Hill Road	1959
Robert G. & Iris Doerner House	4825 South Hill Road	1957
Charles P. & Roberta Siebold House	4826 South Hill Road	1957
Stanley J. & Jane B. Ferris House	5 S. Whitney Way	1959
John J. & Marjorie Schara House	17 S. Whitney Way	1959

Dirienzo Brothers (Clair M. , Thomas, and Vincent T. Dirienzo, Jr.)[153]

Clair M. & Charles Dirienzo Duplex	5121-23 Manitowoc Parkway	1961

[153] The Dirienzo family also did terrazzo fabrication and operated a monument works located on Regent Street that is still in operation today.

Bertrand & Jean Kalhagen House	4837 Marathon Drive	1958
Kenneth G. & Anita Helfrect House	5117 Marathon Drive	1959
H. William & Betty Jenkins House	5126 Marathon Drive	1961
Paul & Diane Sergenian House	5214 South Hill Drive	1959

Dohm Construction Co.

Gerald F. Dohm (1926-2011) was born in Madison on October 20, 1926. He enlisted in the Army Air Corp in 1944. At the end of the war he went to work as a carpenter foreman but he was soon recalled to serve in the Korean War. After his discharge he resumed his career as a carpenter and started his own firm, Dohm Construction Co., which became one of the city's premiere home building and remodeling firms. He also became a developer as well and developed the Cloverdale and Park Lawn Place subdivisions and also the Parkwood Hills and Park Towne developments. Dohm was also active as a board member of the National Association of Home Builders and of other professional organizations. Dohm died in Madison on September 13, 2011.

Dr. Mark F. & Adele Backs House	5 Cheyenne Circle	1960
James R. & Dorothy UnderKofler House	6 Cheyenne Circle	1960
Vernon H. & Cathern Schultz House	14 Cheyenne Circle	1960
Dr. John C. & Ann McAleavey House	306 Cheyenne Trail	1960
Byron W. & Betty Schmeling House	309 Cheyenne Trail	1963
Dr. Mark F. & Adele Backs House	310 Cheyenne Trail	1963
Glenn S. & Daisy Pound House	313 Cheyenne Trail	1964
Robert J. & Dolores Shand house	317 Cheyenne Trail	1963
Prof. James E. & Doris Kennedy House	318 Cheyenne Trail	1964
First Baptist Church Rectory	321 Cheyenne Trail	1964
Julian P. & Mirian Bradbury House	322 Cheyenne Trail	1964
Prof. Dwayne & Wilma Rohweder House	325 Cheyenne Trail	1964
William A. & Joan Atkins House	326 Cheyenne Trail	1965
Prof. Ronald & Maria Engerman House	330 Cheyenne Trail	1965
Thomas W. & Donna Erbach House	333 Cheyenne Trail	1965
Clarence M. & Mary White, Jr. House	5137 Door Drive	1960
Charles F. & Lillian Norton House	5149 Door Drive	1961
Mrs. Dorothy Torrance House	14 S. Eau Claire Avenue	1958
Lyman R. & Betty J. Frazier House	4709 Fond du Lac Trail	1962
Dr. Laurence T. & Audrey Giles House	4714 Fond du Lac Trail	1961
Robert L. & Muriel Curry House	4805 Fond du Lac Trail	1961
Robert & Doris Mortenson House	209 Green Lake Pass	1962

Dr. Peter L. & Phyllis Eichman House	5033 La Crosse Lane	1962
Wallen F. & Lenore Vaughn House	4722 Lafayette Drive	1962
Joseph & Eileene Kuno House	4726 Lafayette Drive	1960
Carl & Jane Loper House	4730 Lafayette Drive	1958
Henry L. & Luella Brown, Sr. House	4741 Lafayette Drive	1959
Rufus F. & Angela Wells Duplex	5015-17 Manitowoc Pkwy.	1965
John Hammacher Duplex	5019-21 Manitowoc Pkwy.	1965
Rufus Wells Duplex	5023-25 Manitowoc Pkwy.	1965
Dr. Dennis O. & Freida Carey Duplex	5106-08 Manitowoc Pkwy.	1963
George J. & Germaine Speckman House	5027 Marathon Drive	1958
Prof. Richard J. & Jeannine Smith House	305 Marinette Trail	1977
Kenneth & Shirley Tuhus House	5141 Pepin Place	1958
Joseph E. & June Nusbaum House	5214 Pepin Place	1959
Regent Building	4506 Regent Street	1963
Prof. C. J. & Edna Chapman House	4825 Regent Street	1963[154]
Richard J. & Lucy Genn House	205 Richland Lane	1957
John A. & Barbara Russell House	5010 South Hill Drive	1962
E. Kendall & Natalie Witte House	5014 South Hill Drive	1962
Prof. James W. & Lois Hensel House	5018 South Hill Drive	1961
Frank P. & Ann G. Schiro House	5221 South Hill Drive	1977
Mrs. Aurelia Puletti House	4806 Waukesha Street	1964

Marshall Erdman & Associates

Calling Marshall Erdman (1922-1995) a "builder" 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.[155]

By 1995, Erdman had become one of Madison's richest men, by far its biggest builder, and a significant patron of the arts, but he began his career as a 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

[154] This house was designed by Herb Fritz, Jr.
[155] Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Madison, 1999. p. 135.

1947 and which was designed by his wife, Joyce Erdman. This house was purchased by Elsie Fansler even before it was finished. Erdman then bought lots in the nearby village of Shorewood Hills with the profits and began to build more houses. In 1951, Erdman joined with Henry Peiss, a carpenter and former partner at Nelson-Peiss Products Manufacturing Company, which had made ammunition boxes for the army during World War II. Their new firm was called Erdman-Peiss Lumber Company, which was located one block west of the University Hill Farms on University Avenue. Erdman-Peiss Lumber sold lumber to others but it mainly existed in order to provide Erdman with lumber for house-building at wholesale prices. In 1953, the two partners introduced the U-Form-It houses, which was a series of pre-fabricated houses that Erdman believed could be built -at least in part- by the homeowners themselves. At first there were two models, both being one-story, three bedroom houses designed by the Madison architectural firm of Weiler & Strang. By 1954, however, there were ten Contemporary style and Ranch style models and these houses sold well. The Erdman and Peiss partnership ended in 1956, but Erdman and Associates would continue to build prefabricated house until 1964, and a number of these were built in the University Hill Farms Historic District.[156]

Today, Erdman is best known for his association with Frank Lloyd Wright and for acting as the general contractor for the construction of Wright's First Unitarian Church in Shorewood Hills. Less well known but of almost equal interest to architectural history is Erdman's lifelong interest in prefabrication, of which the U-Form-It houses were the first examples and of which the two designs that Frank Lloyd Wright created for him are the best known. In addition, Erdman also created Doctor's Park in the southeast corner of the village of Shorewood Hills some nine blocks east of the University Hill Farms area, which was the first group of the pre-fabricated doctor's offices whose design and construction would turn his company from a modest local building firm into a national company with offices in six states.

Harold & Elizabeth Linden House	5 Ashland Court	1960
Arvid & Avis Anderson House	4813 Bayfield Terrace	1959
Prof. Paul J. & Marian Kaesberg House	5002 Bayfield Terrace	1958
Prof. John & Frances Culbertson House	5305 Burnett Drive	1960
Prof. Jack W. & Barbara Miller House	5146 Juneau Road	1958
Prof. Gene R. & Louise De Foliart House	6 S. Kenosha Dr.	1959
Dr. Henrik A. & Ann Hartmann House	10 S. Kenosha Dr.	1960
Prof. Gilbert J. & Virginia Mannering House	225 S. Kenosha Dr.	1960
Dr. Seymour & Francis Crepea house	5 Kewaunee Court	1957
Prof. Sturges & Marilyn Bailey House	5049 La Crosse Lane	1959
Prof. Gene V. & Martha Fuguitt House	5062 La Crosse Lane	1959

[156]Moe, Doug and Alice D'Alessio. *Uncommon Sense: The Life of Marshall Erdman*. Black Earth, WI: Trails Custom Publishing, 2003, pp. 75-80, 214-217.

Roy G. & Doris Mita House	4705 Lafayette Drive	1959
Prof. David & Rhoda Berman House	4738 Lafayette Drive	1958
Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959[157]
David P. & Lillian Aide House	5110 Pepin Place	1960
Fred F. & Mary Ann Bloodgood House	5113 Pepin Place	1959
Prof. Marcos & Blanche Singer House	5021 Regent Street	1959
Henry J. & Elvira Pearson House	5126 South Hill Drive	1959
James & Ellen Bultman House	19 Walworth Court	1957
Charles R. Van Hise Elementary School	4801 Waukesha Street	1957[158]

J. H. Findorff & Son, Inc.

John H. Findorff was a Madison carpenter who, in 1890, started a construction company here making woodwork and cabinetry for the UW campus's new armory building (aka The Old Red Gym). By 1904, the company had a planning mill and lumberyard and the firm became known as J. H. Findorff, Contractor. By 1920, Findorff was Madison's largest contractor, a distinction the company still holds today. Most of this firm's Hill Farms projects were architect-designed.

Grayson Building	4414 Regent Street	1961
Park Towers Apartments	4801 Sheboygan Avenue	1962
Hilldale Shopping Center	702 N. Midvale Boulevard	1962
Hilldale Towers Apartments	4817 Sheboygan Avenue	1964
Curtis L. & Ferne Brown Duplex	5210-12 Manitowoc Pkwy.	1969
Anchor Savings & Loan Branch Office	302 N. Midvale Boulevard	1967/79

Fisher & Fischer (Bryant W. Fisher)

Jud & Marilyn Walstad House	3 Ashland Court	1957
Walter A. & Jean Meanwell House	5309 Burnett Drive	1960
Robert W. & Katherine Pohle House	5310 Burnett Drive	1961
Prof. E. James & Marian Archer House	5317 Burnett Drive	1961
Prof. William H. & Ruth Dodge House	5130 Door Drive	1960
Prof. Edward & Mary Kamarck House	5145 Door Drive	1966
Leland R. & Doris Fuelle House	17 S. Eau Claire Avenue	1961
Richard & Phyllis Pire House	45 S. Eau Claire Avenue	1958
Richard & Barbara Woroch House	4809 Fond du Lac Trail	1960

[157] This house was designed by Frank Lloyd Wright.
[158] This school was designed by Weiler & Strang.

Norman R. & Kitty Benz House	4813 Fond du Lac Trail	1959
Paul & Marilyn Lindau House	4913 Fond du Lac Trail	1962
Prof. Norman & Darlene Olson House	114 Green Lake Pass	1963
Thomas W. & Florence Geiger House	202 Green Lake Pass	1961
Freeman & Marcia Holmer House	206 Green Lake Pass	1966
Robert & Marjorie Friess House	5129 Juneau Road	1958
H. Stewart & Linda Manchester House	5134 Juneau Road	1958
Donald & Pauline Fugere House	5138 Juneau Road	1959
Jacob J. & Shirley Botwinick House	105 S. Kenosha Drive	1963
Norman S. & Patricia R. Jones House	217 S. Kenosha Drive	1961
Dr. Albert & Betty Arenowitz House	5058 La Crosse Lane	1958
Duplex	5122-24 Manitowoc Pkwy.	1961
James G. & Sylvia Mader House	4809 Marathon Drive	1956
Jacob J. & Shirley Botwinick House	4838 Marathon Drive	1957
Jack A. & Anna Clarke House	4910 Marathon Drive	1957
H. Edward & Priscilla Wolfram House	4913 Marathon Drive	1957
Robert V. & Lucille Phillips House	5046 Marathon Drive	1958
Prof. Alvin & Violet Hovland House	5050 Marathon Drive	1959
C. Leslie Reddick House	5051 Marathon Drive	1958
LeRoy L. & Virginia Dalton House	5058 Marathon Drive	1958
James D. & Katherine Meuer House	5059 Marathon Drive	1958
John & Helen Linhardt House	5109 Marathon Drive	1959
Robert G. & Aurelia Bergmann House	5122 Marathon Drive	1961
Kenland Building	216 N. Midvale Boulevard	1959
Victor W. & Bobbie Comstock House	7 Oconto Court	1958
Dr. Earl S. & Anita Shrago House	5118 Pepin Place	1960
Bryant W. & Louise Fisher House	5213 Pepin Place	1960
Robert F. & Betty B. Shimen House	5217 Pepin Place	1959
Clyde W. & Bernetta O'Leary House	309 Racine Road	1964
Hill Farms Professional Building	4510 Regent Street	1960
Kenneth G. & Shirley Kittleson House	5105 Regent Street	1964
Robert W. & Alice Schmitz House	221 St. Croix Lane	1959
Verle W. & Virginia Christensen House	142 S. Segoe Road	1957
Joseph & Esther Marie Zapata House	213 S. Segoe Road	1960
Eva M. & Kathryn S. Sommers House	217 S. Segoe Road	1960
Lyle M. & Carol Christenson House	5113 South Hill Drive	1959
Harry J. & Frances Robey House	5114 South Hill Drive	1960
Pete & Norma Paulieau House	5122 South Hill Drive	1960

Richard W. & Frances Hall House	5302 South Hill Drive	1964
Curtis C. & Marjorie Peters House	21 Walworth Court	1958
Dr. Edward H. & Mary S. Kohlner House	4610 Waukesha Street	1963
House	4722 Waukesha Street	1962
House	4730 Waukesha Street	1960
William J. & Diane J. Barnidge House	201 N. Whitney Way	1966
Robert C. & Virginia Kraft House	205 N. Whitney Way	1965
House	209 N. Whitney Way	1967
Prof. Everett M. & Sylvia O. Kassalow House	207 S. Whitney Way	1964
Dr. George H. & Irene Handy House	211 S. Whitney Way	1965
Prof. Leo M. & Carol Walsh House	221 S. Whitney Way	1965

Charles E. Fry

Harlan & Patricia Reif House	38 S. Eau Claire Avenue	1958
Elmer & Olive Stein House	5133 Juneau Road	1958
Rodney & Darlene Strosshein House	118 Marinette Trail	1959
William B. & Ruth Gara House	129 Richland Lane	1957

Gilbert Builders (William M. Gilbert)

Dr. William M. & Barbara Larson House	106 S. Kenosha Drive	1964
William M. & Phyllis Buzogany House	4721 Regent Street	1962
Lawrence H. & Donna Minkes House	5030 Regent Street	1961
Leonard T. & Cecilia Mackesey House	5102 Regent Street	1960

Hanson Construction Company (Burt Hanson)

Harold R. & Florence I. Wetzel House	9 Barron Court	1964
William T. & Gretchen Rieser House	4901 Bayfield Terrace	1962
Burton G. & Myrtle Billings House	5129 Door Drive	1960
Albert & Charlotte Hambrecht House	5142 Door Drive	1961
Stuart W. & Emmy Gallaher House	5150 Door Drive	1961[159]
Prof. William & Jane Hillsenhoff House	33 S. Eau Claire Avenue	1961
Burton O. & Jean Neesvig House	4901 Fond du Lac Trail	1959
William & La Verne Rosenbaum House	4929 Fond du Lac Trail	1962

[159] Stuart W. Gallaher designed this house.

Harry T. & JoAnn Ryan House	109 Green Lake Pass	1962
Lawrence C. & Sue Gontarek House	202 S. Kenosha Drive	1962
William J. & Anne Foy House	205 S. Kenosha Drive	1961
John H. & Helene Farrell House	214 S. Kenosha Drive	1961
Dr. John C. & Anne McAleavy House	4833 Marathon Drive	1959
Prof. Jed & Susan Finman House	1 S. Rock Road	1963
Mrs. Eleanor Butler House	317 S. Segoe Road	1964
Alan G. & Elaine Wolf House	4817 South Hill Drive	1962
Duane G. & Jeanette Gehring House	5102 South Hill Drive	1959
Robert D. & Loretta Owens House	5117 South Hill Drive	1960
Marjorie Webb House	5 N. Whitney Way	1961
Edwin C. & Phyllis Conrad House	126 S. Whitney Way	1960

Kenneth D. Heitman

Chris P. & Eileen Lemberg House	4713 Fond du Lac Trail	1959
Prof. William & Virginia Beranck House	4922 Fond du Lac Trail	1959
Kenneth R. & Marilyn Johnson House	4925 Fond du Lac Trail	1960
Prof. Richard M. & Ruth Heins House	4926 Fond du Lac Trail	1959
W. Atleen & Sarah Jane Wilson House	4930 Fond du Lac Trail	1960
Russell E. & Ruth Thomas House	5045 La Crosse Lane	1959
Walter & Lois Griskavich House	4754 Lafayette Drive	1961

Hilbert Builders (H. Hilbert Knox)

Robert F. & Mary Volkman House	5042 La Crosse Lane	1958
Donald & Alice Strayer House	4905 Marathon Drive	1957
Charles R. & Iris DeLucca House	4918 Marathon Drive	1957
Kenneth L. & Arlene Jerdee House	4922 Marathon Drive	1957
Robert & Gloria Thisdell House	5001 Marathon Drive	1958
Wallace & Elizabeth Chickering House	5034 Marathon Drive	1958

Impala Homes, Inc. Builders, Designers, Developers

Jac B. & Edith G. Garner House	5138 Buffalo Trail	1985
Henry G. Klinger Duplex	5309-11 Manitowoc Pkwy.	1976
Duplex	5313-15 Manitowoc Pkwy.	1976

Terry L. & Alice J. Hampton House	5217 Shawano Terrace	1976
William D. & Ann Weber House	5301 Shawano Terrace	1976
David L. & Norma J. Winch House	5302 Shawano Terrace	1976
Prof. Elmer & Patricia Feltskog House	5305 Shawano Terrace	1976
Thomas F. & Marijo Bunbury House	5301 South Hill Drive	1976
Damian S. & Judith Neuberger House	5305 South Hill Drive	1976

Jacobsen Construction Company (William Jacobsen)

Robert C. & Clara Wiersma House	4905 Bayfield Terrace	1964
Lester F. McChesney House	5214 Burnett Drive	1962
Jack & Sally Trautman House	5125 Door Drive	1960
Prof. Frank H. & Ardyce Reighard House	214 Green Lake Pass	1963
Duplex	5118-20 Manitowoc Pkwy.	1960
Gilbert H. & Tillie Geiger House	5066 Marathon Drive	1959
John R. & Shirley Hosterman House	5067 Marathon Drive	1958
Dale F. & Barbara Klosterman House	5102 Marathon Drive	1960
James E. & Lucy Berry House	5114 Pepin Place	1959
Prof. Val H. & Frankie Brungardt House	218 Richland Lane	1962
Gilbert E. & Mary Schmolesky House	2. S. Segoe Road	1962
Prof. Dexter S. & Elise Goldman House	4609 Waukesha Street	1959
John & Shirley Duncan House	213 N. Whitney Way	1965
Edward G. & Ann Cnare House	206 S. Whitney Way	1961

Byron Jevne

Clarence J. & Evelyn Reuter House	6 Barron Court	1963
Lyle E. & Viola Baerwald House	5105 Buffalo Trail	1962
Fred & June Werren House	110 Green Lake Pass	1964
Dale & Norma Bruhn House	5106 Juneau Road	1958
Harry M. & Rose H. Spray House	2 S. Kenosha Drive	1961
Mrs. Helen Thompson House	4821 Marathon Drive	1961
Charles W. & Ruth Bladl House	4909 Marathon Drive	1958
Norbert E. & Phyllis Koopman House	4926 Marathon Drive	1957
Kendall & Natalie Witte House	4941 Marathon Drive	1957
Hugh E. & Joyce Russell House	4942 Marathon Drive	1957
Felix & Dorothy Kremer House	4945 Marathon Drive	1957
Charles M. & Althea Harman House	5006 Marathon Drive	1958

Prof. George & Dorothy Sledge House	5010 Marathon Drive	1959
Chester L. & Olive Phillips House	5106 Pepin Place	1960
Prof. Gusthof & Bessie Peterson House	5201 Pepin Place	1959
Ritchey T. & Pat Porter House	5014 Regent Street	1962
Raymond Dale & Alice Cattanach House	5205 Regent Street	1961
Willard D. & Catherine Robbins House	5209 Regent Street	1961
Prof. Cyril A. & Mitzi Kust House	5213 Regent Street	1962
Carroll F. & Dorothy Lohr House	5217 Regent Street	1961
John R. & Valerie Sadd House	5301 Regent Street	1962
Harvey & Georgia Sperry House	5305 Regent Street	1962
James F. & Madelyn Green House	5309 Regent Street	1962
Prof. Edward & Frances Hauser House	209 Richland Lane	1957
Leonard Paul & Sandy Porter House	6 S. Segoe Road	1958
Raymond & Evelyn Davidson House	10 S. Segoe Road	1958
Kenneth & Sue Clark House	14 S. Segoe Road	1958
C. Carroll & Ruth Wivell House	18 S. Segoe Road	1958
Richard E. & Carol Johnston House	102 S. Segoe Road	1957
Russell & Valerie Hanson House	105 S. Segoe Road	1958
Walter K. & Helen Tang House	109 S. Segoe Road	1959
Richard A. & Elaine Burke House	113 S. Segoe Road	1958
Hugh R. & Arlie Stewart House	117 S. Segoe Road	1958
Clarence F. & Elizabeth Imhoff House	121 S. Segoe Road	1958
Thomas & Marilyn Knoche House	122 S. Segoe Road	1957
Albert V. & Maude Gilbert House	133 S. Segoe Road	1957
Harold C. & Margaret Jordahl House	134 S. Segoe Road	1958
Russell E. & Patricia Bates House	229 S. Segoe Road	1957
Thomas G. & Helen Cunningham House	237 S. Segoe Road	1957
Alfred A. & Betty Trumpy House	241 S. Segoe Road	1959
Ron F. & Ann Fox House	245 S. Segoe Road	1960
Reginald R. & Lucille J. Copas House	305 S. Segoe Road	1957
Russell E. & Patricia Bates House	5117 Shawano Terrace	1963
Gordon R. & Betty Christensen House	5121 Shawano Terrace	1963
Doyle B. & Betty A. Wilkie House	5210 Shawano Terrace	1964
Louis & Dorothy Gosting House	4830 South Hill Drive	1957
John W. & Edythe Grans House	5106 South Hill Drive	1960
Milo & Mary Johnson House	5110 South Hill Drive	1959
Warren C. & Ruth Chamberlain House	5121 South Hill Drive	1960
Delbert A. & Rosella Paulman House	5125 South Hill Drive	1962

Mrs. Mildred F. Cruger House	5201 South Hill Drive	1962
George & Ruth Calden House	4606 Waukesha Street	1958
Ben Bilsie House	8 S. Whitney Way	1962
L. James & Karen Fitzpatrick House	105 S. Whitney Way	1961
Joseph R. & Vivian Gartner House	118 S. Whitney Way	1960

Leonard R. Jevne

John P. & Florence Bolger House	5201 Burnett Drive	1962
Eugene & Janet Erickson House	302 Cheyenne Trail	1963
David & Ginny Britten House	5035 Marathon Drive	1958
Linley E. & Peggy Ivers House	5054 Marathon Drive	1958
Prof. Franz & Elfriede Vitovec House	5013 Regent Street	1959
Harvey G. & Arlene Lilleman House	5025 Regent Street	1960
Don W. & Doris Samuel House	5117 Regent Street	1960
Richard L. & Lorraine Ranney House	253 S. Segoe Road	1957
Margaret Kelleher House	5110 Shawano Terrace	1959
Harry E. & Joyce Bright House	5114 Shawano Terrace	1959
Murray G. & Elaine Barton House	5118 Shawano Terrace	1959
Ralph M. & Carolyn Cooper House	5326 South Hill Drive	1963
William G. & Jane Norton House	2 S. Whitney Way	1963
Joseph L. & Victoria Lashua House	9 S. Whitney Way	1960
Palmer G. & Lorraine Tibbets House	13 S. Whitney Way	1960
Dr. Robert G. & Jane Sybers House	117 S. Whitney Way	1959
House	125 S. Whitney Way	1960
Burchard C. & Jean Barfknecht House	129 S. Whitney Way	1962
Ellis S. & Mae G. Toff House	230 S. Whitney Way	1963

Clifford P. Kolberg

Kolberg was still president of Kolberg Builders in 1981.

James A. & Bernadette Fenton House	5 Barron Court	1963
Alvin F. & Freda Nebel House	5206 Burnett Drive	1960
Dr. Gregory L. & Nancy Gallo House	5209 Burnett Drive	1962
Prof. John A. & Vera Noehl House	5213 Burnett Drive	1961
Prof. Frank B. & JoAnn Baker House	5301 Burnett Drive	1961
Prof. Richard & Elizabeth Durbin House	5318 Burnett Drive	1961

Prof. Thomas A. & Betty Ringness House	5121 Door Drive	1961
Dr. Roland & Patricia Winterfield House	42 S. Eau Claire Avenue	1958
Leonard A. & Carol Montie House	46 S. Eau Claire Avenue	1958
Elizabeth Davies House	49 S. Eau Claire Avenue	1958
Dr. Leigh M. & Marilyn Roberts House	5137 Juneau Road	1958
William C. & Norma Linenfelser House	1 S. Kenosha Drive	1964
Clifford P. & Verabelle Kolberg House	102 S. Kenosha Drive	1963
Robert R. & Beverly Swanson House	110 S. Kenosha Drive	1961
House	201 S. Kenosha Drive	1962
John & Lee Wenning Jr., House	213 S. Kenosha Drive	1962
Walter J. & Sally Walsh House	221 S. Kenosha Drive	1961
Prof. Louis & Elizabeth Sequeira House	222 S. Kenosha Drive	1963
Paul & Janet Emmerich House	230 S. Kenosha Drive	1962
Richard R. & Mavis Hoegly House	5006 La Crosse Lane	1957
Prof. Carl H. & Lettie Fellner House	5029 La Crosse Lane	1959
Vincent P. & Hollie A. Genna house	5054 La Crosse Lane	1959
William J. & Beatrice Zutter house	5062 Marathon Drive	1957
Dr. Melvin E. & Ann Kaufman House	202 Marinette Trail	1959
Frank A. & Doris Dignan House	209 Marinette Trail	1960
Prof. William A. & Joy Moy House	5122 Pepin Place	1959
Victor O. & Elaine Gaulke House	5125 Pepin Place	1959
Sterling A. & Helen Stahlman House	5126 Pepin Place	1959
Dr. Paul A. & La Verne Breniske House	5129 Pepin Place	1959
George J. & Dorothy Foegen House	5130 Pepin Place	1959
Prof. Howard L. & Lois Harrison House	5133 Pepin Place	1958
Alfred W. & Evelyn Alf House	5134 Pepin Place	1960
George W. & Betty Bielfeld House	4909 Regent Street	1961
John F. & Jean Reynolds House	109 Richland Lane	1957
Raymond A. & Carol A. Felt House	5106 Shawano Terrace	1959
William H. & Pauline Dicks House	5122 Shawano Terrace	1960
Raymond P. & Jere La Bonne House	5202 Shawano Terrace	1960
Charles W. & Louise Manthey House	5206 Shawano Terrace	1959
Donald E. & Marian Peterson House	4805 South Hill Drive	1956
University Presbyterian Church Rectory	4813 South Hill Drive	1956
Edward A. & Arline Handrow House	4902 South Hill Drive	1957
Clifford E. & Marjorie Johnson House	4905 South Hill Drive	1956
Richard E. & Ruth Bartlett House	4906 South Hill Drive	1957
Warren R. & Mary Von Ehren House	5218 South Hill Drive	1960

Wayne G. & Marilyn Ward House	5409 Trempealeau Trail	1963
Prof. Archie H. & Velma Easton House	101 S. Whitney Way	1961
Joseph & JoAnn Lemmer House	114 S. Whitney Way	1962
George J. & Betty Novenski House	122 S. Whitney Way	1962
Ralph F. & Lois Reuter House	201 S. Whitney Way	1961
Karl W. & Margery Meyer House	210 S. Whitney Way	1962
Glenn D. & Betty Owens House	217 S. Whitney Way	1960
Ralph D. & Virginia Culbertson House	218 S. Whitney Way	1962
John E. & Mildred Johnson House	225 S. Whitney Way	1960

Richard C. Leiser

James R. & Bernice Skogstad House	5306 Burnett Drive	1961
Donald & Doris Graf House	5118 Door Drive	1960
Leo B. & Dorothy McCann House	205 Green Lake Pass	1963
Lt. Col. Loy E. & Jena Watkins House	5141 Juneau Road	1958
Russell L. & Ellen Gulick House	122 Marinette Trail	1959
John M. & Shirley Wright House	202 Richland Lane	1957
Harry K. & Eunice Spindler House	4605 Waukesha Street	1960

Donald H. Lund

Dr. Martin B. & Phyllis Fliegel House	4918 Bayfield Terrace	1962
Melvin R. & Irene Kolb House	6 Calumet Circle	1961
Prof. Gordon & Joan Chesters House	9 Calumet Circle	1961
Mrs. Eleanor Kennedy House	10 Calumet Circle	1961
Alex & Mary Heffel House	5122 Juneau Road	1958
Rudolph & Camille Mathias House	5150 Juneau Road	1958
Donald H. & Mary Lou Lund House	5166 Juneau Road	1959
Hugh Alan & Margaret Dega House	5063 Marathon Drive	1958
Prof. Paul N. & Marian Drolsom House	310 Marinette Trail	1978
Donald H. & Mary Lou Lund House	326 Marinette Trail	1976
Wilbur K. & Jean Zaudtke House	329 Marinette Trail	1976
Clarence T. & Lucille Metz House	5206 Pepin Place	1959
Russell W. & Del Bilzing House	5018 Regent Street	1961
Earl J. & Norma Halvorson House	5022 Regent Street	1960
Kenneth J, & Marilyn Seibel House	5026 Regent Street	1960
Kenneth G. & Shirley Kittleson House	5106 Regent Street	1961

James L. & Helen Kindschi House	5110 Regent Street	1960
Morris & Josephine Segal House	5114 Regent Street	1960
Kenneth L. & Nancy Marshall House	5121 Regent Street	1960
Henry H. & Helen Weiss House	5222 South Hill Drive	1961
Donald H. & Mary Lund House	4902 Waukesha Street	1965
Warren E. & Margret Ruesch House	202 S. Whitney Way	1960

Harvey J. Lund

Forrest F. & Kathleen Harms House	109 S. Kenosha Drive	1961
David & Joyce Nolte House	4901 Marathon Drive	1958
Robert L. & Dorothy Beyler House	5102 Pepin Place	1959
Paul E. & Charlene Welsch House	302 Racine Road	1960
Clifford & Lucille Shaffee House	5017 Regent Street	1960
Joseph G. & Antoinette Stassi House	5033 Regent Street	1961
Gilbert C. & Ann Kleckner House	5109 Regent Street	1959
Harold A. & Teresa Small House	5205 Shawano Terrace	1959
Harold J. & Donna Sager House	5209 Shawano Terrace	1959
John E. & Karen D'Orazio House	5206 South Hill Drive	1961
House	4718 Waukesha Street	1958
Charles T. & Arlene Nye House	214 S. Whitney Way	1960
Harvey H. & Flavia Heilprin House	222 S. Whitney Way	1960

Edward J. Moely

Robert J. & Mae Klein House	4822 Fond du Lac Trail	1959
George & Frances Forester House	5030 La Crosse Lane	1958
Estel D. & Valeria Felch House	4937 Marathon Drive	1958
Donald R. & Nancy Wallace House	5110 Marathon Drive	1959
Frederick W. & Ann Seybold House	325 Racine Road	1959
Jesse Read & Barbara Wilson House	4909 Waukesha Street	1958

Norwood Custom Homes, Inc.

Duplex	5218-20 Manitowoc Pkwy.	1977
Harry G. Klinger Duplex	5302-04 Manitowoc Pkwy.	1977
Duplex	5306-08 Manitowoc Pkwy.	1977
Duplex	5310-12 Manitowoc Pkwy.	1977

Thomas J. & Pam J. Ellefson Duplex	5314-16 Manitowoc Pkwy.	1977
Joseph & Virginia Morreale House	318 Marinette Trail	1978
John R. & Loretta J. Walters House	5213 Shawano Terrace	1976
Dr. Dennis C. & Diane Romary House	5218 Shawano Terrace	1976
Robert A. & Fran Moritz House	5309 Shawano Terrace	1976
Prof. Arnold A. & Susan Johnson House	5314 Shawano Terrace	1977
William G. & Lorraine Paltz House	5317 Shawano Terrace	1977
Dr. John & Jan Mantovani House	5318 Shawano Terrace	1977
Thomas J. & Susan Senatori House	5313 South Hill Drive	1977

Henry P. Peiss, Jr.

Henry & Mary Peiss House	4710 Fond du Lac Trail	1959
Eugene & jean Beytien House	5121 Juneau Road	1958
R. Edward & Inez Olson Duplex	5204-06 Manitowoc Pkwy.	1959
Duplex	5209-11 Manitowoc Pkwy.	1961
Cmndr. John & Marjorie O'Neil House	4906 Marathon Drive	1958
Donald B. & Ellen Nelson House	121 Richland Lane	1957
Allan G. & Mary C. Richards House	217 Richland Lane	1959
Harold W. & Virginia Graham House	9 Walworth Court	1958

Sampson Builders (Donald C. Sampson)

Dr. Kenneth & Beverly Sachtjen House	5001 Bayfield Terrace	1962
Prof. Claude & Dorothy Hayes House	5010 Bayfield Terrace	1961
Dale O. & Anna Bender House	5025 Bayfield Terrace	1962
Frank & Shirley Ross Jr., House	5126 Buffalo Trail	1985
Carter M.. Wiltgen House	5133 Door Drive	1960
Dr. Dorolea R. Harmon House	5110 Juneau Road	1958
Robert K. & Jeannae Beckman House	4814 Marathon Drive	1958
James E. & Shirley Henning House	4914 Marathon Drive	1957
Donald C. & Janaan Sampson House	5121 Marathon Drive	1960
Kenneth R. & Jean L. Welton House	101 Marinette Trail	1959
Ralph D. & Sylvia Mitchell House	105 Marinette Trail	1959
Mrs. Gladys S. Kalal House	111 Marinette Trail	1959
Prof. Howard & Jane Zimmerman House	1 Oconto Court	1961
Prof. John & Barbara Tolch House	4717 Regent Street	1962
Randolph & Patricia W. Cautley House	4805 Regent Street	1963

Frank C. & Alice Fueger House	209 S. Segoe Road	1958
Jerome I. & Naon Berlin House	15 Walworth Court	1958
Stewart C. & Margaret Hugo House	25 Walworth Court	1957
Prof. Marvin T. & Ellouise Beatty House	4702 Waukesha Street	1959[160]
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[161]
Dr. Lincoln F. & Dr. Carolyn Ramirez House	1 Waushara Circle	1985
Bruce B. & Jane R. Schultz House	3 Waushara Circle	1961

Bernard Shomberg, Builders (Bernard B. Shomberg)

Rev. Vernon & Patircia Johnson House	5114 Door Drive	1960
Roy E. & Rose McCormick House	21 S. Eau Claire Avenue	1960
Gerald A. & Vicki Stewart House	4821 Fond du Lac Trail	1960
Anthony J. & Marge Stracka House	5149 Juneau Road	1959
Bernard B. & Marjorie Shomberg House	5159 Juneau Road	1958[162]
Duplex	5205-07 Manitowoc Pkwy.	1960
V. Chuck & Joanne Medcraft House	214 Marinette Trail	1959
George J. & Iris Weiland House	3 Oconto Court	1958
Shomberg Builders Spec House	5209 Pepin Place	1959
Robert S. & Mimi Thorne House	129 S. Segoe Road	1959
Forrest F. & Dolores Moore House	4913 Waukesha Street	1959

Don Simon, Inc.

House	5014 Buffalo Trail	1985
Mark & Virginia Kaeser House	5102 Buffalo Trail	1986
Prof. Deepax & Anu Divan House	5114 Buffalo Trail	1986
Paul J. Bois House	5118 Buffalo Trail	1985
John J. & Bonnie Jordan Jr., House	5122 Buffalo Trail	1986
House	301 N. Whitney Way	1994

Smithback Construction Company (James E. Smithback)

Richard K. & Gloria Roeber House	5210 Burnett Drive	1960
George W. & Anne Burns House	5109 Door Drive	1960

[160] Edward Solner was the architect.
[161] Carl Huboi was the architect.
[162] This house was designed by Gausewitz & Cashin.

Dr. Norman & Lois Greenfield House	5038 La Crosse Lane	1958
James E. & Donna Smithback House	5137 Pepin Place	1959
Russell A. & Dolores Bauman House	5138 Pepin Place	1959
Robert H. & Tish DeZonia House	5029 Regent Street	1960
Herbert R. & Bernice Lemke House	5101 Regent Street	1960
Stanley C. & Cozette K. Fruits House	5113 Regent Street	1959
Maj. Jack M. & Athearn House	205 S. Segoe Road	1959
Ralph & Otylia Kazik House	309 S. Segoe Road	1957
Eugene A. & Jean Sisson House	313 S. Segoe Road	1957
Edward W. & Lorraine Schmidt House	5102 Shawano Terrace	1961
Robert H. & Marilyn Kelso House	4810 Waukesha Street	1959
James E. & Donna Smithback House	4905 Waukesha Street	1958

Stenjem Building Company (Eldon M. Stenjem)

Robert P. & Lucille Torkelson House	4902 Bayfield Terrace	1965
Robert L. & Phyllis Mumert House	2 S. Eau Claire Avenue	1960
Eldon M. & Becky Stenjem House	5034 La Crosse Lane	1956
Richard C. & Margo Herman House	4810 Marathon Drive	1957
Amory O. & Doris Moore House	4818 Marathon Drive	1957
David E. & Marian Racine House	4822 Marathon Drive	1957
Arthur H. & Avis Freeman House	4826 Marathon Drive	1956
Harold J. & Minnie Bauman House	5026 Marathon Drive	1958
Glen E. & Ruth Dahler House	125 Richland Lane	1957
Prof. William F. & Hetty Whittingham House	249 S. Segoe Road	1960
Glen U. & Angeline Innis House	254 S. Segoe Road	1956
Dr. Bernard & Florence Jaeger House	306 S. Segoe Road	1956
Mrs. Mabel Norris House	314 S. Segoe Road	1957
Dr. Arden & M. Ethel Erdmann House	4809 South Hill Drive	1956
Executive Building	4513 Vernon Boulevard	1964
Frank L. & Virginia Holliday House	23 Walworth Court	1956
Emil W. & Donna Korenic House	4710 Waukesha Street	1959

Stevens Corporation (Milwaukee)

The Stevens Construction Co. was founded in Milwaukee in 1952 as an engineering firm but it soon became a full-scale construction company. In 1980, the firm opened a branch office in Madison and

today the Stevens Construction Corporation is headquartered in Madison and does large construction projects all over the Upper Midwest.[163]

The Carolina Apartments	401-409 N. Eau Claire Avenue	1969
The Carolina Apartments	4701-4725 Sheboygan Avenue	1969
The Carolina Apartments	4849-4859 Sheboygan Avenue	1969
The Monticello Apartments	202 N. Eau Claire Avenue	1985
The Monticello Apartments	5001-5029 Sheboygan Avenue	1985

Stroban Construction Company

Gerald F. & Jeanne Maruska House	329 Cheyenne Trail	1964
Norman G. & Evelyn Hohn Duplex	5029-31 Manitowoc Pkwy.	1964
Stanley R. & June Spencer House	5030 Manitowoc Pkwy.	1960
Dr. Robert & Katherine Bielman House	4932 Marathon Drive	1958
Arthur F. & Jerry Schroeder House	4938 Marathon Drive	1958
Winston J. & Jean Durant House	301 Racine Road	1959
Prof. Julian L. & Monique Van Lancker House	326 Racine Road	1962
Donald R. & Gloria Peterson House	130 Richland Lane	1957
Russ L. & Elaine Klimec House	5101 Shawano Terrace	1960
John J. & Patricia Kmurka House	5201 Shawano Terrace	1959

Warren Tetzlaff

Prof. Douglas & Lillian Marshall House	4718 Fond du Lac Trail	1960
Dr. Donovan & Katherine Moore House	4818 Fond du Lac Trail	1962
Ralph W. & Esther Scott House	17 Kewaunee Court	1957
Prof Truman F. & Sylvia Graff House	5022 La Crosse Lane	1957
Roger F. & Rosemary Rupnow House	4737 Lafayette Drive	1959
Prof. William P. & Elizabeth Stillwell House	5018 Marathon Drive	1958
John M. & Dorothy Liebman House	5038 Marathon Drive	1958
Warren & Kay Tetzlaff House	5039 Marathon Drive	1961
William R. & Katherine Jordan House	5043 Marathon Drive	1959
Midvale Regent Building	202 N. Midvale Boulevard	1966
Karen Arms Apartments (11 Buildings)[164]	4702-4806 Regent Street	1959-61
Karen Arms Apartments	202-426 N. Segoe Road	1959-61

[163] http://www.stevensconstruction.com
[164] These buildings were designed by Weiler & Strang.

Joseph L. & Edith Dwyer House	126 S. Segoe Road	1957
Francis T. & Dorothy Beecher House	130 S. Segoe Road	1958
Clarence A. & Jean Diel House	141 S. Segoe Road	1960

William E. Togstad

Donald L. & Lois Paul House	5110 Door Drive	1963
Lillian Miller House	5117 Door Drive	1960
Dr. Charles & Ruth Schoenwetter House	5141 Door Drive	1961
Dr. Bernard & Martine Messert House	4706 Fond du Lac Trail	1962
Donald L. & Lois Paul House	5154 Juneau Road	1958
William P. & Margaret Farmer House	5114 Marathon Drive	1960
James C. & Camille Heerey House	5118 Marathon Drive	1960
Mark & Barbara Kopelberg House	306 Marinette Trail	1977
Joseph H. & Violette Moore House	5142 Pepin Place	1959
Helen Iwert House	4809 Regent Street	1961
Aaron & Shirley Epstein House	4817 Regent Street	1961
Clifford & Shirley Mahrt House	9 S. Rock Road	1963
Mrs. Audrey Handler House	105 S. Rock Road	1964
William E. & Irma R. Togstad House	5213 South Hill Drive	1977

Vanderhoef Building Corporation (Earl J. Vanderhoef, Jr.)

Gottfried & Ingrid Staub House	5126 Juneau Road	1958
James W. & Ann C. Gorman House	5 S. Kenosha Drive	1963
Rollin O. & Marjorie Dunsdon House	5221 Pepin Place	1959
Mrs. Mabel J. Cullinan House	4813 Regent Street	1960
John L. & Isabelle Berg House	4905 Regent Street	1959
Earl J. & Felice Vanderhoef, Jr. House	5405 Trempealeau Trail	1961

Way Construction Company (Arthur C. Way)

Dr. Robert & Nancy O'Connor House	4826 Bayfield Terrace	1960
James E. & Joan Bie House	5126 Door Drive	1960
Gay M. & Lynne Ronne House	6 S. Eau Claire Avenue	1959
Robert S. & Joy Hinds House	106 Green Lake Pass	1961
Prof. James R. & Nancy Love House	201 Green Lake Pass	1961
Dr. Fred & Ruth Ansfield House	5118 Juneau Road	1958

William P. & Marion Sutherland House	210 S. Kenosha Drive	1961
Ira T. & Marge Langlois, Sr. House	218 S. Kenosha Drive	1961
Kenneth J. & Pamela Harvey House	226 S. Kenosha Drive	1961
Clifford W. & Patricia Bowers House	4717 Lafayette Drive	1959
Mrs. Marian B. Farrell House	126 Marinette Trail	1959
Richard A. & Alice Erney House	226 Marinette Trail	1959
Prof. John Wright & Eugene Harvey House	5122 Regent Street	1960
William B. & Ruth Gara House	129 Richland Lane	1957
Kurt W. Arlene Bauer House	5105 Shawano Terrace	1959
Robert C. & Marilyn Franklin House	109 N. Whitney Way	1962
Nathan F. & Dora Brand House	110 S. Whitney Way	1960

Conclusion

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level for its architectural significance as a complete planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this 600-acre subdivision, and was intended from the first to be a "community within a community." The physical transformation of this land began in 1956 and by 1964, 87% of the district's buildings had been completed. These buildings include a park shelter and an adjacent swimming pool, a large elementary school-middle school, churches, small office buildings, a complex of garden apartment buildings, high rise apartment buildings, duplexes, and single-family residences. The great majority of these buildings were built using Modern Movement style post-World War II designs. Individually, many of these buildings are of architectural significance within their local context and include works by prominent Madison and non-Madison architects, the most notable being Frank Lloyd Wright. Collectively, these buildings are significant as a collection of buildings representing the architectural designs available in Madison between 1956 and 1964. The buildings in the district are well maintained and have high integrity.

As was noted earlier, almost 87% of the buildings in the University Hill Farms Historic District were built in or prior to 1964 and are therefore 50-years-old or older. Of the buildings in the district that were built later, only five were built after 1989, which is the end of the period of significance, and are therefore considered to be non-contributing by virtue of their age. The remaining buildings represent a mix of single-family houses, duplexes, and apartment buildings that were built to the same standards as the buildings that preceded them, and they represent the continuation and culmination of the district's historic plan. They therefore satisfy the requirements set forth in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years,* which states that:

> In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.[165]

This is also echoed in the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*, which states that:

> As a general rule, a majority of resources must be at least 50 years of age, before the district as a whole can be considered to meet the 50-year guideline. The nomination of a suburban neighborhood whose design was begun and substantially completed more than 50 years ago, although some resources within the district were built within the last 50 years, does not require a justification of exceptional significance.[166]

Preservation Activity

The University Hill Farms Historic District is fortunate in that it has been able to continually attract owners who take pride in their historic houses and who have, in some cases, restored them. The preservation of the district has also been greatly aided by the continuing enforcement of the restrictive covenants that govern residential construction in the district. This enforcement has been the purview of the Architectural Review Committee (formerly the Architecture Control Committee), whose members were originally members of the staff and faculty of the University of Wisconsin, and this committee, which is still in existence today, is now staffed by members of the University Hill Farms Neighborhood Association. In addition, the City of Madison's Historic Preservation Commission has been active in educating owners of historic resources 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 resources in the district remains unassessed at this time. A single pre-historic site that is associated with the Mound Building Culture and the Late Woodland period was reported by Charles E. Brown in 1907.

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[165] Sherfy, Marcella and W. Ray Luce. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years.* U.S Department of the Interior, National Park Service, National Register of Historic Places, 1979 (revised 1990;1996).
[166] Ames, David L. and Linda Flint McClelland. Op. Cit, p. 111.

DA-0133: Stone Quarry This site is located at the site of several old stone quarries. It is south of Regent street, north of Waukesha Street, west of Midvale Boulevard, and east of Whitney Way. It is on the hill above Van Hise School. This site consisted of one bear effigy, one bird effigy, one linear mound and one compound mound. All surface indications have been destroyed.[167]

Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.
Peterson, Robert, 1979, Wisconsin Effigy Mound Project I: 78-79. On file, WHS-Office of the State Archeologist.

No other information regarding possible prehistoric remains in this area was found in the course of this research. Furthermore, it is likely that many remains of pre-European cultures that may once have been located within the district would have been greatly disturbed by the farming and building activities associated with the subsequent development of the area. It is possible, however, that archaeological remains associated with the Euro-American farms that were once located within the district boundaries are still extant. Excellent maps and historic photos that would help locate these remains are available but these remains are also likely to have been disturbed by the post-World War II building activity in the district.

Acknowledgments

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

The activity that is the subject of this Nomination has been financed entirely with Federal Funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society.

[167] Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.
Peterson, Robert. Wisconsin Effigy Mound Project I: 78-79, 1979. On file, Wisconsin Historical Society – Office of the State Archeologist.

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Verbal Boundary Description

The district boundary begins at a point that corresponds to the northeast corner formed by the intersection of Mineral Point Road and South Whitney Way. The boundary line then continues in a northerly direction along the east curbline of South Whitney Way to a point on said curbline that corresponds to the southeast corner formed by the intersection of South Whitney Way and South Hill Drive. The line then continues northeast across South Hill Drive to the northeast corner of said intersection, then turns 90° and continues northwest across South Whitney Way to the northwest corner of said intersection, then continues northwest along the north curbline of South Hill Drive to a point that corresponds to the southwest corner of the lot associated with 230 S. Kenosha Drive. The line then turns 90° and continues north along the rear lot lines of 230, 226, 222, 218, and 214 South Kenosha Drive and along the west lot line of the lot associated with 5409 Trempealeau Trail to a point on the south curbline of Trempealeau Trail that corresponds to the northwest corner of the lot associated with said 5409 Trempealeau Trail. The line then turns 90° and runs east along the south curbline of Trempealeau Trail for about 30-feet, then turns 90° and continues north across Trempealeau Trail to a point on the north curbline of said street that corresponds to the southeast corner of the lot associated with 109 South Rock Road. The line then runs north along the east curbline of South Rock Road to a point that corresponds to the northwest corner of the lot associated with 1 South Rock Road. The line then turns 90° and continues east along the south curbline of Regent Street until reaching a point that corresponds to the northeast corner of the lot associated with 2 South Whitney Way.

The boundary line then continues east across South Whitney Way to the northwest corner of the lot associated with 5129 Regent Street. The line then turns 90° and continues north across Regent Street to the southwest corner of the lot associated with 5130 Regent Street, then continues north along the east curbline of what has now become North Whitney Way (Regent Street divides Whitney Way into north and south segments) until reaching the northwest corner of the parcel that is associated with 5029 Sheboygan Avenue (The Monticello Apartments). The line then turns 90° and continues in an easterly direction along the south curbline of Sheboygan Avenue until reaching a point on said curbline that forms the intersection of Sheboygan Avenue and North Segoe Road. .

The line then turns 90° and continues in a southerly direction along the west curbline of North Segoe Road to a point that lies opposite the northwest corner of the parcel associated with 401 North Segoe Road. The line then turns 90° and crosses North Segoe Road to a point on the east curbline of North Segoe Road that corresponds to the northwest corner of 401 North Segoe Road. The line then continues in a northeasterly direction 123.41-feet along the northwest side of the parcel associated with 401 North Segoe Road to the north corner of the lot, then turns 65° and continues southeast for 248-feet and then east for 357.52-feet, both along the northerly edge of the parcel associated with 401 North Segoe Road, to a point on the west curbline of Price Place that corresponds to the northeast

corner of said parcel. The line then turns 90˚ and continues South along said west curbline to the southeast corner of said parcel and then turns 90˚ and runs east across Price Place to a point on the east curbline that corresponds to the northwest corner of the lot associated with 315 Price Place. The line then continues east along the north lot lines of the lots associated with 315 Price Place and 310 North Midvale Boulevard until reaching a point on the west curbline of North Midvale Boulevard that corresponds to the northeast corner of the lot associated with 320 North Midvale Boulevard. The line then turns 90˚ and continues south along said west curbline and across Regent Street until reaching the southwest corner formed by the intersection of North Midvale Boulevard and Regent Street.

The line then turns 90˚ and continues west along the north lot lines of the lots associated with 2 North Midvale Boulevard and 10, 14, and 18 Merlham Drive and 6, 5, and 4 Christopher Court until reaching a point that corresponds to the northwest corner of the lot associated with 4 Christopher Court. The line then turns 90˚ and continues south along the rear (east) lot lines of the lots associated with 4505 Regent Street, 17-209 South Segoe Road (odd numbers only), and the east lot lines of the lots associated with 1, 3, and 5 Oconto Court until reaching a point that corresponds to the southeast corner of the lot associated with 5 Oconto Court. The line then turns 90˚ and continues west along the south lot lines of the lots associated with 5 and 7 Oconto Court, 221 and 222 St. Croix Lane, and 225-245 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southwest corner of the lot associated with 245 South Segoe Road. The line then turn 90˚ and continues south along the rear (east) lot lines of the lots associated with 249-317 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southeast corner of the lot associated with 317 South Segoe Road. The line then turns 75˚ and continues in a southwesterly direction along the southerly lot line of 317 South Segoe Road until reaching a point on the east curbline of South Segoe Road that corresponds to the southwest corner of the lot associated with 317 South Segoe Road. The line then continues in a southwesterly direction across South Segoe Road until reaching a point on the west curbline of said street. The line then turns 90˚ and continues in a southerly direction along said west curbline until reaching a point that corresponds to the northwest corner of the intersection of South Segoe Road and Mineral Point Road. The line then turns 85˚ and continues west along the north curbline of Mineral Point Road until reaching the POB.

Boundary Justification

The boundaries of the district enclose most of the land that was included within the original boundaries of the twelve successive Hill Farms plats that were developed by the University with the following exceptions. The area bounded by University Avenue to the north, North Segoe Road to the west, 401 North Segoe Road, 320 and 315 Price Place, and 310 North Midvale Boulevard to the south, and North Midvale Boulevard to the east, which once housed now demolished office buildings and the still extant but greatly altered and enlarged Hilldale Shopping Center, has been left out of the district

because of loss of integrity. The same is also true of the block that is bounded by Old Middleton Road to the north, North Whitney Way to the west, Sheboygan Avenue to the south, and North Eau Claire Avenue to the east, which has also lost integrity and which was developed without University supervision. In addition the parcel intended for the Hill Farms State Office Complex north of Sheboygan Avenue has also been left out of the district because the original plan for multiple office buildings was not carried out and a large portion was sold by the state and was afterward developed by the Red Cross as the site of their Wisconsin headquarters.

UTM References Continued

5	16	298540	4770260
	Zone	Easting	Northing

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Items a-d are the same for photos 1 – 38.

Photo 1
a) University Hill Farms Historic District
b) Madison, Dane County, WI
c) Timothy F. Heggland, April 2014
d) Wisconsin Historical Society
e) 23 Walworth Ct., View looking NNE
f) Photo 1 of 38

Photo 2
e) 5026 La Crosse Lane, View looking WSW
f) Photo 2 of 38

Photo 3
e) 3 Ashland Court, View looking SE
f) Photo 3 of 38

Photo 4
e) 114 Richland Lane, View looking NW
f) Photo 4 of 38

Photo 5
e) 129 S. Segoe Road, View looking E
f) Photo 5 of 38

Photo 6
e) 4910 South Hill Dr., View looking N
f) Photo 6 of 38

Photo 7
e) 4701 Waukesha St., View looking SW
f) Photo 7 of 38

Photo 8
e) 4801 Waukesha St. View looking S
f) Photo 8 of 38

Photo 9
e) 4801 Waukesha St., View looking ESE
f) Photo 9 of 38

Photo 10
e) 4910 Bayfield Terrace, View looking NW
f) Photo 10 of 38

Photo 11
e) 5159 Juneau Road, View looking ENE
f) Photo 11 of 38

Photo 12
e) 317 Racine Road, View looking E
f) Photo 12 of 38

Photo 13
e) 4809 Bayfield Terrace, View looking SE
f) Photo 13 of 38

Photo 14
e) 4813 Bayfield Terrace, View looking SSE
f) Photo 14 of 38

Photo 15
e) 5018 Bayfield Terrace, View looking NNE
f) Photo 15 of 38

Photo 16
e) 4710 Fond du Lac Trail, View looking NE
f) Photo 16 of 38

Photo 17
e) 5062 La Crosse Lane, View looking WSW
f) Photo 17 of 38

Photo 18
e) 101 Marinette Trail, View looking S
f) Photo 18 of 38

Photo 19
e) 110 Marinette Trail, View looking W
f) Photo 19 of 38

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Photo 20
a) University Hill Farms Historic District
b) Madison, Dane County, WI
c) Timothy F. Heggland, April 27, 2014
d) Wisconsin Historical Society
e) 5206 Pepin Place, View looking N
f) Photo 20 of 38

Photo 21
e) 5209 Pepin Place, View looking S
f) Photo 21 of 38

Photo 22
e) 221 St. Croix Lane, View looking E
f) Photo 22 of 38

Photo 23
e) 4702 Waukesha Street, View looking N
f) Photo 23 of 38

Photo 24
e) 5137 Door Drive, View looking S
f) Photo 24 of 38

Photo 25
e) 5213 Pepin Place, View looking S
f) Photo 25 of 38

Photo 26
e) 5118 Regent Street, View looking N
f) Photo 26 of 38

Photo 27
e) 4802 Bayfield Terrace, View looking W
f) Photo 27 of 38

Photo 28
e) 4809 Fond du Lac Trail, View looking S
f) Photo 28 of 38

Photo 29
e) 4930 Fond du Lac Trail, View looking WNW
f) Photo 29 of 38

Photo 30
e) 4801 Sheboygan Road, View looking SE
f) Photo 30 of 38

Photo 31
e) 3 Waushara Circle, View looking NE
f) Photo 31 of 38

Photo 32
e) 5001 Bayfield Terrace, View looking W
f) Photo 32 of 38

Photo 33
e) 4414 Regent Street, View looking NE
f) Photo 33 of 38

Photo 34
e) 4825 Regent Street, View looking SSE
f) Photo 34 of 38

Photo 35
e) 202-206 N. Segoe Road. View looking NW
f) Photo 35 of 38

Photo 36
e) 4902 Bayfield Terrace, View looking NNW
f) Photo 36 of 38

Photo 37
e) 302 N. Midvale Blvd., View looking NW
f) Photo 37 of 38

Photo 38
e) 326 S. Segoe Road, View looking NNW
f) Photo 38 of 38

___Insert Figures

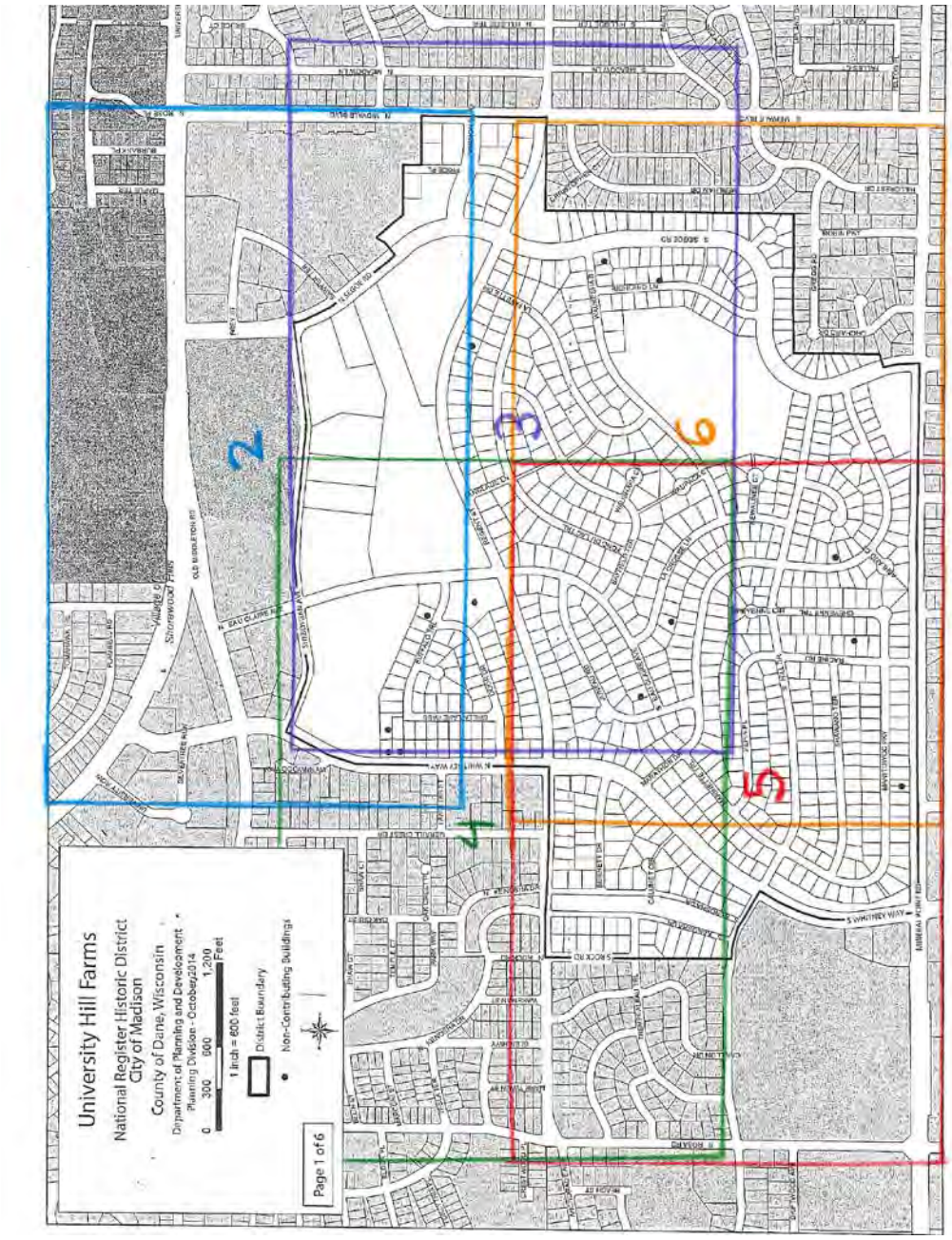
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Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Figure 1: District Boundary Map



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

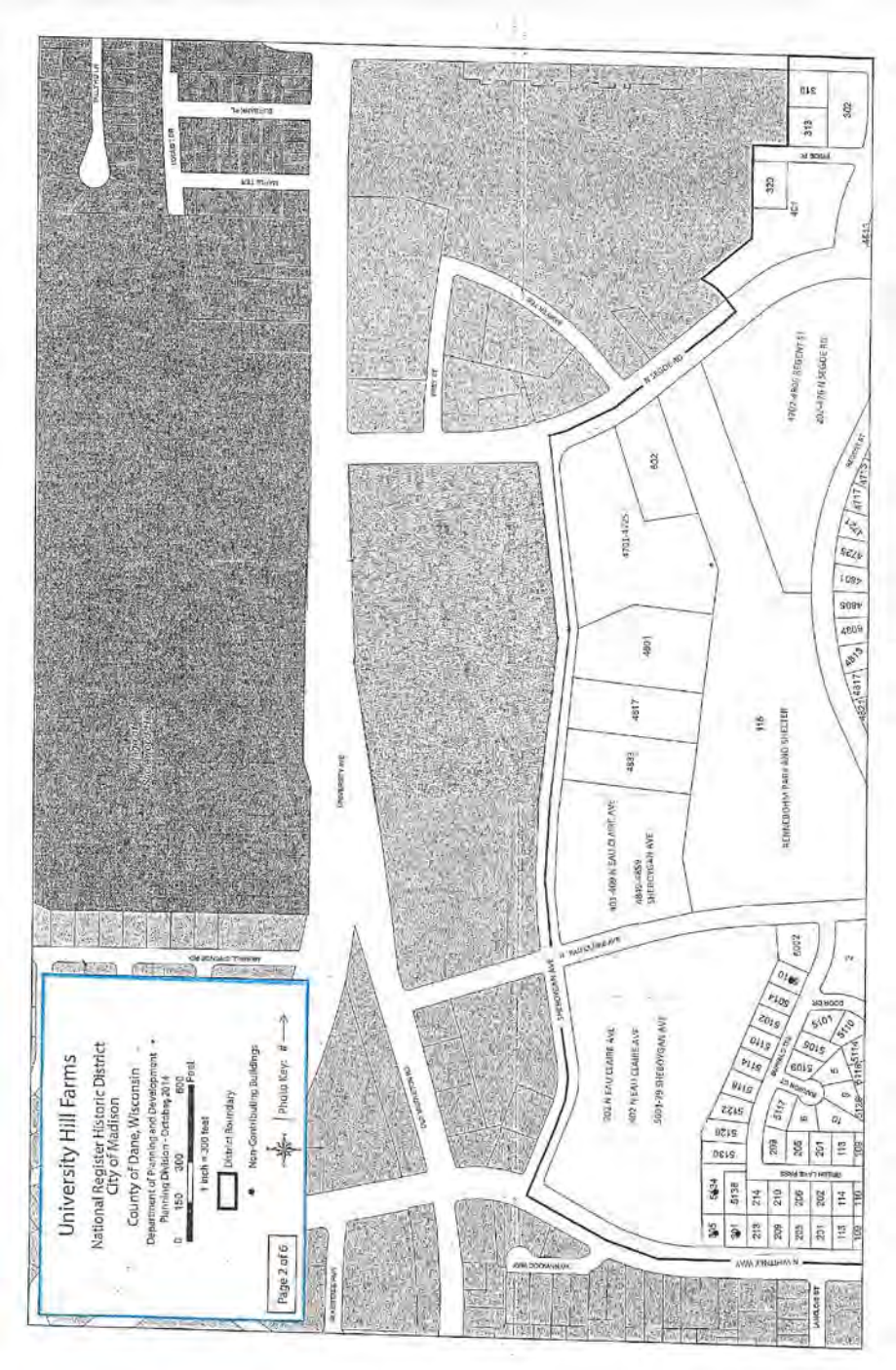
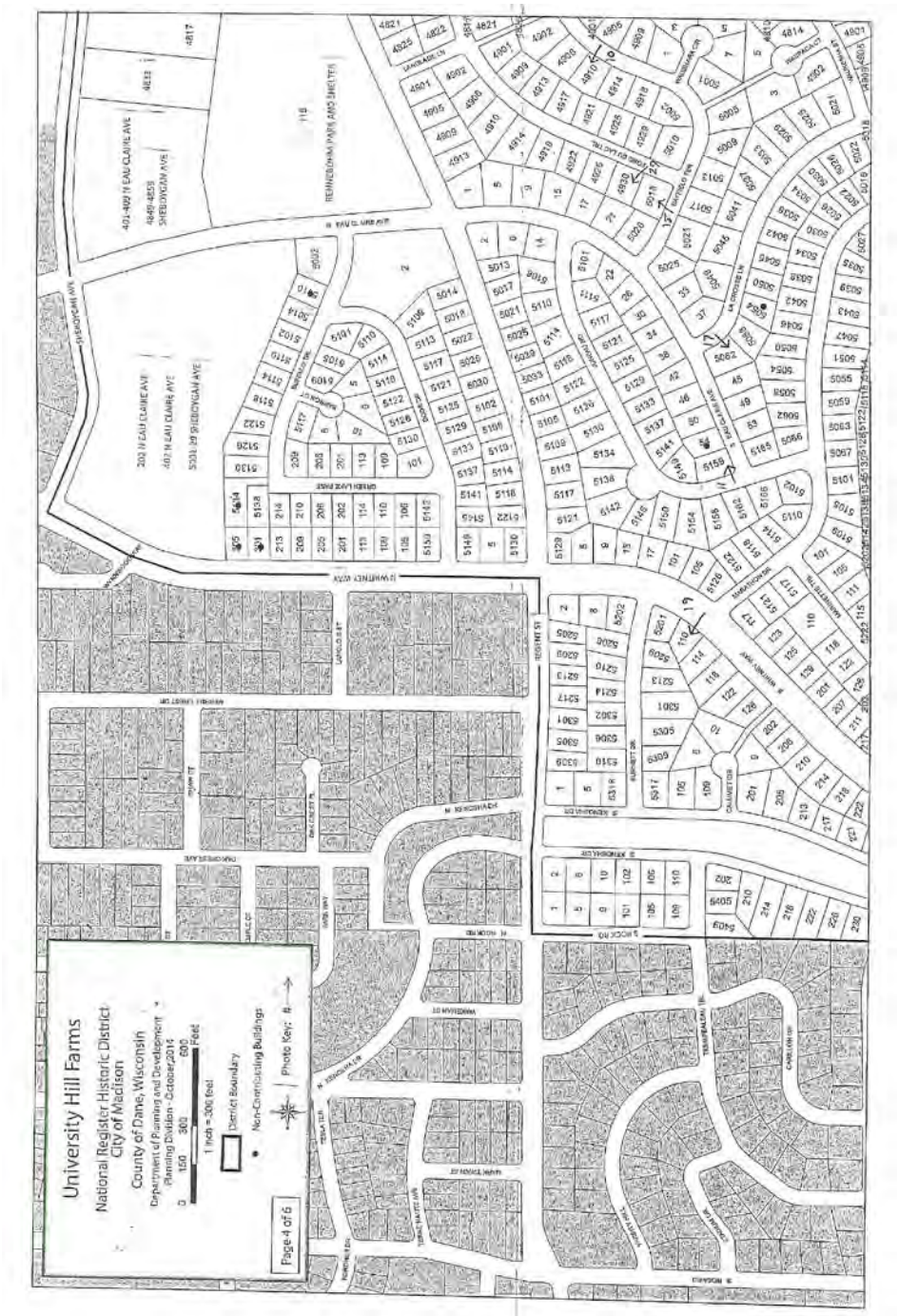


Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



End Figu

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division - October, 2014

0 300 600 1,200 Feet

1 inch = 600 feet

District Boundary

Non-Contributing Buildings

Page 1 of 6

Village of Shorewood Hills

2

3

4

5

6

TOMAHAWK TRL
FLAMBEAU RD
UNIVERSITY ROW
SILVERTREE RUN
OLD MIDDLETON RD
N EAU CLAIRE AVE
PREY ST
SHEBOYGAN AVE
SAWYER TER
N SEGOE RD
N MIDVALE BLVD
N ROSE PL
TALLYHO LN
LOCUST DR
HIGHBURY RD
MAPLE TER
BURBANK PL
UNIVERSITY AVE
BRUCE CT
LUCIA CREST
EUGENIA AVE
HARVEY ST
N MEADOW LN
N BLACKHAWK AVE
STEVENS ST
PALOMINO LN
BLUFF ST
N HILLSIDE TER
N OWEN DR
DU ROSE TER
PRICE PL
VERNON BLVD
BUFFALO TRL
GREEN LAKE PASS
DOOR DR
REGENT ST
ARCADE LN
LAFAYETTE DR
ORMSTOPTER CT
WAUKESHA ST
RICHLAND LN
S MEADOW LN
S HILLSIDE TER
S BLACKHAWK AVE
BAGLEY PKY
BAGLEY CT
S OWEN DR
OWEN PKY
VAUGHN CT
ARBORCREST CIR
S MIDVALE BLVD
S SEGOE RD
MERLHAM DR
UPLAND DR
W SUNSET CT
E SUNSET CT
FALLES CT
KAREN CT
FELTON PL
GREGG RD
ORCHARD DR
ROBIN PKY
HILLCREST DR
KEWAUNEE CT
PEPIN PL
S HILL DR
CHEYENNE CIR
CHEYENNE TRL
RACINE RD
SHAWANO TER
ASHLAND CT
MANITOWOC PKY
S WHITNEY WAY
MINERAL POINT RD
JUNEAU RD
BAYFIELD TER
FOND DU LAC TRL
WAUSHARA CIR
S EAU CLAIRE AVE
LA CROSSE LN
VAUPACA CT
MARATHON DR
MARINETTE TRL
S KENOSHA DR
CALUMET CIR
BURNETT DR
S ROCK RD
TREMPEALEAU TRL
CARLTON DR
S ROSA RD
BEACH ST
ANCHORAGE AVE
DRIFTWOOD AVE
CRESTWOOD PL
MARK TWAIN ST
GLEN HWY
WAKEMAN ST
N ROCK RD
N KENOSHA DR
N WHITNEY WAY
LANGLOIS ST
MERRILL CREST DR
OAK CREST PL
PARK WAY
TEMPLE CT
OAK CREST
SHAW CT
SHAW CT
BELIN ST
ELDER PL
MARCONI ST
FORSYTHIA PL
TESLA TER
M KENOSHA DR

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division - October 2014

0 150 300 600 Feet

1 inch = 300 feet

District Boundary

Non-Contributing Buildings

Photo Key: # →

Page 2 of 6

Village of Shorewood Hills

TALLYHO LN

LOCUST DR

MAPLE TER

BURBANK PL

MERRILL SPRINGS RD

SILVERTREE RUN

UNIVERSITY AVE

OLD MIDDLETON RD

FREY ST

SAWYER TER

WYNNWOOD WAY

SHEBOYGAN AVE

N EAU CLAIRE AVE

202 N EAU CLAIRE AVE

402 N EAU CLAIRE AVE

5001-29 SHEBOYGAN AVE

401-409 N EAU CLAIRE AVE

4849-4859 SHEBOYGAN AVE

4833

4817

4801

4701-4725

602

N SEGOE RD

N WHITNEY WAY

305 301 213 209 205 201 113 109

5134 5138 214 210 206 202 114 110

5130 5126 5122 5118 5114 5110 5102 5014 5010 5002

GREEN LAKE PASS

209 205 201 113 109

5117 6 5109 5105 5101 5110 5126 5118 5114

BARRON CT

BUFFALO TRL

DOOR DR

10 9 5 2

LANGLOIS ST

115

RENNEBOHM PARK AND SHELTER

4702-4806 REGENT ST

202-426 N SEGOE RD

REGENT ST

4821 4817 4813 4809 4805 4801 4725 4721 4717 4713

4513

320

401

313 310

302

PRICE PL

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division - October, 2014

0 150 300 600 Feet

1 inch = 300 feet

District Boundary

Non-Contributing Buildings

Page 3 of 6

Photo Key: # →

SHEBOYGAN AVE
401-409 N EAU CLAIRE AVE
4849-4859 SHEBOYGAN AVE
4833
4817
4801
4701-4725
602
SAWYER TER
N SEGOE RD
HEATHER CREST
N MEADOW LN
N MIDVALE BLVD
115
RENNEBOHM PARK AND SHELTER
4702-4806 REGENT ST
202-426 N SEGOE RD
320
401
PRICE PL
313
310
302
VERNON BLVD
EAU CLAIRE AVE
GREEN LAKE
DOOR DR
LANGLADE LN
REGENT ST
FOND DU LAC TRL
4513
4501
4510
4506
202
215
222
216
4414
4410
202
4505
LA FAYETTE DR
JUNEAU RD
BAYFIELD TER
WAUSHARA CIR
WAUKESHA ST
RICHLAND LN
S SEGOE RD
CHRISTOPHER CT
MERLHAM DR
S MIDVALE BLVD
S MEADOW LN
BAGLEY PKY
S EAU CLAIRE AVE
LA CROSSE LN
MARATHON DR
WAUPACA CT
4801

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division - October, 2014

0 150 300 600 Feet

1 inch = 300 feet

District Boundary

Non-Contributing Buildings

Page 4 of 6

Photo Key: # →

SHEBOYGAN AVE
WYNNWOOD WAY
202 N EAU CLAIRE AVE
402 N EAU CLAIRE AVE
5001-29 SHEBOYGAN AVE
401-409 N EAU CLAIRE AVE
4849-4859 SHEBOYGAN AVE
4833
4817
115
RENNEBOHM PARK AND SHELTER
N EAU CLAIRE AVE
N WHITNEY WAY
LANGLOIS ST
MERRILL CREST DR
SHAW CT
OAK CREST AVE
OAK CREST PL
PARK WAY
TESLA TER
BORDNER DR
N KENOSHA DR
TERRE HAUTE AVE
MARK TWAIN ST
WAKEMAN ST
N ROCK RD
REGENT ST
S ROSA RD
VARSITY HILL
STADIUM DR
TREMPEALEAU TRL
CARILLON DR
S ROCK RD
S KENOSHA DR
S KENOSHA DR
BURNETT DR
CALUMET CIR
S WHITNEY WAY
MARATHON DR
MARINETTE TRL
GREEN LAKE PASS
BARRON CT
BUFFALO TRL
DOOR DR
JUNEAU RD
S EAU CLAIRE AVE
LA CROSSE LN
BAYFIELD TER
FOND DU LAC TRL
LANGLADE LN
WAUSHARA CIR
WAUPACA CT
WAUKESHA ST

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division

0 150 300 600 Feet

1 inch = 300 feet

District Boundary

Non-Contributing Buildings

Page 5 of 6

Photo Key: # →

N ROCK RD
N KENOSHA DR
REGENT ST
S ROCK RD
S KENOSHA DR
BURNETT DR
CALUMET CIR
CARILLON DR
TREMPEALEAU TRL
JUNEAU RD
BAYFIELD TER
FOND DU LAC TRL
WAUSHARA CIR
S EAU CLAIRE AVE
LA CROSSE LN
WAUPACA CT
WAUKESHA ST
KEWAUNEE CT
MARINETTE TRL
PEPIN PL
CHEYENNE DR
S HILL DR
MARATHON DR
WALWORTH CT
ASHLAND CT
SHAWANO TER
RACINE RD
CHEYENNE TRL
MANITOWOC PKY
S ROSA RD
S WHITNEY WAY
MINERAL POINT RD
SCIENCE DR
RUSHMORE LN
ASCOT LN
BERWYN DR

University Hill Farms

National Register Historic District
City of Madison

County of Dane, Wisconsin

Department of Planning and Development
Planning Division

0 150 300 600 Feet

1 inch = 300 feet

District Boundary

Non-Contributing Buildings

Page 6 of 6

Photo Key: # →



UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

MADISON WEST QUADRANGLE
WISCONSIN–DANE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)
SW/4 MADISON 15' QUADRANGLE

3070 II NE (SPRINGFIELD CORNERS)
3170 III NW (WAUNAKEE)
3170 III NE (DE FOREST)
(VERONA) 3069 I NE
(MADISON EAST) 3170 III SE
(MIDDLETON) 3070 II SE
(RUTLAND) 3169 IV NE
(OREGON) 3169 IV NW

89°30′ 43°07′30″ 89°22′30″ 43°00′

UTM Coordinates:

	E	N
1.	16 298550	4771160
2.	16 299150	4771720
3.	16 300441	4771913
4.	16 300470	4770220
5.	16 298540	4770260

University Hill Farms Historic District
Madison, Dane Co. WI

Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA
Topography by photogrammetric methods from aerial photographs taken 1957. Field checked 1959. Revised from aerial photographs taken 1978 and 1980. Field checked 1983. Map edited 1983
Polyconic projection. 1927 North American Datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid, zone 16
To place on the predicted North American Datum 1983, move the projection lines 4 meters north and 10 meters east as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map
Hydrography compiled from information furnished by Wisconsin Department of Natural Resources
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked

SCALE 1:24 000

1 MILE
7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

WISCONSIN
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway, hard surface
Light-duty road, hard or improved surface
Secondary highway, hard surface
Unimproved road
Interstate Route U. S. Route State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MADISON WEST, WIS.
SW/4 MADISON 15' QUADRANGLE
43089-A4-TF-024

1983

DMA 3170 III SW–SERIES V861

ISBN 0-607-58850-0
9 780607 588507


23






114




4910








4910




317


4809


















221


4702


5137


5213






4809




PARKING
PARKING






GRAYSON BUILDING
Newmark Grubb Gislamos
Available
608.828.8800




SPEED
LIMIT
30




IT'S ABOUT REWARDS.
IT'S ABOUT REWARDS.


SPEED LIMIT 35
COVENANT
PRESBYTERIAN CHURCH

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: University Hill Farms Historic District

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Dane

DATE RECEIVED: 8/11/15 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 9/26/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000402

DETAILED EVALUATION:

X ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

The University Hill Farms Historic District is listed in the National Register under criteria A and C for significance in Architecture and Community Planning and Development. The period of significance is 1956 to 1989. The suburb was built on land that had served as a University of Wisconsin experimental farm since 1897. From 1953 to 1964, 87% of the buildings located in the historic district had been built. The district is notable for the various manifestations of ranch and contemporary residential architecture.

RECOM./CRITERIA A & C
REVIEWER Barbara Wyatt DISCIPLINE Historian
TELEPHONE 202-354-2252 DATE 8-11-15

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

WISCONSIN HISTORICAL SOCIETY

RECEIVED 2280
MAY 22 2015
Nat. Register of Historic Places
National Park Service

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination

The following materials are submitted on this 19th day of May 2015, for the nomination of the University Hill Farms Historic District to the National Register of Historic Places:

1 Original National Register of Historic Places Nomination Form

1 CD with NRHP Nomination Form Word Document

_____ Multiple Property Nomination form

38 Photograph(s)

1 CD with electronic images

1 USGS map(s)

6 Sketch map(s)/figure(s)/exhibit(s)

_____ Piece(s) of correspondence

_____ Other_____

COMMENTS:

_____ Please insure that this nomination is reviewed

_____ This property has been certified under 36 CFR 67

10 The enclosed owner objection(s) do_____ do not X constitute a majority of property owners.

_____ Other: _____

_____

RECEIVED
DEC 08 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: UNIVERSITY HILL FARMS

Address of Property in District: 6 S. SEGOE Rd

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Sandra Y Porter Date: 11/24/14

Print or Type Name: SANDRA Y. PORTER

Mailing Address: 6 S. SEGOE Rd.

City: MADISON State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 4th day of December, 2014.

Alicia Evenrude

Notary Public Signature

My commission Expires: 2/26/2017

ALICIA EVENRUDE NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED
OCT 22 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms Historic District

Address of Property in District: 5002 Marathon Dr

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Kathryn J Anderson × Richard J Anderson Date: 10/21/14

Richard J Anderson & Kathryn J Anderson JRT

Print or Type Name: Richard J Anderson & Kathryn J Anderson

Mailing Address: 5002 Marathon Dr

City: Madison State: Wi. Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 21st day of October, 2014.

Douglas A. Dittmann

Notary Public Signature

My commission Expires: 4/1/17

STATE OF WISCONSIN PUBLIC NOTARY DOUGLAS A DITTMANN

RECEIVED
NOV 18 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: UNIVERSITY HILL FARMS DISTRICT

Address of Property in District: 4902 SOUTH HILL DR.

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: _____ Date: NOV 17, 2014

Print or Type Name: JOHN BERNARD

Mailing Address: 4902 SOUTH HILL DR

City: MADISON State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 17th day of November, 2014.

_____

Notary Public Signature

My commission Expires: 2/1/2015

KYLE McMANNERS NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED
NOV 05 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms

Address of Property in District: 5122 Shawano Terrace

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Mary A. Bosben, Trustee Date: Oct. 31, 2014

Print or Type Name: Mary A. Bosben

Mailing Address: 5122 Shawano Terrace

City: Madison State: WI Zip: 53705

NOTARY
State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 31 day of October, 2014.

Denise M. Mazzara
Notary Public Signature

My commission Expires: 3/1/2015

NOTARY PUBLIC
DENISE M. MAZZARA
STATE OF WISCONSIN

RECEIVED
NOV 05 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms Historic District

Address of Property in District: 310 N Midvale

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: _____ Date: 11/4/14

Print or Type Name: Robert J Lehmann

Mailing Address: 310 N Midvale Blvd

City: Madison State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 4th day of November, 2014.

_____
Notary Public Signature

My commission ~~Expires~~: Permanent

MARK CELICHOWSKI NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED
NOV 10 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hillfarms

Address of Property in District: 5106 Juneau Rd

City: Madison 53705-4744 County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that (we) are the (sole) (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered. NHN PMN

Signed: Phillip Martin Nystrand, Nancy Helen Nystrand Date: 11/6/14

Print or Type Name: Phillip Martin Nystrand; Nancy Helen Nystrand

Mailing Address: 5106 Juneau Rd

City: Madison State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 7th day of November, 2014.

Notary Public Signature

My commission Expires: 04/16/17

LUIS PEREZ NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED
NOV 05 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms

Address of Property in District: 217 S. Whitney Way

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jessica Rodin Date: 10-29-14

Print or Type Name: Jessica Rodin

Mailing Address: 217 S. Whitney Way

City: Madison State: WI Zip: 53705

NOTARY
State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 29 day of October, 20 14.

Notary Public Signature

My commission Expires: Aug 2018

RECEIVED
OCT 31 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms

Address of Property in District: 5301 Shawano Terrace

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Bart S Date: 10/22/14

Print or Type Name: Bart Sponseller

Mailing Address: 5301 Shawano Terrace

City: Madison State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 22nd day of October, 2014.

Barbara Swenson

Notary Public Signature

My commission Expires: 11/30/2014

STATE OF WISCONSIN
BARBARA SWENSON
NOTARY PUBLIC

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

RECEIVED
NOV 14 2014
DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms Historic District

Address of Property in District: 313 Price Place

City: MADISON County: DANE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

X Signed: John B Threlfall X Date: 11-13-14

Print or Type Name: JOHN B. THRELFALL

Mailing Address: 5518 BARTON RD

City: MADISON State: WI Zip: 53711

NOTARY

State of Wisconsin, County of DANE

The above statement was subscribed and sworn before me this 13 day of NOVEMBER, 2014.

Notary Public Signature

My commission Expires: 01/09/2018

CHRIS EBSEN NOTARY PUBLIC STATE OF WISCONSIN

RECEIVED
NOV 21 2014
DIV HIST PRES

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: University Hill Farms

Address of Property in District: 5150 Junean Rd

City: Madison County: Dane

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [signature] Date: 11-19-14
11-20-14

Print or Type Name: Dennis Tiberi

Mailing Address: 5150 Junean Rd

City: Madison State: WI Zip: 53705

NOTARY

State of Wisconsin, County of Dane

The above statement was subscribed and sworn before me this 20 day of November, 20 14.

[signature]
Notary Public Signature

My commission Expires: DEC. 11, 2016

KAYLA M. BOOKER NOTARY PUBLIC STATE OF WISCONSIN

NPS Form 10-900
(Expires 5/31/2012)
Wisconsin Word Processing Format (Approved 1/92)

OMB No. 10024-0018

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 University Hill Farms Historic District

other names/site number

2. Location

street & number Roughly bounded by North and South Midvale Boulevard, Sheboygan Avenue, North and South Whitney Way, North Rock Road and Mineral Point Road — N/A **not for publication**

city or town Madison — N/A **vicinity**

state Wisconsin **code** WI **county** Dane **code** 025 **zip code** 53705

Returned

3. State/Federal Agency Certification

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

Signature of certifying official/Title — Date

State Historic Preservation Officer-WI

State or Federal agency and bureau

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

Signature of commenting official/Title — Date

State or Federal agency and bureau

University Hill Farms 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 as apply)

X	private
X	public-local
	public-State
	public-Federal

Category of Property
(Check only one box)

	building(s)
X	district
	structure
	site
	object

Number of Resources within Property
(Do not include previously listed resources in the count)

contributing	noncontributing	
820	13	buildings
		sites
		structures
		objects
820	13	total

Returned

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
DOMESTIC/multiple dwelling	DOMESTIC/multiple dwelling
COMMERCE/TRADE/business	COMMERCE/TRADE/business

7. Description

Architectural Classification (Enter categories from instructions)	**Materials** (Enter categories from instructions)	
MODERN MOVEMENT	foundation	CONCRETE
Colonial Revival	walls	Weatherboard
		BRICK
	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.)

X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

_ B Property is associated with the lives of persons significant in our past.

X C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

_ D Property has yielded, or is likely to yield, information important in prehistory or history.

Returned

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
Community Planning & Development

Period of Significance

1956-1989

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Erdman, Marshall
Gardner, Carl L.
Weiler & Strang
Wright, Frank Lloyd

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

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
- X University
- X Other

Name of repository:
University Hill Farms Neighborhood Assoc.

10. Geographical Data

Acreage of Property Approximately 450 acres

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

Returned

	Zone	Easting	Northing
1	16	298550	4771160
2	16	299150	4771720
3	16	300441	4771913
4	16	300470	4770220

X 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/ Consultant for the City of Madison				
organization				**date**	July 15, 2014
street & number	6391 Hillsandwood Road			**telephone**	608-795-2650
city or town	Mazomanie	**state**	WI	**zip code**	53560

University Hill Farms 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 List		
organization			**date**
street & number			**telephone**
city or town	**state** WI		**zip code**

Returned

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.

Description

The University Hill Farms Historic District is a complete, highly intact planned community located on the near west side of the city of Madison. It occupies most of a 620-acre parcel that belonged to the University of Wisconsin since the 1890s and which had been used as an experimental farm by the University's College of Agriculture.[1] By 1953, this farm was being surrounded by the fast-growing city and was blocking the city's westward expansion. In addition, the increasingly urban setting of the farm meant that it was becoming both less viable as an experimental farm and more valuable as developable land. As a result, the University decided to develop the farm as a self-contained planned community. The proceeds from the sale of the lots in this newly formed subdivision would then be used to purchase and equip a new and much larger experimental farm that would be located far enough from the city to be useful to the University for many decades to come. To this end, the University hired the Chicago-based city planning consulting firm of Carl L. Gardner & Assoc. in 1955 to create a master plan for the new subdivision, which resulted in a topographically sensitive curvilinear street plan that had within it reserved spaces for churches, a school, a park, private office buildings, state office buildings, high rise apartment buildings, garden apartment buildings, and a regional shopping center. Development of the new subdivision began in early 1956 and by 1964, 87% of the district's buildings had been built, with the vast majority of them being examples of Modern Movement style designs. The resulting planned community was a complete success from both a financial and a civic point of view and it was, and continues to be, especially popular as a home for Madison's professional and middle class families.

Returned

The University's Hill Farms property is bounded on the north by the east-west-running Sheboygan Avenue and on the south by the east-west-running Mineral Point Road, these being the two major east-west routes that served the west side of the city both before and after World War II. The east side of the Hill Farms property is bounded by the north-south-running Midvale Boulevard. This four-lane street was being constructed by the City in the early 1950s with the ultimate goal of creating a north-south thoroughfare whose north end would intersect with University Avenue and whose south end would intersect with the new beltline highway being developed at this time around the south side of the city. The west side of the Hill Farms property is now mostly bounded by what was originally called Gilbert Road but which is now called N. and S. Whitney Way. This curving street intersects with University Avenue at its north end and Mineral Point Road at its south end and was just beginning to be laid out when the Hill Farms development began.[2] As a result, the University's Hill Farms was effectively surrounded by what were to become four of the most heavily trafficked streets

[1] Madison is the capital of the state of Wisconsin and its population in 2010 was 233,209.
[2] Like Midvale Boulevard, Whitney Way was also built with the intention of intersecting University Avenue at its north end and with the south beltline at its south end, which is how it was ultimately developed.

on the west side of Madison, a situation that was inherently favorable for the University's proposed development plans.

The timing of the University's decision was excellent because in the early 1950s Madison was the fastest growing city in Wisconsin and the need for more housing was acute. For instance, between 1940 and 1950 the population of Madison had grown by 42% from 67,447 to 96,056.[3] In response to the demand this population growth created, new privately sponsored suburbs were being developed that effectively surrounded the Hill Farms on all sides. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park and Merrill Heights, and to the south, the newly developed suburbs of Midvale Heights, Oak Park Heights (1950), and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road.[4] It is worth noting, however, that none of these new suburbs contained any commercial or retail properties with the single exception of Shorewood Hills, which had a commercial strip along University Avenue east of the Hill Farms that included the small, local, seven-store Shorewood Shopping Center, constructed in 1951 as one of the first shopping centers of any size in the city.[5]

Returned

Once the University decided to develop its Hill Farms property in 1953, it entered into a close relationship with the City of Madison and its planning department in order to make a smooth transition. This was aided by the fact that even as early as 1949, the north half of the Hill Farms property had been annexed to the city of Madison and now, in 1953, the remainder was annexed as well, which meant among other things that property owners in the proposed new subdivision would have ready access to city sewer, water, and gas lines. This annexation was followed by the creation of a preliminary plan for the new Hill Farms subdivision in 1954, prepared at the request of the University's Board of Regents by the City Plan Commission. This plan was drawn by the City of Madison's planning engineer, Walter K. Johnson, and contained a number of features that were later incorporated into the final plan produced by Carl L. Gardner & Assoc.[6]

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[3] The city's population would grow by another 30,000 by 1960.
[4] These two new subdivisions extended north along the west side of S. Midvale Boulevard and west along the north side of Mineral Point Road to what would become Segoe Road.
[5] Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Shorewood Hills: 1999, pp. 248-249. Although now expanded and greatly altered, this shopping center is still extant today.
[6] Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, p. 17. This article contains a photo of the Johnson plan and an analysis of it.

Both planners were aided by the fact that in 1953 the only existing buildings in the Hill Farms consisted of four groups of farm buildings, some of which had been acquired by the University with the land and some of which the University had built. The planners were also aided by the fact that the land itself was uncomplicated from a development point of view. The topography of the Hill Farms is gently rolling and it rises gradually to the south and to the west from its lowest point, which is located at the intersection of University Avenue and Midvale Boulevard in the northwest corner of the property. Since most of this land had been farmed since the 1850s, and since it was still being farmed by the University in 1953, it was all open farmland except for a wooded area located at a high spot on the property approximately where Lafayette Drive and Bayfield Terrace are today, and a low spot along Waukesha Street. As a result, the designers of the Hill Farms subdivision had a clean slate to work with before development began.

Returned

Walter Johnson's master plan for Hill Farms relied heavily on planning precedents that had been established before World War II in such places as Radburn, New Jersey. His plan included curvilinear (although not necessarily topographically sensitive) streets, an extensive use of cul-de-sacs, lots laid out in super blocks, a gradation of street sizes whose design and location were based on whether the street would carry local or regional traffic, and specific areas designated as park lands, school sites, church sites, or retail areas, all of which were features found in Radburn and other planned pre-war communities. Many aspects of this plan would subsequently be incorporated into Gardner's accepted 1955 master plan, but the overall appearance of Gardner's plan was very different.

> Gardner's master plan maintained aspects of the city's plan. Parcels were set aside for churches, parks, and a school. Other large sections were dedicated to a shopping center, offices, and state office buildings. A park and garden apartments formed a transition between the single-family residential portions and the more highly developed shopping and office building areas. The Gardner plan largely abandoned the cul-de-sac and, instead, used long blocks and curvilinear streets to respond to the rolling topography of the site. Mid-block cut-throughs near the school and park provided shorter routes for school children and pedestrians.[7]

In addition to these alterations, Gardner's master plan had the advantage of including more building lots than the city's plan, and addressed new elements that had been added to the subdivision in the interim. Because this project was state-owned and needed approval by the State Building Commission to proceed, and because the University was committed to creating a real community that would be an asset to the city as a whole, state and city input into the plan resulted in an agreement with the University whereby the state would acquire a 30-acre parcel in the north part of the subdivision as the proposed site of multiple, large new state office buildings. In addition, the city of Madison was allocated a 23-acre site in the middle of the subdivision for a school and 60-acres for two parks, all of

[7] Penkiunas, Daina. Op. Cit., pp. 19-20.

which were sold to the city at reduced prices before the first plat of the subdivision was put on the market.

One of the most important features of the University's development plan for the new subdivision was its decision to sell the lots in stages, rather than all at once. This meant that the construction of the necessary infrastructure consisting of roads, sidewalks, and sewer, water, and gas lines, could be implemented gradually and could be paid for in stages. It also meant that instead of flooding the local market for houses, the University could manage the demand for its lots in such a way as to reap the maximum benefit from their sales. In addition, the University also sought to retain control over what was built in the new subdivision by attaching restrictive covenants to the deeds of the lots it sold. To enforce these covenants it set up an Architectural Control Committee that was charged with the responsibility of approving all building plans within the subdivision. These covenants stated that home sites were restricted to single family occupancy, houses could be no more than two-stories in height, they had to have a minimum square footage, and they also had to have attached garages. The covenants further specified that no outbuildings of any kind were permitted on subdivision lots.

Returned

Vehicular traffic within the subdivision makes its way to the major thoroughfares surrounding it by traversing several main internal roads. Regent Street runs east-west through the district from Midvale Boulevard to Whitney Way. Hill Farm's other main internal roads were all developed as part of the subdivision: Segoe Road runs south through Hill Farms from University Avenue to Mineral Point Road and beyond; Eau Claire Avenue runs south into Hill Farms from Old Middleton Road; South Hill Drive runs west from Segoe Road to Whitney Way and beyond; and Racine Road/Pepin Place runs north from Mineral Point Road into Hill Farms. The streets within the Hill Farms subdivision itself were named after various Wisconsin counties, this being a nod to the University's state-wide mission, the exceptions being Segoe Road, which was named after Ladislas Segoe, a prominent Cincinnati, Ohio urban planner who had developed a comprehensive plan for the City of Madison in 1939, and Cheyenne Trail and Cheyenne Circle, private land that was brought into the development.

Once the new master plan was approved, the development process began. The University hired the Madison-based engineering firm of Mead & Hunt to design the subdivision's infrastructure and supervise its construction. Next, the University borrowed funds from the State Building Commission to finance the construction of these same roads and utilities with the understanding that these funds would be paid back from the proceeds from the sales of the lots.[8] The first portion of Hill Farms was platted in October of 1955 and it set the pattern for all the eleven plats that would follow. This original plat partially encircled the land on Waukesha Street that the city had purchased as a school site and it featured curvilinear streets, concrete curb and gutter, broad terraces, and concrete sidewalks,

[8] After the sales of the first plat were completed, the University never again needed to borrow money for infrastructure development.

underneath all of which were the necessary storm sewers and water and gas lines.[9] In addition, paved concrete walkways or cut-throughs that cut across the elongated blocks that characterize the subdivision were also built to facilitate the movement of pedestrians and school children through the district. These pathways are still very much in use today.[10] All of this was implemented by the University, with the City being in charge of putting in street trees on the terraces and street lighting. The landscaping of the individual lots was left to the homeowners themselves. Early photos show that most of these yards consisted at first of mown lawn with newly planted shade and ornamental trees and shrubs. The same photos also show that in the early years most of the rear yards in the subdivision were unfenced.

At the same time that Hill Farm's first plat was being developed, its lots sold and houses built, the first open space in the subdivision was also being created, this being the 23-acre grounds of the new and still highly intact Charles R. Van Hise Elementary and Middle School. These grounds were essentially given over to mown lawn on which playing fields for various sports have been developed, but there are also several concrete parking lots located near the school as well. In 1960, neighborhood pressure and activism resulted in several lots located across N. Eau Claire Avenue from the future Rennebohm Park being given to the Hill Farms Swim Club. The construction of the pool and the bathhouse of this club was financed by the club members themselves and this semi-private recreational resource is still very much in operation today. In 1961, more open space was developed in the district between Regent Street and Sheboygan Avenue when construction of the 20-acre Oscar Rennebohm Park began. This land had been purchased by the City in 1955; its grounds stretch all the way from N. Segoe Road to N. Eau Claire Avenue, and like the school grounds, this park is a large green space with mown grass. Tennis courts were built afterwards in the northwest corner of the park as was a large, twelve-sided Contemporary style shelter house replete with restrooms. A recently completed paved path runs from N. Segoe Road westward through the park and around the shelter house before exiting onto both N. Eau Claire Avenue and Regent Street.

Returned

The restrictive covenants attached to the deeds of the lots sold for single family residential properties in the district specified, among other things, that a one or one-and-one-half story house located on a lot that was less than 80-feet-wide must have a minimum square footage of 1040 square feet and one on a lot wider than 80-feet, 1176 square feet, while a two-story house had a minimum of 780 square feet and 882-square feet, respectively. As a result, houses in the subdivision tended to be of moderate size and the average cost was from $25,000 to $35,000, including both the cost of the lot and the house

[9] Electric service and attendant power lines were supplied by the Madison Gas & Electric Company. These electric lines and also telephone lines use above ground poles and the lines are strung along the rear of the lots in the district.
[10] In the first plat, one walkway led from Van Hise School east and downhill to and across Richland Lane and then on to S. Segoe Road. This pathway was subsequently continued on the other side of Segoe Road and it traveled still further east to Merlham Street in the adjacent Eighth Addition to Sunset Village plat.

itself, from 1956 to 1962, although some cost a good deal more. The designs of these houses followed the trends of the day and the vast majority of the 650 houses that were built in Hill Farms up until 1962 were in the Ranch style. Included among their numbers are such subtypes as the Split-Level and Bi-Level styles.[11] There are 613 Ranch Style houses of all types in the district, which number includes 116 examples of the Split-Level subtype and 76 examples of the Bi-Level subtype. Consequently, almost every variant of the Ranch Style house that was built in Madison during this period can be found in the district including some that are much larger and more elaborate than the norm, and a few that are architect designed. The most commonly encountered house built in the district during this period, however, is a one-story Ranch style house having a more or less rectangular plan, either a gable or a hip roof, a garage at one end, and a more or less centered main entrance that is flanked on one side by a living room window and on the other side by bedroom windows. These houses were mostly sided in wood clapboards, although steel or aluminum examples are also encountered, and their front-facing façade is usually at least partially sided in either brick or stone. The district contains 89 Contemporary and Wrightian style houses; a number of which were architect-designed, including one designed by Frank Lloyd Wright himself. These styles, and the houses in the district that are associated with them, are discussed in more detail after the building inventory that follows, while the architects and builders and their works are discussed in the Significance Section of this nomination.

Returned

In addition to the single family residences in Hill Farms, there are also 37 one and two-story duplex apartment buildings, almost all of which were built along Manitowoc Parkway between 1959-64, and 1976-77. These are of the Ranch, Contemporary, and Colonial Revival styles of architecture.[12] Larger scale apartment buildings are also in the district in locations in the northern part of Hill Farms that were specifically set aside for them in the Gardner master plan. The earliest of these was a complex of eleven, two-story-tall, sixteen-unit, two- and three-bedroom garden apartment buildings located on a large parcel at the corner of Regent Street and N. Segoe Road. These Contemporary style buildings were built between 1959 and 1964 and face onto large areas of mown lawn dotted with mature shade trees, with some of the units facing onto the adjacent Rennebohm Park. There are two high rise Contemporary style apartment blocks located on Sheboygan Avenue that were built between 1962 and 1965 in an area that was originally intended to house six of these blocks, all identical in design. Instead, two high rise and six low rise buildings were constructed. The first high rise, the 140-unit Park Tower Apartments, was designed by John J. Flad & Assoc., while the second high rise, the Hilldale Towers Apartments, was designed by another firm and built next door a few years later. The rest of the land located on the south side of Sheboygan Avenue that had originally been allocated for more high rise apartment buildings was subsequently rezoned to allow for the construction of large three-story-tall Colonial Revival and Georgian Revival style apartment block complexes (the three-

[11] There are 741 single family houses in the district today out of a total number of 836 buildings.
[12] This area had been specifically set aside for the construction of duplex apartments and those that were built in 1976-77 reflect the platting and sale of the land in the Gugel Farm Plat, which occurred in 1975.

building Normandy Apartments and the three-building Carolina Apartments), which were built in 1969-70. These later apartment blocks have always been heavily rented by retired couples and the elderly, for whom a low rise building with underground parking and a location near to shopping is preferred. These buildings look out over Rennebohm Park to the south and/or into very large well-landscaped inner courts replete with swimming pools. The quick success of these earlier apartment complexes also meant that when the former University of Wisconsin's Seed Farm portion of the larger Hill Farms became available for development in the late 1980s, another five-building Georgian Revival style complex (the Monticello Apartments) was built on this land, located on Sheboygan Avenue in the next block to the west of the first two. All of these apartment complexes are well landscaped and exceptionally well maintained and feature mown lawns, large deciduous shade trees, ornamental shrubs and trees, and flower beds.

Returned

Also included on the Gardner master plan is a 64-acre parcel of land devoted to a 34-acre regional shopping center and to a 30-acre area devoted to private office buildings. This area comprises the northeast corner of Hill Farms and it is bounded by Regent Street to the south, N. Segoe Road to the west, University Avenue to the north, and N. Midvale Boulevard to the east. The designs of all but two of the buildings that were subsequently built in this area are various examples of the Contemporary style and almost all of them were architect-designed. This area was planned so that small and medium size private office buildings could be located between the north side of Regent Street and Heather Crest located at the south end of Hilldale Shopping Center, and also along the east side of N. Segoe Road from Regent Street north to University Avenue. Each of these buildings is freestanding, not more than three-stories-tall, and each is surrounded by some mown lawn and ornamental plantings as well as hard-surfaced parking lots. Eventually there were at least twenty-three privately constructed commercial buildings and a post office building (extant but altered) located within this area along with the original 250,000 square foot Hilldale Shopping Center, which was completed in 1962. The portion of this area that is located south of Heather Crest Drive is still largely intact today, it contains several buildings of architectural significance, and has been included within the boundaries of the University Hill Farms Historic District as a result. The area to the north of it, however, has now been greatly altered and no longer retains integrity. Hilldale Shopping Center is still the retail heart of this area but it has since been enlarged and remodeled and no longer retains its historic appearance. In addition, most of the original commercial buildings that were located north of Kelab Drive/Heather Crest in this area have now been demolished and recently replaced either with new, larger commercial buildings or with new, larger apartment buildings and condominium towers.

In addition to the Hill Farms area's privately owned office buildings, the Gardner master plan also included a 30-acre parcel bounded by University Avenue to the north, N. Segoe Road to the east, Sheboygan Avenue to the south, and N. Eau Claire Avenue to the west that was set aside as the location for what were originally intended to be two large high-rise state office buildings. The first of

these nine-story-tall Contemporary style buildings was completed in 1963. However, subsequent changes in state policy meant that only one of the proposed high rise towers was built; the surplus land was eventually sold by the state and a private office building constructed. Because of the deviation from the original master plan for this area, this entire parcel is not considered to contribute to understanding of the plan and is drawn out of the boundary.

The Gardner master plan also provided separate parcels for four churches in Hill Farms. These parcels were distributed around the periphery of the subdivision and while three churches were ultimately built, one has since been demolished. Of the two that remain, both are examples of the Contemporary style. The Covenant Presbyterian Church in particular, which occupies a corner location at the S. Segoe Road entrance to the district, is an excellent example of the locally significant religious architecture produced by William V. Kaeser, who was one of Madison's finest mid-twentieth century architects.

Returned

Over time, the street trees planted by the city and the trees planted by the residents themselves have increased substantially in size and the landscaping around individual houses has matured. No large scale landscaping projects designed by landscape architects have yet been identified in the district, although individual yards and properties that have been designed by them are known to exist. As in most neighborhoods, most of the landscaping that has occurred has been at the initiative of the property owners themselves and reflects the taste of these individuals. Mown lawns in front and rear yards are ubiquitous and because restrictions embodied in the deed covenants of the properties dictate how close a house can be located to the front street line or to side lot lines, uniform setbacks create a consistent appearance throughout the district.

By 1964, 87% of all the buildings within the district had been completed. Today the district retains the appearance it had in 1964 to a remarkable degree. As was intended, most of the land in the district is given over to single family residences. The houses have continued to attract owners who appreciate the convenience and modernity that they provide. These owners have, by and large, respected the original appearance of the houses. In addition, very few of the district's original houses have been replaced by new ones. The neighborhood's Architecture Control Committee still reviews all requests for additions to existing houses and typically declines any request for subdivisions of existing properties. The most common major changes that have occurred to houses in the district have been either the addition of an enclosed or screened porch to the rear of a house, or else an expansion from a one-car to a two-car garage when sufficient lot width was available. Otherwise, the biggest threats to the integrity of the neighborhood's single-family housing stock has been window alterations and re-siding with vinyl, the latter trend being especially unfortunate since many of the district's houses were originally sided in what was once affordable, very long-lasting redwood. Indeed, the stability that the district enjoys can be seen by the fact that only 13 of the district's buildings have been classified as

non-contributing, and only 8 of these have been so classified because of the alterations they have undergone (the other 5 are of too recent a date to fall within the period of significance). With the added benefits that accrue from National Register listing, there is every reason to hope that the University Hill Farms Historic District will continue to retain its historic appearance for many years to come.

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Inventory

The following inventory lists every building in the district along with the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (N/C) status. The abbreviations given below for architectural styles are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

CO = Colonial Revival
CON = Contemporary
DU = Dutch Colonial Revival
GN = Georgian Revival
NE = Neoclassical Revival
RA = Ranch
SG = Side Gable
TU = Tudor Revival
WR = Wrightian

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C or N/C	Address		Original Owners	Yr. Built	Style
C	3	Ashland Court	Jud & Marilyn Walstad House	1957	RA
C	5	Ashland Court	Harold & Elizabeth Linden House	1960	RA
C	7	Ashland Court	William C. & Nancy Larson House	1957	CON
C	9	Ashland Court	Walter B. & Alice Sentry House	1957	RA
C	5	Barron Court	James A. & Bernadette Fenton House	1963	CON
C	6	Barron Court	Clarence J. & Evelyn Reuter House	1963	RA
C	9	Barron Court	Harold R. & Florence I. Wetzel House	1964	CO
C	10	Barron Court	Prof. Thomas & Elizabeth Averill House	1964	RA
C	4802	Bayfield Terr.	Collin H. & Margaret Schroeder House	1961	CO
C	4809	Bayfield Terr.	John & Ethel McMillen House	1959	RA
C	4813	Bayfield Terr.	Arvid & Avis Anderson House	1959	RA
C	4814	Bayfield Terr.	Clement M. & Betty Silvestro House	1959	CO
C	4817	Bayfield Terr.	Mrs. Helen Hansbrough House	1961	RA
C	4818	Bayfield Terr.	Urban J. & Angeline Niesen House	1962	RA
C	4821	Bayfield Terr.	Vernon & Pauline Hill House	1960	RA
C	4822	Bayfield Terr.	Jack G. & Virginia C. Jefferds House	1959	CO
C	4825	Bayfield Terr.	Prof. Wilson & Grace Thiede House	1960	RA
C	4826	Bayfield Terr.	Dr. Robert & Nancy O'Connor House	1960	CO
C	4901	Bayfield Terr.	William T. & Gretchen Rieser House	1962	RA
C	4902	Bayfield Terr.	Robert P. & Lucille Torkelson House	1965	CON
C	4905	Bayfield Terr.	Robert C. & Clara Wiersma House	1964	CO
C	4906	Bayfield Terr.	William P. & Ada Mitchell House	1959	CO
C	4909	Bayfield Terr.	Robert J. & Patricia Fausett House	1961	RA

C	4910	Bayfield Terr.	Martin A. & June Matoushek House	1958	RA
C	4914	Bayfield Terr.	Norman & Margaret Levin House	1962	CON
C	4918	Bayfield Terr.	Dr. Martin B. & Phyllis Fliegel House	1962	CO
C	5001	Bayfield Terr.	Dr. Kenneth & Beverly Sachtjen House	1962	CON
C	5002	Bayfield Terr.	Prof. Paul J. & Marian Kaesberg House	1958	RA
C	5005	Bayfield Terr.	Jerome H. & Joan Kuypers House	1959	RA
C	5009	Bayfield Terr.	Dale A. & Nora Nordeen House	1958	CO
C	5010	Bayfield Terr.	Prof. Claude & Dorothy Hayes House	1961	RA
C	5013	Bayfield Terr.	Robert B. & Jean Rennebohm House	1958	RA
C	5017	Bayfield Terr.	John B. & Jane K. Secord House	1958	CO
C	5018	Bayfield Terr.	Paul H. & Pat Graven House	1959	CON
C	5021	Bayfield Terr.	Prof. Patrick & Mary Ann Boyle House	1962	CO
C	5025	Bayfield Terr.	Dale O. & Anna Bender House	1962	CO
C	5026	Bayfield Terr.	Clyde & Lois Selix House	1963	RA
		.			
N/C	5010	Buffalo Trail	Steven R. Levine House	2000	CON
C	5014	Buffalo Trail	House	1987	CO
C	5101	Buffalo Trail	Harvey G. & Arlene Lilleman House	1963	RA
C	5102	Buffalo Trail	Mark & Virginia Kaiser House	1986	RA
C	5105	Buffalo Trail	Lyle E. & Viola Baerwald House	1962	RA
C	5109	Buffalo Trail	Murray C. & Mary A. Calhoun House	1965	CO
C	5110	Buffalo Trail	Robert P. & Darlene Gakovich House	1988	CON
C	5114	Buffalo Trail	Prof. Deepax & Anu Divan House	1986	CON
C	5117	Buffalo Trail	Prof. Robert G. & Dessa Cassens House	1964	CO
C	5118	Buffalo Trail	Paul J. Bois House	1985	CON
C	5122	Buffalo Trail	John J. & Bonnie Jordan, Jr. House	1986	RA
C	5126	Buffalo Trail	Frank & Shirley Ross, Jr. House	1985	CO
C	5130	Buffalo Trail	Jim & Lynn Soehnlien House	1986	CON
N/C	5134	Buffalo Trail	Keith W. & Rita Johnson House	1991	RA
C	5138	Buffalo Trail	Jac B. & Edith G. Garner House	1985	CO
C	5201	Burnett Dr.	John P. & Florence Bolger House	1962	RA
C	5202	Burnett Dr.	Donald W. & Albetina Renlund House	1961	RA
C	5206	Burnett Dr.	Alvin F. & Freda Nebel House	1960	RA
C	5209	Burnett Dr.	Dr. Gregory L. & Nancy Gallo House	1962	RA
C	5210	Burnett Dr.	Richard K. & Gloria Roeber House	1960	RA
C	5213	Burnett Dr.	Prof. John A. & Vera Noehl House	1961	RA
C	5214	Burnett Dr.	Lester F. McChesney House	1962	RA
C	5301	Burnett Dr.	Prof. Frank B. & JoAnn Baker House	1961	RA
C	5302	Burnett Dr.	Prof. A. Burr & Mary Fontaine House	1960	RA
C	5305	Burnett Dr.	Prof. John & Frances Culbertson House	1960	RA
C	5306	Burnett Dr.	James R. & Bernice Skogstad House	1961	RA
C	5309	Burnett Dr.	Walter A. & Jean Meanwell House	1960	RA

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C	5310	Burnett Dr.	Robert W. & Katherine Pohle House	1961	RA
C	5317	Burnett Dr.	Prof. E. James & Marian Archer House	1961	RA
C	5318	Burnett Dr.	Prof. Richard & Elizabeth Durbin House	1961	RA
C	6	Calumet Circle	Merlin R. & Irene Kolb House	1961	RA
C	9	Calumet Circle	Prof. Gordon & Joan Chesters House	1961	RA
C	10	Calumet Circle	Mrs. Eleanor Kennedy House	1961	RA
C	5	Cheyenne Circle	Dr. Mark F. & Adele Backs House	1960	RA
C	6	Cheyenne Circle	James R. & Dorothy Underkofler House	1960	CO
C	9	Cheyenne Circle	Maj. Harvey G. & Doris Maahs House	1960	RA
C	10	Cheyenne Circle	Dr. John F. & Lucy Erck House	1960	RA
C	14	Cheyenne Circle	Vernon H. & Cathern Schultz House	1960	RA
C	302	Cheyenne Trail	Eugene & Janet Erickson House	1963	CO
C	305	Cheyenne Trail	Charles A. & Elsa Oliver House	1962	CO
C	306	Cheyenne Trail	Dr. John C. & Ann McAleavy House	1962	CO
C	309	Cheyenne Trail	Byron W. & Betty Schmeling House	1963	CO
C	310	Cheyenne Trail	Dr. Mark F. & Adele Backs House	1963	RA
C	313	Cheyenne Trail	Glenn S. & Daisy Pound House	1964	RA
C	314	Cheyenne Trail	Herbert F. & Marjorie M. Klinge House	1964	CO
C	317	Cheyenne Trail	Robert J. & Dolores Shand House	1963	CO
C	318	Cheyenne Trail	Prof. James E. & Doris Kennedy House	1964	RA
C	321	Cheyenne Trail	First Baptist Church Rectory	1964	CO
C	322	Cheyenne Trail	Julian P. & Mirian Bradbury House	1964	RA
C	325	Cheyenne Trail	Prof. Dwayne & Wilma Rohweder House	1964	CO
C	326	Cheyenne Trail	William A. & Joan Atkins House	1965	RA
C	329	Cheyenne Trail	Gerald F. & Jeanne Maruska House	1964	RA
C	330	Cheyenne Trail	Prof. Ronald & Maria Engerman House	1965	CO
C	333	Cheyenne Trail	Thomas W. & Donna Erbach House	1965	CO
C	5109	Door Drive	George W. & Anne Burns House	1960	RA
C	5110	Door Drive	Donald L. & Lois Paul House	1963	CO
C	5113	Door Drive	Lawrence J. & Lil Kosikowski House	1960	RA
C	5114	Door Drive	Rev. Vernon & Patricia Johnson House	1960	RA
C	5117	Door Drive	Lillian Miller House	1960	RA
C	5118	Door Drive	Donald & Doris Graf House	1960	RA
C	5121	Door Drive	Prof. William & Louise Kinne House	1960	RA
C	5122	Door Drive	Prof. Thomas & Betty Ringness House	1961	RA
C	5125	Door Drive	Jack & Sally Trautman House	1960	RA
C	5126	Door Drive	James E. & Joan Bie House	1960	RA
C	5129	Door Drive	Burton G. & Myrtle Billings House	1960	RA
C	5130	Door Drive	Prof. William H. & Ruth Dodge House	1960	RA

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C	5133	Door Drive	Carter M. Wiltgen House	1960	RA
C	5137	Door Drive	Clarence M. & Mary White, Jr. House	1960	RA
C	5141	Door Drive	Dr. Charles & Ruth Schoenwetter House	1961	RA
C	5142	Door Drive	Albert & Charlotte Hambrecht House	1961	RA
C	5145	Door Drive	Prof. Edward & Mary Kamarck House	1966	CO
C	5149	Door Drive	Charles F. & Lillian Norton House	1961	CO
C	5150	Door Drive	Stuart W. & Emmy Gallaher House	1961	CON
N/C	2	N. Eau Claire Ave.	Hill Farms Swim Club Swimming Pool	1960	CON
C	202	N. Eau Claire Ave.	The Monticello Apartments (Bldg. D)	1985	GN
C	401-409	N. Eau Claire Ave.	The Carolina Apartments (Bldg. C)	1969	GN
C	402	N. Eau Claire Ave.	The Monticello Apartments (Bldg. E)	1985	GN
C	1	S. Eau Claire Ave.	Boyde W. & Beatrice Jordan House	1960	RA
C	2	S. Eau Claire Ave.	Robert L. & Phyllis Mumert House	1960	RA
C	5	S. Eau Claire Ave.	Francis A. & Twila Blake House	1959	CO
C	6	S. Eau Claire Ave.	Gay M. & Lynne Ronne House	1959	CO
C	9	S. Eau Claire Ave.	Alfred & Mary Dai Frank House	1961	CON
C	14	S. Eau Claire Ave.	Mrs. Dorothy Fortance House	1958	RA
C	15	S. Eau Claire Ave.	Lester C. & JoAnn Six House	1959	CO
C	17	S. Eau Claire Ave.	Leland R. & Doris Fuelle House	1961	CON
C	21	S. Eau Claire Ave.	Roy E. & Rose McCormick House	1960	RA
C	22	S. Eau Claire Ave.	Lester & Evelyn Kolman House	1958	RA
C	26	S. Eau Claire Ave.	Urban J. & Angeline Niesen House	1959	RA
C	30	S. Eau Claire Ave.	Pern O. & Mary Finch House	1958	RA
C	33	S. Eau Claire Ave.	Prof. William & Jane Hillsenhoff House	1961	RA
C	34	S. Eau Claire Ave.	Dale C. & Leah Aebischer House	1959	RA
C	37	S. Eau Claire Ave.	Paul E. & Eleanor Morris House	1960	RA
C	38	S. Eau Claire Ave.	Harlan & Patricia Reif House	1958	RA
C	42	S. Eau Claire Ave.	Dr. Roland & Patricia Winterfield House	1958	RA
C	45	S. Eau Claire Ave.	Richard & Phyllis Pire House	1958	RA
C	46	S. Eau Claire Ave.	Leonard A. & Carol Montie House	1958	RA
C	49	S. Eau Claire Ave.	Elizabeth Davies House	1958	RA
C	50	S. Eau Claire Ave.	John E. & Jane Wise, Jr. House	1959	RA
C	53	S. Eau Claire Ave.	C. Dennis & Barbara Besadny House	1959	RA
N/C	54	S. Eau Claire Ave.	Mrs. Leonore M. Leake House	1958	CO
C	4706	Fond du Lac Trail	Dr. Bernard & Martine Messert House	1962	RA
C	4709	Fond du Lac Trail	Lyman R. & Betty J. Frazier House	1962	CO
C	4710	Fond du Lac Trail	Henry & Mary Peiss House	1959	RA
C	4713	Fond du Lac Trail	Chris P. & Eileen Lemberg House	1959	CO
C	4714	Fond du Lac Trail	Dr. Laurence T. & Audrey Giles House	1961	RA
C	4717	Fond du Lac Trail	Charles W. & Mildred Decker House	1960	CO

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C	4718	Fond du Lac Trail	Prof. Douglas & Lillian Marshall House	1960	RA
C	4722	Fond du Lac Trail	Thomas & Artha Jean Towell House	1959	RA
C	4802	Fond du Lac Trail	Ray T. & Shirley Haase House	1964	CO
C	4805	Fond du Lac Trail	Robert L. & Muriel Curry House	1961	DU
C	4806	Fond du Lac Trail	Charles E. & Mary Mueller House	1960	RA
C	4809	Fond du Lac Trail	Richard & Barbara Woroch House	1960	WR
C	4810	Fond du Lac Trail	Dr. C. Weir & Jane Horswill House	1963	CO
C	4813	Fond du Lac Trail	Norman R. & Kitty Benz House	1959	RA
C	4814	Fond du Lac Trail	Vere L. & Grace Fiedler House	1959	RA
C	4817	Fond du Lac Trail	Robert E. & Lou Westerveldt House	1961	CO
C	4818	Fond du Lac Trail	Dr. Donovan & Katherine Moore House	1962	CO
C	4821	Fond du Lac Trail	Gerald A. & Vicki Stewart House	1960	RA
C	4822	Fond du Lac Trail	Robert J. & Mae Klein House	1959	RA
C	4901	Fond du Lac Trail	Burton O. & Jean Neesvig House	1959	RA
C	4902	Fond du Lac Trail	Dr. Allen D. & Charlotte Hoff House	1960	CO
C	4906	Fond du Lac Trail	Prof. Max W. & Phyllis Carbon House	1959	RA
C	4909	Fond du Lac Trail	Arthur B. & Doris Morey House	1959	RA
C	4910	Fond du Lac Trail	Dr. Charles A. & Betsy Doehlert House	1959	CO
C	4913	Fond du Lac Trail	Paul & Marilyn Ohlrau House	1962	CO
C	4914	Fond du Lac Trail	John P. & Eunice Hendrickson House	1959	CO
C	4917	Fond du Lac Trail	Russell P. & Doris Bailey House	1961	RA
C	4918	Fond du Lac Trail	John Leonard House	1959	RA
C	4921	Fond du Lac Trail	Dr. Leigh M. & Marilyn Roberts House	1965	CO
C	4922	Fond du Lac Trail	Prof. William & Virginia Beranck House	1959	RA
C	4925	Fond du Lac Trail	Kenneth R. & Marilyn Johnson House	1960	CO
C	4926	Fond du Lac Trail	Prof. Richard M. & Ruth Heins House	1959	RA
C	4929	Fond du Lac Trail	William & LaVerne Rosenbaum House	1962	RA
C	4930	Fond du Lac Trail	W. Atleen & Sarah Jane Wilson House	1960	RA
C	101	Green Lake Pass	Adelbert C. & Viola Bast House	1961	RA
C	106	Green Lake Pass	Robert S. & Joy Hinds House	1961	CO
C	109	Green Lake Pass	Harry T. & JoAnn Ryan House	1962	CO
C	110	Green Lake Pass	Fred & June Werren House	1965	RA
C	113	Green Lake Pass	Peter S. & Marie Kozak House	1965	RA
C	114	Green Lake Pass	Prof. Norman & Darlene Olson House	1963	RA
C	201	Green Lake Pass	Prof. James R. & Nancy Love House	1962	RA
C	202	Green Lake Pass	Thomas W. & Florence Geiger House	1961	RA
C	205	Green Lake Pass	Leo B. & Dorothy McCann House	1963	RA
C	206	Green Lake Pass	Freeman & Marcia Holmer House	1967	RA
C	209	Green Lake Pass	Robert & Doris Mortenson House	1962	CON
C	210	Green Lake Pass	Theodore & Carolyn Stephenson House	1965	RA
C	214	Green Lake Pass	Prof. Frank & Ardyce Reighard House	1963	CO

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C	5101	Juneau Road	Prof. Thomas & Lorna Hoffman House	1959	RA
C	5106	Juneau Road	Dale & Norma Bruhn House	1958/ 1999	RA
C	5110	Juneau Road	Dr. Dorolea R. Harmon House	1958	RA
C	5111	Juneau Road	Donald G. & Betty Harrer House	1958	RA
C	5114	Juneau Road	Max G. & Dorothy Guhl House	1958	RA
C	5117	Juneau Road	Harold & Edith Hopkins House	1958	RA
C	5118	Juneau Road	Dr. Fred & Ruth Ansfield House	1958	RA
C	5121	Juneau Road	Eugene & Jean Beytien House	1958	RA
C	5122	Juneau Road	Alex & Mary Heffel House	1958	RA
C	5125	Juneau Road	Robert & Marjorie Meuer House	1958	CON
C	5126	Juneau Road	Gottfried & Ingrid Staub House	1958	CON
C	5129	Juneau Road	Robert & Marjorie Friess House	1958	RA
C	5130	Juneau Road	Walter & Patricia A. Larsh House	1958	RA
C	5133	Juneau Road	Elmer & Olive Stein House	1958	RA
C	5134	Juneau Road	H. Stewart & Linda Manchester House	1958	RA
C	5137	Juneau Road	Dr. Leigh M. & Marilyn Roberts House	1958	RA
C	5138	Juneau Road	Donald & Pauline Fugere House	1959	RA
C	5141	Juneau Road	Lt. Col. Loy E. & Jena Watkins House	1958	RA
C	5142	Juneau Road	William C. & Lean Rowland House	1958	CON
C	5146	Juneau Road	Prof. Jack W. & Barbara Miller House	1958	RA
C	5149	Juneau Road	Anthony J. & Marge Stracka House	1959	RA
C	5150	Juneau Road	Rudolf & Camille Mathias House	1958	RA
C	5154	Juneau Road	Donald L. & Lois Paul House	1958	RA
C	5158	Juneau Road	William L. & Virginia James House	1959	RA
C	5159	Juneau Road	Bernard B. & Marjorie Shomberg House	1958	CON
C	5162	Juneau Road	Walter F. & Mary Schar, Jr. House	1960	RA
C	5165	Juneau Road	Jesse L. & Betty Plumer House	1959	RA
C	5166	Juneau Road	Donald H. & Mary Lou Lund House	1959	RA
C	1	S. Kenosha Drive	William C. & Norma Linenfelser House	1964	RA
C	2	S. Kenosha Drive	Harry M. & Rose H. Spray House	1961	RA
C	5	S. Kenosha Drive	James W. & Ann C. Gorman House	1963	RA
C	6	S. Kenosha Drive	Prof. Gene R. & Louise De Foliart House	1959	RA
C	10	S. Kenosha Drive	Dr. Henrik A. & Ann Hartmann House	1960	RA
C	102	S. Kenosha Drive	Clifford P. & Verabelle Kolberg House	1963	RA
C	105	S. Kenosha Drive	Jacob J. & Shirley Botwinick House	1963	CO
C	106	S. Kenosha Drive	Dr. William M. & Barbara Larsen House	1964	RA
C	109	S. Kenosha Drive	Forrest F. & Kathleen Harms House	1961	RA
C	110	S. Kenosha Drive	Robert R. & Beverly Swanson House	1961	RA
C	201	S. Kenosha Drive	House	1962	CO
C	202	S. Kenosha Drive	Lawrence C. & Sue Gontarek House	1962	RA
C	205	S. Kenosha Drive	William J. & Anne Foy House	1961	CO

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C	210	S. Kenosha Drive	William P. & Marion Sutherland House	1961	CO
C	213	S. Kenosha Drive	John & Lee Wenning, Jr. House	1962	RA
C	214	S. Kenosha Drive	John H. & Helene Farrell House	1961	RA
C	217	S. Kenosha Drive	Norman S. & Patricia R. Jones House	1961	RA
C	218	S. Kenosha Drive	Ira T. & Marge Langlois, Sr. House	1961	RA
C	221	S. Kenosha Drive	Walter J. & Sally Walsh House	1961	RA
C	222	S. Kenosha Drive	Prof. Louis & Elizabeth Sequeira House	1963	RA
C	225	S. Kenosha Drive	Prof. Gilbert J. & Virginia Mannering House	1960	RA
C	226	S. Kenosha Drive	Kenneth J. & Pamela Harvey House	1961	RA
C	230	S. Kenosha Drive	Paul & Janet Emmerich House	1962	RA
C	3	Kewaunee Court	Prof. Leonard & Nettie Berkowitz House	1958	CON
C	5	Kewaunee Court	Dr. Seymour & Francis Crepea House	1957	RA
C	7	Kewaunee Court	Leslie R. & Myra Meinberg House	1958	RA
C	9	Kewaunee Court	Dr. Frederick R. & Virginia Pitts House	1958	RA
C	11	Kewaunee Court	Prof. Robert & Elsbeth Petzold House	1956	CON
C	15	Kewaunee Court	Joe W. & Carol Clarke House	1958	CON
C	17	Kewaunee Court	Ralph W. & Esther Scott House	1957	CO
C	21	Kewaunee Court	Jack B. & Mary Padgham House	1957	RA
C	5002	La Crosse Lane	Keith F. & Gene Anderson House	1957	RA
C	5006	La Crosse Lane	Richard R. & Mavis Hoegly House	1957	RA
C	5010	La Crosse Lane	Robert G. & Elva Vergeront House	1958	RA
C	5013	La Crosse Lane	Harvey M. & Sandra Adelman House	1959	RA
C	5014	La Crosse Lane	Ben & Elli Berkow House	1958	RA
C	5018	La Crosse Lane	Ely & Jayne Sires House	1958	RA
C	5021	La Crosse Lane	Danile H. & Bettylee Neviaser House	1960	RA
C	5022	La Crosse Lane	Prof. Truman F. & Sylvia Graff House	1957	RA
C	5025	La Crosse Lane	Edward & Barbara Bouma House	1959	RA
C	5026	La Crosse Lane	Richard R. & Jean McKenzie House	1956	RA
C	5029	La Crosse Lane	Prof. Carl H. & Lettie Fellner House	1959	RA
C	5030	La Crosse Lane	George & Frances Forster House	1958	RA
C	5033	La Crosse Lane	Dr. Peter L. & Phyllis Eichman House	1962	RA
C	5034	La Crosse Lane	Eldon M. & Becky Stenjem House	1956	RA
C	5037	La Crosse Lane	Dr. Leslie & Elizabeth Kilpatrick House	1959	CON
C	5038	La Crosse Lane	Dr. Normand & Lois Greenfield House	1958	RA
C	5041	La Crosse Lane	Dr. Larry & Mary Lou Hogan House	1959	RA
C	5042	La Crosse Lane	Robert F. & Mary Volkman House	1958	RA
C	5045	La Crosse Lane	Russell E. & Ruth Thomas House	1959	CO
C	5046	La Crosse Lane	Sheldon W. & Gerda Sweet House	1959	CON
C	5049	La Crosse Lane	Prof. Sturges & Marilyn Bailey House	1959	RA
C	5050	La Crosse Lane	Harold H. & Lorraine Baker House	1959	RA

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N/C	5054	La Crosse Lane	Vincent P. & Hollie A. Genna House	1959	RA
C	5058	La Crosse Lane	Dr. Albert & Betty Arenowitz House	1958	RA
C	5062	La Crosse Lane	Prof. Glenn V. & Martha Fuguitt House	1959	CON
C	4701	Lafayette Drive	Harry A. & Gloria Smelzer, Jr. House	1961	RA
C	4702	Lafayette Drive	Donald J. & Marian Reimer House	1962	RA
C	4705	Lafayette Drive	Roy G. & Doris Mita House	1959	RA
C	4706	Lafayette Drive	James R. & Nell Cooper House	1960	RA
C	4709	Lafayette Drive	John B. & Emira Capitani House	1961	RA
C	4713	Lafayette Drive	Ernest D. & Mildred Darlington House	1959	RA
C	4714	Lafayette Drive	Michael R. & Therese Vaughn House	1973	CO
C	4717	Lafayette Drive	Clifford W. & Patricia Bowers House	1959	CO
C	4718	Lafayette Drive	Richard C. & Della Weatherwax House	1959	RA
C	4721	Lafayette Drive	Dr. Gordon V. & Ira Marlow House	1959	RA
C	4722	Lafayette Drive	Walter F. & Lenore Vaughn House	1962	CO
C	4725	Lafayette Drive	Mrs. Mary B. Comdin House	1958	RA
C	4726	Lafayette Drive	Joseph & Eugene Kuno House	1960	RA
C	4729	Lafayette Drive	Dr. Howard & Gladys Aeh House	1964	RA
C	4730	Lafayette Drive	Carl & Jane Lopez House	1958	CO
C	4733	Lafayette Drive	Lawrence & Connie Allard House	1959	RA
C	4734	Lafayette Drive	Leonard J. & Marcella Pick House	1959	RA
C	4737	Lafayette Drive	Roger F. & Rosemary Rupnow House	1959	CO
C	4738	Lafayette Drive	Prof. David & Rhoda Berman House	1958	RA
C	4741	Lafayette Drive	Henry L. & Luella Brown, Sr. House	1959	RA
C	4742	Lafayette Drive	William A. & Lena Wall House	1960	RA
C	4746	Lafayette Drive	Prof. Edward & Eleanor Blakely House	1958	WR
C	4749	Lafayette Drive	Hyman B. & Florence Parks House	1962	RA
C	4750	Lafayette Drive	Prof. Manucher J. & Lida Javid House	1958	CON
C	4754	Lafayette Drive	Walter & Lois Griskavich House	1961	RA
C	5015-17	Manitowoc Pkwy.	Rufus F. & Angela Wells Duplex	1965	RA
C	5019-21	Manitowoc Pkwy.	John Hammacher Duplex	1965	RA
C	5023-25	Manitowoc Pkwy.	Rufus Wells Duplex	1965	RA
C	5029-31	Manitowoc Pkwy.	Norman G. & Evelyn Hohn Duplex	1964	CO
C	5030	Manitowoc Pkwy.	Stanley R. & June Spencer House	1960	RA
C	5102	Manitowoc Pkwy.	Duplex	1960	RA
C	5105-07	Manitowoc Pkwy.	Daniel F. & Nancy Schensky Duplex	1960	RA
C	5106-08	Manitowoc Pkwy.	Dr. Dennis O. & Freida Carey Duplex	1963	RA
C	5109-11	Manitowoc Pkwy.	Mrs. Sidney F. Adams Duplex	1960	RA
C	5110-12	Manitowoc Pkwy.	Otto B. & Jane E. Syvrud Duplex	1960	RA
C	5113-15	Manitowoc Pkwy.	Duplex	1962	RA
C	5114-16	Manitowoc Pkwy.	Duplex	1962	RA
C	5117-19	Manitowoc Pkwy.	Duplex	1962	RA

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C	5118-20	Manitowoc Pkwy.	Duplex	1960	RA
C	5121-23	Manitowoc Pkwy.	Dirienzo Duplex	1961	RA
C	5122-24	Manitowoc Pkwy.	Duplex	1961	CON
C	5200-02	Manitowoc Pkwy.	Pauline Kammer/Richard Sabin Duplex	1959	CO
C	5201-03	Manitowoc Pkwy.	Duplex	1962	RA
C	5204-06	Manitowoc Pkwy.	R. Edward & Inez Olson Duplex	1959	RA
C	5205-07	Manitowoc Pkwy.	Duplex	1960	CON
C	5209-11	Manitowoc Pkwy.	Duplex	1961	RA
C	5210-12	Manitowoc Pkwy.	Curtis L. & Ferne Brown Duplex	1969	RA
N/C	5213-15	Manitowoc Pkwy.	Yehuda & Ruth Elmakias Duplex	1994	CO
C	5214-16	Manitowoc Pkwy.	Mrs. Coramae S. Niebauer Duplex	1977	TU
C	5217-19	Manitowoc Pkwy.	Gordon Babcock Duplex	1977	RA
C	5218-20	Manitowoc Pkwy.	Duplex	1977	CO
C	5301-03	Manitowoc Pkwy.	William Field Duplex	1976	CO
C	5302-04	Manitowoc Pkwy.	Harry G. Klinger Duplex	1977	CO
C	5305-07	Manitowoc Pkwy.	William Field Duplex	1977	CO
C	5306-08	Manitowoc Pkwy.	Duplex	1977	CO
C	5309-11	Manitowoc Pkwy.	Harry G. Klinger Duplex	1976	CO
C	5310-12	Manitowoc Pkwy.	Duplex	1977	TU/CO
C	5313-15	Manitowoc Pkwy.	Duplex	1976	NE
C	5314-16	Manitowoc Pkwy.	Thomas J. & Pam J. Ellefson Duplex	1977	CO
C	5317-19	Manitowoc Pkwy.	Herb DeLevie Duplex	1984	CON
C	5318-20	Manitowoc Pkwy.	Duplex	1977	TU/CO
C	5321	Manitowoc Pkwy.	House	1910/ 1979	SG
C	5325-27	Manitowoc Pkwy.	James Duncan Duplex	1976	RA
C	4805	Marathon Drive	Guy & Thelma Freas House	1957	RA
C	4806	Marathon Drive	Alan G. & Elaine Wolf House	1957	RA
C	4809	Marathon Drive	James G. & Sylvia Mader House	1956	RA
C	4810	Marathon Drive	Richard C. & Margo Hermann House	1957	RA
C	4813	Marathon Drive	William D. & Mary Sullivan House	1957	RA
C	4814	Marathon Drive	Robert K. & Jeannae Beckman House	1958	RA
C	4818	Marathon Drive	Amory O. & Doris Moore House	1957	CO
C	4821	Marathon Drive	Mrs. Helen Thompson House	1961	RA
C	4822	Marathon Drive	David E. & Marian Racine House	1957	RA
C	4825	Marathon Drive	Clarence O. & Ruth Widder House	1957	RA
C	4826	Marathon Drive	Arthur H. & Avis Freeman House	1956	RA
C	4829	Marathon Drive	Donald G. & Normalee Olson House	1960	RA
C	4830	Marathon Drive	Richard W. & Gwen Sharratt House	1957	RA
C	4833	Marathon Drive	Dr. John C. & Anne McAleavy House	1959	RA
C	4834	Marathon Drive	Dr. William R. & Kathy Reinfried House	1957	RA
C	4837	Marathon Drive	Bertrand & Jean Kalhagen House	1958	RA

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C	4838	Marathon Drive	Jacob J. & Shirley Botwinick House	1957	CON
C	4901	Marathon Drive	David & Joyce Nolte House	1958	RA
C	4905	Marathon Drive	Donald & Alice Strayer House	1957	RA
C	4906	Marathon Drive	Cmndr. John & Marjorie O'Neil House	1958	RA
C	4909	Marathon Drive	Charles W. & Ruth Bladl House	1958	RA
C	4910	Marathon Drive	Jack A. & Anna Clarke House	1957	RA
C	4913	Marathon Drive	H. Edward & Priscilla Wolfram House	1957	RA
C	4914	Marathon Drive	James E. & Shirley Henning House	1957	RA
C	4917	Marathon Drive	Blair H. & Marilyn Matthews House	1960	RA
C	4918	Marathon Drive	Charles R. & Iris DeLucca House	1957	RA
C	4921	Marathon Drive	Robert C. & Elizabeth Parker House	1960	RA
C	4922	Marathon Drive	Kenneth L. & Arlene Jerdee House	1957	RA
C	4925	Marathon Drive	Asdolah &Touba Jarvid House	1958	RA
C	4926	Marathon Drive	Norbert E. & Phyllis Koopman House	1957	RA
C	4929	Marathon Drive	Patrick J. & Peggy Luby House	1959	RA
N/C	4932	Marathon Drive	Dr. Robert & Catherine Bielman House	1958	RA
C	4933	Marathon Drive	Dr. Edwin T. & Harriet Boldon, Jr. House	1956	RA
C	4937	Marathon Drive	Estel D. & Valeria Felch House	1958	RA
C	4938	Marathon Drive	Arthur F. & Jeri Schroeder House	1958	RA
C	4941	Marathon Drive	Kendall & Natalie Witte House	1957	RA
C	4942	Marathon Drive	Hugh E. & Joyce Russell House	1957	RA
C	4945	Marathon Drive	Felix & Dorothy Kremer House	1957	RA
C	5001	Marathon Drive	Robert & Gloria Thisdell House	1958	RA
C	5002	Marathon Drive	Ralph S. & Ellen Garling House	1957	RA
C	5006	Marathon Drive	Charles M. & Althea Harman House	1958	RA
C	5007	Marathon Drive	Prof. Earl K. & Iris Wade House	1959	RA
C	5010	Marathon Drive	Prof. George & Dorothy Sledge House	1959	RA
C	5013	Marathon Drive	Richard E. & Betty Hagan House	1960	RA
C	5014	Marathon Drive	Prof. George C. & Mary Klingbeil House	1958	RA
C	5017	Marathon Drive	Prof. Edward L. & Mary Kamarck House	1958	RA
C	5018	Marathon Drive	Prof. William P. & Elizabeth Stillwell House	1958	CO
C	5022	Marathon Drive	Prof. John E. & Beth Ross House	1958	RA
C	5026	Marathon Drive	Harold J. & Minnie Bauman House	1958	RA
C	5027	Marathon Drive	George J. & Germaine Speckman House	1958	CO
C	5030	Marathon Drive	Edward J. & LaVerne Malcheski House	1958	RA
C	5034	Marathon Drive	Wallace & Elizabeth Chickering House	1958	RA
C	5035	Marathon Drive	David & Ginny Britten House	1958	RA
C	5038	Marathon Drive	John M. & Dorothy Liebman House	1958	CO
C	5039	Marathon Drive	Warren & Kay Tetzlaff House	1961	CO
C	5042	Marathon Drive	Kirk E. & Mary Erlinger House	1958	RA
C	5043	Marathon Drive	William R. & Katherine Jordan House	1959	CON
C	5046	Marathon Drive	Robert V. & Lucille Phillips House	1958	RA

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C	5047	Marathon Drive	Lyle W. & Virginia Marty House	1959	RA
C	5050	Marathon Drive	Prof. Alvin & Violet Hovland House	1959	RA
C	5051	Marathon Drive	C. Leslie Reddick House	1958	RA
C	5054	Marathon Drive	Linley E. & Peggy Ivers House	1958	RA
C	5055	Marathon Drive	Prof. Loris H. & Myra Schultz House	1958	CON
C	5058	Marathon Drive	LeRoy L. & Virginia Dalton House	1958	RA
C	5059	Marathon Drive	James D. & Katherine Meuer House	1958	RA
C	5062	Marathon Drive	William J. & Beatrice Zutter House	1957	RA
C	5063	Marathon Drive	Hugh Alan & Margaret Dega House	1958	RA
C	5066	Marathon Drive	Gilbert H. & Tillie Geiger House	1959	RA
C	5067	Marathon Drive	John R. & Shirley Hosterman House	1958	RA
C	5101	Marathon Drive	William C. & Lois Bjerk House	1958	RA
C	5102	Marathon Drive	Dale F. & Barbara Klosterman House	1960	RA
C	5105	Marathon Drive	Maurice D. & Dorothy Leon House	1958	RA
C	5109	Marathon Drive	John & Helen Linhardt House	1959	RA
C	5110	Marathon Drive	Donald R. & Nancy Wallace House	1959	RA
C	5114	Marathon Drive	William P. & Margaret Farmer House	1960	RA
C	5117	Marathon Drive	Kenneth G. & Anita Helfrecht House	1959	RA
C	5118	Marathon Drive	James C. & Camilla Heerey House	1960	RA
C	5121	Marathon Drive	Donald C. & Janann Sampson House	1960	RA
C	5122	Marathon Drive	Robert G. & Aurelia Bergmann House	1961	RA
C	5126	Marathon Drive	H. William & Betty Jenkins House	1961	RA
C	101	Marinette Trail	Kenneth R. & Jean L. Welton House	1959	RA
C	105	Marinette Trail	Ralph D. & Sylvia Mitchell House	1959	RA
C	110	Marinette Trail	Prof. Walter & Ellen Rudin House	1959	WR
C	111	Marinette Trail	Mrs. Gladys S. Kalal House	1959	RA
C	115	Marinette Trail	Prof. Paul J. & Dorothy Grogan House	1959	RA
C	118	Marinette Trail	Rodney & Darlene Strosshein House	1959	RA
C	122	Marinette Trail	Russell L. & Ellen Gulick House	1959	RA
C	126	Marinette Trail	Mrs. Marian B. Farrel House	1959	RA
C	201	Marinette Trail	Trygve E. & Marian Thoresen House	1959	RA
C	202	Marinette Trail	Dr. Melvin E. & Ann Kaufman House	1959	RA
C	205	Marinette Trail	Stanley C. & Marlin Nelson House	1959	RA
C	206	Marinette Trail	Richard A. & Alice Erney House	1959	CO
C	209	Marinette Trail	Frank A. & Doris Dignan House	1960	RA
C	210	Marinette Trail	Al W. & Kari-Ellen Cole House	1959	RA
C	213	Marinette Trail	Ed A. & Jane L. Pawenski House	1960	RA
C	214	Marinette Trail	V. Chuck & Joanne Medcraft House	1959	RA
C	305	Marinette Trail	Prof. Richard J. & Jeannine Smith House	1977	CON
C	306	Marinette Trail	Mark & Barbara Kopelberg House	1977	CO
C	310	Marinette Trail	Prof. Paul N. & Marian Drolsom House	1978	RA
C	314	Marinette Trail	Thomas & Phyllis Fass House	1976	RA

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C	318	Marinette Trail	Joseph & Virginia Morreale House	1978	RA
C	322	Marinette Trail	Stephen E. & Ann Geier House	1978	RA
C	326	Marinette Trail	Donald H. & Mary-Lou Lund House	1976	RA
C	329	Marinette Trail	Wilbur K. & Jean Zaudtke House	1976	CO
C	330	Marinette Trail	Joe Watts House	1976	RA
C	202	N. Midvale Blvd.	Midvale Regent Building	1966	GN
C	216	N. Midvale Blvd.	Kenland Building	1959/ 1972	CON
C	222	N. Midvale Blvd.	Jefferson Building	1962	NE
C	302	N. Midvale Blvd.	Anchor Savings & Loan Branch	1967/ 1979	CON
C	310	N. Midvale Blvd.	Hilldale Professional Building	1969/ 1979	CON
C	1	Oconto Court	Prof. Howard & Jane Zimmerman House	1961	CON
C	3	Oconto Court	George J. & Iris Weiland House	1958	RA
C	5	Oconto Court	Homer Griff & Mary Nordling House	1958	RA
C	7	Oconto Court	Victor W. & Bobbie Comstock House	1958	RA
C	5102	Pepin Place	Robert L. & Dorothy Beyler House	1959	RA
C	5106	Pepin Place	Chester L. & Olive Phillips House	1960	RA
C	5110	Pepin Place	David P. & Lillian Aide House	1960	CON
C	5113	Pepin Place	Fred F. & Mary Ann Bloodgood House	1959	RA
C	5114	Pepin Place	James E. & Lucy Berry House	1959	RA
C	5118	Pepin Place	Dr. Earl S. & Anita Shrago House	1960	CON
C	5122	Pepin Place	Prof. William A. & Joy Moy House	1959	RA
C	5125	Pepin Place	Victor O. & Elaine Gaulke House	1959	RA
C	5126	Pepin Place	Sterling A. & Helen Stahlman House	1959	RA
C	5129	Pepin Place	Dr. Paul A. & La Verne Breniske House	1959	RA
C	5130	Pepin Place	George J. & Dorothy Foegen House	1959	RA
C	5133	Pepin Place	Prof. Howard L. & Lois Harrison House	1958	RA
C	5134	Pepin Place	Alfred W. & Evelyn Alf House	1960	RA
C	5137	Pepin Place	James E. & Donna Smithback House	1959	RA
C	5138	Pepin Place	Russell A. & Dolores Baumann House	1959	RA
C	5141	Pepin Place	Kenneth & Shirley Tuhus House	1958	RA
C	5142	Pepin Place	Joseph H. & Violette Moore House	1959	RA
C	5201	Pepin Place	Prof. Gusthof & Bessie Peterson House	1959	RA
C	5202	Pepin Place	Edward H. & Jean Nielsen House	1959	RA
C	5205	Pepin Place	Louis & Dorothy June Lombardo House	1959	RA
C	5206	Pepin Place	Clarence T. & Lucille Metz House	1959	RA
C	5209	Pepin Place	Shomberg Builders Spec. House	1959	CON
C	5213	Pepin Place	Bryant W. & Louise Fisher House	1960	RA

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C	5214	Pepin Place	Joseph E. & June Nusbaum House	1959	RA
C	5217	Pepin Place	Robert F. & Betty B. Shimen House	1959	RA
C	5221	Pepin Place	Rollin O. & Marjorie Dunsdon House	1959	RA
C	5222	Pepin Place	Dr. Edward I. & Harriett Boldon House	1959	CO
C	313	Price Place	Lafayette Building	1965	NE
C	301	Racine Road	Winston J. & Jean Durant House	1959	RA
C	302	Racine Road	Paul E. & Charlene Welsch House	1960	RA
C	305	Racine Road	Howard K. & Delores Rasmussen House	1959	RA
C	306	Racine Road	Alex J. & Mary A. Cochrane House	1961	RA
C	309	Racine Road	Clyde W. & Bernetta O'Leary House	1964	RA
C	313	Racine Road	Stanley O. & Dorothy Bokelmann House	1960	RA
C	317	Racine Road	Robert H. & Mary Botts House	1958	RA
N/C	321	Racine Road	Jack W. & Betty Densmore House	1960	RA
C	325	Racine Road	Frederick W. & Ann Seybold House	1959	RA
C	326	Racine Road	Prof. Julian C. & Monique Van Lancker House	1962	RA
C	335-37	Racine Road	Duplex	1961	RA
C	336-38	Racine Road	Edward J. & Louise Paska Duplex	1961	RA
C	4410	Regent Street	Associated Physicians Clinic	1963/ 1994	CON
C	4414	Regent Street	Grayson Building	1962	CON
C	4505	Regent Street	Church of Jesus Christ of the Latter Day Saints	1963/ 1978	CON
C	4506	Regent Street	Regent Building	1963	CON
C	4510	Regent Street	Hill Farms Professional Building	1960/ 1981	CON
C	4605	Regent Street	Matt F. & Helen Bollenbeck House	1964	RA
C	Ca.4700-4806	Regent Street	Karen Arms Garden Apartments (7 Buildings)	1959-1964	CON
C	4705	Regent Street	Stefan & Sylvia Iordachescu House	1962	RA
C	4709	Regent Street	Donald C. & Carol Worel House	1961	RA
N/C	4713	Regent Street	Jerome C. & Evelyn Diebold House	1961/ 1993	RA
C	4717	Regent Street	Prof. John & Barbara Tolch House	1962	RA
C	4721	Regent Street	William M. & Phyllis Buzogany House	1962	RA
C	4725	Regent Street	Allan W. & Sparrow Sentry House	1983	CON
C	4801	Regent Street	Louis D. & Mary Jane Fiore House	1963	RA
C	4805	Regent Street	Randolph & Patricia W. Cautley House	1963	RA
C	4809	Regent Street	Helen Iwert House	1961	RA
C	4813	Regent Street	Mrs. Mabel J. Cullinan House	1960	RA
C	4817	Regent Street	Aaron & Shirley Epstein House	1961	RA

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C	4821	Regent Street	Douglas G. & Mary Peterson House	1963	RA
C	4825	Regent Street	Prof. C. J. & Edna Chapman House	1963	CON
C	4901	Regent Street	Arthur P. & Catherine Garst House	1960	RA
C	4905	Regent Street	John L. & Isabelle Berg House	1959	RA
C	4909	Regent Street	George W. & Betty Bielefeld House	1961	RA
C	4913	Regent Street	Fred G. & Muriel Engelke House	1959	RA
C	5013	Regent Street	Prof. Franz & Elfriede Vitovec House	1959	RA
C	5014	Regent Street	Ritchey T. & Pat Porter House	1962	RA
C	5017	Regent Street	Clifford & Lucille Chaffee House	1960	RA
C	5018	Regent Street	Russell W. & Del Bilzing House	1961	RA
C	5021	Regent Street	Prof. Marcos & Blanche Singer House	1959	CON
C	5022	Regent Street	Earl J. & Norma Halvorson House	1960	RA
C	5025	Regent Street	Harvey G. & Arlene Lilleman House	1960	RA
C	5026	Regent Street	Kenneth J. & Marilyn Seibel House	1960	RA
C	5029	Regent Street	Robert H. & Tish DeZonia House	1960	RA
C	5030	Regent Street	Lawrence H. & Donna Minkes House	1961	RA
C	5033	Regent Street	Joseph G. & Antoinette Stassi House	1961	RA
C	5101	Regent Street	Herbert R. & Bernice Lemke House	1960	RA
C	5102	Regent Street	Leonard T. & Cecilia Mackesey House	1960	RA
C	5105	Regent Street	Kenneth G. & Shirley Kittelson House	1964	RA
C	5106	Regent Street	Kenneth G. & Shirley Kittelson House	1961	RA
C	5109	Regent Street	Gilbert C. & Ann Kleckner House	1959	RA
C	5110	Regent Street	James L. & Helen Kindschi House	1960	RA
C	5113	Regent Street	Stanley C. & Cozette K. Fruits House	1959	RA
C	5114	Regent Street	Morris & Josephine Segal House	1960	RA
C	5117	Regent Street	Don W. & Doris Samuel House	1960	RA
C	5118	Regent Street	Burdette L. & Doris Fisher House	1960	CON
C	5121	Regent Street	Kenneth L. & Nancy Marshall House	1960	RA
C	5122	Regent Street	Prof. John Wright & Jean Harvey House	1960	CO
C	5129	Regent Street	Harold E. & Barbara Bakken House	1960	RA
C	5130	Regent Street	Sheldon C. & Barbara J. Wilcox House	1965	CO
C	5205	Regent Street	Raymond Dale & Alice Cattanach House	1961	RA
C	5209	Regent Street	Willard D. & Catherine Robbins House	1961	RA
C	5213	Regent Street	Prof. Cyril A. & Mitzi Kust House	1962	RA
C	5217	Regent Street	Carroll F. & Dorothy Lohr House	1961	RA
C	5301	Regent Street	John R. & Valerie Sadd House	1962	RA
C	5305	Regent Street	Harvey & Georgia Sperry House	1962	RA
C	5309	Regent Street	James E. & Madelyn Green House	1962	RA
C	105	Richland Lane	Daniel L. & Bea Jacobson House	1957	RA
C	106	Richland Lane	Robert N. & Lois Dick House	1957	WR
C	109	Richland Lane	John F. & Jean Reynolds House	1957	RA
C	110	Richland Lane	Milton E. & Jeanette Erickson House	1957	RA

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C	113	Richland Lane	William C. & Bernice Kahl House	1957	RA
C	114	Richland Lane	William D. & Wanda Godshall House	1957	RA
N/C	117	Richland Lane	John & Edith Grans House	1957	RA
C	118	Richland Lane	David L. & Julie Severson House	1957	RA
C	121	Richland Lane	Donald B. & Ellen Nelson House	1957	RA
C	122	Richland Lane	Russell & Marcella Kammer House	1957	RA
C	125	Richland Lane	Glen E. & Ruth Dahler House	1957	RA
C	126	Richland Lane	Robert B. & Lorraine Atwood House	1957	RA
C	129	Richland Lane	William B. & Ruth Gara House	1957	RA
C	130	Richland Lane	Donald R. & Gloria Peterson House	1957	RA
C	201	Richland Lane	Dever A. & Cathie Spencer House	1957	RA
C	202	Richland Lane	John M. & Shirley Wright House	1957	RA
C	205	Richland Lane	Richard J. & Lucy Genn House	1957	RA
C	206	Richland Lane	Wayne & Virginia Thurman House	1957	RA
C	209	Richland Lane	Prof. Edward & Frances Hauser House	1957	RA
C	210	Richland Lane	J. Don & Maxine Hanesworth House	1957	RA
C	213	Richland Lane	C. Lee & Arlene Miller House	1957	RA
C	214	Richland Lane	Alfred H. & Esther Wendte House	1957	RA
C	217	Richland Lane	Allan G. & Mary C. Richards House	1959	RA
C	218	Richland Lane	Prof. Val H. & Frankie Brungardt House	1962	RA
C	1	S. Rock Road	Prof. Jed & Susan Finman House	1963	RA
C	5	S. Rock Road	Prof. Jerome & Iris Schwartzbaum House	1962	CON
C	9	S. Rock Road	Clifford & Shirley Mahrt House	1963	CO
C	101	S. Rock Road	Prof. Dale M. Norris, Jr. House	1961	RA
C	105	S. Rock Road	Audrey Handler House	1964	RA
C	109	S. Rock Road	Thomas R. & Mary Stephens House	1961	RA
C	221	St. Croix Lane	Robert W. & Alice Schmitz House	1959	RA
C	222	St. Croix Lane	Joseph & Mildred Rigoni House	1958	RA
C	202-426	N. Segoe Road	Karen Arms Garden Apartments (6 Buildings)	1959-64	CON
C	401	N. Segoe Road	Hilldale State Bank	1963/ 1970/ 1987	CON
C	518	N. Segoe Road	Rennebohm Park Shelter	Ca.1962	CON
C	602	N. Segoe Road	Attic Angels Nursing Home & Tower Annex	1960/ 1976	CON
C	2	S. Segoe Road	Gilbert E. & Mary Schmolesky House	1962	RA
C	6	S. Segoe Road	Leonard Paul & Sandy Porter House	1958	RA
C	10	S. Segoe Road	Raymond & Evelyn Davidson House	1958	RA

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C	14	S. Segoe Road	Kenneth & Sue Clark House	1958	RA
C	17	S. Segoe Road	Joe & Claire Bernardo House	1959	RA
C	18	S. Segoe Road	C. Carroll & Ruth Wivell House	1958	RA
C	21	S. Segoe Road	Harold C. & Marilyn Jordahl House	1958	RA
C	22	S. Segoe Road	William C. & Verne Skaar House	1959	RA
C	101	S. Segoe Road	Emmet J. & Bonnie Ward House	1958	RA
N/C	102	S. Segoe Road	Richard E. & Carol Johnston House	1957	RA
C	105	S. Segoe Road	Russell & Valerie Hanson House	1958	RA
C	109	S. Segoe Road	Walter K. & Helen Tang House	1959	RA
C	110	S. Segoe Road	Oscar C. & Caroline Keller House	1957	RA
C	113	S. Segoe Road	Richard A. & Elaine Burke House	1958	RA
C	114	S. Segoe Road	Al & Mary Varosh House	1960	RA
C	117	S. Segoe Road	Hugh R. & Arlie Stewart House	1958	RA
C	118	S. Segoe Road	Henry E, & Ida Spiker House	1957	RA
C	121	S. Segoe Road	Clarence F. & Elizabeth Imhoff House	1958	RA
C	122	S. Segoe Road	Thomas & Marilyn Knoche House	1957	RA
C	125	S. Segoe Road	Donald & Dolores Solyst House	1958	RA
C	126	S. Segoe Road	Joseph L. & Edith Dwyer House	1957	CO
C	129	S. Segoe Road	Robert S. & Mina Thorne House	1957	RA
C	130	S. Segoe Road	Francis T. & Dorothy Beecher House	1958	CO
C	133	S. Segoe Road	Albert V. & Maude Gilbert House	1957	RA
C	134	S. Segoe Road	Harold C. & Margaret Jordahl House	1958	RA
C	137	S. Segoe Road	Victor & Hazel Tolbert House	1958	RA
C	138	S. Segoe Road	Arthur A. & Lila Jensen House	1957	RA
C	141	S. Segoe Road	Clarence A. & Jean Diel House	1960	CO
C	142	S. Segoe Road	Verle W. & Virginia Christensen House	1957	RA
C	201	S. Segoe Road	Louis & Estelle Sweet House	1958	RA
C	202	S. Segoe Road	David Bruce & Carol Haskin House	1958	RA
C	205	S. Segoe Road	Maj. Jack M. & Ruby Athearn House	1959	RA
C	206	S. Segoe Road	Robert & Mae Dion House	1958	RA
C	209	S. Segoe Road	Frank C. & Alice Fueger House	1958	RA
C	210	S. Segoe Road	Lewis & Virginia Cerqua House	1957	RA
C	213	S. Segoe Road	Joseph & Esther Marie Zapata House	1960	RA
C	214	S. Segoe Road	Robert & Lucille Schwendemann House	1957	RA
C	217	S. Segoe Road	Eva M. & Kathryn S. Sommers House	1960	RA
C	218	S. Segoe Road	Lawrence C. & Evelyn Disterhoft House	1957	RA
C	222	S. Segoe Road	Allan G. & Shirley Gruenisen House	1957	RA
C	225	S. Segoe Road	John J, & Angeline Magnasco House	1958	RA
C	229	S. Segoe Road	Russell E. & Patricia Bates House	1957	RA
C	233	S. Segoe Road	Douglas N. & Shirley Ajer House	1956	RA
C	237	S. Segoe Road	Thomas G. & Helen Cunningham House	1957	RA
C	241	S. Segoe Road	Alfred A. & Betty Trumpy House	1959	RA
C	245	S. Segoe Road	Ron F. & Ann Fox House	1960	RA

Returned

C	249	S. Segoe Road	Prof. William F. & Hetty Whittingham House	1960	RA
C	253	S. Segoe Road	Richard L. & Lorraine Ranney House	1957	RA
C	254	S. Segoe Road	Glen U. & Angeline Innis House	1956	RA
C	257	S. Segoe Road	Dr. Robert O. & Blanche Meng House	1959	RA
C	301	S. Segoe Road	Albert R. & Sylvia Gordon House	1958	RA
C	305	S. Segoe Road	Reginald R. & Lucille J. Copas House	1957	RA
C	306	S. Segoe Road	Dr. Bernard & Florence Jaeger House	1956	RA
C	309	S. Segoe Road	Ralph & Otylia Kazik House	1957	RA
C	313	S. Segoe Road	Eugene A. & Jean Sisson House	1957	RA
C	314	S. Segoe Road	Mrs. Mabel Norris House	1957	RA
C	317	S. Segoe Road	Mrs. Eleanor Butler House	1964	RA
C	326	S. Segoe Road	Covenant Presbyterian Church	1957/ 1961/ 1967	CON
C	5101	Shawano Terrace	Russ L. & Elaine Klimec House	1960	RA
C	5102	Shawano Terrace	Edward W. & Lorraine Schmidt House	1961	RA
C	5105	Shawano Terrace	Kurt W. & Ariel Bauer House	1959	RA
C	5106	Shawano Terrace	Donald F. & Beverly Young House	1959	RA
C	5109	Shawano Terrace	Raymond A. & Carol A. Felt House	1963	RA
C	5110	Shawano Terrace	Margaret Kelleher House	1959	RA
C	5113	Shawano Terrace	Medford J. & Dorothy Marty House	1960	RA
C	5114	Shawano Terrace	Harry E. & Joyce Bright House	1959	RA
C	5117	Shawano Terrace	Russell E. & Patricia Bates House	1963	RA
C	5118	Shawano Terrace	Murray G. & Elaine Barton House	1959	RA
C	5121	Shawano Terrace	Gordon R. & Betty Christensen House	1963	RA
C	5122	Shawano Terrace	William H. & Pauline Dicks House	1960	RA
C	5201	Shawano Terrace	John J. & Patricia Komurka House	1959	RA
C	5202	Shawano Terrace	Raymond P. & Jere LaBonne House	1960	RA
C	5205	Shawano Terrace	Harold A. & Teresa Small House	1959	RA
C	5206	Shawano Terrace	Charles W. & Louise Manthey House	1959	RA
C	5209	Shawano Terrace	Harold J. & Donna Sager House	1959	RA
C	5210	Shawano Terrace	Doyle B. & Betty A. Wilkie House	1964	RA
C	5213	Shawano Terrace	John R. & Loretta J. Walters House	1976	RA
C	5214	Shawano Terrace	Stephen P. & Paula Toltzien House	1978	CO
C	5217	Shawano Terrace	Terry L. & Alice J. Hampton House	1976	CO
C	5218	Shawano Terrace	Dr. Dennis C. & Diane Romary House	1976	CO
C	5301	Shawano Terrace	William D. & Ann Weber House	1976	CO
C	5302	Shawano Terrace	David L. & Norma J. Winch House	1976	CO
C	5305	Shawano Terrace	Prof. Elmer & Patricia Feltskog House	1976	CO
C	5306	Shawano Terrace	George H. & Frances A. Bordson House	1976	RA
C	5309	Shawano Terrace	Robert A. & Fran Moritz House	1976	CO

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C	5310	Shawano Terrace	Sion C. & Kristine Rogers, Jr. House	1983	CO
C	5313	Shawano Terrace	Charles M. & Shirley Dirienzo House	1976	CO
C	5314	Shawano Terrace	Prof. Arnold A. & Susan Johnson House	1977	CO
C	5317	Shawano Terrace	William G. & Lorraine Paltz House	1977	RA
C	5318	Shawano Terrace	Dr. John & Jan Mantovani House	1977	CO
C	4701-25	Sheboygan Ave.	Normandy Apartments (3 Buildings)	1970	CO
C	4801	Sheboygan Ave.	Park Towers Apartments	1962	CON
C	4817	Sheboygan Ave.	Hilldale Towers Apartments	1965/83	CON
C	4833	Sheboygan Ave.	Hickory Glen Apartments	1970	CON
C	4849-59	Sheboygan Ave.	The Carolina Apartments (2 Buildings)	1969	GN
C	5001-29	Sheboygan Ave.	The Monticello Apartments (5 Buildings)	1985-89	GN
C	4801	South Hill Drive	Robert G. & Marge Johnson House	1956	RA
C	4805	South Hill Drive	Donald E. & Marian Peterson House	1956	RA
C	4806	South Hill Drive	Dr. A. Dewey & Francis Nestingen House	1957	RA
C	4809	South Hill Drive	Dr. Arden & M. Ethel Erdmann House	1956	RA
C	4810	South Hill Drive	University Presbyterian Church Rectory	1957	RA
C	4813	South Hill Drive	Gerald F. & Jeanne Maruska House	1956	RA
C	4814	South Hill Drive	Prof. Irvin G. & Harriet Wyllie House	1957	RA
C	4817	South Hill Drive	Alan G. & Elaine Wolf House	1962	RA
C	4818	South Hill Drive	Lois Goldman & Dayle Miller House	1958	RA
C	4821	South Hill Drive	Prof. Quillian R. & Dr. Marian Murphy, Jr. House	1957	RA
C	4822	South Hill Drive	Bernard S. & Mary Ellen Wilson House	1959	RA
C	4825	South Hill Drive	Robert G. & Iris Doerner House	1957	RA
C	4826	South Hill Drive	Charles P. & Roberta Siebold House	1957	RA
C	4830	South Hill Drive	Louis & Dorothy Gosting House	1957	RA
C	4901	South Hill Drive	Bernard J. & Helen Young House	1957	RA
C	4902	South Hill Drive	Edward A. & Arline Handrow House	1957	RA
C	4905	South Hill Drive	Clifford E. & Marjorie Johnson House	1956	RA
C	4906	South Hill Drive	Richard E. & Ruth Bartlett House	1957	RA
C	4909	South Hill Drive	Harold B. & Eileen Schultz House	1960	RA
C	4910	South Hill Drive	Robert A. & Dorothy Drives House	1958	RA
C	4913	South Hill Drive	Donald D. & Shirley Willink House	1958	RA
C	4917	South Hill Drive	Eugene B. & Olive R. Lewis House	1958	RA
C	4921	South Hill Drive	Earl C. & Dorothea Andrews House	1957	RA
C	5001	South Hill Drive	Elmer & Mary Holland House	1957	RA
C	5009	South Hill Drive	Covenant Presbyterian Church Parsonage	1962	RA
C	5010	South Hill Drive	John A. & Barbara Russell House	1962	CO

Returned

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

C	5014	South Hill Drive	E. Kendall & Natalie Witte House	1962	CON
C	5018	South Hill Drive	Prof. James W. & Lois Hensel House	1961	RA
C	5102	South Hill Drive	Duane G. & Jeanette Gehring House	1959	RA
C	5106	South Hill Drive	John W. & Edythe Grans House	1960	RA
C	5109	South Hill Drive	Prof. Marshall F. & Janet Finner House	1960	RA
C	5110	South Hill Drive	Milo & Mary Johnson House	1959	RA
C	5113	South Hill Drive	Lyle M. & Carol Christenson House	1959	RA
C	5114	South Hill Drive	Harry J. & Frances Robey House	1960	RA
C	5117	South Hill Drive	Robert D. & Loretta Owens House	1960	RA
C	5118	South Hill Drive	Alex J. & Mary A. Cochrane House	1960	RA
C	5121	South Hill Drive	Warren C. & Ruth Chamberlain House	1962	RA
C	5122	South Hill Drive	Pete & Norma Paulieau House	1960	RA
C	5125	South Hill Drive	Delbert A. & Rosella Paulman House	1962	RA
C	5126	South Hill Drive	Henry J. & Elvira Pearson House	1959	RA
C	5201	South Hill Drive	Mrs. Mildred F. Cruger House	1962	RA
C	5202	South Hill Drive	Weston N. & Em Lennox House	1959	RA
C	5205	South Hill Drive	Phillip J. & Trudy Starr House	1960	RA
C	5206	South Hill Drive	John E. & Karen D'Orazio House	1961	RA
C	5209	South Hill Drive	Arthur F. & Rosa Schultz House	1959	RA
C	5210	South Hill Drive	Howard & Delores Rasmussen House	1969	RA
C	5213	South Hill Drive	William E. & Irma R. Togstad house	1977	CO
C	5214	South Hill Drive	Paul & Diane Sergenian House	1959	RA
C	5218	South Hill Drive	Warren R. & Mary Von Ehren House	1960	RA
C	5221	South Hill Drive	Frank P. & Anne G. Schiro House	1977	RA
C	5222	South Hill Drive	Henry H. & Ellen Weiss House	1961	RA
C	5301	South Hill Drive	Thomas F. & Marijo Bunbury House	1976	CO
C	5302	South Hill Drive	Richard W. & Frances Hall House	1964	RA
C	5305	South Hill Drive	Damian S. & Judith Neuberger House	1976	CO
C	5309	South Hill Drive	Rev. Robert & Linda Hargrave, Jr. House	1976	CO/TU
C	5313	South Hill Drive	Thomas J. & Susan Senatori House	1977	CO
C	5317	South Hill Drive	John M. Sweeney House	1976	RA
C	5326	South Hill Drive	Ralph M. & Carolyn Cooper House	1963	RA
C	5405	Trempealeau Trail	Earl J. & Felice Vanderhoef House	1961	RA
C	5409	Trempealeau Trail	Wayne G. & Marilyn Ward House	1963	CON
C	4501	Vernon Boulevard	M&I Bank Of Madison Branch Bank	1974/ 1984	CON
C	4513	Vernon Boulevard	Executive Building	1963	CON
C	3	Walworth Court	Prof. Glen C. & Joan Pulver House	1958	RA

Returned

C	5	Walworth Court	Dr. George G. & Patsy Rowe House	1958	RA
C	9	Walworth Court	Harold W. & Virginia Graham House	1958	RA
C	13	Walworth Court	Donald A. & Josephine Roth, Jr. House	1958	RA
C	15	Walworth Court	Jerome I. & Naon Berlin House	1958	RA
C	17	Walworth Court	Prof. Eugene & Ruth Freedman House	1957	RA
C	19	Walworth Court	James & Ellen Bultman House	1957	RA
C	21	Walworth Court	Curtis C. & Marjorie Peters House	1958	RA
C	23	Walworth Court	Frank L. & Virginia Holliday House	1956	RA
C	25	Walworth Court	Stewart C. & Margaret Hugo House	1957	RA
C	4605	Waukesha Street	Harry K. & Eunice Spindler House	1960	RA
C	4606	Waukesha Street	George & Ruth Calden House	1958	RA
C	4609	Waukesha Street	Prof. Dexter S. & Elise Goldman House	1959	RA
C	4610	Waukesha Street	Dr. Edward & Mary S. Kohlner House	1963	CON
C	4701	Waukesha Street	Carl & Jeanne Huboi House	1958	CON
C	4702	Waukesha Street	Prof. Marvin & Ellouise Beatty House	1959	CON
C	4709	Waukesha Street	Dr. Elston & Doris Belknap, Jr. House	1958	CO
C	4710	Waukesha Street	Emil W. & Donna Korenic House	1959	CON
C	4714	Waukesha Street	Prof. Shao Ti & Charlotte Hsu House	1959	RA
C	4717	Waukesha Street	Richard M. & Patricia Laird house	1958	CON
C	4718	Waukesha Street	House	1958	RA
C	4722	Waukesha Street	House	1962	RA
C	4726	Waukesha Street	Ernest I. & Josephine La Bella House	1960	RA
C	4730	Waukesha Street	House	1960	RA
C	4801	Waukesha Street	Charles R. Van Hise Elementary & Middle School	1957/ 1963	CON
C	4802	Waukesha Street	Cecilio & Carmen Alvarez House	1960	RA
C	4806	Waukesha Street	Mrs. Aurelia Puletti House	1964	RA
C	4810	Waukesha Street	Robert H. & Marilyn Kelso House	1959	RA
C	4814	Waukesha Street	Dr. William C. & Harriet Mussey House	1961	RA
C	4901	Waukesha Street	Norman T. & Gladys M. Baillies House	1958	RA
C	4902	Waukesha Street	Donald H. & Mary Lund House	1965	RA
C	4905	Waukesha Street	James E. & Donnas Smithback House	1958	RA
C	4909	Waukesha Street	Jesse Reed & Barbara Wilson House	1958	RA
C	4913	Waukesha Street	Forrest F. & Delores Moore House	1959	RA
C	3	Waupaca Court	Prof. Eugene & Helena Wilkening House	1961	CON
C	5	Waupaca Court	Cass F. & Viola Hurc House	1959	RA
C	1	Waushara Circle	Dr. Lincoln F. & Dr. Carolyn Ramirez House	1985	CON
C	3	Waushara Circle	Bruce B. & Jane R. Schultz House	1961	RA
C	5	Waushara Circle	Verne A. & Marianne Bishop House	1960	RA

Returned

C	7	Waushara Circle	Harry J. & Dorothy Mason House	1960	RA
C	5	N. Whitney Way	Margery Webb House	1961	RA
C	105	N. Whitney Way	Prof. Loyal & Wesley A. Durand House	1966	CO
C	109	N. Whitney Way	Robert C. & Marilyn Franklin House	1962	CO
C	113	N. Whitney Way	William P. & Joan Walsh House	1964	CO
C	201	N. Whitney Way	William J. & Diane J. Barnidge House	1966	RA
C	205	N. Whitney Way	Robert C. & Virginia Kraft House	1965	RA
C	209	N. Whitney Way	House	1967	RA
C	213	N. Whitney Way	John & Shirley Duncan House	1965	CO
N/C	301	N. Whitney Way	House	1994	RA
N/C	305	N. Whitney Way	Saboor Zasari House	1996	RA
C	2	S. Whitney Way	William G. & Jane North House	1963	RA
C	5	S. Whitney Way	Stanley J. & Jane B. Ferris House	1959	RA
C	8	S. Whitney Way	Ben Burke House	1962	RA
C	9	S. Whitney Way	Joseph L. & Victoria Lashua House	1960	RA
C	13	S. Whitney Way	Palmer G. & Lorraine Tibbetts House	1960	RA
C	17	S. Whitney Way	John J. & Marjorie Schara House	1959	RA
C	101	S. Whitney Way	Prof. Archie H. & Velma Easton House	1961	RA
C	105	S. Whitney Way	L. James & Karen Fitzpatrick House	1961	RA
C	110	S. Whitney Way	Nathan F. & Dora Brand House	1960	RA
C	114	S. Whitney Way	Joseph & JoAnn Lemmer House	1962	CON
C	117	S. Whitney Way	Dr. Robert G. & Jane Sybers House	1959	RA
C	118	S. Whitney Way	Joseph R. & Vivian Gartner House	1960	RA
C	122	S. Whitney Way	George J. & Betty Novenski House	1962	RA
C	123	S. Whitney Way	Julius S. & Betty Jacobs House	1969	RA
C	125	S. Whitney Way	House	1961	RA
C	126	S. Whitney Way	Edwin C. & Phyllis Conrad House	1960	RA
C	129	S. Whitney Way	Burchard C. & Jean Barfknecht House	1962	RA
C	201	S. Whitney Way	Ralph F. & Lois Reuter House	1961	RA
C	202	S. Whitney Way	Warren E. & Margaret Ruesch House	1960	RA
C	206	S. Whitney Way	Edward G. & Ann Cnare House	1961	RA
C	207	S. Whitney Way	Prof. Everett & Sylvia Kassalow House	1964	RA
C	210	S. Whitney Way	Karl W. & Margery Meyer House	1962	CON
C	211	S. Whitney Way	Dr. George H. & Irene Handy House	1965	RA
C	214	S. Whitney Way	Charles T. & Arlene Nye House	1960	RA
C	217	S. Whitney Way	Glenn D. & Betty Owens house	1960	RA
C	218	S. Whitney Way	Ralph D. & Virginia Culbertson House	1962	RA
C	221	S. Whitney Way	Prof. Leo M. & Carol Walsh House	1965	RA
C	222	S. Whitney Way	Harry H. & Flavia Heilprin House	1960	RA
C	225	S. Whitney Way	John E. & Mildred Johnson House	1960	RA
C	230	S. Whitney Way	Ellis S. & Mae G. Toff House	1963	RA

Returned

Wrightian Style

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

The finest example of the style in the University Hill Farms Historic District was actually designed by Wright himself. This is the Rudin House, which is one of only two built examples of pre-fabricated single-family residence designs that Wright produced for Marshal Erdman and Associates of Madison. The Rudin house was fabricated at the Erdman factory in Madison (non-extant) and it was built by Erdman for inclusion in the 1959 Madison Parade of Homes, held in University Hill Farms that year.

Returned

Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959

There are other fine examples of the style in the district designed by others; these are listed below.

Richard & Barbara Woroch House	4809 Fond du Lac Trail	1961
Prof. Edward J. & Eleanor Blakely House	4746 Lafayette Drive	1958
Robert N. & Lois Dick House	106 Richland Lane	1957

Ranch Style

As the name implies, the inspiration for the Ranch style was derived 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 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-20th century suburbs.

Ranch style houses are one-story-tall, typically have either rectangular, L-shaped, or U-shaped plans, and most examples have attached garages or a carport facing the street. In addition, examples of this style also share a number of other common characteristics. "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."[13]

Ranch style houses come in a variety of sizes and they also utilize a variety of cladding materials, including either wood, steel, or aluminum clapboards, and brick or stone, and many examples combine two or even three of these materials. There are 192 Ranch style houses in the district, of which 116 are examples of the Split-Level subtype and 76 are examples of the Raised Ranch or Bi-Level subtype, both of which are discussed later. Of the district's 421 remaining Ranch style houses, the best and most intact representative examples are listed below.

Returned

John & Ethel McMillen House	4809 Bayfield Terrace	1959
Martin A. & June Matoushek House	4910 Bayfield Terrace	1958
Burton G. & Myrtle Billings House	5129 Door Drive	1960
Clarence M. & Mary White, Jr. House	5137 Door Drive	1960
Dr. Charles & Ruth Schoenwetter House	5141 Door Drive	1961
Vere L. & Grace Fiedler House	4814 Fond du Lac Trail	1959
W. Atleen & Sarah Jane Wilson House	4930 Fond du Lac Trail	1960
Donald G. & Betty Harrer House	5111 Juneau Road	1958
Harold & Edith Hopkins House	5117 Juneau Road	1958
John & Lee Wenning, Jr. House	213 S. Kenosha Drive	1962
Eldon M. & Becky Stenjem House	5034 La Crosse Lane	1956
Roy G. & Doris Mita House	4705 Lafayette Drive	1959
Dr. Howard & Gladys Aeh House	4729 Lafayette Drive	1964
Henry L. & Luella Brown, Sr. House	4741 Lafayette Drive	1959
James Duncan Duplex	5325-27 Manitowoc Parkway	1976
Al W. & Kari-Ellen Cole House	210 Marinette Trail	1959
Robert H. & Mary Botts House	317 Racine Road	1958
William D. & Wanda Godshall House	114 Richland Lane	1957
Frank C. & Alice Fueger House	209 S. Segoe Road	1958

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

Allan G. & Shirley Gruenisen House	222 S. Segoe Road	1957
Robert A. & Dorothy Drives House	4910 South Hill Drive	1958
Earl C. & Dorothea Andrews House	4921 South Hill Drive	1957
Delbert A. & Rosella Paulman House	5125 South Hill Drive	1962
Prof. Shao Ti & Charlotte Hsu House	4714 Waukesha Street	1959
Bruce B. & Jane Schultz House	3 Waushara Circle	1961
Harry J. & Dorothy Mason House	7 Waushara Circle	1960
Stanley J. & Jane B. Ferris House	5 S. Whitney Way	1959

In addition to the above, there is also a subset of the district's Ranch style houses that exhibit a Colonial Revival style influence in their design. The best of these are listed below.

Returned

Collin H. & Margaret Schroeder House	4802 Bayfield Drive	1961
Mrs. Helen Hansbrough House	4817 Bayfield Drive	1961
Jack G. & Virginia C. Jefferds House	4822 Bayfield Drive	1959
Robert B. & Jean Rennebohm House	5013 Bayfield Drive	1958
Frank & Shirley Ross House	5126 Buffalo Trail	1985
Prof. A. Burr & Mary Fontaine House	5302 Burnett Drive	1960
Glenn S. & Daisy Pound House	313 Cheyenne Trail	1964
C. Dennis & Barbara Besadny House	53 S. Eau Claire Avenue	1959
Burton O. & Jean Neesvig House	4901 Fond du Lac Trail	1959
Max G. & Dorothy Guhl House	5114 Juneau Road	1958

Raised Ranch or Bi-Level Style

A recognized subtype of the Ranch style exists whose designs are characterized by their adaptation to hilly sites. These examples, sometimes called either "Raised Ranches" or "Bi-Level" designs, maintain the same one-story-tall profile of the previous examples but their automobile garage(s) are located in either a partially or fully exposed portion of their basement story. These garage openings are typically located on the main façade and face the street, although they sometimes face to the side as well, depending on the site. Note, however, that these houses should not be confused with the Split-Level examples that will be discussed next. Typically, the Raised Ranch subtype still has all of its principal living spaces located on just one floor; only the garage, utility rooms, and perhaps a recreation room, are located in the basement story.

Of the district's 613 Ranch style examples, 76 of them are examples of the Raised Ranch or Bi-Level subtype. The vast majority of these houses have a gable-roofed main block and a masonry-clad basement story.

One of the district's most distinctive examples of this subtype was built by Byrant W. Fisher, who was a partner in the contracting firm of Fisher & Fischer, as his own house. Another especially impressive example was built at 101 Marinette Trail by builder Donald Sampson.

Bryant W. & Louise Fisher House	5213 Pepin Place	1960
Kenneth R. & Jean L. Welton House	101 Marinette Trail	1959

Other fine, intact district examples of this subtype are listed below.

Jud & Marilyn Walstad House	3 Ashland Court	1957
Prof. Claude S. & Dorothy Hayes House	5010 Bayfield Terrace	1961
Lyle E. & Viola Baerwald House	5105 Buffalo Trail	1962
Donald & Pauline Fugere House	5136 Juneau Road	1959
Clifford P. & Verabelle Kolberg House	102 S. Kenosha Drive	1963
Dirienzo Duplex	5121-23 Manitowoc Parkway	1961
Charles W. & Ruth Bladl House	4909 Marathon Drive	1958
Linley E. & Peggy Ivers House	5054 Marathon Drive	1958
LeRoy L. & Virginia Dalton House	5058 Marathon Drive	1958
Stefan & Sylvia Ioradachescu	4705 Regent Street	1962
Randolph & Patricia W. Cautley House	4805 Regent Street	1963
Robert W. & Alice Schmitz House	221 St. Croix Lane	1959
Cecilio & Carmen Alvarez House	4802 Waukesha Street	1960

Returned

In addition, there is also a subset of the Raised Ranch style in the district that is characterized by a hip-roofed main block that has a partially exposed masonry-clad basement story and a fully exposed first story, to one side of which is attached a one-story hip-roofed garage ell. All five of these houses were built between 1964 and 1966. Two were built by the contracting firm of Fisher & Fischer and the other three may have been built by them as well.

Prof. Thomas & Elizabeth Averill House	10 Barron Court	1964
Kenneth G. & Shirley Kittelson House	5105 Regent Street	1964
Richard W. & Frances Hall House	5302 South Hill Drive	1964
William J. & Diane Barnridge House	201 N. Whitney Way	1966
Robert C. & Virginia Kraft House	205 N. Whitney Way	1965

Split-Level Style

Split-Level style houses are another subtype of the Ranch style that "retained the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch house, but added a two-story unit intercepted at mid-height by a one-story wing to make three floor levels of interior space. … Families were felt to need three types of interior spaces: quiet living areas, noisy living and service areas, and sleeping areas. The Split-level form made it possible to locate these on separate levels. The lower level usually housed the garage and commonly, the "noisy" family room with its television, which was becoming a universal possession. The mid-level wing contained the "quiet" living areas and the upper level, the bedrooms."[14]

Of the district's 613 Ranch style examples, 116 of them are examples of the Split-Level style subtype. The vast majority of these houses have a front-facing gable-roofed block to which is attached a side gabled ell. The resulting combination is in some ways a modern version of the nineteenth century Gable Ell vernacular form, but hip-roofed and even flat roofed examples can also be found within the district as well.

Returned

The district's most distinctive Split-Level example was designed by architect Carl Huboi as his own house and is believed to be potentially individually eligible for NRHP-listing:

Carl & Jeanne Huboi House	4701 Waukesa Street	1958

A very fine and also very intact group of Split-Level houses in the district were the work of Marshall Erdman and Associates and these represent various models of their pre-fabricated houses.

Arvid & Avis Anderson House	4813 Bayfield Terrace	1959
Prof. Paul J. & Marian Kaesberg House	5002 Bayfield Terrace	1958
Prof. John & Frances Culbertson House	5305 Burnett Drive	1960
Prof. Jack W. & Barbara Miller House	5146 Juneau Road	1958
Prof. Gene R. & Louise De Foliart House	6 S. Kenosha Dr.	1959
Dr. Henrik A. & Ann Hartmann House	10 S. Kenosha Dr.	1960
Prof. Gilbert J. & Virginia Mannering House	225 S. Kenosha Dr.	1960
Prof. Sturges & Marilyn Bailey House	5049 La Crosse Lane	1959
Prof. David & Rhoda Berman House	4738 Lafayette Drive	1958

Another distinctive district group of Split-Level designs consists of four houses that were all built by Clifford P. Kolberg in 1962-63. These small houses are unusual in that while most Split-Level designs

[14] McAlester, Virginia and Lee. Op. Cit., p. 481.

have two distinct roofs that are placed at different heights, these Kolberg-built houses all have a single gable roof with two slopes of unequal length that gives these houses an almost saltbox-like profile when viewed from the front.

James A. & Bernadette Fenton House	5 Barron Court	1963
Wayne G. & Marilyn Ward House	5405 Trempealeau Trail	1963
Joseph & JoAnn Lemmer House	114 S, Whitney Way	1962
Karl W. & Margery Meyer House	210 S. Whitney Way	1962

The best of the rest of the district's other Split-Level houses are listed below.

Harold & Elizabeth Linden House	5 Ashland Court	1960
Prof. Wilson & Grace Thiede House	4825 Bayfield Street	1960
Vernon H. & Cathern Schultz House	14 Cheyenne Circle	1960
Prof. James E. & Doris Kennedy House	518 Cheyenne Trail	1964
Gerald F. & Jeanne Maruska House	320 Cheyenne Trail	1964
Rev. Vernon & Patricia Johnson House	5114 Door drive	1960
Prof. William H. & Ruth Dodge House	5130 Door Drive	1960
Henry & Mary Peiss House	4710 Fond du Lac Trail	1959
Prof. Richard M. & Ruth Heins House	4926 Fond du Lac Trail	1959
William & LaVerne Rosenbaum House	4929 Fond du Lac Trail	1962
Leo B. & Dorothy McCann House	205 Green Lake Pass	1963
Theodore & Carolyn Stephenson House	210 Green Lake Pass	1965
Dr. William M. & Barbara Larsen House	106 S. Kenosha Drive	1964
Robert J. & Elva Vergeront House	5010 La Crosse Lane	1958
Ely & Jane Sires House	5018 La Crosse Lane	1958
Prof. Truman F. & Sylvia Graff House	5022 La Crosse Lane	1957
Richard R. & Jean McKenzie House	5026 La Crosse Lane	1957
Richard C. & Della Weatherwax House	4718 Lafayette Drive	1959
Lawrence & Connie Allard House	4733 Lafayette Drive	1959
Walter & Lois Griskavich House	4754 Lafayette Drive	1961
Curtis L. & Ferne Brown Duplex	5210-12 Manitowoc Parkway	1969
Richard E. & Betty Hagan House	5013 Marathon Drive	1960[15]
Robert S. & Mimi Thorne House	129 S. Segoe Road	1957
Curtis C. & Marjorie Peters House	21 Walworth Court	1958
Norman T. & Gladys M. Baillies House	4901 Waukesha Street	1958

Returned

[15] This house is an unusual flat-roofed example of the Split-Level style.

Contemporary Style:

The Contemporary style is a provisional term that is 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 many fine Contemporary style houses and the best of these 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 one-story houses, a subtype that "is a derivation of the earlier International style and houses of this subtype 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."[16]

Returned

Several 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 best of the district's examples are listed below.

William C. & Nancy Larson House	7 Ashland Court	1957
Dr. Kenneth M. & Beverly Sachtjen House	5001 Bayfield Terrace	1963[17]
Bernard B. & Marjorie Shomberg House	5159 Juneau Terrace	1958[18]
Prof. Robert G. & Elsbeth Petzold House	11 Kewaunee Court	1956
Prof. Glenn & Martha Fugitt House	5962 La Crosse Lane	1959[19]
Dr. Earl & Anita Shrager House	5118 Pepin Place	1961
Shomberg Builders Spec House	5209 Pepin Place	1959
Prof. Marcus G. & Blanche Singer House	5021 Regent Street	1959[20]
Prof. Jerome & Iris Schwartzbaum House	5. S. Rock Road	1961
Prof. Marvin T. & Ellouise Beatty House	4702 Waukesha Street	1959[21]

[16] McAlester, Virginia and Lee. Op. Cit., p. 482.
[17] This house was designed by Krueger, Kraft, & Assoc.
[18] This house was designed by Gausewitz & Cashin.
[19] This house was built and possibly designed by Marshall Erdman & Assoc.
[20] Ibid.
[21] This house was designed by Edward A. Solner, Architect.

The second group consists of the other Contemporary style single-family residences and other building types that are as of yet unclassified in terms of architectural subtypes. Several of the best of these houses are the known work of prominent Madison architects, but for now, the works of these individual architects is 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 that these two fine architects chose to follow. The majority of the district's Contemporary style houses, however, are the work of still unidentified architects and designers. 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.

Returned

Some of the finest and most distinctive examples of the district's Contemporary style residences are ones that several architects designed for themselves and their families.

Robert P. & Lucille H. Torkelson House	4902 Bayfield Terrace	1966
Paul H. & Pat Graven House	5018 Bayfield Terrace	1959
Stuart W. & Emmy Gallaher House	5150 Door Drive	1961
Emil W. & Donna Korenic House	4710 Waukesha Street	1959

Other especially fine district examples of this second group of houses are listed below.

Alfred & Maxa Dai Frank House	9 S. Eau Claire Avenue	1961
Prof. Leonard & Nettie Berkowiz House	3 Kewaunee Court	1958
Joe W. & Carol Clark House	15 Kewaunee Court	1958
Prof. Manucher J. & Lida Javid House	4750 Lafayette Drive	1959
Duplex	5205-07 Manitowoc Parkway	1960
Allan W. & Sparrow Sentry House	4725 Regent Street	1983
Prof. C. J. & Edna Chapman House	4825 Regent Street	1963[22]
Burdette L. & Doris Fisher House	5118 Regent Street	1960
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[23]
Dr. Lincoln F. & Dr. Carolyn Ramirez House	1 Waushara Circle	1985

Of the several Contemporary style high rise apartment blocks in the district, the first and the last are the finest. The earliest one is the Park Towers Apartments, which was designed by John J. Flad & Assoc., while the last one was the Attic Angels Nursing Home Tower, also by Flad.

[22] This house was designed by Herb Fritz, Jr.
[23] This house was designed by Carl Huboi.

Park Towers Apartments	4801 Sheboygan Avenue	1962[24]
Attic Angels Nursing Home Tower	602 N. Segoe Road	1976

There is also a notable Contemporary style garden apartment complex located in the district. This is the Karen Arms Garden Apartments, an 11-building complex designed by the Madison firm of Weiler & Strang. This complex is located on the corner of Regent Street and N. Segoe Road and some of its buildings also face onto Rennebohm Park.[25]

Karen Arms Garden Apartments	4702-4806 Regent Street	1959-64
	206-426 N. Segoe Road	1959-64

Returned

In addition to the single-family residences and multiple dwelling buildings listed above, the district also includes an excellent Contemporary style school that was designed by Weiler & Strang of Madison and an equally fine Contemporary style church that was designed by Madison architect William V. Kaeser.

Charles R. Van Hise School	4801 Waukesha Street	1958/1963
Covenant Presbyterian Church	326 S. Segoe Road	1957/1961/1967

Added to these are the district's several fine small Contemporary style office buildings, the best of which are listed below.

Anchor Savings & Loan Branch Office	302 N. Midvale Boulevard	1967/1979[26]
Associated Physicians Clinic	4410 Regent Street	1963/1994[27]
Grayson Building	4141 Regent Street	1962[28]
M&I Bank of Madison Branch Bank	4501 Vernon Boulevard	1974/1984

Colonial Revival Style

Modern Movement style designs predominate throughout the University Hill Farms Historic District, there being 705 buildings in the district that fall within these styles. Nevertheless, 114 buildings in the

[24] This was the first of what were projected to be six identical buildings in this location. Only this one was actually built, however.
[25] "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, Sec. 1, p. 15.
[26] This building was designed by Graven, Kenney, & Iverson and it is believed to be individually eligible for NRHP-listing.
[27] This building was designed by Cashin & Associates.
[28] This building was designed by Graven, Kenney, & Iverson.

district were designed in the Colonial Revival style and constitute its second largest stylistic category. Why this should be so is a matter of speculation. For some owners it is likely that this style's cultural association with the concept of "home" was a deciding factor. For others, having a second story and the extra space it provided may have also been a deciding factor, especially when lot size was an issue. Whatever the reasons, it is clear that the Colonial Revival style never fell entirely out of favor with new home owners during this period, and there is some indication that it actually increased in popularity over time.

There are two principal subtypes of the Colonial Revival style in the district. The first subtype consists of a type that is popularly known as a Cape Cod style house. This one-and-one-half-story tall side-gabled subtype is the most historically accurate of the two subtypes of this style that predominate in the district and its best, most intact examples are listed below.

Returned

Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
House	201 S. Kenosha Drive	1962
Prof. William T. & Elizabeth Stillwell House	5018 Marathon Drive	1958
John M. & Dorothy Liebman House	5038 Marathon Drive	1958
Richard A. & Alice Erney House	206 Marinette Trail	1959
Joseph L. & Edith Dwyer House	126 S. Segoe Road	1957

The second and much more popular Colonial Revival style subtype consists of a two-story side-gabled main block, to one side of which is attached a one-story gable-roofed one or two-car garage that opens either to the front or to the side, depending upon the size of the lot. The vast majority of these houses have a main façade that faces the street. This face typically has a first story that is clad in masonry while the second story above, and the rest of the house, is clad in clapboard of either wood, steel, aluminum, or vinyl, depending on the age of the house.

The following is a list of good, intact representative examples of the two-story subtype.

Clement M. & Betty Silvestro House	4814 Bayfield Terrace	1959
Prof. Patrick & Mary Ann Boyle House	5021 Bayfield Terrace	1962
Dr. John C. & Ann McAleavy House	306 Cheyenne Trail	1962
Ray T. & Shirley Haase House	4802 Fond du Lac Trail	1964
Dr. C. Weir & Jane Horswill House	4810 Fond du Lac Trail	1963
Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
Kenneth R. & Marilyn Johnson House	4925 Fond du Lac Trail	1960
Robert S. & Joy Hinds House	106 Green Lake Pass	1961
Prof. Frank & Ardyce Reighard House	214 Green Lake Pass	1963

William P. & Marion Sutherland House	210 S. Kenosha Drive	1961
Michael R. & Theresa Vaughn House	4714 Lafayette Drive	1973
Clarence A. & Jean Diel House	141 S. Segoe Road	1960

Returned

Summary

The University Hill Farms Historic District was the result of an historic collaboration between the City of Madison and the University of Wisconsin in the 1950s, to create an entire self-contained, planned suburban community on University owned land on the near west side of Madison. The district comprises most of the University-owned 613-acre Hill Farms property that the University's College of Agriculture had been using as an experimental farm since 1897 and which the University decided to develop as a new subdivision in 1953. The proceeds of the sale of the land were used to purchase a new and much larger experimental farm property that was to be located farther away from the rapidly expanding city of Madison. To this end, the University commissioned a master plan that created dedicated areas within the new subdivision for single family and multi-family housing, a school, churches, parks, office buildings, and a large regional shopping center. The timing of this project was perfect because Madison was growing rapidly at this point in time and the need for new housing for middle class and professional families was especially acute. Thus, the first lots offered for sale in 1956 sold rapidly, as did the lots in the subsequent plats. By 1959, most of the land in the new subdivision had been platted and sold. By 1964, 727, or 87%, of the 833 buildings that are currently located within the district had been completed. By 1989, all but five of the district's buildings had been completed and the original master plan had been brought to completion. Not surprisingly, a few aspects of the original plan were changed in the district's early years in order to meet evolving needs, but the completed subdivision nevertheless successfully fulfilled the University's original intent of creating "a community within a community." Fortunately, almost all of the district's original buildings are extant and intact today and the vast majority of them are of designs that reflect Modern Movement styles that were popular at the time, such as the various manifestations of the Ranch and Contemporary styles. As a result, the district today still looks almost exactly the way it did in 1964, by which time nearly all of the original master plan's most important components were in place. The University Hill Farms neighborhood continues to attract the same kind of homeowners that originally made the subdivision a success and it remains an active and vibrant community today.

Returned

Methodology
Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places utilizing 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 subsection of the Architectural Styles study unit of the CRMP.[29] The results of this research are detailed below.

The district was also researched under NRHP Criterion A (history) at the local level of significance, to

[29] 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).

assess the potential for nominating the district utilizing the NR significance area of Community Planning & Development, a theme which is also identified in the Planned Communities subsection of the Planning and Landscape Architecture Theme study unit of the State of Wisconsin's Cultural Resource Management Plan (CRMP). [30] This research centered on evaluating the resources within the district utilizing the context developed by the National; Park Service in a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.[31] The results of this research are detailed below.

Significance

The University Hill Farms Historic District is eligible for listing in the National Register of Historic Places (NRHP) under Criterion C, in the area of Architecture, at the local level of significance. It is an architecturally significant collection of single family and multi-family residences, churches, private office buildings, and a school, that together constitute a well-defined and visually distinct geographic and historic entity within the boundaries of the city of Madison.

Returned

The University Hill Farms Historic District is eligible for listing in the NRHP under Criterion A, in the area of Community Planning & Development at the local level of significance as a complete planned suburban community whose creation had a lasting effect on the city of Madison.

The University Hill Farms Historic District represents most of the University Hill Farms subdivision that was developed on the west side of the city of Madison beginning in 1953. The first 156-acre portion of the land that comprised this subdivision had been a farm that was purchased by the University of Wisconsin (UW) in 1897, and this farm had been steadily augmented in size over the years until, by 1953, it covered some 620-acres. It had been used continuously as an experimental farm by the UW's College of Agriculture during this period. By 1953, however, the village of Shorewood Hills and the west side suburbs of the rapidly expanding city of Madison had effectively surrounded this farm. The farm was blocking the westward expansion of the city and it was also losing value as a place in which to conduct agricultural experiments, even as it gained value as raw real estate. Consequently, in 1953, the University requested authorization from the state legislature to sell the farm and use the proceeds to buy a new, much larger farm that would be located far enough away from Madison so that its value as a laboratory to the College of Agriculture would endure for many more decades thereafter. After permission from the legislature was granted, the University then set about determining the best way to develop the property, both from the stand point of maximizing the

[30] Ibid. This study unit has not yet been published.
[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.

financial benefit its sale could provide, and also from the standpoint of what was best for the city of Madison as a whole. This resulted in the decision that the University would develop the land itself, and in the process, create what was essentially a self-contained community where its residents could live, work, go to school, shop, recreate, and worship. Working in conjunction with the City of Madison, a master plan was created for this development in 1955 that allocated specific areas within the subdivision for each of these activities. The core of the development was the almost 800 lots allocated to single family residences which, along with the apartment houses that were also part of the plan, were eventually expected to house as many as 7000 persons. The University also decided to market these lots in stages so as not to flood the local real estate market and to make the process of creating the necessary infrastructure more affordable for the University. The results were a complete success, both for the University and Madison. Lots in the first plat of the subdivision went on sale in early 1956 and sold out quickly, and the same was true of the lots in each of the successive plats. As a result, by 1964, some 650 houses had been built in the district along with 12 apartment houses, two churches, a school, several private office buildings, a swimming pool and bath house, a park, a nursing home, and a regional shopping center. Today, the residential and small office building portion of the district still looks very much the way it did in 1964, at which time it represented a virtual catalog of the architecture that was available in Madison during the years between 1956 and 1964.

Returned

The period of significance for this district spans the years from 1956 to 1989, these being the years during which all the district's contributing buildings were constructed. The earliest of these buildings was built in 1956, while the last were built between 1985 and 1989 on land that was the last portion of the subdivision's North Hill Plat to be opened for development. This last portion had been the College of Agriculture's seed farm and it continued to be used for experimental purposes until 1985, long after the rest of the farm had been subdivided and sold. The five buildings in the apartment building complex that were built on this land after the farm closed in 1985 completed the subdivision's original master plan.

Community Planning and Development

In 2002, the National Park Service published a National Register Bulletin entitled *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*.[32] This bulletin, which was developed in tandem with a national multiple property listing entitled "Historic Residential Suburbs in the United States, 1830-1960, MPS," to develop a nationwide context within which to evaluate and nominate residential historic districts and other suburban resources to the National Register of Historic Places. The University Hill Farms Historic District NRHP nomination

[32] 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.

has utilized this context and the nomination itself has been prepared in accordance with the guidelines that are found in the Documentation and Registration section of this bulletin. The history of the near west side of the city of Madison, which includes all of the land located immediately to the east of the University Hill Farms, has also recently been documented from its beginnings in the 1850s up until 1972 in the *City of Madison Near West Side Neighborhoods Intensive Survey Report,* which was completed in 2013.[33] 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 information will not be repeated; instead, the history that follows will take a general look at the physical growth of the city as it pertains to the district as well as the history of the district itself.

Returned

The land that now comprises the district was originally a part of the Town of Madison, and the lands in the area surrounding it (and in the district itself) were given over almost entirely to agricultural pursuits until the second decade of the twentieth century and still later within the district itself. 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 that was 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 thoroughfares on Madison's west side. 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.[34] 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.

The growth of Madison's population during the 1890s resulted in 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

[33] Heggland, Timothy F. *City of Madison Near West Side Neighborhoods Intensive Survey*. Madison: City of Madison, 2013.
[34] *Plat Book of Dane County, Wisconsin*. Minneapolis: C. M. Foote & J. W. Henion. 1890, p. 211

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 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 as well, 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 today's Speedway Road and the adjacent 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.[35]

Returned

These suburbs did not achieve real success until after 1903, however, 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, though, most of the land located around and including University Hill Farms was still rural at the turn of the century and was given over to agricultural pursuits. Persons living in this area were still only occasional visitors to the city itself. Access to this 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 at least the 1850s.

The core of the property that would become the University Hill Farms was a 156-acre parcel that was roughly bounded by today's University Avenue to the north, Midvale Boulevard to the east, Regent Street to the south, and N. Eau Claire Avenue to the west. This land was first purchased by Josiah A. Noonan (1813-1882), who had helped survey the original plat of Madison in 1836 and had purchased this farm land west of the future city at the same time, along with other lands in the area. Noonan subsequently became the publisher of the *Wisconsin Enquirer* newspaper, which was the first one in Madison, and he afterwards started newspapers in Milwaukee as well and became the first postmaster

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

of that city.[36] Noonan's sister, Clarissa, married Harmon J. Hill, in 1845 and the new couple moved from New York state to Milwaukee, where Josiah Noonan gave Hill a job running the post office in downtown Milwaukee. Within months, however, Noonan apparently convinced Hill to move to Madison and take over the running of his farm property west of the city, which Harmon Hill subsequently purchased in 1849. Hill afterwards became the first county supervisor from the Town of Madison and he also served as the town treasurer for 13 years. The success of his farm enabled the Hills to build a very fine stone Italianate style Gabled Ell farmhouse on the farm in 1857. Hill continued to operate this farm until he retired in 1893, whereupon the Hills sold it to Benjamin F. Lewis and moved into Madison. In 1897, Lewis sold the farm to the University of Wisconsin and their purchase was afterwards known as the University's Hill Farm.[37]

The University's purpose in buying this farm was to use it as the core of a new experimental farm that would be larger and better located than the University's first such farm, a 196-acre parcel that was located immediately to the west of the University's campus and which had been purchased for this use in 1866 as part of the founding of the University's College of Agriculture.[38] In the years that followed, the College's original experimental farm proved to be of immense educational and scientific value to the University and the state but by 1897, the steady physical growth of the University was starting to make inroads on the farm's land. The advent of mechanized agriculture and the rise of industrialized dairy farming were both trends that argued for a larger parcel of land located away from the city center but still within easy reach of the main campus. As a result, the University's new Hill Farm purchase became the first of what would eventually be several University-owned experimental farms located on the near west side Madison.[39] In the years that followed its initial purchase, the University made additional purchases of land that augmented the original acreage of the Hill Farm: the 58-acre E. C. Hammersley Farm in 1903; the 20-acre Vilberg farm in 1910; the 70-acre Koch Farm in 1914; the 40-acre C. P. Parsons property in 1941; the 40-acre E. Backus property in 1945; the 99-acre H. B. Gregg Farm in 1945, the 10-acre L. J. Oscar property in 1947; and the 120-acre William A. Gugel, Jr. Farm, also in 1947.

Returned

[36] *Dictionary of Wisconsin Biography*. Madison: State Historical Society of Wisconsin, 1960, pp. 267-68.
[37] Custer, Frank. "Pioneer Who Gave U. Hill Farm Its Name Was Elegant Farmer." *Madison Capital Times*, October 5, 1959 (illustrated).
[38] Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1848-1925*. Madison: University of Wisconsin Press, 1949, Vol. 1, pp. 460-461.
[39] Besides the Hill Farms there was also the Charmany-Rieder Farm (today's Research Park), which is located diagonally across Mineral Point Road from Hill Farms and which was acquired by the University in the 1940s, and there is also the West Madison Agricultural Research Station, which is located further west on both sides of Mineral Point Road between Junction Road and Pleasant View Road. The latter facility remains part of the University of Wisconsin's College of Agriculture and Life Sciences (CALS) program today.

By the time the University's Hill Farms reached its final 613-acre size in 1947, the rural environment that it had once been a part, changed profoundly. By the end of World War II, the Hill Farms was effectively surrounded by suburbs that had been growing steadily westward since the early years of the twentieth century. Located to the east of the Hill Farms were the pre-World War II suburbs of Westmorland and Sunset Village, to the north was the Village of Shorewood Hills, to the west, the pre-war suburb of Crestwood and the post-war suburbs of Blackhawk Park, and Merrill Heights, and to the south were the post-war suburbs of Midvale Heights, Oak Park Heights, and Kenmore. Located even closer were the fully occupied Robin Park and Eighth Addition to Sunset Village subdivisions that occupied property adjacent to the Hill Farms that was not owned by the University, these subdivisions being located in the southeast corner formed by the intersection of S. Midvale Boulevard and Mineral Point Road and extended down Midvale Boulevard to Segoe Road.

Returned

What made this suburban expansion possible was the growth of motorized buses in the city and to a much lesser degree, automobile ownership. The development of suburbs to the west demonstrated the efficacy of gasoline powered buses. As was noted earlier, 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 developed afterwards 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 gasoline-powered vehicles 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. For instance, College Hills (the first portion of the village of Shorewood Hills) and Nakoma, another early upper-middle class west side suburb, were both designed from the start to be attractive to home owners that intended to commute to and from work in the downtown part of the city using gasoline powered buses or their own automobiles. It was not a coincidence that all the new suburbs that had been built to the west of University Heights and to the southwest of Wingra Park prior to 1915 were laid out adjacent to 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 gasoline-powered buses, automobiles, and trucks from the downtown to the west side of the city and beyond at this time. Any developer who hoped to make his west side suburb a success had to be able to offer potential home builders ready access to these streets or comparable ones.

It was this proximity to an existing transportation route that also accounted for the creation of the first new subdivision located in the area between Nakoma and Shorewood Hills. This was the University Park Addition platted in June of 1916 by the Dane Co. and others, and which was bounded by University Ave. to the north, N. Blackhawk Ave. to the west, Stevens St. to the south, and the west edge of what is today's Quarry Park to the east. Much more important to the future of this area was its second new subdivision, 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 on the city's west side until after World War I, and demand for new housing did not 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 the City decided to purchase a hilltop parcel of land in 1925 that was located two blocks south of Regent Street between Glenway Street (then called Parker Drive) and Larkin Street as the site of a new high-service water reservoir. This 6,000,000 gallon concrete reservoir was designed to serve customers on the west side of the city. Constructed in 1926, it was covered by soil, graded and seeded and remains in operation today known as Reservoir Park.[41] In March of that same year, 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 he owned 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. Westmorland would ultimately become the first large scale new suburb to be built in the area and 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 of 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 276 lots that had been created.[42]

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

The Depression effectively put a stop to new platting activity on the west side of the city and only one small new plat was recorded between 1929 and 1938. Even so, other things were happening on the west side that would have an impact on the future of the area. These things included the considerable

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

growth that the University of Wisconsin experienced during the 1930s and also the growth of various federal and state governmental agencies located in Madison 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 continuing demand could ultimately only be met by the creation of new residential plats that would come into being once the Depression ended.

Once the effects of the Depression started to recede, new platting activity on the west side blossomed. The first new plat was for the Sunset Village Addition, which was platted in May of 1938 by McKennas, Inc., this being John C. McKenna's newest development company. Sunset Village was bounded by Westmorland Boulevard to the east, Hillcrest Drive to the north, S. Owen Drive to the west, and Mineral Point Road to the south. Its layout featured a central block with a park space in its center; this block was surrounded by a roadway and by an outer ring of lots. This new plat lay on the opposite side of Mineral Point Road from Westmorland, was heavily advertised and almost immediately successful. One year later, a newspaper ad for the plat had the following to say about the plat's first year.

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> Sunset Village, Madison's newest community, is one-year old. Thirty-five homes have been completed or are under construction, and forty to fifty more homes are being planned for building in the very near future on the one hundred and twenty-five lots that have been sold in Sunset Village by McKennas, Inc. … Water mains have been installed. Roads have been constructed. Gas mains are now in service. Spacious areas have been set aside for park purposes. Sunset Village is located on Madison's west side at Sunset Point. It is located in the same high rolling area that has long been Madison's favorite picnic spot. Of the many homes that have been built in Sunset Village, 90% of the mortgages are insured by the Federal Housing Administration. McKennas, Inc. have followed the suggestions that FHA has given in the planning and designing of the plat. Qualified engineers have been consulted to assure accuracy in surveying. A noteworthy feature of the development of Sunset Village is the park area. One and one third acres have been reserved for recreational purposes in the center of Sunset Village. The park affords playground space for children and adults as well. … Sunset Village is a fully restricted residential area. The plans of all homes are inspected and approved by a committee for the purpose of keeping construction on a high plane.[43]

The presence of FHA guidelines and a self-regulating design committee are notable because almost all of the houses that were built in the original plat were examples of the Colonial Revival style, although

[43] *Wisconsin State Journal*. July 2, 1939, pp. 6-7 (illustrated).

there were also a few Tudor Revival style examples as well. That this is so reflects the inherent design conservatism of the FHA, which wanted to be sure that any new residential construction that was backed by the government would hold its value. It also reflects the willingness of developers like McKenna to follow these guidelines.

McKenna was quick to follow up on the success of his first plat by platting an addition to it in June of 1939. The smaller L-plan First Addition to Sunset Village, located just across Hillcrest Drive from the original plat, contained 39 lots, and was bounded on the west by S. Owen Drive and on the east and partly on the north by Hoyt Park. This was followed a few months later by the platting of the Pilgrim Village Addition. This new plat was located just to the east of Sunset Village and it was bounded on the west by Westmorland Boulevard, on the north by Hillcrest Drive, on the east by Larkin Street, and on the south by lots that fronted on Mineral Point Road but which were not part of this plat. Pilgrim Village was developed by W. E. Gifford, Jr., a Milwaukee developer and contractor who, like McKenna, would play a large part in the subsequent development of the area. This plat was also successful after Gifford resolved labor issues that had slowed construction. The following year, in April of 1940, McKenna platted his Second Addition to Sunset Village. This large addition was bounded by S. Owen Drive to the east, Regent Street to the north, S. Midvale Boulevard to the west, and its southern boundary was located a few lots south of Upland Drive.[44] In December of the same year McKenna platted yet another addition to Sunset Village. This one, the Third Addition to Sunset Village, was located just to the south of the Second Addition and was bounded by Karen Court on the east, the Second Addition on the north, S. Midvale Boulevard on the west, and Mineral Point Road on the south.[45]

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These new suburbs were instantly successful and this success was also enjoyed by the older suburb of Westmorland, which experienced a building boom of its own during this period. One result of this success was that the new residents first requested and then demanded that the city's bus lines be extended to serve them. This demand was resisted at first but after a petition to the State's Public Service Commission was granted, the new extensions were in place by August of 1940. Further recognition of the growth that the west side was experiencing at this time was provided by the City's decision to extend city water and sewer lines to Westmorland and to Sunset Village.

By the start of 1941, more than 160 new houses had been built in Sunset Village alone and another 27 were in the process of construction. Because the end of the Depression was also accompanied by the spread of war in Europe, the tempo of platting and building activity in the area continued unabated and was probably spurred on at least in part by concerns about the future availability of building materials. The first new plat recorded in 1941 was that of John C. McKenna, who platted his very large Fourth

[44] Ibid, June 30, 1940, pp. 5-7 (illustrated).
[45] Ibid, January 3, 1941, p. 6.

Addition to Sunset Village in April. This latest extension was bounded by N. Meadow Lane on the west, Regent Street on the south, North Blackhawk Avenue on the east, and University Avenue on the north, and it would subsequently be renamed Sunset Ridge.[46]

World War II effectively ended platting and building in the city as a whole due to the restrictions that were placed on non-war-related building activity. Consequently, hardly any new buildings were built on the west side until the last year of the war. Once the war ended, the enormous pent- up post-war demand for housing would permanently transform what was a predominately rural area. It must be remembered that much of the near west side was still part of the Town of Madison in 1945, although there were many signs by this time that that was about to change. By 1942, the city of Madison had grown to the point where its western boundaries included North Franklin Avenue, Speedway Road, and that portion of Glenway Street adjacent to Glenway Golf Course. City water and sewer lines now reached deep into the west side as well, the utility lines of the Madison Gas & Electric Company supplied it with electricity, and children in the area attended city schools (Dudgeon Elementary, Randall Elementary, and West Senior High).

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It is not surprising, therefore, that the end of the war unleashed a flurry of new platting activity to the west side. By the end of 1946, eight new plats had been established in this area in order to take advantage of the new house building boom that was just gathering steam in that year. These new plats brought the western edge of the city of Madison directly across Midvale Boulevard from the University's Hill Farms. In addition, by this time the Village of Shorewood Hills already occupied all the land on the north side of University Avenue opposite Hill Farms and still more new plats had been developed on the south side of Mineral Point Road across from and to the west of Hill Farms. Consequently, by 1953, the open fields of the University's 613-acre Hill Farms had become a barrier to the further development of the west side from the City's point of view while the continued use of this land as an experimental farm was becoming increasingly problematic from the point of view of the University. As the authors of the standard history of the University of Wisconsin noted:

> It had soon become apparent after the war that this large UW experimental farm complex, comprising more than 600 acres and some of it in use by the University since the late nineteenth century, was blocking the westward growth of the city, which was expanding westward on either side of the UW land.[47]

After discussions about this problem with members of the University administration, the University's Board of Regents finally decided in 1953 that the Hill Farms land should be sold for development and

[46] *Wisconsin State Journal*. April 15, 1941, p. 16; June 29, 1941, p. 11; July 27, 1941, p. 10.
[47] Curti, Merle and Vernon Carstensen. *The University of Wisconsin: A History, 1945-1971, Renewal to Revolution.* Madison: University of Wisconsin Press, 1999, Vol. 4, p. 253.

the proceeds from the sale should then be applied to the purchase of new experimental farm lands located farther away from the city. To expedite this sale the regents first applied to the state legislature for permission to sell the land and then appointed a Regents Special Committee on Agricultural Lands "to cooperate with University officials and officials of the City of Madison regarding plans for disposing of farm lands of the University."[48] The regents appointed to this committee were: Oscar Rennebohm, a former governor of the State of Wisconsin and the founder and owner of Rennebohn Drugstores, a large Madison drugstore chain; Wilbur Renk, owner of Renks Seeds in Sun Prairie; and John D. Jones, Jr. of Racine. After receiving legislative permission for the sale and for the reinvestment of the proceeds in a new research farm located elsewhere, the regents then requested that the City of Madison Planning Department prepare a preliminary general development plan for the project.

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While preparation of the development plan was happening, the Regents Special Committee was also discussing how best to handle the sale of the land. The first step was to have an appraisal made of the value of the land to be sold, with the initial assumption being that the land would be sold as a single block to a developer or a consortium of developers. In addition, the regents appointed Professor Richard U. Ratcliff (1906-1980) to assist them and the University administration in the development and sale of Hill Farms. Professor Ratcliff was a land development expert in the University's School of Commerce who had practical experience in real estate. He also served in several high positions in the federal government in the 1930s and during the war, before coming to the University in 1944 to start the School of Commerce's bureau of business research and services. In addition, he had also served for several years on the Madison Plan Commission and was thus ideally suited to the job of managing the creation of the Hill Farms subdivision.[49] At the same time, Regent Rennebohm, the chair of the committee, also requested that the Madison Board of Realtors advise them on how best to dispose of the land. The resulting advice from the Board of Realtors was that the University could expect to receive about $1000 per acre for the land if it was sold in a block as raw land and it would thus realize about $600,000.00. However, the Board also believed that if the University developed the land itself, it could raise much more than that, given the development potential of the land.

Soon thereafter, in January of 1954, the City of Madison sent the regents the general development plan that had been drafted by the City's planning engineer, Walter K. Johnson. Johnson's plan contained large areas that were allocated to a 40-acre regional park, an 80-acre neighborhood center, and a 53-acre shopping center that was located in the northeast corner of the property where University Avenue and Midvale Boulevard intersect. Large blocks of apartments were placed on both the south and west sides of the shopping center and these were intended to act as a buffer between the shopping center and the many hundreds of lots occupied by single-family residences that occupied most of the land in the

[48] UW Board of Regents Minutes, June 18, 1953, pp. 34 -35. UW Archives.
[49] "Know Your Madisonian: Richard U. Ratcliff." *Wisconsin State Journal*, September 29, 1957.

development. Johnson's plan also relied heavily on an internal traffic pattern that placed most of the development's single-family houses on long, narrow cul-de-sacs, and his plan minimized through traffic in the development in order to create a safer environment for the development's residents and their children.[50]

The reaction of the Madison community, the State, and City to Johnson's general development plan came soon thereafter and response was positive. Both the State and the City had their eyes on portions of the development, however. First, the State Building Commission told the University to set aside 30-acres located in the northern part of the development as the potential site of new state office buildings and associated employee parking. Next, the City of Madison agreed to purchase 85-acres of the development for school and park purposes and to pay a total of $206,250 for this land.[51] The response of the University was also largely positive as well.

> Professor Richard Ratcliff, who has done much of the university's planning for the development and sale of the land, said the state tract "Can be worked in." It probably will be near University Avenue beyond the shopping center. The plan, he said, is to lay out and sell 100 acres of residential lots as a starter. They will sell for $30 to $40 per front foot, depending upon location, and will run about three lots to the acre. Gravel streets will be laid out, and water and sewer mains and laterals put in. The [state building] commission, in effect, approved the entire 600-acre plan in broad outline and authorized the university to use money it will receive from the city for the school site to help pay other costs. Ratcliff said that it will cost $75,000 to develop the first 100 acres, including surveying, abstracting, and street grading. … The university will decide later whether to sell all the remaining land as lots to builders and individuals or to offer some as tract to developers, Ratcliff said.

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This notwithstanding, the Regents Special Committee was still weighing the advice it had received from the Madison Board of Realty at this time and it was actively endeavoring to strike a balance between what was best for the University in terms of financial gain and what was best for the city as a whole. While the committee agreed with the general concepts of the Johnson plan, it had reservations about the amount of land given to the neighborhood center, to the number of single family lots that were included, and to the street plan.[52] As a result, on March 2, 1955, the Board of Regents contracted with Carl L. Gardner & Assoc. of Chicago, planning consultants, to produce a master plan for the Hill Farms development. Carl L. Gardner was a graduate of Harvard University and by this time he was a

[50] "Plan for Residential, Shopping Area Here." *Madison Capital Times*. January 20, 1954, (illustrated).
[51] "Plan for Sale of Hill Farms Site Approved." *Wisconsin State Journal*, July 14, 1954, pp. 1-2. The price of this land was discounted by the University and was less than market value.
[52] Besides the City's Johnson plan, the Committee had also received preliminary development plans from the State Planning Commission and also from the Federal Housing Authority (FHA) that it was also evaluating.

nationally known land planner and had been the director of the Chicago Plan Commission for nine years, from 1945-53. In addition, Gardner had also been the chief land planning consultant for the Federal Housing Administration for five years and director of the FHA's planning division for one year prior to this.[53] Later in the same month, Professor Ratcliff also released the results of a survey conducted by Gordon Ross Stephens, a Ph.D. candidate in city planning at the University, the intent of which was to assess the economic potential of the proposed shopping center site shown in the Johnson plan.

> The survey shows that 15,000 cars pass the intersection of Midvale Boulevard and University Avenue, site of the shopping center, each week day. And, with parking planned for 1,600 cars in the initial stages of the center, the site provides the most ample parking facilities on the west side of the city. The survey shows that the center is in the fastest growing side of the fastest growing city in the state and that incomes in this part of the city are above average for Madison. It predicts that within two years there will be 5,500 families living within a 5-minute drive of the center. Average income for each family will be $7,500 and the aggregate income will be $41,250,000. If the driving time is extended to 10 minutes, the survey indicates the number of families will grow to 14,000 and the aggregate income to $105,000,000 … "The tremendous trade potential of this site will make possible a regional, rather than a neighborhood type of shopping center," Prof. Ratcliff said.[54]

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In May of 1955, the master plan for Hill Farms created by Carl L. Gardner & Assoc. was unveiled and incorporated some substantial changes from the Johnson plan, as described in the Description Section of this nomination (Section 7, p. 3). After some give and take with the city, Gardner's plan was finally adopted and became the basis for the development that was to follow.[55]

Once approval of Gardner's plan had been secured, the University took immediate steps to ready the first part of the development for platting and sale. By this time, the Regents had been convinced by Professor Ratcliff and the members of the Regents Special Committee that it was to the University's advantage to develop Hill Farms itself, and that the land should be sold in an incremental fashion in order to avoid flooding the market (and thereby diluting the potential profits to be made) and to make it more practicable for the University to pay for the development of the subdivision's infrastructure. To this end, the decision was made to begin the platting of the subdivision with an approximately 100-acre portion that was to be located in the southeast part of the overall subdivision that was known as the

[53] U.W. News Release, March 2, 1955. UW Archives.
[54] Newhouse, John. "'Tremendous ' Potential Seen in West Side Site." *Wisconsin State Journal*, March 27, 1955, pp. 1-2.
[55] "Hill Farms Plat Gets Tentative OK." *Madison Capital Times*, June 21, 1955. See also:"City Group, U.W. Will seek 'Agreeable' Hill Farms Plat." *Wisconsin State Journal*, May 10, 1955, pp. 1-2.

East Hill portion of the whole plat.[56] This 100-lot plat, known as the Original (East Hill) Plat of Hill Farms, also contained the proposed 22.11-acre school grounds that had already been purchased by the City. It was roughly bounded by S. Segoe Road on the east, Waukesha Street on the north, Mineral Point Road on the south, and by what would be the future east side of Cheyenne Trail on the west.[57] The regents then entered into an agreement with the Madison real estate firm of John C. Haley & Sons to serve as the contract brokers for the sale of the individual lots in Hill Farms, this firm being the lowest bidder for the contract.[58] This was followed in October of 1955 by the Regents' entering into a contract with the Madison-based engineering firm of Mead & Hunt that covered the engineering and surveying services associated with the platting of the first plat of Hill Farms.[59] Also in October, the Original Plat of Hill Farms was officially recorded on October 7, and the selling of the lots in the plats could therefore begin. On October 18, the Madison School Board also chose a Contemporary style design produced by the Madison architectural firm of Weiler & Strang for its new 18-room Hill Farms elementary school, with the expectation that the new school would open in the fall of 1957.[60]

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The new plat had much to offer the prospective homeowner. Up until this time, almost all the building activity that had occurred on the west side was suburban in nature and consisted of single-family dwellings. While a little unplanned commercial development had occurred around the Speedway Road/Glenway Street/Mineral Point Road intersection and also along University Avenue, such activity was small in scale and it was actually banned in restricted suburbs like Sunset Village and Pilgrim Village.[61] As a result, there was a retail void that the proposed shopping center in Hill Farms was perfectly positioned to fill. In addition, the prospective East Hill Neighborhood had the University of Wisconsin as its developer and families could therefore anticipate with a high degree of certainty that the development would proceed as scheduled and to completion. New families buying into the plat also knew that a new elementary school and later, a junior high school would be built within the neighborhood by the start of the 1957 school year. And finally, there was the security that was provided by the restrictive covenants that went with every deed in the plat, these covenants being administered by a three-person Architectural Control Committee set up by the regents in November of 1955. A description of the most important of these covenants can be found in the Description Section of this nomination (Section 7, pp. 5-6), but their purpose was set down in a news release from the University.

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[56] While the names of the various plats that would eventually encompass the subdivision varied, conceptually, the subdivision had the Hilltop portion located in its center and this portion was surrounded by the East Hill, South Hill, West Hill, and North Hill portions.
[57] "Here's Good View of Hill Farms Development." *Wisconsin State Journal*, October 27, 1955, Sec. 1, p. 12 (illustrated).
[58] UW Board of Regents Executive Committee Minutes, August 12, 1955, pp. 3-4. UW Archives
[59] UW Board of Regents Minutes, October 1, 1955, p. 5. UW Archives.
[60] "Pick Design For School At East Hill." *Madison Capital Times*, October 18, 1955.
[61] The word "restricted" in this instance refers solely to what kind and size of building could be built on the lots in these suburbs.

The committee's purposes, as set forth in the covenants under which the lots in the new housing development of Madison's west side are being sold, are:

1. To assure the most appropriate development and improvement of University Hall Farms;
2. To protect the owner of a lot against improper uses by any other owner;
3. To preserve so far as practicable the initial beauty of the subdivision;
4. To guard against the erection of poorly designed or poorly proportioned structures, or structures built of improper or unsuitable material;
5. To encourage and secure the erection of attractive, adequate sized homes, which conform and harmonize in external design with other structures to be built in the subdivision, and which are properly located upon the lot in accordance with its topography and finished grade elevation;
6. To provide for high quality improvements which will protect the investments made by purchasers of the lots.

No structure can be put on any land in University Hill Farms until the architecture control committee approves its exterior design, building materials, and its location on the lot.[62]

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The plat was therefore perfectly positioned to appeal to young middle class and professional families with children.

The first of the 124 lots in the East Hill Plat went on sale in November of 1955, and by December 3rd the first two building permits had been issued.[63] Many of the lots in the first plat were sold to individual owners but the large majority were sold to builders, and builders who bought three or more lots received a discounted rate. This same pattern would be true of lot sales in subsequent plats. Although the source of some controversy for a while, ultimately at least 70% of all the lots in the district were first purchased by builders. These builders sometimes had specific clients in mind for their house but more often they built houses as speculative ventures, selling them soon after construction.

By July of 1956, street grading in the East Hill plat had begun, 63 of the 124 lots had been sold, and the first two houses in the district had been built at 23 Walworth Court and 5026 La Crosse Lane.[64] At the same time, construction had commenced on the new Charles R. Van Hise Elementary School, with construction slated to be completed by the fall of 1957. By the end of 1956, most of the lots in the East

[62] U.W. News Release, November 11, 1955. UW Archives.
[63] "Issue Hill Farm Building Permits." *Madison Capital Times*, December 3, 1955.
[64] "First Homeowners Move Into New Hill Farms." *Wisconsin State Journal*, July 8, 1956, sec. 1, p. 14.

Hill plat had been sold (they would all be sold by June of 1957) and on March 14, 1957, the University platted the First Addition to University Hill Farms. This new plat consisted of lots located around the intersection of Regent Street and S. Segoe Road and extended west down Waukesha Street.[65] Less than a month later, on April 9, the University approved the platting of the Hilltop Addition to University Hill Farms, this being a heavily wooded, hilly part of the subdivision that includes parts of Bayfield Terrace and Lafayette Drive. A month after that, on May 17, the regents approved the platting of the West Hill Addition to University Hill Farms. This newest plat included 85 lots grouped around the west ends of Marathon Drive, Eau Claire Avenue, and Juneau Road; the price of its lots ranged from $2850 to $5300.[66] Nor was this the last addition to be platted in that year. On July 19, the regents authorized the platting of the Regent Addition to University Hill Farms, which bordered Regent Street to the north and Bayfield Terrace to the south with the West Hill addition on the west and Lafayette Drive on the east.

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The biggest news in Hill Farms in 1957 though, aside from the completion of Van Hise School and the construction of Covenant Presbyterian Church, was the fact that Hill Farms was chosen as the site of that year's Parade of Homes, an annual city event that was essentially a builders' showcase. This event took place on Richland Lane in the East Hill Plat and the blocks on both sides of this street actually had to be replatted in order to accommodate the larger lots needed for the parade houses. The Parade was held in May and June and turned out to be a huge success.[67] More than 10,000 people came to see the 18 houses in the parade on the first day it opened and half of the houses were sold even before the Parade started. These houses were "mainly split-level and ranch style" with three bedrooms and more than one bathroom. Many of them also had two-car garages, and they were in the $22,000 to $27,000 price range, which put them in the upper range of the selling market.[68] The other big news in 1957, as it turned out, was the formation of the Hill Farms Neighborhood Association, which is now one of Madison's oldest and most active neighborhood associations and which is still going strong today.

The beginning of 1958 saw the platting of the South Hill Addition to University Hill Farms on January 9th. This large addition was bounded by Mineral Point Road on the south, the east half of Racine Road on the east, Pepin Place and Marinette Trail on the north and northwest, and the still unplatted Gugel Addition on the west. In the space of a year the enrollment at the newly opened Van Hise School had grown from 526 students initially to 650 and resulted in the first of four expansions that the school

[65] The east-west-running Regent Street divides the north-south-running Segoe Road, Midvale Boulevard, and Whitney Way into north and south portions.
[66] UW Wire News Release. May 11, 1957. UW Archives.
[67] "1957 Parade of Homes Special Section." *Wisconsin State Journal*, May 26, 1957 (26 pages).
[68] The houses in the parade were located on Richland Lane and S. Segoe Rd. Richland Lane: 105, 109, 110, 113, 114, 117, 118, 121, 122, 125, 126, 129, 130, 201, 202, 205, 206, and 209. S. Segoe Rd: 210, 214, 218, and 222.

would undergo in its first four years of operation. Nineteen fifty eight was also the second year in a row that the annual Parade of Homes event was held in University Hill Farms, this time on a site that included 20 houses on Juneau Road and a single one around the corner on S. Eau Claire Avenue.[69] These houses were larger than the previous year's and included several whose design had "the practicality of the ranch house and the charm of the Colonial home." In addition, this parade also had a single two-story-tall house as well, the first of its kind in University Hill Farms.[70]

The Parkway Addition to University Hill Farms was platted by the regents on April 21, 1959, this being a large plat that was bordered by Regent Street to the north, the east side of South Rock Road to the west, South Hill Drive to the south, and the east side of South Whitney Way to the east. This was followed a few months later by the platting of the North Hill Addition to University Hill Farms on July 22, a two-part plat whose southern portion was bounded by Buffalo Trail to the north, the east side of North Whitney Way to the west, the south side of Door Drive to the south, and North Eau Claire Avenue to the east.[71] Hill Farms was also once again chosen as the site of the Parade of Homes, which this year was held on Marinette Trail and Pepin Place.[72] The star of the show was a Frank Lloyd Wright designed, pre-fabricated house for Madison builder Marshal Erdman. Some 5000 people came to the Parade the first day, most of them curious to see Wright's house, which, at a cost of $30,000 (without the lot) was one of the most expensive in the show.[73] The Parade was not the only important event that happened in Hill Farms in 1959, however. By this time the subdivision was beginning to lose its rough edges. Streets were being paved by the City, landscaping was starting to take hold, and the very fast growth that the subdivision had experienced was encouraging larger developers to build there. Up to now, all of the sales in Hill Farms had been for single-family houses, but by the end of 1959, the first of what would eventually be eleven 16-unit, two-story-tall buildings located on an 11-acre parcel bounded by Regent Street and N. Segoe Road that were called the Karen Arms Garden Apartments was in the process of construction. These two and three bedroom apartments were originally intended for families and this apartment complex was intended to be part of a buffer between the subdivision's single-family houses and the proposed shopping center that was to be located in the northeast corner of the subdivision. In addition, the newly formed University Hill Farms Neighborhood Association was also beginning a push for a self-funded neighborhood swimming pool and bath house that would achieve success in the following year.

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[69] "Parade of Homes Opens Today." *Wisconsin State Journal*, June 8, 1958, Section 6., p. 1. A several page section on the Parade.
[70] All but one of the houses in the parade were located on Juneau Road: 5106, 5110, 5111, 5114, 5117, 5118, 5121, 5122, 5125, 5126, 5129, 5130, 5133, 5137, 5141, 5142, 5146, 5150, 5154, and 5159, and also 14 S. Eau Claire Avenue.
[71] The north part of this plat was a single block bounded by Old Middleton Road, N. Eau Claire Avenue, Sheboygan Avenue, and N. Whitney Way, and this block has lost integrity and it is not included in the district.
[72] The Parade houses on Marinette Trail were: 110, 111, 115, 118, 122, 126, 201, and 202. The houses on Pepin Place were: 5142, 5201, 5202, 5205, 5206, 5209, 5213, 5214. 5217. 5221, and 5222.
[73] "Wright-Designed Home Is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959.

Nineteen sixty saw the Hill Farms once again hosting the annual Parade of Homes, but this year the Parade was split between Hill Farms and the newly created Arbor Hills subdivision, located just south of the new South Beltline Highway recently constructed around the southern half of the city and also designed by Carl L. Gardner & Assoc. The Hill Farms portion of the parade was held on Door Drive, which was part of the North Hill Addition.[74] By 1960, much of the single-family residential area of the University Hill Farms had been platted, all but 10 of these had been sold, and 510 houses had been constructed. This aspect of the development plan was therefore an unqualified success and appealed to the targeted population:

> A general survey of the families living in the Hill Farms reveals that they are, for the most part, professional people—this list includes a large number of doctors, engineers, attorneys, University faculty members and employees, businessmen, state and city employees, and a few members of the armed forces. Most of these people are in the middle to above middle income groups.
>
> The cost of the individual homes in the area run from average to fairly high—the minimum being slightly below $20,000 and the top somewhere in the neighborhood of $60,000. But for the most part, the homes fall into the $25,000 to $30,000 range.[75]

Returned

With most of the residential portion of the subdivision completed, attention now turned to other areas of the subdivision. In the summer of 1960, the swimming pool and bathhouse of the newly formed Hill Farm Swim Club were completed on the northwest corner of North Eau Claire Avenue and Regent Street, a location directly west of the park land the city bought in 1955. Also under construction was the first of what was projected to be six high-rise 140-unit apartment towers just to the north of the park. These buildings were to be built in the north part of the subdivision that had been allocated to more garden apartments in the Gardner master plan. But the plan to build a large state office complex directly across the street to the north suggested that many of the projected 5000 workers who would be employed there would rent apartments near their place of work; it was therefore decided that high-rise apartments would better suit their needs. Work continued on additional units of the Karen Arms Garden Apartments in this year and work also began in the fall on the Wisconsin Life Insurance Co. Building (non-extant), located on the northeast corner of North Segoe Road and University Avenue, this being the original site of Harmon Hill's farmhouse and farm buildings. Other office buildings were about to be constructed at this time on the land in Hill Farms that surrounded the future shopping center site.

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[74] The Parade houses on Door Drive were: 5109, 5113, 5114, 5117, 5118, 5122, 5125, 5126, 5129, 5130, 5133, and 5137.
[75] "The Residential Development." *Wisconsin Alumnus*, January ,1961, p. 17. There were also many members of the insurance industry in this group as well.

The following year saw the beginning of construction on two of the large components of the subdivision, both excluded from the nominated district In 1961, work was started on the Hill Farms State Office Building Complex. The purpose of this proposed complex was to consolidate the various state agencies whose offices were currently scattered across the city. As noted above, the proposed plan was not realized. Work also started this year on the much delayed Hilldale Shopping Center, located on a 23-acre site that comprised the southwest corner formed by the intersection of University Avenue and N. Midvale Boulevard. The University's involvement in this process reflected Regent Rennebohm's belief that the University itself should develop the Hill Farms shopping center rather than an outside developer. This was a complex undertaking because the University itself could not legally operate a commercial business:

> The inception of Hilldale can be attributed to the formation of Kelab, Inc., a non-profit organization whose sole function is to direct gifts and profits from its assets to the University of Wisconsin for scholarships, research, and education. … It was Kelab that purchased the original tract of 34 acres [from the University] and will lease that land to Hilldale, Inc., a shopping center development company.
>
> A fully taxable corporation entitled Hilldale, Inc., whose directors are all friends of the University of Wisconsin, has been formed to develop the Hilldale Shopping Center. Hilldale, Inc. will rent the land from Kelab, Inc. and pay all the real estate taxes and special assessments on the land as well as make all improvements and generally develop a regional type of shopping center.
>
> All the stock in Hilldale, Inc. is owned by the University of Wisconsin Foundation, the University's fund-raising alumni arm. Consequently, in addition to the rent paid to Kelab which will go to the University, all profits earned will be paid in the form of dividends to the University of Wisconsin Foundation and will thus be made available for research, scholarships, and education.[76]

Returned

This plan resulted in a suit being filed against the University that was ultimately decided in the University's favor by the Wisconsin Supreme Court on December 2, 1960. Immediately thereafter, the development plans that had been made while this suit was being decided were put into action. The shopping center had already been designed by the Milwaukee architectural firm of Grassold-Johnson & Assoc., which had also designed the Mayfair and Southgate Shopping Centers in Milwaukee. Their plans called for a 250,000 square-foot building, expandable to 350,000 square feet, that would house

[76] "The Commercial Development." *Wisconsin Alumnus*, January ,1961, p. 19.

34 businesses and would have parking for 2100 cars. Construction on both of Grasshold-Johnson's Hill Farms projects began in 1961 and the Hilldale Shopping Center was completed in 1962.[77] Although not part of the University Hill Farms Historic District, the Hilldale Shopping Center continues to be a vital part of the retail life of the west side of Madison to this day.[78]

On March 9, 1962, Regent Rennebohm made a report to the other regents on the Hill Farms project.

> Chair Rennebohm reported on the project to the University of Wisconsin Regents in March 1962. He reiterated the two main objectives of the sale of the farm authorized in 1953. The first was to establish a new experiment station in Arlington with more modern buildings and land more suitable to the University's research needs. The second objective was to develop "an attractive residential, retail business and office community" on 600 acres.
>
> Rennebohm felt that both these objectives had been accomplished. By 1962, twelve subdivisions in the University Hill Farms area had been approved and were expected to add $24,000,000 in assessed property values to the city of Madison. All but five of the 760 lots were sold with 650 homes built or under construction. The population of the neighborhood at the time of Rennebohm's report was 3100 with an expected final population of 5500.[79]

Returned

Rennebohm's summation of the accomplishments of the Regents Special Committee of Agricultural Lands was an accurate one, but it did not tell the whole story. Several areas within the subdivision's boundaries still remained unplatted and undeveloped at that date and changes that lay outside the regent's power to control would make subsequent alterations to the Gardner master plan necessary. In the meantime, several large projects that were already underway in the district were completed. In 1964, the last units of the 11-building Karen Arms Garden Apartments Complex were completed. These buildings had been fully occupied as soon as they were completed and they had proved to be surprisingly popular not just with young families but also with the elderly. Some of Madison's elderly population was also being housed in another building in the district that started a trend in Hill Farms that would begin to have a major effect on it by the end of the decade. This building was the Attic Angels Nursing Home, a venerable Madison institution that had moved from its old downtown building into a much larger new building located at 602 North Segoe Road, a half block south of Karen

[77] The opening of the Hilldale Shopping Center was accompanied by two special sections printed in the *Wisconsin State Journa*l. The first was published on October 21, 1962, and the second on October 24 and 25, 1962.
[78] Hilldale had a vitally important part to play in the history and success of the Hill Farms subdivision and the district, but it has now been enlarged and greatly altered and because of this loss of integrity it is not eligible for NRHP-listing and it is not included within the boundaries of the University Hill Farms Historic District.
[79] Penkiunas, Daina. "University Hill Farms: A Project for Modern Living." *Wisconsin Magazine of History*, Autumn, 2005, pp. 25-26. The fire station is located across Midvale Blvd. from the district and was built independently by the City.

Arms, that was designed by John J. Flad & Assoc. and completed early in 1963.

Sometime after the first state office building was completed, the state legislature decided that future state offices would be concentrated in the downtown area near the capitol. As a result, the state subsequently sold the west half of its 30-acre property to the Red Cross, which developed its new state headquarters building on the site some years later. The state's decision had a ripple effect on the plans to build five more high-rise apartment towers across the street from the proposed state complex. As a result, these plans were also shelved and although one more Sheboygan Avenue high-rise apartment, the Hilldale Towers Apartments was built in 1965, nothing more was done with the land on this side of Sheboygan Avenue until the end of the decade. In 1969, two Madison developers, Nathan Brand and Frederick E. Mohs, Jr., purchased land on the northeast corner of Sheboygan Avenue and N. Eau Claire Avenue that bordered the recently developed Oscar Rennebohm City Park to the south and petitioned the city for a rezoning that would permit the land that had been zoned for high-rise apartments to be used instead for garden apartment buildings.[80] These men had realized that there was a growing market in Madison for well-designed and well-maintained low-rise apartments that could house the ever increasing numbers of elderly home owners in the city that wanted to downsize their living space but wanted to keep the important amenities they were accustomed to. The Hill Farms location, with its nearby shopping area and adjacent public park, was ideally suited to meet the requirements of these potential renters, and as a result, the developers built three large Colonial Revival Style apartment buildings on this property that surrounded a large swimming pool and that overlooked the park to the south. This complex was called The Carolina Apartments and its large one and two-bedroom apartments and underground, enclosed parking were an immediate success. As a result, the same developers constructed another three-building complex, the Normandy Apartments, at the other end of the same block on the corner of Sheboygan Avenue and N. Segoe Road and next door to the Attic Angels Nursing Home in 1970.

Returned

On January 6, 1975, the Regents authorized the platting of the former Gugel Farm portion of the Hill Farms, located in the southwest corner of the subdivision and bounded by S. Whitney Way to the west, South Hill Drive to the north, the already platted South Hill Addition to the east, and Mineral Point Road to the south. This led to a new flurry of home-building activity and like the South Hill addition before it, it differed from other plats in the subdivision in that the construction of two-family duplexes buildings was allowed on Manitowoc Parkway, which parallels the adjacent Mineral Point Road, these being the only duplex buildings in Hill Farms. Also, in 1976 the Attic Angels erected an apartment tower of their own that was attached to their already existing nursing home facility on North Segoe Road.

[80] It is worth noting that this area had originally been designated for garden apartments on the Gardner master plan.

Finally, in 1983, the regents released the last portion of the subdivision for platting that was still in use by the University as an experimental farm. This was the Seed Farm Plat, bounded by Sheboygan Avenue to the north, North Whitney Way to the west, Buffalo Trail to the south, and North Eau Claire Avenue to the east. This land was purchased by Brand & Mohs in 1985, who then built on the success of their two earlier Hill Farms projects by constructing the five-building Georgian Revival style Monticello Apartments Complex on the site, completed in 1989.[81] With this act, the Hill Farms subdivision was finally complete. With the exception of the commercial area around the Hilldale Shopping Center and the shopping center itself, both of which have since been greatly altered, the University Hill Farms subdivision (and the district) still looks almost exactly as it did when it was completed in 1989. By 1964, 87% of all the buildings in the district had been completed and it is the architecture of the late 1950s and early 1960s that gives the district its distinctive appearance.

Returned

Conclusion

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level of significance in the area of Community Planning and Development because its highly intact resources constitute a planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this almost one-mile-square, 613-acre subdivision, intended from the first to be a "community within a community." As was noted in an article in the *Wisconsin Alumnus* issue devoted to Hill Farms:

> The Hill Farms is conceived as a complete community within itself. The development of the community has been keyed to establishing three distinct aspects of modern life—the residential, the commercial, and the recreational.[82]

To this end the University commissioned a master plan from Carl L. Gardner & Assoc., a nationally known Chicago-based city planning consultancy, and their plan specified specific areas within the subdivision for everything needed to sustain a community. This proposed University Hill Farms subdivision was, and is, the largest subdivision that had ever been platted within the city of Madison's boundaries, but it is especially significant within its Madison context for the scope of the undertaking. No suburban addition to the city before it had ever attempted to do more than provide lots for housing and space for a school and perhaps a church. To build an entire planned community as an addition to an existing city was something new in Madison's history and represented a confluence of

[81] These three projects, coupled with the earlier Karen Arms Apartments and the Attic Angels Tower condominium project, all had the effect of turning the north part of the Hill Farms subdivision into a naturally occurring retirement community (NORC).
[82] "The Master Plan" *Wisconsin Alumnus*, January, 1961.

circumstances that would not be repeated again on this scale until the development of Middleton Hills.

In the final analysis, the University Hill Farms represented a complete success for the University. The sale of the farm brought the University more than $3,000,000 in revenue, this being more than five times what it would have sold for as a single undeveloped tract. This money was used to purchase a new 2300-acre experimental farm and necessary buildings outside Arlington, Wisconsin. Proceeds also funded additional agriculture-related buildings on the University's main campus. Rental income from the Hilldale Shopping Center provided the University with an income stream for research and educational purposes that is still benefitting the University today. From the City's point of view, Madison gained a vibrant new community housing almost 5000 people, new park land, a large regional shopping center, and an increase to the city's tax base that was worth more than $24,000,000 in the 1960s. The University Hill Farms therefore represents a major milestone in the development of Madison's west side and almost all of this subdivision is contained with the boundaries of the University Hill Farms Historic District. The University Hill Farms had a unique developmental history that resulted in what is still one of the west side's most vibrant and cohesive neighborhoods today.

Returned

Architecture

The University Hill Farms Historic District is locally significant under NRHP Criterion C in the area of Architecture because its resources constitute an entire planned community that was brought into being in the mid-1950s by the University of Wisconsin, which owned the land and sponsored its development. The district's resources include a park, an adjacent swimming pool and bathhouse, a large elementary school-middle school, churches, small office buildings, an 11-building garden apartments complex, high rise apartment buildings, duplexes, and single-family residences.[83] The master plan for this 600-acre development was created by the Chicago planning firm of Carl L. Gardner & Associates in 1956, and their topographically sensitive curvilinear street plan, with specific areas reserved for separate functions, was implemented in stages over the next 33 years. Eighty-seven percent of all the buildings in the district were built between 1956 and 1964, designed in one of the several Modern Movement styles that were popular at the time. Fortunately, these buildings are intact, are in excellent condition and still being used for their original purposes. As a result, the district retains the appearance that it had in 1964 to a remarkable degree, and constitutes a veritable catalog of the architectural styles that were available in Madison during this eight-year period.

[83] The Hilldale Shopping Center that was completed in 1962 in the northeast corner of the University Hill Farms subdivision is extant but has recently been enlarged and greatly altered; therefore, it no longer retains sufficient integrity to be included within the district's boundaries. Likewise, the plan for the state office complex was not carried out and a portion of the parcel sold off for a private office building; therefore, this area is excluded from the nomination boundaries.

All of the district's buildings were (and the houses still are) subject to approval by an architectural control committee whose task was and is to ensure that their design and their placement on their respective lots meets the requirements of the restrictive covenants that are part of the deed of every property in the district. This approval has more to do with the size and volume of the buildings and their location than with their actual design. The buildings in the district represent many types of Modern Movement, Colonial Revival and Georgian Revival styles. Not surprisingly, nearly all of the larger buildings in the district have designs that were prepared by professional architects, as would have been required by state law, and these architects represent some of the most important architectural firms who were practicing in Madison and in Milwaukee during this period. In addition, single-family houses designed by these architects can also be found sprinkled throughout the district as well, the most notable example being the Prof. Walter & Ellen Rudin House that was designed by Frank Lloyd Wright. Such examples are the exception, however, because University Hill Farms was envisioned as being the home of younger professional and middle class families. House designs that these families could afford were almost always provided by the Madison area's building contractors rather than its architects.

Returned

The house designs that these builders provided in the first ten years of the district's development were usually examples of Modern Movement designs and especially the Ranch style and its two principal subtypes; the Split-Level, and the Bi-Level or Raised Ranch. Some 613 of the districts' houses are examples of these styles, another 85 are examples of the various still undefined Contemporary styles and another four are examples of the Wrightian style. Most of these styles are not discussed in the Wisconsin Historical Society's Cultural Resource Management Plan (CRMP) and 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 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.[84]

That these post-war buildings are not yet 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," of which there are 613 examples in the University Hill Farms Historic District.

> 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.[85]

Returned

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 in order to make them a reality. The important role of the architect in the creation of the Contemporary style has also been noted by the authors of the *National Register Bulletin: Historic Residential Suburbs* in their discussion of "The Contemporary House."

> 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

[84] 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).
[85] Ames, David L. and Linda Flint McClelland. Op. Cit., pp. 66-67.

> 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.[86]

All of these characteristics can be found to some degree in the Contemporary style houses that architects designed in University Hill Farms. The designs of these buildings vary considerably. Some are elaborations on Ranch style and Split-Level style themes, others display a strong Wrightian sensibility, while still others represent an architect's personal interpretation of the Contemporary style. The same is also true of the district's other Contemporary style buildings. Of the buildings in the district that were built in or before 1964, all but one of the commercial buildings, are examples of Contemporary style designs and, as noted earlier, are predominantly the work of professional architects who brought a variety of viewpoints to the buildings they were designing.

Returned

What follows is a listing of the identified architects in the district and their works and this is followed by a listing of the most important of the building contractors who built in the district and their identified works. Among these architects and builders are the works of local architects such as William V. Kaeser, Herb Fritz, Jr., and John J. Flad & Assoc., whose works have been catalogued to some extent, but most are the works of persons whose careers have not yet been fully documented or evaluated.

Planner

Carl L. Gardner and Associates

The master plan for University Hill Farms was prepared by the firm of Carl L. Gardner and Associates. Carl L. Gardner, the principal of this firm, was a graduate of Harvard University and a member of the American Institute of Planners. During the years just before the start of World War II he served as the Federal Housing Administration's chief land planning consultant and then as the director of the FHA's planning division. Subsequently, from 1945-1953, Gardner acted as the director of the Chicago Plan Commission, but in 1953 he decided to establish his own planning consulting firm in Chicago, Carl L. Gardner and Associates; his firm quickly established itself as a regional leader in this still relatively new field.

[86] Ames, David L. and Linda Flint McClelland. Op. Cit., p. 67.

Gardener's timing was excellent because the post-war suburban housing boom created a real need for experienced planners who could help established communities guide the rapid growth they were experiencing. A complete list of this firm's projects has yet to be compiled, but existing lists contain more than 150 projects completed by the firm between 1953 and 1983. The lion's share of these projects are in Illinois and included everything from community-wide master plans, to zoning regulations, and population analysis. The firm also worked in surrounding states, including Wisconsin, where it completed projects for the cities of Madison and Lake Geneva as well as for the villages of Brown Deer, near Milwaukee, and Greendale, also near Milwaukee.

In 1955, the same year Gardner's firm worked with Professor Richard Ratcliff of the University of Wisconsin to develop the University Hill Farms master plan, Gardner was also serving a two-year term as the president of the Chicago Building Congress. Gardner's firm would later work with Professor Ratcliff once again in 1966 in the preparation of an Economic Analysis and Planning Recommendations for the Gisholt Tract in Monona, Wisconsin, located adjacent to the city of Madison.

Returned

Madison Architects

Ames, Torkelson, & Nugent

Harold Richard Ames was born in Belvedere, Illinois in 1927. He graduated from Shurtleff College in Alton, Illinois in 1946 and from the Illinois Institute of Technology in Chicago in 1950 with a degree in Architecture. Ames then became as associate in the Madison office of Kaeser & McLeod and continued with this firm until 1956, when he opened his own firm. In 1959, Ames associated with Robert P. Torkelson and Frederic T. Nugent in the firm of Ames, Torkelson & Nugent.[87]

Robert P. Torkelson was born in Merrill, Wisconsin in 1922. He graduated first from the University of Wisconsin with a degree in mathematics in 1951 and then from University of Illinois with a masters degree in architecture in 1954. Torkelson worked first as an architect and engineer with Stanley Engineering Co. of Muscatine, Iowa, and then with Mead & Hunt in Madison, Wisconsin from 1956 to 1959. In 1959, Torkelson entered into partnership with Harold R. Ames and Frederic T. Nugent in the firm of Ames, Torkelson, & Nugent.[88] By 1985, Torkelson had formed his own firm, Torkelson & Associates, in Madison.

District buildings by Ames, Torkelson, & Nugent

[87] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 13.
[88] Koyl, George S. (ed.). Op. Cit., p. 709.

Robert P. & Lucille H. Torkelson House	4902 Bayfield Terrace	1966
Hill Farms Swim Club	2 N. Eau Claire Avenue	1960[89]

Herbert N. DeLevie

Herbert N. DeLevie (1934-1989) was born in Rheine, Germany, in 1934. DeLevie and his family subsequently moved to Holland to escape religious persecution and they spent the World War II years there in hiding. After the war, the family returned to Germany and then returned to Holland once again before finally immigrating to the United States in 1949, and to Madison in 1950. DeLevie graduated from West High School in 1951 and enrolled at the University of Wisconsin. An encounter with Frank Lloyd Wright resulted in DeLevie being accepted as an apprentice at Taliesin, where he studied for two years before joining the army and serving in Korea. After this war, DeLevie moved to Los Angeles and practiced architecture there, among other things, until returning to Madison in 1964, where he set up an architectural practice of his own. In 1976, DeLevie formed DeLevie and Assocs. and he ran this firm until his death in Madison in 1989.[90] DeLevie's studies at Taliesin ensured that his buildings would look like no one else's and his body of work contains some of Madison's finest Contemporary style buildings, most of which are single-family residences.

Returned

District building by Herbert N. DeLevie:

Herbert DeLevie Duplex Condominium	5317-9 Manitowoc Parkway	1985[91]

John J. Flad & Associates

John Joseph Flad (1889-1967) was born in Madison and attended the public schools of this city. In 1907, he apprenticed with Madison architect James O. Gordon, followed by a short period as a draftsman with another local architect, Robert Wright. From 1909-1914, Flad worked as a draftsman in the offices of several Chicago architects and contractors including: George Nimmons; Howard Van Doren Shaw; the Chicago, Milwaukee & St. Paul Railroad; and the Leonard Construction Co. Returning to Madison in 1914, Flad worked as an architect in the architectural office of Alvan E. Small until 1917, when he left to work in the office of the State Architect for a year and 10 months. In 1922, Flad again returned to work with Small as his associate, this relationship lasting until 1925, when Flad took on Frank S. Moulton as a partner in the firm of Flad & Moulton.

[89] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This building is significantly altered.
[90] <www.wisconsinhistory.org/HolocaustSurvivors/DeLevie.asp>
[91] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

Flad and Moulton lasted as a firm until 1933. In that year, Flad went into practice under his own name, but in 1941, he became associated with his son and fellow architect, Thomas H. Flad, in a new firm located in Madison. Gradually, this firm evolved into John J. Flad & Assoc., which, in the 1960s and 1970s, would grow to become one of Madison and Wisconsin's largest and most successful architectural firms and remains so today. Flad died in 1967, but his descendants still continue to operate the firm he founded today.[92]

District Buildings by John J. Flad & Assoc.

Attic Angels Nursing Home & Tower	602 N. Segoe Road	1960/1976[93]
Park Towers Apartments	4801 Sheboygan Avenue	1961[94]

Returned

Herb Fritz, Jr.

Herbert Fritz, Jr. (1915-1998) was, along with William V. Kaeser, one of the few successful Madison-area architects 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 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 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 School of the Art Institute 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 and it remained his home ever after.

Gradually, Fritz created a career for himself as a designer, mostly of houses at first. In 1959, however, 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

[92] *The Capital Times*. August 23, 1967 (obituary of John J. Flad).
[93] *John J. Flad & Associates: Architects, Engineers, Planners*. Madison, 1970, n.p. Published by the firm as a catalog of its past and then current projects. Note: a high rise apartment tower designed by the Flad firm was attached to the original building in 1976.
[94] *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 7.

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."[95] Fritz died at Hilltop Farm in 1998.[96]

District building by Herb Fritz, Jr.:

Prof. C. J. & & Edna Chapman House 4825 Regent Street 1963[97]

Stuart W. Gallaher

Stuart William Gallaher was born in Appleton, Wisconsin in 1931 and he graduated from the University of Illinois in 1955. After serving in the U.S. Army Corps of Engineers, Gallaher and his wife, Emmy B. Gallaher, moved to Madison, where in 1961 he designed a home in the district for himself and his family at 5150 Door Drive. In 1965, Gallaher formed Stuart William Gallaher, Architect, Inc. and began a successful practice that was best known locally for his designs for the Olbrich Garden Center Complex in Olbrich Park and for the Garner Park Shelter, which is located just to the west of University Hill Farms.[98]

Returned

District Building by Stuart W. Gallaher

Stuart W. & Emmy Gallaher House 5150 Door Drive 1961[99]

Gausewitz & Cashin

Robert Charles Cashin (1926-2003) was born in Stevens Point, Wisconsin, on October 30, 1926, and he graduated from the University of Notre Dame with a B. S. degree in architectural engineering in 1949. He then moved to Madison, Wisconsin, and worked as a draftsman for John J. Flad until 1952, when he formed a partnership with Carl H. Gausewitz (Gausewitz and Cashin).[100] This firm lasted until 1960, when Cashin started his own firm, Cashin & Assoc.[101] By 1968, this firm had become

[95] 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.
[96] "Noted Architect, Wright Protégé Herb Fritz Dies." *Madison Capital Times*. Nov. 23, 1998. Obituary of Herb Fritz, Jr.
[97] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[98] Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D11.
[99] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[100] *Wisconsin State Journal*: November 9, 1952, p. 16.
[101] Ibid, October 27, 1960, Sec. 3, p. 4.

Cashin & Goodwin and in 1974, Cashin moved to Phoenix, Arizona to practice architecture for the Sentry Insurance Co. of Stevens Point, Wisconsin, and he finished his career in Phoenix with the Scottsdale Insurance Co. and retired there in 1996.[102]

Carl H. Gausewitz was born in Minneapolis, Minnesota in 1919. Gausewitz graduated from the University of Illinois in 1947, then became a draftsman, first with Smith, Hinchman & Grylls in Detroit, then with Bellman, Gillett & Richards in Toledo, and finally with Law, Law, Potter & Nystrom in Madison. In 1950, Gausewitz started his own firm in Madison, Carl H. Gausewitz, Architect & Engineer, and in 1952 he joined with Robert Cashin in the firm of Cashin & Gausewitz. In 1960, Gausewitz once again formed his own firm, Gausewitz and Associates, and this firm was still active as late as 1981.[103]

Returned

Most of the buildings that Cashin designed while in partnership with Gausewitz were located in Madison and elsewhere in the southern half of the state and they were typical of a successful architectural practice and consisted of a mix of mostly Contemporary Style commercial and public buildings. The firm also designed single-family residences as well, including the district home of Madison building contractor Bernard B. Shomberg.

District building by Gausewitz & Cashin:

Bernard B. & Marjorie Shomberg House	5159 Juneau Road	1958[104]

District buildings by Cashin & Assoc.

Executive Building	4513 Vernon Blvd.	1964[105]
Associated Physicians Clinic	4410 Regent Street	1963[106]

Graven, Kenney, & Iverson

Paul H. Graven was born in Madison, Wisconsin in 1921. He graduated from the University of Illinois in 1948 and became an instructor in architectural design at Oklahoma State College for 2½ years, then was a designer in the Madison offices of Law, Law, Potter & Nystrom for 5 years. He then became an

[102] *The Arizona Republic* (Phoenix). August 5, 2003 (obituary of Robert C. Cashin).
[103] Wisconsin Society of Architects Directories. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D12.
[104] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[105] Ibid.
[106] Ibid.

associate in the same firm and worked there for another five years before becoming a partner with Donald E. Iverson and Norman Kenney in the Madison firm of Graven, Kenney & Iverson in 1960.[107]

Donald E. Iverson was born in Mount Horeb, Wisconsin in 1920. He graduated from the University of Illinois in 1948 and became a structural designer in the Madison offices of Law, Law, Potter & Nystrom for 7 years. He then became an associate in the same firm and worked there for another five years before becoming a partner with Paul H. Graven and Norman Kenney in the new Madison firm of Graven, Kenney & Iverson in 1960.[108]

District buildings by Graven, Kenney, & Iverson

Grayson Building	4414 Regent Street	1961[109]
Anchor Savings & Loan Branch Bank Building	302 N. Midvale Boulevard	1966[110]
Paul H. & Pat Graven House	5018 Bayfield Terrace	1959[111]

Returned

Carl Fredrick Huboi

Carl F. Huboi was an architect with Siberz, Purcell & Cuthbert in Madison when he designed his own home in University Hill Farms and the Wilkening House.

District buildings by Carl F. Huboi

Carl F. & Jeanne Huboi House	4701 Waukesha Street	1958[112]
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[113]

William V. Kaeser

William V. Kaeser (1906-1994) was born into a family of Swiss descent who 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

[107] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 261.
[108] Ibid, p. 341.
[109] *Wisconsin State Journal*, October 21, 1962. Hilldale Special Section, p. 6.
[110] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[111] Ibid.
[112] Ibid. This house is believed to be individually eligible for NRHP-listing.
[113] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

which he graduated with a master's degree in architecture in 1932. Kaeser then went to work again for Riley from 1932 - 1933. He then joined a group of architects and planners at the Cranbrook Academy of Art in 1933, and produced a regional plan for Madison, WI. In 1935, Kaeser set up his own practice in Madison. While establishing his practice, Kaeser also worked part time as a city planner for the City of Madison from 1935 until 1938, but from 1938 onward and until shortly before his death, Kaeser was in active practice as an architect, working almost entirely within the modernist idiom. In 1951, Kaeser affiliated with Arthur McLeod, a structural engineer, in the firm of Kaeser & McLeod, later Kaeser, McLeod, & Weston.

During his long career here Kaeser produced buildings of many types, but he was best known for his residential work, which comprises some of Madison's finest modern residential architecture. 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 also produced designs for many other types of buildings as well, however, including a notable group of Contemporary Style churches, one of the best of which is his Covenant Presbyterian Church, which is located in the district. The Kaeser-designed Fellowship Hall of this church was built in 1957, its Kaeser-designed Education wing was added on to it in 1961, and its Kaeser-designed Sanctuary followed in 1967.

Returned

District building by William V. Kaeser and Kaeser & McLeod

Covenant Presbyterian Church	326 S. Segoe Road.	19571961/1967[114]

Emil Walter Korenic

Emil W. Korenic was born in Chicago in 1926 and graduated from the University of Illinois in 1951.[115] In the same year Korenic joined the firm of John J. Flad & Assoc. in Madison and he was an architect with this firm when he designed his own home in University Hill Farms.

District building by Emil W. Korenic

Emil W. & Donna Korenic House	4710 Waukesha Street	1958[116]

[114] Ibid.
[115] Koyl, George S. (ed.) Op. Cit., p. 391.
[116] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

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, 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 Gausewitz and Cashin.[117] By 1956, though, 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 and he is still a member of the AIA today (2014) and is living in Green Valley, Arizona.

Returned

Jack Klund is not known to have designed any buildings in the district but he was the first architect to advise the University Hill Farms Association architectural review committee and most design issues in the district were refereed and approved by him from 1957 until at least 1964. Because his name or stamp appears on so many district plat plans and documents, many later homeowners in the district have the understandable but erroneous belief that he designed their buildings.

Krueger, Kraft & Associates

The principals in the firm of Krueger, Kraft & Assoc. were Lloyd O. Krueger, architect, and Robert C. Kraft, Mechanical Engineer. Lloyd Oscar Krueger (1921-unknown) was born in Grinnell, Iowa on June 11, 1921 and he was educated at the University of Wisconsin and the University of Michigan, from the latter of which he graduated in 1949 after first having served in the U.S. Army Air Force in World War II. Before forming his own firm in Madison in 1961 with Robert Kraft, Krueger was an architect in the architectural firm of Siberz-Purcell-Cuthbert in Madison and was responsible for the design of several buildings on the Edgewood College campus in Madison, including a dorm building and chapel (1957), classroom building (1959), and gymnasium (1961).[118] Krueger was still in practice in Madison in 1985 as a principal in a successor firm, Krueger Shutter & Assoc. with Richard C. Shutter, and the firm was producing designs for both private and public buildings.[119]

[117] *Wisconsin State Journal*: July 31, 1953, Sec. 2, p. 2.
[118] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Company, 1962, p. 395.
[119] Wisconsin Society of Architects. Construction Industry Handbook. *Wisconsin Architect*, February, 1981, p. D15.

District building by Krueger, Kraft & Assoc.

Dr. Kenneth M. & Beverly Sachtjen House	5001 Bayfield Terrace	1963[120]

District building by Lloyd O. Krueger.

Harry J. & Dorothy Mason House	7 Waushara Circle	1960[121]

Florian Remitz

Florian Remitz designed the Regent Building in the district while practicing on his own. By 1981, however, he was an associate in the firm of John J. Flad & Associates.

Returned

District building by Florian Remitz

Regent Building	4506 Regent Street	1963[122]

Robert A. Rosenthal

Robert Allen Rosenthal was born in Chicago. Rosenthal enrolled in the University of Illinois and graduated from that institution with a Bachelor's degree in Architecture in 1955. In 1960, Rosenthal moved to Madison and designed a five-building apartment complex that is located at the end of Catalpa Court in the Burr Oaks Plat.[123] From 1962 to 1965 he was a partner in the firm of Fritz, Rosentahl and Associates, which, in 1964, designed a 35-unit apartment building located in the 1800 block between Beld and South Park Streets.[124] In 1965, Rosenthal opened his own office, Robert Rosenthal Associates, which in that same year designed a 56-home suburban development known as Meadowood East that was comprised of 25 different house models, all of which were designed by his firm.[125] In 1967, Rosenthal moved to La Jolla, California and he opened a new office there that specialized in designing healthcare buildings. Later, he became regional vice-president of American Medical Buildings (AMB) and in 1988 he led the buy-out of AMB's West Coast division, which resulted in the formation of Pacific Medical Buildings, of which Rosenthal is still the executive

[120] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[121] Ibid.
[122] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[123] *Wisconsin State Journal*: June 12, 1960, Sec 2, p. 7 (illustrated).
[124] Ibid, April 15, 1964.
[125] Ibid, January 22, 1966, p. 43 (illustrated).

chairman today.

District building by Robert A. Rosenthal

Cecilio & Carmen Alvarez House 4802 Waukesha Street 1959[126]

Siberz, Purcell & Cuthbert

Lewis A. Siberz (1899-1984) was born in Baraboo, WI in 1899, served in World War I, and studied architecture at the universities of Notre Dame, Illinois, and Wisconsin. In 1923, he was hired as a draftsman by Frank Riley and he continued in that position until 1930, when he became Riley's partner in the firm of Riley and Siberz. In 1935, Siberz went into practice for himself, although the fact that his office was in the same building as Riley's (24 East Mifflin Street) from 1935 - 1941 suggests that relations between the two men remained cordial. In 1941, Siberz moved his office into 103 West Mifflin Street where he remained until he formed the firm of Siberz, Purcell, and Cuthbert in 1954. Siberz died in Madison in 1984, at the age of 85.[127]

Returned

Mark Thomas Purcell was born in Madison in 1903 and was educated first at the University of Wisconsin and graduated from MIT with a BS degree in architecture in 1930. Purcell was subsequently a draftsman-designer in the offices of Coolidge, Shepley, Bullfinch, & Abbott in Boston; Raymond Hood, in New York, and Richard Neutra in Los Angeles between 1931 and 1933, before moving back to Madison in the same year and becoming a draftsman in the office of John J. Flad. From 1939-1942 he had his own practice in Madison and from 1945-1952 he was a draftsman in the office of Lewis Siberz. He subsequently became a partner with Siberz in the firm of Siberz & Purcell in 1954.[128]

Alexander James Cuthbert was born in St. Catherine, Ontario, in 1906. Cuthbert was educated at the University of Wisconsin and was subsequently a draftsman in the office of George S. Rider Co. in Cleveland, Ohio, and Beatty & Strang in Madison and Albert Kahn & Assoc. in Detroit before joining Lewis Siberz and subsequently becoming a partner in 1957 in the firm of Siberz, Purcell, and Cuthbert.[129]

District building by Siberz, Purcell, and Cuthbert

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[126] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[127] *Wisconsin State Journal*. September 20, 1984. (Obituary of Lewis Siberz).
[128] Koyl, George S. (ed.) *American Architects Directory*. New York: R. R. Bowker Co., 1962, p. 568.
[129] Ibid, p. 149.

Midvale Regent Building 202 N. Midvale Boulevard 1966[130]

Edward A. Solner

Edward Adam Solner (1934-) was born in Chicago, Illinois, in 1934. Solner attended several colleges and universities before ultimately graduating from the University of Illinois in 1957. He subsequently moved to Madison and was a partner in the firm of Knudson, Solner, & King from 1963 until 1969, when he organized his own firm: Edward A. Solner & Assocs.[131] Solner is still the principal in this firm today, which is located in Middleton, Wisconsin.

District building by Edward A. Solner

Prof. Marvin T. & Ellouise Beatty House 4702 Waukesha Street 1959[132]

Returned

Weiler & Strang

Joseph J. Weiler (1904-ca.1987) was born in Vincennes, Indiana in 1904 and he 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. It is unknown what BOW stands for; possibly it was a governmental agency involved in wartime construction. In 1944, Weiler affiliated with Allen J. Strang in the Madison architectural firm of Weiler and Strang.

Allen J. Strang was born in Richland Center, WI in 1906. He studied engineering at the UW 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 and he received still further training by working summers as a draftsman and designer in the Philadelphia office of internationally known architect and UP 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 moved to Madison and Strang began a partnership with Hamilton Beatty that was to last until 1940, when Beatty moved to Detroit.

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[130] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[131] *American Architects Directory*. New York: R. R. Bowker Company, 1970, p. 860.
[132] Nichols, Trent L. "The Beatty Residence (4702 Waukesha Street, Madison, Wisconsin), Built 1959." Baltimore, Goucher College, Unpublished Manuscript, May 13, 2008.

Strang closed the office in 1942 and went to Chicago to design defense housing with the Federal Housing Authority. He then returned to Madison in 1944 and formed a partnership with Joseph Weiler and the firm of Weiler & Strang soon became one of the busiest firms in the city.[133] This firm later became Weiler, Strang, McMullin and Associates when Roger E. McMullin (1916-) joined the firm. Weiler and Strang (now Strang Assoc.) has since produced many of Madison's best post-war buildings, including notable schools, churches, office buildings, and other building types.

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.

All of the buildings that Weiler & Strang designed in the district are non-single-family residences.

Returned

District buildings by Weiler & Strang

Charles R. Van Hise Elementary and Junior High School	4801 Waukesha Street	1957/1959[134]
Karen Arms Apartments (11 Garden Apartment Buildings)	202-414 N. Segoe Road/ 4702-4806 Regent Street	1959-1964[135]
Wisconsin Life Insurance Company Building	709 N. Segoe Road	1961[136]
Hilldale State Bank Building	401 N. Segoe Road	1962[137]
Dairyland Insurance Company Building	635 N. Segoe Road	1960[138]
Church of Jesus Christ of the Latter Day Saints	4505 Regent Street	1963/1978[139]

[133] *Wisconsin State Journal*: July 14, 1945, p. 6.
[134] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories. This school is believed to be individually eligible for NRHP-listing.
[135] "A Model Project for Madison." *Wisconsin State Journal*, February 22, 1959, p. 15. See also: City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[136] This building (AHI# 101926) was demolished in 2007.
[137] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[138] This building has now been demolished.
[139] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

Non-Madison Architects

Frank Lloyd Wright

Frank Lloyd Wright (1867-1959), who was arguably America's greatest architect and Wisconsin's most famous son, designed a single building in the district: the Prof. Walter & Ellen Rudin House at 110 Marinette Trail, built in 1959. No attempt will be made to retell the story of Wright's life and work here, since both are too well known and too large in scope to be repeated in this format. The design of the Rudin House was actually one of several pre-fabricated building designs that Wright produced for Madison building contractor Marshall Erdman between 1956 and 1959. The Rudin house's plan is known as the Erdman Prefab #2 and the house itself was completed by Erdman in time for inclusion in the 1959 Parade of Homes.[140] This event took place in University Hill Farms and the Rudin House, not surprisingly, was the hit of the show.[141]

Returned

District building by Frank Lloyd Wright

Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959

Blake, Wirth, & Associates

Richard Patrick Blake was born in Milwaukee in 1930 and he graduated from the University of Illinois in 1953 with a degree in Architecture and Engineering. In 1960, Blake formed his own firm in Milwaukee, Richard Blake & Assoc. and in 1966 he became a partner in the successor firm of Blake, Wirth & Associates with Robert G. Wirth.[142]

Robert George Wirth was born in Milwaukee in 1934 and graduated from the University of Illinois in 1957 with a degree in Architecture. He served in the U.S Army Corps of Engineers from 1958-1965 and then joined with Richard P. Blake, first as an associate and then as a partner in Blake, Wirth & Assoc.[143]

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[140] Storrer, William Allin. *The Frank Lloyd Wright Companion*. Chicago: University of Chicago Press, 1993, pp. 444-445. 402. See also: Sprague, Paul E. "The Marshall Erdman Prefabricated Buildings," in *Frank Lloyd Wright and Madison: Eight Decades of Artistic and Social Interaction*, ed. by Paul Sprague, Madison: Elvehjem Museum of Art, 1990, pp. 155-158. This house is believed to be individually eligible for NRHP-listing.
[141] "Wright-Designed Home is Show's Conversation Piece." *Wisconsin State Journal*, June 21, 1959, Sec. 6, p. 4.
[142] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 77.
[143] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 1005.

District building by Blake, Wirth & Assoc.

Hickory Glen Apartments	4833 Sheboygan Avenue	1969[144]

Donald Allen Davis

Donald Allen Davis was born in Milwaukee in 1922 and received a B.S. degree in architecture from the University of Michigan in 1950. He first worked for Eschweiler & Eschweiler in Milwaukee from 1946-1953 and then with Rasche, Schroder & Spransy in Milwaukee from 1953-1960 before forming his own firm, Donald Allen Davis, in 1960.[145]

District building by Donald Allen Davis

Hilldale Towers Apartments	4810 Sheboygan Avenue	1965/1983[146]

Edward Y. Osborne

Edward Y. Osborne was born in Fairbanks, Alaska, the son of Mr. and Mrs. C. E. Osborne of Harding Lake, Alaska. He first practiced in Fairbanks with the firm of Gray, Rogers and Osborne before moving to Milwaukee with his wife and four children in 1965 to take up a position with Py, Vavra, Inc., Architects & Engineers. By 1981, Osborne had started his own firm in Milwaukee, Edward Y. Osborne, Architect, and in 1985 he began designing the Monticello Apartments in the University Hill Farms Historic District, by which time his firm was known as Osborne, Associates.

District buildings by Edward Y. Osborne

Monticello Apartments (5 Buildings) 202 & 402 North Eau Claire Avenue/5001-29 Sheboygan Avenue
1985-1989[147]

Builders

The building-specific information that follows was derived from City of Madison Building Permits, City Assessors Records, and Madison City Directories unless otherwise noted.

Returned

[144] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[145] *American Architects Directory*. New York: R. R. Bowker Co., 1970, p. 206.
[146] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.
[147] City of Madison Assessor's Records, City of Madison Building Permits, and Madison City Directories.

ABC Builders (B. K. Jordan, Richard P. Lee)[148]

James R. & Nell Cooper House	4706 Lafayette Drive	1960
Hyman B. & Florence Parks House	4749 Lafayette Drive	1962
Robert C. & Elizabeth Parker House	4921 Marathon Drive	1960
Richard E. & Betty Hagan House	5013 Marathon Drive	1960
Howard & Delores Rasmussen House	5210 South Hill Drive	1969
Prof. Shao Ti & Charlotte Hsu House	4714 Waukesha Street	1959

Keith F. Anderson

John & Ethel McMillen House	4809 Bayfield Terrace	1959
Mrs. Helen Hansbrough House	4817 Bayfield Terrace	1961
Prof. Wilson & Grace Thiede House	4825 Bayfield Terrace	1960
Robert J. & Patricia Fausett House	4909 Bayfield Terrace	1961
Dale A. & Nora Nordeen House	5009 Bayfield Terrace	1958
Prof. Patrick & Mary Ann Boyle House	5021 Bayfield Terrace	1962
Clyde & Lois Selix House	5026 Bayfield Terrace	1963
Prof. A. Burr & Mary Fontaine House	5302 Burnett Drive	1960
John E. & Jane Wise, Jr. House	50 S. Eau Claire Avenue	1959
C. Dennis & Barbara Besadny House	53 S. Eau Claire Avenue	1959
Mrs. Leonore M. Leake House	54 S. Eau Claire Avenue	1958
Charles W. & Mildred Decker House	4717 Fond du Lac Trail	1960
Thomas & Artha Jean Towell House	4722 Fond du Lac Trail	1959
Charles E. & Mary Mueller House	4806 Fond du Lac Trail	1960
Dr. Allen D. & Charlotte Hoff House	4902 Fond du Lac Trail	1960
Prof. Max W. & Phyllis Carbon House	4906 Fond du Lac Trail	1959
John P. & Eunice Hendrickson House	4914 Fond du Lac Trail	1959
Russell P. & Doris Bailey House	4917 Fond du Lac Trail	1961
Dr. Leigh M. & Marilyn Roberts House	4921 Fond du Lac Trail	1965
Theodore E. & Carolyn Stephenson House	210 Green Lake Pass	1964
Max G. & Dorothy Guhl House	5114 Juneau Road	1958
Walter F. & Mary Schar, Jr. House	5162 Juneau Road	1960
Jack B. & Mary Padgham House	21 Kewaunee Court	1957
Keith F. & Gene Anderson House	5002 La Crosse Lane	1957
Michael R. & Therese Vaughn House	4714 Lafayette Drive	1973

Returned

[148] This firm was still extant in 1981.

Richard C. & Della Weatherwax House	4718 Lafayette Drive	1959
Mrs. Mary B. Comdin House	4725 Lafayette Drive	1958
Clarence O. & Ruth Widder House	4825 Marathon Drive	1957
Prof. John E. & Beth Ross House	5022 Marathon Drive	1958
William C. & Lois Bjerk House	5101 Marathon Drive	1958
Maurice D. & Dorothy Malone house	5105 Marathon Drive	1958
Ed A. & Jane L. Pawenski House	213 Marinette Trail	1960
Dr. Edward I. & Harriett Boldon House	5222 Pepin Place	1959
Jack W. & Betty Densmore House	321 Racine Road	1960
Robert N. & Lois Dick House	106 Richland Lane	1957
J. Don & Maxine Hanesworth House	210 Richland Lane	1957
Prof. Jed & Susan Finman House	101 S. Rock Road	1963
Prof. Quillian & Dr. Marian Murphy, Jr. House	4821 South Hill Drive	1957
Bernard J. & Helen Young House	4901 South Hill Drive	1957
Covenant Presbyterian Church Parsonage	5009 South Hill Drive	1962
Phillip J. & Trudy Starr House	5205 South Hill Drive	1960
Prof. Glen C. & Joan E. Pulver House	3 Walworth Court	1958
Dr. George G. & Patsy Rowe House	5 Walworth Court	1958
Dr. William C. & Harriet Mussey House	4814 Waukesha Street	1961
Cass F. & Viola Hurc House	5 Waupaca Court	1959

Returned

Bauer & Needham Construction Co.

Norman & Margaret Levin House	4914 Bayfield Terrace	1962
Dr. Charles A. & Betsy Doehlert House	4910 Fond du Lac Trail	1959
Joe W. & Carol Clarke House	15 Kewaunee Court	1958
Harry J. & Dorothy Mason House	7 Waushara Circle	1960[149]

Harold Bewick

Harold Bewick (1919-unknown) came to Madison in 1928 from near Mason City, Iowa. He graduated from East High School, attended the University of Wisconsin for a semester, married his wife Marie, quit school and got a job at Gisholt Machine Co. in Madison. After serving in the Navy in World War II, Bewick bought two lots in Monona, Wisconsin and built two houses, one for himself and his wife and one to sell, which happened immediately. He continued to build houses in the greater Madison area until his retirement at the age of 58, after which he sold real estate. Bewick estimated that in his

[149] Lloyd O. Krueger, architect.

career he built nearly 300 houses and more than 2000 apartments.[150]

Donald G. & Betty Harrer House	5111 Juneau Road	1958
Leslie R. & Myra Meinberg House	7 Kewaunee Court	1958
Dr. Frederick & Virginia Pitts House	9 Kewaunee Court	1958
Sheldon W. & Gerda Sweet house	5046 La Crosse Lane	1959
Harold H. & Lorraine Baker House	5050 La Crosse Lane	1959
Prof. Paul J. & Dorothy Grogan House	115 Marinette Trail	1959
Daniel A. & Bea Jacobson House	105 Richland Lane	1957
Norman T. & Gladys M. Baillies House	4901 Waukesha Street	1958

Stanley O. Bokelmann & Associates

Returned

Besides being a builder of custom houses, Stanley O. Bokelmann was also the regional distributor and dealer for Modular Homes, Inc. of Kirkwood, Missouri, a manufacturer of semi-prefabricated houses. These houses featured Contemporary Style designs and were largely pre-fabricated at the Missouri factory using post and beam construction methods. Working within the general parameters of the designs the company offered, Bokelmann and his staff could offer clients a house that was still modified to meet their specific requirements, resulting in what was often practically a custom-built house using largely pre-fabricated elements.[151]

Lawrence J. & Lil Kosikowski House	5113 Door Drive	1960
Arthur B. & Doris Morey House	4909 Fond du Lac Trail	1959
Prof. Thomas & Lorna Hoffman House	5101 Juneau Road	1959
William C. & Leah Rowland House	5142 Juneau Road	1958
Prof. Leonard & Nettie Berkowitz House	3 Kewaunee Court	1958
Dr. Leslie & Elizabeth Kirkpatrick House	5037 La Crosse Lane	1959
Dr. Larry & Mary Lou Hogan House	5041 La Crosse Lane	1959
Trygve E. & Marian Thoresen House	201 Marinette Trail	1959
Stanley O. & Dorothy Bokelmann House	313 Racine Road	1960
Burdette L. & Doris Fisher House	5118 Regent Street	1960
William D. & Wanda Godshall House	114 Richland Lane	1957[152]
Elmer & Mary Holland House	5001 South Hill Drive	1957
Alex J. & M. A. Cochrane House	5118 South Hill Drive	1960
Weston M. & Em Lennox House	5202 South Hill Drive	1959

[150] Richgels, Jeff. "First Parade Was Simple Affair." *The Capital Times*, June 6, 1997, Sec. C, p. 4C.
[151] "Prefab Home Offers Many 'Custom" Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.
[152] "Prefab Home Offers Many 'Custom" Ideas." *The Milwaukee Journal*, June 23, 1957, Part 7B.

Prof. Eugene & Ruth Friedman House	17 Walworth Court	1957

Joe Daniels Construction Co. (aka Daniels Construction Co.)

Joseph Daniels, Sr. established the Joe Daniels Construction Co. in 1953 and this firm is still managed by his son today. From modest beginnings, this firm has grown to become one of Madison's larger construction firms and it has also achieved an enviable reputation for high quality work in the process. In the early stages of its development the firm was best known for its residential work and several of these projects are located within the district and are listed below. Today, however, the firm is best known for much larger commercial and institutional projects such as the recently completed renovation of the Wisconsin State Capitol building in Madison.

Returned

Francis A. & Twila Blake House	5 S. Eau Claire Avenue	1959
Dale C. & Leah Aebischer House	34 S. Eau Claire Avenue	1959
Harold & Edith Hopkins House	5117 Juneau Road	1958
Guy & Thelma Freas House	4805 Marathon Drive	1957
Alan G. & Elaine Wolf House	4806 Marathon Drive	1957
Asdolah & Touba Jarvid House	4925 Marathon Drive	1958
Edward H. & Jean Nielsen House	5202 Pepin Place	1959
William C. & Bernice Kahl House	113 Richland Lane	1957
C. Lee & Arlene Miller House	213 Richland Lane	1957
Alfred H. & Esther Wendte House	214 Richland Lane	1957
Donald & Delores Solyst House	125 S. Segoe Road	1958
Victor & Hazel Tolbert House	137 S. Segoe Road	1958
David Bruce & Carol Haskin House	202 S. Segoe Road	1958
Robert & Mae Dion House	206 S. Segoe Road	1958
Lois Goldman & Dayle Miller House	4818 South Hill Road	1958
Bernard S. & Mary Ellen Wilson House	4822 South Hill Road	1959
Robert G. & Iris Doerner House	4825 South Hill Road	1957
Charles P. & Roberta Siebold House	4826 South Hill Road	1957
Stanley J. & Jane B. Ferris House	5 S. Whitney Way	1959
John J. & Marjorie Schara House	17 S. Whitney Way	1959

Dirienzo Brothers (Clair M. , Thomas, and Vincent T. Dirienzo, Jr.)[153]

Clair M. & Charles Dirienzo Duplex	5121-23 Manitowoc Parkway	1961

[153] The Dirienzo family also did terrazzo fabrication and operated a monument works located on Regent Street that is still in operation today.

Bertrand & Jean Kalhagen House	4837 Marathon Drive	1958
Kenneth G. & Anita Helfrect House	5117 Marathon Drive	1959
H. William & Betty Jenkins House	5126 Marathon Drive	1961
Paul & Diane Sergenian House	5214 South Hill Drive	1959

Dohm Construction Co.

Gerald F. Dohm (1926-2011) was born in Madison on October 20, 1926. He enlisted in the Army Air Corp in 1944. At the end of the war he went to work as a carpenter foreman but he was soon recalled to serve in the Korean War. After his discharge he resumed his career as a carpenter and started his own firm, Dohm Construction Co., which became one of the city's premiere home building and remodeling firms. He also became a developer as well and developed the Cloverdale and Park Lawn Place subdivisions and also the Parkwood Hills and Park Towne developments. Dohm was also active as a board member of the National Association of Home Builders and of other professional organizations. Dohm died in Madison on September 13, 2011.

Returned

Dr. Mark F. & Adele Backs House	5 Cheyenne Circle	1960
James R. & Dorothy UnderKofler House	6 Cheyenne Circle	1960
Vernon H. & Cathern Schultz House	14 Cheyenne Circle	1960
Dr. John C. & Ann McAleavey House	306 Cheyenne Trail	1960
Byron W. & Betty Schmeling House	309 Cheyenne Trail	1963
Dr. Mark F. & Adele Backs House	310 Cheyenne Trail	1963
Glenn S. & Daisy Pound House	313 Cheyenne Trail	1964
Robert J. & Dolores Shand house	317 Cheyenne Trail	1963
Prof. James E. & Doris Kennedy House	318 Cheyenne Trail	1964
First Baptist Church Rectory	321 Cheyenne Trail	1964
Julian P. & Mirian Bradbury House	322 Cheyenne Trail	1964
Prof. Dwayne & Wilma Rohweder House	325 Cheyenne Trail	1964
William A. & Joan Atkins House	326 Cheyenne Trail	1965
Prof. Ronald & Maria Engerman House	330 Cheyenne Trail	1965
Thomas W. & Donna Erbach House	333 Cheyenne Trail	1965
Clarence M. & Mary White, Jr. House	5137 Door Drive	1960
Charles F. & Lillian Norton House	5149 Door Drive	1961
Mrs. Dorothy Torrance House	14 S. Eau Claire Avenue	1958
Lyman R. & Betty J. Frazier House	4709 Fond du Lac Trail	1962
Dr. Laurence T. & Audrey Giles House	4714 Fond du Lac Trail	1961
Robert L. & Muriel Curry House	4805 Fond du Lac Trail	1961
Robert & Doris Mortenson House	209 Green Lake Pass	1962

Dr. Peter L. & Phyllis Eichman House	5033 La Crosse Lane	1962
Wallen F. & Lenore Vaughn House	4722 Lafayette Drive	1962
Joseph & Eileene Kuno House	4726 Lafayette Drive	1960
Carl & Jane Loper House	4730 Lafayette Drive	1958
Henry L. & Luella Brown, Sr. House	4741 Lafayette Drive	1959
Rufus F. & Angela Wells Duplex	5015-17 Manitowoc Pkwy.	1965
John Hammacher Duplex	5019-21 Manitowoc Pkwy.	1965
Rufus Wells Duplex	5023-25 Manitowoc Pkwy.	1965
Dr. Dennis O. & Freida Carey Duplex	5106-08 Manitowoc Pkwy.	1963
George J. & Germaine Speckman House	5027 Marathon Drive	1958
Prof. Richard J. & Jeannine Smith House	305 Marinette Trail	1977
Kenneth & Shirley Tuhus House	5141 Pepin Place	1958
Joseph E. & June Nusbaum House	5214 Pepin Place	1959
Regent Building	4506 Regent Street	1963
Prof. C. J. & Edna Chapman House	4825 Regent Street	1963[154]
Richard J. & Lucy Genn House	205 Richland Lane	1957
John A. & Barbara Russell House	5010 South Hill Drive	1962
E. Kendall & Natalie Witte House	5014 South Hill Drive	1962
Prof. James W. & Lois Hensel House	5018 South Hill Drive	1961
Frank P. & Ann G. Schiro House	5221 South Hill Drive	1977
Mrs. Aurelia Puletti House	4806 Waukesha Street	1964

Returned

Marshall Erdman & Associates

Calling Marshall Erdman (1922-1995) a "builder" 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.[155]

By 1995, Erdman had become one of Madison's richest men, by far its biggest builder, and a significant patron of the arts, but he began his career as a 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

[154] This house was designed by Herb Fritz, Jr.
[155] Brock, Thomas D. *Shorewood Hills: An Illustrated History*. Madison, 1999. p. 135.

1947 and which was designed by his wife, Joyce Erdman. This house was purchased by Elsie Fansler even before it was finished. Erdman then bought lots in the nearby village of Shorewood Hills with the profits and began to build more houses. In 1951, Erdman joined with Henry Peiss, a carpenter and former partner at Nelson-Peiss Products Manufacturing Company, which had made ammunition boxes for the army during World War II. Their new firm was called Erdman-Peiss Lumber Company, which was located one block west of the University Hill Farms on University Avenue. Erdman-Peiss Lumber sold lumber to others but it mainly existed in order to provide Erdman with lumber for house-building at wholesale prices. In 1953, the two partners introduced the U-Form-It houses, which was a series of pre-fabricated houses that Erdman believed could be built -at least in part- by the homeowners themselves. At first there were two models, both being one-story, three bedroom houses designed by the Madison architectural firm of Weiler & Strang. By 1954, however, there were ten Contemporary style and Ranch style models and these houses sold well. The Erdman and Peiss partnership ended in 1956, but Erdman and Associates would continue to build prefabricated house until 1964, and a number of these were built in the University Hill Farms Historic District.[156]

Returned

Today, Erdman is best known for his association with Frank Lloyd Wright and for acting as the general contractor for the construction of Wright's First Unitarian Church in Shorewood Hills. Less well known but of almost equal interest to architectural history is Erdman's lifelong interest in prefabrication, of which the U-Form-It houses were the first examples and of which the two designs that Frank Lloyd Wright created for him are the best known. In addition, Erdman also created Doctor's Park in the southeast corner of the village of Shorewood Hills some nine blocks east of the University Hill Farms area, which was the first group of the pre-fabricated doctor's offices whose design and construction would turn his company from a modest local building firm into a national company with offices in six states.

Harold & Elizabeth Linden House	5 Ashland Court	1960
Arvid & Avis Anderson House	4813 Bayfield Terrace	1959
Prof. Paul J. & Marian Kaesberg House	5002 Bayfield Terrace	1958
Prof. John & Frances Culbertson House	5305 Burnett Drive	1960
Prof. Jack W. & Barbara Miller House	5146 Juneau Road	1958
Prof. Gene R. & Louise De Foliart House	6 S. Kenosha Dr.	1959
Dr. Henrik A. & Ann Hartmann House	10 S. Kenosha Dr.	1960
Prof. Gilbert J. & Virginia Mannering House	225 S. Kenosha Dr.	1960
Dr. Seymour & Francis Crepea house	5 Kewaunee Court	1957
Prof. Sturges & Marilyn Bailey House	5049 La Crosse Lane	1959
Prof. Gene V. & Martha Fuguitt House	5062 La Crosse Lane	1959

[156]Moe, Doug and Alice D'Alessio. *Uncommon Sense: The Life of Marshall Erdman*. Black Earth, WI: Trails Custom Publishing, 2003, pp. 75-80, 214-217.

Roy G. & Doris Mita House	4705 Lafayette Drive	1959
Prof. David & Rhoda Berman House	4738 Lafayette Drive	1958
Prof. Walter & Ellen Rudin House	110 Marinette Trail	1959[157]
David P. & Lillian Aide House	5110 Pepin Place	1960
Fred F. & Mary Ann Bloodgood House	5113 Pepin Place	1959
Prof. Marcos & Blanche Singer House	5021 Regent Street	1959
Henry J. & Elvira Pearson House	5126 South Hill Drive	1959
James & Ellen Bultman House	19 Walworth Court	1957
Charles R. Van Hise Elementary School	4801 Waukesha Street	1957[158]

J. H. Findorff & Son, Inc.

Returned

John H. Findorff was a Madison carpenter who, in 1890, started a construction company here making woodwork and cabinetry for the UW campus's new armory building (aka The Old Red Gym). By 1904, the company had a planning mill and lumberyard and the firm became known as J. H. Findorff, Contractor. By 1920, Findorff was Madison's largest contractor, a distinction the company still holds today. Most of this firm's Hill Farms projects were architect-designed.

Grayson Building	4414 Regent Street	1961
Park Towers Apartments	4801 Sheboygan Avenue	1962
Hilldale Shopping Center	702 N. Midvale Boulevard	1962
Hilldale Towers Apartments	4817 Sheboygan Avenue	1964
Curtis L. & Ferne Brown Duplex	5210-12 Manitowoc Pkwy.	1969
Anchor Savings & Loan Branch Office	302 N. Midvale Boulevard	1967/79

Fisher & Fischer (Bryant W. Fisher)

Jud & Marilyn Walstad House	3 Ashland Court	1957
Walter A. & Jean Meanwell House	5309 Burnett Drive	1960
Robert W. & Katherine Pohle House	5310 Burnett Drive	1961
Prof. E. James & Marian Archer House	5317 Burnett Drive	1961
Prof. William H. & Ruth Dodge House	5130 Door Drive	1960
Prof. Edward & Mary Kamarck House	5145 Door Drive	1966
Leland R. & Doris Fuelle House	17 S. Eau Claire Avenue	1961
Richard & Phyllis Pire House	45 S. Eau Claire Avenue	1958
Richard & Barbara Woroch House	4809 Fond du Lac Trail	1960

[157] This house was designed by Frank Lloyd Wright.
[158] This school was designed by Weiler & Strang.

Norman R. & Kitty Benz House	4813 Fond du Lac Trail	1959
Paul & Marilyn Lindau House	4913 Fond du Lac Trail	1962
Prof. Norman & Darlene Olson House	114 Green Lake Pass	1963
Thomas W. & Florence Geiger House	202 Green Lake Pass	1961
Freeman & Marcia Holmer House	206 Green Lake Pass	1966
Robert & Marjorie Friess House	5129 Juneau Road	1958
H. Stewart & Linda Manchester House	5134 Juneau Road	1958
Donald & Pauline Fugere House	5138 Juneau Road	1959
Jacob J. & Shirley Botwinick House	105 S. Kenosha Drive	1963
Norman S. & Patricia R. Jones House	217 S. Kenosha Drive	1961
Dr. Albert & Betty Arenowitz House	5058 La Crosse Lane	1958
Duplex	5122-24 Manitowoc Pkwy.	1961
James G. & Sylvia Mader House	4809 Marathon Drive	1956
Jacob J. & Shirley Botwinick House	4838 Marathon Drive	1957
Jack A. & Anna Clarke House	4910 Marathon Drive	1957
H. Edward & Priscilla Wolfram House	4913 Marathon Drive	1957
Robert V. & Lucille Phillips House	5046 Marathon Drive	1958
Prof. Alvin & Violet Hovland House	5050 Marathon Drive	1959
C. Leslie Reddick House	5051 Marathon Drive	1958
LeRoy L. & Virginia Dalton House	5058 Marathon Drive	1958
James D. & Katherine Meuer House	5059 Marathon Drive	1958
John & Helen Linhardt House	5109 Marathon Drive	1959
Robert G. & Aurelia Bergmann House	5122 Marathon Drive	1961
Kenland Building	216 N. Midvale Boulevard	1959
Victor W. & Bobbie Comstock House	7 Oconto Court	1958
Dr. Earl S. & Anita Shrago House	5118 Pepin Place	1960
Bryant W. & Louise Fisher House	5213 Pepin Place	1960
Robert F. & Betty B. Shimen House	5217 Pepin Place	1959
Clyde W. & Bernetta O'Leary House	309 Racine Road	1964
Hill Farms Professional Building	4510 Regent Street	1960
Kenneth G. & Shirley Kittleson House	5105 Regent Street	1964
Robert W. & Alice Schmitz House	221 St. Croix Lane	1959
Verle W. & Virginia Christensen House	142 S. Segoe Road	1957
Joseph & Esther Marie Zapata House	213 S. Segoe Road	1960
Eva M. & Kathryn S. Sommers House	217 S. Segoe Road	1960
Lyle M. & Carol Christenson House	5113 South Hill Drive	1959
Harry J. & Frances Robey House	5114 South Hill Drive	1960
Pete & Norma Paulieau House	5122 South Hill Drive	1960

Returned

Richard W. & Frances Hall House	5302 South Hill Drive	1964
Curtis C. & Marjorie Peters House	21 Walworth Court	1958
Dr. Edward H. & Mary S. Kohlner House	4610 Waukesha Street	1963
House	4722 Waukesha Street	1962
House	4730 Waukesha Street	1960
William J. & Diane J. Barnidge House	201 N. Whitney Way	1966
Robert C. & Virginia Kraft House	205 N. Whitney Way	1965
House	209 N. Whitney Way	1967
Prof. Everett M. & Sylvia O. Kassalow House	207 S. Whitney Way	1964
Dr. George H. & Irene Handy House	211 S. Whitney Way	1965
Prof. Leo M. & Carol Walsh House	221 S. Whitney Way	1965

Returned

Charles E. Fry

Harlan & Patricia Reif House	38 S. Eau Claire Avenue	1958
Elmer & Olive Stein House	5113 Juneau Road	1958
Rodney & Darlene Strosshein House	118 Marinette Trail	1959
William B. & Ruth Gara House	129 Richland Lane	1957

Gilbert Builders (William M. Gilbert)

Dr. William M. & Barbara Larson House	106 S. Kenosha Drive	1964
William M. & Phyllis Buzogany House	4721 Regent Street	1962
Lawrence H. & Donna Minkes House	5030 Regent Street	1961
Leonard T. & Cecilia Mackesey House	5102 Regent Street	1960

Hanson Construction Company (Burt Hanson)

Harold R. & Florence I. Wetzel House	9 Barron Court	1964
William T. & Gretchen Rieser House	4901 Bayfield Terrace	1962
Burton G. & Myrtle Billings House	5129 Door Drive	1960
Albert & Charlotte Hambrecht House	5142 Door Drive	1961
Stuart W. & Emmy Gallaher House	5150 Door Drive	1961[159]
Prof. William & Jane Hillsenhoff House	33 S. Eau Claire Avenue	1961
Burton O. & Jean Neesvig House	4901 Fond du Lac Trail	1959
William & La Verne Rosenbaum House	4929 Fond du Lac Trail	1962

[159] Stuart W. Gallaher designed this house.

Harry T. & JoAnn Ryan House	109 Green Lake Pass	1962
Lawrence C. & Sue Gontarek House	202 S. Kenosha Drive	1962
William J. & Anne Foy House	205 S. Kenosha Drive	1961
John H. & Helene Farrell House	214 S. Kenosha Drive	1961
Dr. John C. & Anne McAleavy House	4833 Marathon Drive	1959
Prof. Jed & Susan Finman House	1 S. Rock Road	1963
Mrs. Eleanor Butler House	317 S. Segoe Road	1964
Alan G. & Elaine Wolf House	4817 South Hill Drive	1962
Duane G. & Jeanette Gehring House	5102 South Hill Drive	1959
Robert D. & Loretta Owens House	5117 South Hill Drive	1960
Marjorie Webb House	5 N. Whitney Way	1961
Edwin C. & Phyllis Conrad House	126 S. Whitney Way	1960

Returned

Kenneth D. Heitman

Chris P. & Eileen Lemberg House	4913 Fond du Lac Trail	1959
Prof. William & Virginia Beranck House	4922 Fond du Lac Trail	1959
Kenneth R. & Marilyn Johnson House	4925 Fond du Lac Trail	1960
Prof. Richard M. & Ruth Heins House	4926 Fond du Lac Trail	1959
W. Atleen & Sarah Jane Wilson House	4930 Fond du Lac Trail	1960
Russell E. & Ruth Thomas House	5045 La Crosse Lane	1959
Walter & Lois Griskavich House	4754 Lafayette Drive	1961

Hilbert Builders (H. Hilbert Knox)

Robert F. & Mary Volkman House	5042 La Crosse Lane	1958
Donald & Alice Strayer House	4905 Marathon Drive	1957
Charles R. & Iris DeLucca House	4918 Marathon Drive	1957
Kenneth L. & Arlene Jerdee House	4922 Marathon Drive	1957
Robert & Gloria Thisdell House	5001 Marathon Drive	1958
Wallace & Elizabeth Chickering House	5034 Marathon Drive	1958

Impala Homes, Inc. Builders, Designers, Developers

Jac B. & Edith G. Garner House	5138 Buffalo Trail	1985
Henry G. Klinger Duplex	5309-11 Manitowoc Pkwy.	1976
Duplex	5313-15 Manitowoc Pkwy.	1976

Terry L. & Alice J. Hampton House	5217 Shawano Terrace	1976
William D. & Ann Weber House	5301 Shawano Terrace	1976
David L. & Norma J. Winch House	5302 Shawano Terrace	1976
Prof. Elmer & Patricia Feltskog House	5305 Shawano Terrace	1976
Thomas F. & Marijo Bunbury House	5301 South Hill Drive	1976
Damian S. & Judith Neuberger House	5305 South Hill Drive	1976

Jacobsen Construction Company (William Jacobsen)

Robert C. & Clara Wiersma House	4905 Bayfield Terrace	1964
Lester F. McChesney House	5214 Burnett Drive	1962
Jack & Sally Trautman House	5125 Door Drive	1960
Prof. Frank H. & Ardyce Reighard House	214 Green Lake Pass	1963
Duplex	5118-20 Manitowoc Pkwy.	1960
Gilbert H. & Tillie Geiger House	5066 Marathon Drive	1959
John R. & Shirley Hosterman House	5067 Marathon Drive	1958
Dale F. & Barbara Klosterman House	5102 Marathon Drive	1960
James E. & Lucy Berry House	5114 Pepin Place	1959
Prof. Val H. & Frankie Brungardt House	218 Richland Lane	1962
Gilbert E. & Mary Schmolesky House	2. S. Segoe Road	1962
Prof. Dexter S. & Elise Goldman House	4609 Waukesha Street	1959
John & Shirley Duncan House	213 N. Whitney Way	1965
Edward G. & Ann Cnare House	206 S. Whitney Way	1961

Returned

Byron Jevne

Clarence J. & Evelyn Reuter House	6 Barron Court	1963
Lyle E. & Viola Baerwald House	5105 Buffalo Trail	1962
Fred & June Werren House	110 Green Lake Pass	1964
Dale & Norma Bruhn House	5106 Juneau Road	1958
Harry M. & Rose H. Spray House	2 S. Kenosha Drive	1961
Mrs. Helen Thompson House	4821 Marathon Drive	1961
Charles W. & Ruth Bladl House	4909 Marathon Drive	1958
Norbert E. & Phyllis Koopman House	4926 Marathon Drive	1957
Kendall & Natalie Witte House	4941 Marathon Drive	1957
Hugh E. & Joyce Russell House	4942 Marathon Drive	1957
Felix & Dorothy Kremer House	4945 Marathon Drive	1957
Charles M. & Althea Harman House	5006 Marathon Drive	1958

Prof. George & Dorothy Sledge House	5010 Marathon Drive	1959
Chester L. & Olive Phillips House	5106 Pepin Place	1960
Prof. Gusthof & Bessie Peterson House	5201 Pepin Place	1959
Ritchey T. & Pat Porter House	5014 Regent Street	1962
Raymond Dale & Alice Cattanach House	5205 Regent Street	1961
Willard D. & Catherine Robbins House	5209 Regent Street	1961
Prof. Cyril A. & Mitzi Kust House	5213 Regent Street	1962
Carroll F. & Dorothy Lohr House	5217 Regent Street	1961
John R. & Valerie Sadd House	5301 Regent Street	1962
Harvey & Georgia Sperry House	5305 Regent Street	1962
James F. & Madelyn Green House	5309 Regent Street	1962
Prof. Edward & Frances Hauser House	209 Richland Lane	1957
Leonard Paul & Sandy Porter House	6 S. Segoe Road	1958
Raymond & Evelyn Davidson House	10 S. Segoe Road	1958
Kenneth & Sue Clark House	14 S. Segoe Road	1958
C. Carroll & Ruth Wivell House	18 S. Segoe Road	1958
Richard E. & Carol Johnston House	102 S. Segoe Road	1957
Russell & Valerie Hanson House	105 S. Segoe Road	1958
Walter K. & Helen Tang House	109 S. Segoe Road	1959
Richard A. & Elaine Burke House	113 S. Segoe Road	1958
Hugh R. & Arlie Stewart House	117 S. Segoe Road	1958
Clarence F. & Elizabeth Imhoff House	121 S. Segoe Road	1958
Thomas & Marilyn Knoche House	122 S. Segoe Road	1957
Albert V. & Maude Gilbert House	133 S. Segoe Road	1957
Harold C. & Margaret Jordahl House	134 S. Segoe Road	1958
Russell E. & Patricia Bates House	229 S. Segoe Road	1957
Thomas G. & Helen Cunningham House	237 S. Segoe Road	1957
Alfred A. & Betty Trumpy House	241 S. Segoe Road	1959
Ron F. & Ann Fox House	245 S. Segoe Road	1960
Reginald R. & Lucille J. Copas House	305 S. Segoe Road	1957
Russell E. & Patricia Bates House	5117 Shawano Terrace	1963
Gordon R. & Betty Christensen House	5121 Shawano Terrace	1963
Doyle B. & Betty A. Wilkie House	5210 Shawano Terrace	1964
Louis & Dorothy Gosting House	4830 South Hill Drive	1957
John W. & Edythe Grans House	5106 South Hill Drive	1960
Milo & Mary Johnson House	5110 South Hill Drive	1959
Warren C. & Ruth Chamberlain House	5121 South Hill Drive	1960
Delbert A. & Rosella Paulman House	5125 South Hill Drive	1962

Returned

Mrs. Mildred F. Cruger House	5201 South Hill Drive	1962
George & Ruth Calden House	4606 Waukesha Street	1958
Ben Bilsie House	8 S. Whitney Way	1962
L. James & Karen Fitzpatrick House	105 S. Whitney Way	1961
Joseph R. & Vivian Gartner House	118 S. Whitney Way	1960

Leonard R. Jevne

John P. & Florence Bolger House	5201 Burnett Drive	1962
Eugene & Janet Erickson House	302 Cheyenne Trail	1963
David & Ginny Britten House	5035 Marathon Drive	1958
Linley E. & Peggy Ivers House	5054 Marathon Drive	1958
Prof. Franz & Elfriede Vitovec House	5013 Regent Street	1959
Harvey G. & Arlene Lilleman House	5025 Regent Street	1960
Don W. & Doris Samuel House	5117 Regent Street	1960
Richard L. & Lorraine Ranney House	2[illegible] S. Segoe Road	1957
Margaret Kelleher House	5110 Shawano Terrace	1959
Harry E. & Joyce Bright House	5114 Shawano Terrace	1959
Murray G. & Elaine Barton House	5118 Shawano Terrace	1959
Ralph M. & Carolyn Cooper House	5326 South Hill Drive	1963
William G. & Jane Norton House	2 S. Whitney Way	1963
Joseph L. & Victoria Lashua House	9 S. Whitney Way	1960
Palmer G. & Lorraine Tibbets House	13 S. Whitney Way	1960
Dr. Robert G. & Jane Sybers House	117 S. Whitney Way	1959
House	125 S. Whitney Way	1960
Burchard C. & Jean Barfknecht House	129 S. Whitney Way	1962
Ellis S. & Mae G. Toff House	230 S. Whitney Way	1963

Returned

Clifford P. Kolberg

Kolberg was still president of Kolberg Builders in 1981.

James A. & Bernadette Fenton House	5 Barron Court	1963
Alvin F. & Freda Nebel House	5206 Burnett Drive	1960
Dr. Gregory L. & Nancy Gallo House	5209 Burnett Drive	1962
Prof. John A. & Vera Noehl House	5213 Burnett Drive	1961
Prof. Frank B. & JoAnn Baker House	5301 Burnett Drive	1961
Prof. Richard & Elizabeth Durbin House	5318 Burnett Drive	1961

Prof. Thomas A. & Betty Ringness House	5121 Door Drive	1961
Dr. Roland & Patricia Winterfield House	42 S. Eau Claire Avenue	1958
Leonard A. & Carol Montie House	46 S. Eau Claire Avenue	1958
Elizabeth Davies House	49 S. Eau Claire Avenue	1958
Dr. Leigh M. & Marilyn Roberts House	5137 Juneau Road	1958
William C. & Norma Linenfelser House	1 S. Kenosha Drive	1964
Clifford P. & Verabelle Kolberg House	102 S. Kenosha Drive	1963
Robert R. & Beverly Swanson House	110 S. Kenosha Drive	1961
House	201 S. Kenosha Drive	1962
John & Lee Wenning Jr., House	213 S. Kenosha Drive	1962
Walter J. & Sally Walsh House	221 S. Kenosha Drive	1961
Prof. Louis & Elizabeth Sequeira House	222 S. Kenosha Drive	1963
Paul & Janet Emmerich House	230 S. Kenosha Drive	1962
Richard R. & Mavis Hoegly House	5006 La Crosse Lane	1957
Prof. Carl H. & Lettie Fellner House	5029 La Crosse Lane	1959
Vincent P. & Hollie A. Genna house	5054 La Crosse Lane	1959
William J. & Beatrice Zutter house	5062 Marathon Drive	1957
Dr. Melvin E. & Ann Kaufman House	202 Marinette Trail	1959
Frank A. & Doris Dignan House	209 Marinette Trail	1960
Prof. William A. & Joy Moy House	5122 Pepin Place	1959
Victor O. & Elaine Gaulke House	5125 Pepin Place	1959
Sterling A. & Helen Stahlman House	5126 Pepin Place	1959
Dr. Paul A. & La Verne Breniske House	5129 Pepin Place	1959
George J. & Dorothy Foegen House	5130 Pepin Place	1959
Prof. Howard L. & Lois Harrison House	5133 Pepin Place	1958
Alfred W. & Evelyn Alf House	5134 Pepin Place	1960
George W. & Betty Bielfeld House	4909 Regent Street	1961
John F. & Jean Reynolds House	109 Richland Lane	1957
Raymond A. & Carol A. Felt House	5106 Shawano Terrace	1959
William H. & Pauline Dicks House	5122 Shawano Terrace	1960
Raymond P. & Jere La Bonne House	5202 Shawano Terrace	1960
Charles W. & Louise Manthey House	5206 Shawano Terrace	1959
Donald E. & Marian Peterson House	4805 South Hill Drive	1956
University Presbyterian Church Rectory	4813 South Hill Drive	1956
Edward A. & Arline Handrow House	4902 South Hill Drive	1957
Clifford E. & Marjorie Johnson House	4905 South Hill Drive	1956
Richard E. & Ruth Bartlett House	4906 South Hill Drive	1957
Warren R. & Mary Von Ehren House	5218 South Hill Drive	1960

Returned

Wayne G. & Marilyn Ward House	5409 Trempealeau Trail	1963
Prof. Archie H. & Velma Easton House	101 S. Whitney Way	1961
Joseph & JoAnn Lemmer House	114 S. Whitney Way	1962
George J. & Betty Novenski House	122 S. Whitney Way	1962
Ralph F. & Lois Reuter House	201 S. Whitney Way	1961
Karl W. & Margery Meyer House	210 S. Whitney Way	1962
Glenn D. & Betty Owens House	217 S. Whitney Way	1960
Ralph D. & Virginia Culbertson House	218 S. Whitney Way	1962
John E. & Mildred Johnson House	225 S. Whitney Way	1960

Richard C. Leiser

James R. & Bernice Skogstad House	5306 Burnett Drive	1961
Donald & Doris Graf House	5118 Door Drive	1960
Leo B. & Dorothy McCann House	205 Green Lake Pass	1963
Lt. Col. Loy E. & Jena Watkins House	5111 Juneau Road	1958
Russell L. & Ellen Gulick House	122 Marinette Trail	1959
John M. & Shirley Wright House	202 Richland Lane	1957
Harry K. & Eunice Spindler House	4605 Waukesha Street	1960

Returned

Donald H. Lund

Dr. Martin B. & Phyllis Fliegel House	4918 Bayfield Terrace	1962
Melvin R. & Irene Kolb House	6 Calumet Circle	1961
Prof. Gordon & Joan Chesters House	9 Calumet Circle	1961
Mrs. Eleanor Kennedy House	10 Calumet Circle	1961
Alex & Mary Heffel House	5122 Juneau Road	1958
Rudolph & Camille Mathias House	5150 Juneau Road	1958
Donald H. & Mary Lou Lund House	5166 Juneau Road	1959
Hugh Alan & Margaret Dega House	5063 Marathon Drive	1958
Prof. Paul N. & Marian Drolsom House	310 Marinette Trail	1978
Donald H. & Mary Lou Lund House	326 Marinette Trail	1976
Wilbur K. & Jean Zaudtke House	329 Marinette Trail	1976
Clarence T. & Lucille Metz House	5206 Pepin Place	1959
Russell W. & Del Bilzing House	5018 Regent Street	1961
Earl J. & Norma Halvorson House	5022 Regent Street	1960
Kenneth J, & Marilyn Seibel House	5026 Regent Street	1960
Kenneth G. & Shirley Kittleson House	5106 Regent Street	1961

James L. & Helen Kindschi House	5110 Regent Street	1960
Morris & Josephine Segal House	5114 Regent Street	1960
Kenneth L. & Nancy Marshall House	5121 Regent Street	1960
Henry H. & Helen Weiss House	5222 South Hill Drive	1961
Donald H. & Mary Lund House	4902 Waukesha Street	1965
Warren E. & Margret Ruesch House	202 S. Whitney Way	1960

Harvey J. Lund

Forrest F. & Kathleen Harms House	109 S. Kenosha Drive	1961
David & Joyce Nolte House	4901 Marathon Drive	1958
Robert L. & Dorothy Beyler House	5102 Pepin Place	1959
Paul E. & Charlene Welsch House	302 Racine Road	1960
Clifford & Lucille Shaffee House	5017 Regent Street	1960
Joseph G. & Antoinette Stassi House	5033 Regent Street	1961
Gilbert C. & Ann Kleckner House	5109 Regent Street	1959
Harold A. & Teresa Small House	5205 Shawano Terrace	1959
Harold J. & Donna Sager House	5209 Shawano Terrace	1959
John E. & Karen D'Orazio House	5206 South Hill Drive	1961
House	4718 Waukesha Street	1958
Charles T. & Arlene Nye House	214 S. Whitney Way	1960
Harvey H. & Flavia Heilprin House	222 S. Whitney Way	1960

Returned

Edward J. Moely

Robert J. & Mae Klein House	4822 Fond du Lac Trail	1959
George & Frances Forester House	5030 La Crosse Lane	1958
Estel D. & Valeria Felch House	4937 Marathon Drive	1958
Donald R. & Nancy Wallace House	5110 Marathon Drive	1959
Frederick W. & Ann Seybold House	325 Racine Road	1959
Jesse Read & Barbara Wilson House	4909 Waukesha Street	1958

Norwood Custom Homes, Inc.

Duplex	5218-20 Manitowoc Pkwy.	1977
Harry G. Klinger Duplex	5302-04 Manitowoc Pkwy.	1977
Duplex	5306-08 Manitowoc Pkwy.	1977
Duplex	5310-12 Manitowoc Pkwy.	1977

Thomas J. & Pam J. Ellefson Duplex	5314-16 Manitowoc Pkwy.	1977
Joseph & Virginia Morreale House	318 Marinette Trail	1978
John R. & Loretta J. Walters House	5213 Shawano Terrace	1976
Dr. Dennis C. & Diane Romary House	5218 Shawano Terrace	1976
Robert A. & Fran Moritz House	5309 Shawano Terrace	1976
Prof. Arnold A. & Susan Johnson House	5314 Shawano Terrace	1977
William G. & Lorraine Paltz House	5317 Shawano Terrace	1977
Dr. John & Jan Mantovani House	5318 Shawano Terrace	1977
Thomas J. & Susan Senatori House	5313 South Hill Drive	1977

Henry P. Peiss, Jr.

Henry & Mary Peiss House	4710 Fond du Lac Trail	1959
Eugene & jean Beytien House	5121 Juneau Road	1958
R. Edward & Inez Olson Duplex	5204-06 Manitowoc Pkwy.	1959
Duplex	5209-11 Manitowoc Pkwy.	1961
Cmndr. John & Marjorie O'Neil House	4906 Marathon Drive	1958
Donald B. & Ellen Nelson House	121 Richland Lane	1957
Allan G. & Mary C. Richards House	217 Richland Lane	1959
Harold W. & Virginia Graham House	9 Walworth Court	1958

Returned

Sampson Builders (Donald C. Sampson)

Dr. Kenneth & Beverly Sachtjen House	5001 Bayfield Terrace	1962
Prof. Claude & Dorothy Hayes House	5010 Bayfield Terrace	1961
Dale O. & Anna Bender House	5025 Bayfield Terrace	1962
Frank & Shirley Ross Jr., House	5126 Buffalo Trail	1985
Carter M.. Wiltgen House	5133 Door Drive	1960
Dr. Dorolea R. Harmon House	5110 Juneau Road	1958
Robert K. & Jeannae Beckman House	4814 Marathon Drive	1958
James E. & Shirley Henning House	4914 Marathon Drive	1957
Donald C. & Janaan Sampson House	5121 Marathon Drive	1960
Kenneth R. & Jean L. Welton House	101 Marinette Trail	1959
Ralph D. & Sylvia Mitchell House	105 Marinette Trail	1959
Mrs. Gladys S. Kalal House	111 Marinette Trail	1959
Prof. Howard & Jane Zimmerman House	1 Oconto Court	1961
Prof. John & Barbara Tolch House	4717 Regent Street	1962
Randolph & Patricia W. Cautley House	4805 Regent Street	1963

Frank C. & Alice Fueger House	209 S. Segoe Road	1958
Jerome I. & Naon Berlin House	15 Walworth Court	1958
Stewart C. & Margaret Hugo House	25 Walworth Court	1957
Prof. Marvin T. & Ellouise Beatty House	4702 Waukesha Street	1959[160]
Prof. Eugene A. & Helena Wilkening House	3 Waupaca Court	1961[161]
Dr. Lincoln F. & Dr. Carolyn Ramirez House	1 Waushara Circle	1985
Bruce B. & Jane R. Schultz House	3 Waushara Circle	1961

Bernard Shomberg, Builders (Bernard B. Shomberg)

Rev. Vernon & Patircia Johnson House	5114 Door Drive	1960
Roy E. & Rose McCormick House	21 S. Eau Claire Avenue	1960
Gerald A. & Vicki Stewart House	4821 Fond du Lac Trail	1960
Anthony J. & Marge Stracka House	5149 Juneau Road	1959
Bernard B. & Marjorie Shomberg House	5159 Juneau Road	1958[162]
Duplex	5205-07 Manitowoc Pkwy.	1960
V. Chuck & Joanne Medcraft House	214 Marinette Trail	1959
George J. & Iris Weiland House	3 Oconto Court	1958
Shomberg Builders Spec House	5209 Pepin Place	1959
Robert S. & Mimi Thorne House	129 S. Segoe Road	1959
Forrest F. & Dolores Moore House	4913 Waukesha Street	1959

Returned

Don Simon, Inc.

House	5014 Buffalo Trail	1985
Mark & Virginia Kaeser House	5102 Buffalo Trail	1986
Prof. Deepax & Anu Divan House	5114 Buffalo Trail	1986
Paul J. Bois House	5118 Buffalo Trail	1985
John J. & Bonnie Jordan Jr., House	5122 Buffalo Trail	1986
House	301 N. Whitney Way	1994

Smithback Construction Company (James E. Smithback)

Richard K. & Gloria Roeber House	5210 Burnett Drive	1960
George W. & Anne Burns House	5109 Door Drive	1960

[160] Edward Solner was the architect.
[161] Carl Huboi was the architect.
[162] This house was designed by Gausewitz & Cashin.

Dr. Norman & Lois Greenfield House	5038 La Crosse Lane	1958
James E. & Donna Smithback House	5137 Pepin Place	1959
Russell A. & Dolores Bauman House	5138 Pepin Place	1959
Robert H. & Tish DeZonia House	5029 Regent Street	1960
Herbert R. & Bernice Lemke House	5101 Regent Street	1960
Stanley C. & Cozette K. Fruits House	5113 Regent Street	1959
Maj. Jack M. & Athearn House	205 S. Segoe Road	1959
Ralph & Otylia Kazik House	309 S. Segoe Road	1957
Eugene A. & Jean Sisson House	313 S. Segoe Road	1957
Edward W. & Lorraine Schmidt House	5102 Shawano Terrace	1961
Robert H. & Marilyn Kelso House	4810 Waukesha Street	1959
James E. & Donna Smithback House	4905 Waukesha Street	1958

Returned

Stenjem Building Company (Eldon M. Stenjem)

Robert P. & Lucille Torkelson House	4903 Bayfield Terrace	1965
Robert L. & Phyllis Mumert House	2 S. Eau Claire Avenue	1960
Eldon M. & Becky Stenjem House	5034 La Crosse Lane	1956
Richard C. & Margo Herman House	4810 Marathon Drive	1957
Amory O. & Doris Moore House	4818 Marathon Drive	1957
David E. & Marian Racine House	4822 Marathon Drive	1957
Arthur H. & Avis Freeman House	4826 Marathon Drive	1956
Harold J. & Minnie Bauman House	5026 Marathon Drive	1958
Glen E. & Ruth Dahler House	125 Richland Lane	1957
Prof. William F. & Hetty Whittingham House	249 S. Segoe Road	1960
Glen U. & Angeline Innis House	254 S. Segoe Road	1956
Dr. Bernard & Florence Jaeger House	306 S. Segoe Road	1956
Mrs. Mabel Norris House	314 S. Segoe Road	1957
Dr. Arden & M. Ethel Erdmann House	4809 South Hill Drive	1956
Executive Building	4513 Vernon Boulevard	1964
Frank L. & Virginia Holliday House	23 Walworth Court	1956
Emil W. & Donna Korenic House	4710 Waukesha Street	1959

Stevens Corporation (Milwaukee)

The Stevens Construction Co. was founded in Milwaukee in 1952 as an engineering firm but it soon became a full-scale construction company. In 1980, the firm opened a branch office in Madison and

today the Stevens Construction Corporation is headquartered in Madison and does large construction projects all over the Upper Midwest.[163]

The Carolina Apartments	401-409 N. Eau Claire Avenue	1969
The Carolina Apartments	4725 Sheboygan Avenue	1969
The Carolina Apartments	4849 Sheboygan Avenue	1969
The Monticello Apartments	202 N. Eau Claire Avenue	1985
The Monticello Apartments	5001 Sheboygan Avenue	1985

Stroban Construction Company

Gerald F. & Jeanne Maruska House	329 Cheyenne Trail	1964
Norman G. & Evelyn Hohn Duplex	5029-31 Manitowoc Pkwy.	1964
Stanley R. & June Spencer House	5030 Manitowoc Pkwy.	1960
Dr. Robert & Katherine Bielman House	4932 Marathon Drive	1958
Arthur F. & Jerry Schroeder House	4938 Marathon Drive	1958
Winston J. & Jean Durant House	301 Racine Road	1959
Prof. Julian L. & Monique Van Lancker House	326 Racine Road	1962
Donald R. & Gloria Peterson House	130 Richland Lane	1957
Russ L. & Elaine Klimec House	5101 Shawano Terrace	1960
John J. & Patricia Kmurka House	5201 Shawano Terrace	1959

Returned

Warren Tetzlaff

Prof. Douglas & Lillian Marshall House	4718 Fond du Lac Trail	1960
Dr. Donovan & Katherine Moore House	4818 Fond du Lac Trail	1962
Ralph W. & Esther Scott House	17 Kewaunee Court	1957
Prof Truman F. & Sylvia Graff House	5022 La Crosse Lane	1957
Roger F. & Rosemary Rupnow House	4737 Lafayette Drive	1959
Prof. William P. & Elizabeth Stillwell House	5018 Marathon Drive	1958
John M. & Dorothy Liebman House	5038 Marathon Drive	1958
Warren & Kay Tetzlaff House	5039 Marathon Drive	1961
William R. & Katherine Jordan House	5043 Marathon Drive	1959
Midvale Regent Building	202 N. Midvale Boulevard	1966
Karen Arms Apartments (11 Buildings)[164]	4702-4806 Regent Street	1959-61
Karen Arms Apartments	202-426 N. Segoe Road	1959-61

[163] http://www.stevensconstruction.com
[164] These buildings were designed by Weiler & Strang.

Joseph L. & Edith Dwyer House	126 S. Segoe Road	1957
Francis T. & Dorothy Beecher House	130 S. Segoe Road	1958
Clarence A. & Jean Diel House	141 S. Segoe Road	1960

William E. Togstad

Donald L. & Lois Paul House	5110 Door Drive	1963
Lillian Miller House	5117 Door Drive	1960
Dr. Charles & Ruth Schoenwetter House	5141 Door Drive	1961
Dr. Bernard & Martine Messert House	4706 Fond du Lac Trail	1962
Donald L. & Lois Paul House	5154 Juneau Road	1958
William P. & Margaret Farmer House	5114 Marathon Drive	1960
James C. & Camille Heerey House	5118 Marathon Drive	1960
Mark & Barbara Kopelberg House	306 Marinette Trail	1977
Joseph H. & Violette Moore House	5142 Pepin Place	1959
Helen Iwert House	4809 Regent Street	1961
Aaron & Shirley Epstein House	4817 Regent Street	1961
Clifford & Shirley Mahrt House	9 S. Rock Road	1963
Mrs. Audrey Handler House	105 S. Rock Road	1964
William E. & Irma R. Togstad House	5213 South Hill Drive	1977

Returned

Vanderhoef Building Corporation (Earl J. Vanderhoef, Jr.)

Gottfried & Ingrid Staub House	5126 Juneau Road	1958
James W. & Ann C. Gorman House	5 S. Kenosha Drive	1963
Rollin O. & Marjorie Dunsdon House	5221 Pepin Place	1959
Mrs. Mabel J. Cullinan House	4813 Regent Street	1960
John L. & Isabelle Berg House	4905 Regent Street	1959
Earl J. & Felice Vanderhoef, Jr. House	5405 Trempealeau Trail	1961

Way Construction Company (Arthur C. Way)

Dr. Robert & Nancy O'Connor House	4826 Bayfield Terrace	1960
James E. & Joan Bie House	5126 Door Drive	1960
Gay M. & Lynne Ronne House	6 S. Eau Claire Avenue	1959
Robert S. & Joy Hinds House	106 Green Lake Pass	1961
Prof. James R. & Nancy Love House	201 Green Lake Pass	1961
Dr. Fred & Ruth Ansfield House	5118 Juneau Road	1958

William P. & Marion Sutherland House	210 S. Kenosha Drive	1961
Ira T. & Marge Langlois, Sr. House	218 S. Kenosha Drive	1961
Kenneth J. & Pamela Harvey House	226 S. Kenosha Drive	1961
Clifford W. & Patricia Bowers House	4717 Lafayette Drive	1959
Mrs. Marian B. Farrell House	126 Marinette Trail	1959
Richard A. & Alice Erney House	226 Marinette Trail	1959
Prof. John Wright & Eugene Harvey House	5122 Regent Street	1960
William B. & Ruth Gara House	129 Richland Lane	1957
Kurt W. Arlene Bauer House	5105 Shawano Terrace	1959
Robert C. & Marilyn Franklin House	109 N. Whitney Way	1962
Nathan F. & Dora Brand House	110 S. Whitney Way	1960

Returned

Conclusion

The University Hill Farms Historic District is eligible for inclusion in the NRHP at the local level for its architectural significance as a complete planned suburban community located within the context of the larger surrounding city of Madison. University Hill Farms was built on land owned by the University of Wisconsin, which also acted as the developer of this 600-acre subdivision, and was intended from the first to be a "community within a community." The physical transformation of this land began in 1956 and by 1964, 87% of the district's buildings had been completed. These buildings include a park shelter and an adjacent swimming pool, a large elementary school-middle school, churches, small office buildings, a complex of garden apartment buildings, high rise apartment buildings, duplexes, and single-family residences. The great majority of these buildings were built using Modern Movement style post-World War II designs. Individually, many of these buildings are of architectural significance within their local context and include works by prominent Madison and non-Madison architects, the most notable being Frank Lloyd Wright. Collectively, these buildings are significant as a collection of buildings representing the architectural designs available in Madison between 1956 and 1964. The buildings in the district are well maintained and have high integrity.

As was noted earlier, almost 87% of the buildings in the University Hill Farms Historic District were built in or prior to 1964 and are therefore 50-years-old or older. Of the buildings in the district that were built later, only five were built after 1989, which is the end of the period of significance, and are therefore considered to be non-contributing by virtue of their age. The remaining buildings represent a mix of single-family houses, duplexes, and apartment buildings that were built to the same standards as the buildings that preceded them, and they represent the continuation and culmination of the district's historic plan. They therefore satisfy the requirements set forth in *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years,* which states that:

> In instances where these later buildings make up only a small part of the district, and reflect the architectural and historic significance of the district, they can be considered integral parts of the district (and contributing resources) without showing exceptional importance of either the district or the less-than-50-year-old buildings.[165]

This is also echoed in the National Register Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation For the National Register of Historic Places*, which states that:

> As a general rule, a majority of resources must be at least 50 years of age, before the district as a whole can be considered to meet the 50-year guideline. The nomination of a suburban neighborhood whose design was begun and substantially completed more than 50 years ago, although some resources within the district were built within the last 50 years, does not require a justification of exceptional significance.[166]

Returned

Preservation Activity

The University Hill Farms Historic District is fortunate in that it has been able to continually attract owners who take pride in their historic houses and who have, in some cases, restored them. The preservation of the district has also been greatly aided by the continuing enforcement of the restrictive covenants that govern residential construction in the district. This enforcement has been the purview of the Architectural Review Committee (formerly the Architecture Control Committee), whose members were originally members of the staff and faculty of the University of Wisconsin, and this committee, which is still in existence today, is now staffed by members of the University Hill Farms Neighborhood Association. In addition, the City of Madison's Historic Preservation Commission has been active in educating owners of historic resources 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 resources in the district remains unassessed at this time. A single pre-historic site that is associated with the Mound Building Culture and the Late Woodland period was reported by Charles E. Brown in 1907.

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[165] Sherfy, Marcella and W. Ray Luce. *National Register Bulletin 22: Guidelines for Evaluating and Nominating Properties that Have Achieved Significance Within the Past Fifty Years.* U.S Department of the Interior, National Park Service, National Register of Historic Places, 1979 (revised 1990;1996).
[166] Ames, David L. and Linda Flint McClelland. Op. Cit, p. 111.

DA-0133: Stone Quarry This site is located at the site of several old stone quarries. It is south of Regent street, north of Waukesha Street, west of Midvale Boulevard, and east of Whitney Way. It is on the hill above Van Hise School. This site consisted of one bear effigy, one bird effigy, one linear mound and one compound mound. All surface indications have been destroyed.[167]

Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.
Peterson, Robert, 1979, Wisconsin Effigy Mound Project I: 78-79. On file, WHS-Office of the State Archeologist.

No other information regarding possible prehistoric remains in this area was found in the course of this research. Furthermore, it is likely that many remains of pre-European cultures that may once have been located within the district would have been greatly disturbed by the farming and building activities associated with the subsequent development of the area. It is possible, however, that archaeological remains associated with the Euro-American farms that were once located within the district boundaries are still extant. Excellent maps and historic photos that would help locate these remains are available but these remains are also likely to have been disturbed by the post-World War II building activity in the district.

Returned

Acknowledgments

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

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[167] Brown, Charles E. *Wisconsin Archaeologist* (Old Series), 5(3-4): p. 310.
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Returned

Verbal Boundary Description

The district boundary begins at a point that corresponds to the northeast corner formed by the intersection of Mineral Point Road and South Whitney Way. The boundary line then continues in a northerly direction along the east curbline of South Whitney Way to a point on said curbline that corresponds to the southeast corner formed by the intersection of South Whitney Way and South Hill Drive. The line then continues northeast across South Hill Drive to the northeast corner of said intersection, then turns 90° and continues northwest across South Whitney Way to the northwest corner of said intersection, then continues northwest along the north curbline of South Hill Drive to a point that corresponds to the southwest corner of the lot associated with 230 S. Kenosha Drive. The line then turns 90° and continues north along the rear lot lines of 230, 226, 222, 218, and 214 South Kenosha Drive and along the west lot line of the lot associated with 5409 Trempealeau Trail to a point on the south curbline of Trempealeau Trail that corresponds to the northwest corner of the lot associated with said 5409 Trempealeau Trail. The line then turns 90° and runs east along the south curbline of Trempealeau Trail for about 30-feet, then turns 90° and continues north across Trempealeau Trail to a point on the north curbline of said street that corresponds to the southeast corner of the lot associated with 109 South Rock Road. The line then runs north along the east curbline of South Rock Road to a point that corresponds to the northwest corner of the lot associated with 1 South Rock Road. The line then turns 90° and continues east along the south curbline of Regent Street until reaching a point that corresponds to the northeast corner of the lot associated with 2 South Whitney Way.

Returned

The boundary line then continues east across South Whitney Way to the northwest corner of the lot associated with 5129 Regent Street. The line then turns 90° and continues north across Regent Street to the southwest corner of the lot associated with 5130 Regent Street, then continues north along the east curbline of what has now become North Whitney Way (Regent Street divides Whitney Way into north and south segments) until reaching the northwest corner of the parcel that is associated with 5029 Sheboygan Avenue (The Monticello Apartments). The line then turns 90° and continues in an easterly direction along the south curbline of Sheboygan Avenue until reaching a point on said curbline that forms the intersection of Sheboygan Avenue and North Segoe Road. .

The line then turns 90° and continues in a southerly direction along the west curbline of North Segoe Road to a point that lies opposite the northwest corner of the parcel associated with 401 North Segoe Road. The line then turns 90° and crosses North Segoe Road to a point on the east curbline of North Segoe Road that corresponds to the northwest corner of 401 North Segoe Road. The line then continues in a northeasterly direction 123.41-feet along the northwest side of the parcel associated with 401 North Segoe Road to the north corner of the lot, then turns 65° and continues southeast for 248-feet and then east for 357.52-feet, both along the northerly edge of the parcel associated with 401 North Segoe Road, to a point on the west curbline of Price Place that corresponds to the northeast

corner of said parcel. The line then turns 90˚ and continues South along said west curbline to the southeast corner of said parcel and then turns 90˚ and runs east across Price Place to a point on the east curbline that corresponds to the northwest corner of the lot associated with 315 Price Place. The line then continues east along the north lot lines of the lots associated with 315 Price Place and 310 North Midvale Boulevard until reaching a point on the west curbline of North Midvale Boulevard that corresponds to the northeast corner of the lot associated with 320 North Midvale Boulevard. The line then turns 90˚ and continues south along said west curbline and across Regent Street until reaching the southwest corner formed by the intersection of North Midvale Boulevard and Regent Street.

The line then turns 90˚ and continues west along the north lot lines of the lots associated with 2 North Midvale Boulevard and 10, 14, and 18 Merlham Drive and 6, 5, and 4 Christopher Court until reaching a point that corresponds to the northwest corner of the lot associated with 4 Christopher Court. The line then turns 90˚ and continues south along the rear (east) lot lines of the lots associated with 4505 Regent Street, 17-209 South Segoe Road (odd numbers only), and the east lot lines of the lots associated with 1, 3, and 5 Oconto Court until reaching a point that corresponds to the southeast corner of the lot associated with 5 Oconto Court. The line then turns 90˚ and continues west along the south lot lines of the lots associated with 5 and 7 Oconto Court, 221 and 222 St. Croix Lane, and 225-245 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southwest corner of the lot associated with 245 South Segoe Road. The line then turn 90˚ and continues south along the rear (east) lot lines of the lots associated with 249-317 South Segoe Road (odd numbers only) until reaching a point that corresponds to the southeast corner of the lot associated with 317 South Segoe Road. The line then turns 75˚ and continues in a southwesterly direction along the southerly lot line of 317 South Segoe Road until reaching a point on the east curbline of South Segoe Road that corresponds to the southwest corner of the lot associated with 317 South Segoe Road. The line then continues in a southwesterly direction across South Segoe Road until reaching a point on the west curbline of said street. The line then turns 90˚ and continues in a southerly direction along said west curbline until reaching a point that corresponds to the northwest corner of the intersection of South Segoe Road and Mineral Point Road. The line then turns 85˚ and continues west along the north curbline of Mineral Point Road until reaching the POB.

Returned

Boundary Justification

The boundaries of the district enclose most of the land that was included within the original boundaries of the twelve successive Hill Farms plats that were developed by the University with the following exceptions. The area bounded by University Avenue to the north, North Segoe Road to the west, 401 North Segoe Road, 320 and 315 Price Place, and 310 North Midvale Boulevard to the south, and North Midvale Boulevard to the east, which once housed now demolished office buildings and the still extant but greatly altered and enlarged Hilldale Shopping Center, has been left out of the district

because of loss of integrity. The same is also true of the block that is bounded by Old Middleton Road to the north, North Whitney Way to the west, Sheboygan Avenue to the south, and North Eau Claire Avenue to the east, which has also lost integrity and which was developed without University supervision. In addition the parcel intended for the Hill Farms State Office Complex north of Sheboygan Avenue has also been left out of the district because the original plan for multiple office buildings was not carried out and a large portion was sold by the state and was afterward developed by the Red Cross as the site of their Wisconsin headquarters.

UTM References Continued

5	16	298540	470260
	Zone	Easting	Northing

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Items a-d are the same for photos 1 – 38.

Photo 1
a) University Hill Farms Historic District
b) Madison, Dane County, WI
c) Timothy F. Heggland, April 2014
d) Wisconsin Historical Society
e) 23 Walworth Ct., View looking NNE
f) Photo 1 of 38

Photo 2
e) 5026 La Crosse Lane, View looking WSW
f) Photo 2 of 38

Photo 3
e) 3 Ashland Court, View looking SE
f) Photo 3 of 38

Photo 4
e) 114 Richland Lane, View looking NW
f) Photo 4 of 38

Photo 5
e) 129 S. Segoe Road, View looking E
f) Photo 5 of 38

Photo 6
e) 4910 South Hill Dr., View looking N
f) Photo 6 of 38

Photo 7
e) 4701 Waukesha St., View looking SW
f) Photo 7 of 38

Photo 8
e) 4801 Waukesha St. View looking S
f) Photo 8 of 38

Photo 9
e) 4801 Waukesha St., View looking ESE
f) Photo 9 of 38

Photo 10
e) 4910 Bayfield Terrace, View looking NW
f) Photo 10 of 38

Photo 11
e) 5159 Juneau Road, View looking ENE
f) Photo 11 of 38

Photo 12
e) 317 Racine Road, View looking E
f) Photo 12 of 38

Photo 13
e) 4809 Bayfield Terrace, View looking SE
f) Photo 13 of 38

Photo 14
e) 4813 Bayfield Terrace, View looking SSE
f) Photo 14 of 38

Photo 15
e) 5018 Bayfield Terrace, View looking NNE
f) Photo 15 of 38

Photo 16
e) 4710 Fond du Lac Trail, View looking NE
f) Photo 16 of 38

Photo 17
e) 5062 La Crosse Lane, View looking WSW
f) Photo 17 of 38

Photo 18
e) 101 Marinette Trail, View looking S
f) Photo 18 of 38

Photo 19
e) 110 Marinette Trail, View looking W
f) Photo 19 of 38

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Continuation Sheet

Photo 20
a) University Hill Farms Historic District
b) Madison, Dane County, WI
c) Timothy F. Heggland, April 27, 2014
d) Wisconsin Historical Society
e) 5206 Pepin Place, View looking N
f) Photo 20 of 38

Photo 21
e) 5209 Pepin Place, View looking S
f) Photo 21 of 38

Photo 22
e) 221 St. Croix Lane, View looking E
f) Photo 22 of 38

Photo 23
e) 4702 Waukesha Street, View looking N
f) Photo 23 of 38

Photo 24
e) 5137 Door Drive, View looking S
f) Photo 24 of 38

Photo 25
e) 5213 Pepin Place, View looking S
f) Photo 25 of 38

Photo 26
e) 5118 Regent Street, View looking N
f) Photo 26 of 38

Photo 27
e) 4802 Bayfield Terrace, View looking W
f) Photo 27 of 38

Photo 28
e) 4809 Fond du Lac Trail, View looking S
f) Photo 28 of 38

Photo 29
e) 4930 Fond du Lac Trail, View looking WNW
f) Photo 29 of 38

Photo 30
e) 4801 Sheboygan Road, View looking SE
f) Photo 30 of 38

Photo 31
e) 3 Waushara Circle, View looking NE
f) Photo 31 of 38

Photo 32
e) 5001 Bayfield Terrace, View looking W
f) Photo 32 of 38

Photo 33
e) 4414 Regent Street, View looking NE
f) Photo 33 of 38

Photo 34
e) 4825 Regent Street, View looking SSE
f) Photo 34 of 38

Photo 35
e) 202-206 N. Segoe Road. View looking NW
f) Photo 35 of 38

Photo 36
e) 4902 Bayfield Terrace, View looking NNW
f) Photo 36 of 38

Photo 37
e) 302 N. Midvale Blvd., View looking NW
f) Photo 37 of 38

Photo 38
e) 326 S. Segoe Road, View looking NNW
f) Photo 38 of 38

Returned

___Insert Figures

List of Figures

Figure 1: District Boundary Map
Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key
Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key
Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key
Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key
Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key

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National Park Service

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Continuation Sheet

Figure 1: District Boundary Map

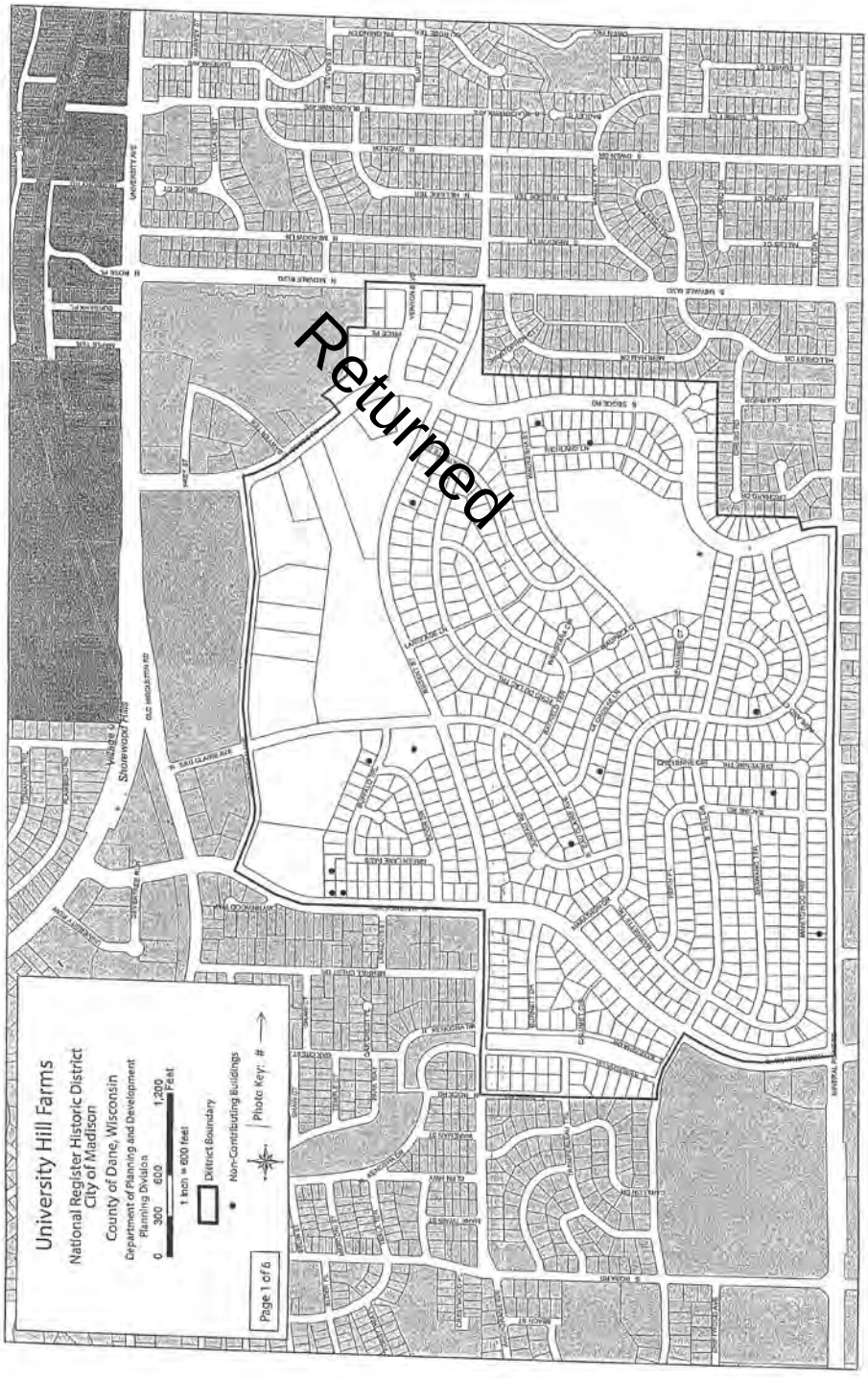
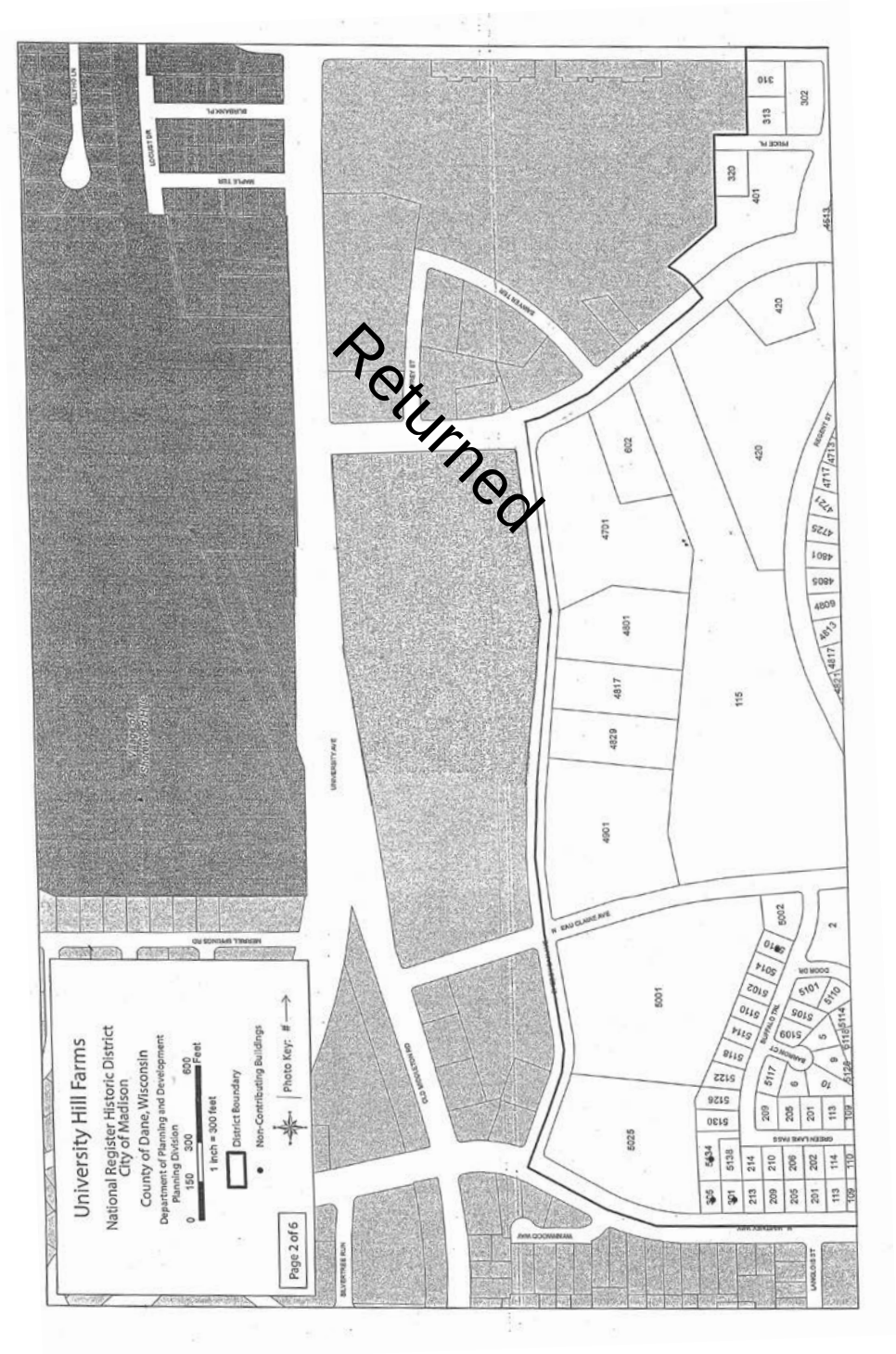


Figure 2: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 3: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 4: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 5: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



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Figure 6: Detail Boundary Map, Contributing and Non-Contributing Resources, and Photo Key



End Figures

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: University Hill Farms Historic District

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Dane

DATE RECEIVED: 5/22/15 DATE OF PENDING LIST: 6/12/15
DATE OF 16TH DAY: 9/27/15 DATE OF 45TH DAY: 7/07/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000402

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

___ACCEPT _X_RETURN ___REJECT 7-7-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Return:
Please see the attached
National Register Evaluation/Return Sheet
for an explanation.

RECOM./CRITERIA _____

REVIEWER Barbara Wyatt DISCIPLINE Historian

TELEPHONE 202-354-2252 DATE 7-7-15

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:

United States Department of the Interior
National Park Service
National Register of Historic Places

Comments
Evaluation/Return Sheet

Property Name:	University Hill Farms Historic District
Property Location:	Madison, WI
Reference Number:	15000402
Date of Return:	7-22-15

Reason for Return
The nomination for the University Hill Farms Historic District is generally excellent, and for this reason we are not returning the nomination, but requesting the submission of the following corrections:

Maps. The maps are not readable. They need to be at a scale and resolution so the street names are readable. They should be taken off continuation sheets to allow more coverage on the page. Also consider breaking the map into six instead of four components and reducing the overlap. A key needs to accompany the set of maps, showing how the sheets relate to each other. Please send a new set of maps and a key.

Linking inventory with maps. Each inventoried property on the list beginning on page 10 needs to be keyed to the map that pertains to it. Otherwise, it's a very challenging task to find a property on the maps, especially because the street names are not readable and there's no key.

Mapping/inventory inconsistencies. The following seem to present mapping/inventory inconsistencies:

- The properties at 202, 401-409, and 402 N. Eau Clair Ave. do not seem to be on the maps by those addresses.
- The property mapped at 4406 is on the inventory as 4410 Regent Street.
- The property mapped as 420 seems to be listed in the inventory as ca. 4700-4806 Regent Street.

- It is not clear if a lot marked 115 is on N. Eau Clair, Regent, or N. Segoe—or something else. It could not be found in the inventory.

UTMs. The last UTM on the form is incorrect.

Thank you for addressing these corrections to an otherwise thorough and interesting historic district nomination! If you have any questions, please call me at 202-354-2252 or send an email to barbara_wyatt@nps.gov.

Barbara Wyatt, Historian
National Register of Historic Places

WISCONSIN HISTORICAL SOCIETY

Edson - new pages inserted in nomination. BW 8-11-15

August 3, 2015

Barbara Wyatt, ASLA
National Park Service
1201 Eye Street NW
Washington, DC 20005

RE: University Hill Farms Historic District Corrections, Reference # 15000402

Dear Barbara,

We have enclosed in this packet the corrected materials requested for the University Hill Farms Historic District nomination. Using the maps provided to us, six maps are enclosed, which are a larger scale and clearly display the street names and addresses of the district's properties. To assist you with the orientation of the maps, we have provided a master, color-coded overview that displays the boundaries of each map and the way in which the maps overlap one another. The numbers on this master overview correlate to the page number in the upper left-hand corner label of each map, beginning with Map 2 through Map 6. Map 1 is the master overview.

Some of the larger parcels do contain a range of addresses and these have been clearly delineated on each map. These addresses include the following: 202, 401-409, and 402 N. Eau Claire Ave; 4702-4806 Regent St; 4849-4859 and 5001-5029 Sheboygan Ave; and 202-426 N. Segoe Rd. Pages 39 and 62 in Section 8 are included as they have been changed so that the ranges are uniform across maps, inventory, and narrative (202-414 N Segoe Rd changed to 202-426; 4725 Sheboygan Ave changed to 4701-4725; 4849 Sheboygan Ave changed to 4849-4859; 5001 Sheboygan Ave changed to 5001-5029).

The parcel located at 115 N. Eau Claire Avenue has been labeled on each map as the Rennebohm Park and Shelter. The shelter's previous address, which was listed as 518 N. Segoe Road in the inventory, has been removed from the inventory as it was inaccurate and has been changed to 115 N. Eau Claire Avenue. The park has been added to the inventory as a contributing site and included in the count (**Section 5**). It is listed under the same address as the shelter (**Section 7, Page 13**). In this packet, we have provided pages 13-24 of the inventory to show this change and the shift of addresses to different pages due to this editing.

The address 4410 Regent Street is listed correctly in the inventory and has been changed on each map from 4406 to 4410. The same is true of 4833 Sheboygan Avenue, which is correct in the inventory, but has been changed on the maps from 4829 to 4833. Finally, the last UTM coordinates have been corrected and this page is provided as well (**Section 10, Page 3**).

The pages relating to these corrections are enclosed as is a new CD with the corrected nomination as a word file. Please let us know if you need further information or clarity regarding the University Hill Farms Historic District nomination.

Sincerely,

Daina Penkiunas

Daina Penkiunas
Deputy State Historic Preservation Officer