

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received APR 19 1989  
date entered

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic n.a.

and or common Orton Park Historic District

2. Location

1039-1221 Rutledge Street, 1040 and 1204 Rutledge Street, 1033-51 Spaight Street  
street & number 1050-1202 Spaight Street, 608-620 S. Ingersoll Street, 601-611 South Few Street,  
1144-1148 Florence Court, 714 S. Few Street, and Orton Park  
city, town Madison vicinity of

state Wisconsin code 55 county Dane code 025

3. Classification

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: art gallery

4. Owner of Property

name Please see continuation sheet.

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Dane County Courthouse

street & number 210 Martin Luther King, Jr. Boulevard

city, town Madison state Wisconsin 53709

6. Representation in Existing Surveys

title Wisconsin Inventory of Historic Places has this property been determined eligible?  yes  no

date 1985  federal  state  county  local

depository for survey records State Historical Society of Wisconsin

city, town Madison state Wisconsin 53706

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Item #4: Inventory of buildings and list of owners

Note: All buildings are designated "contributing" except for the bandstand in Orton Park, and the house at 1037-1039 Spaight Street, which are non-contributing because they were constructed within the past fifty years.

601 S. Few Street - 1896

Tillie S. Perkins  
601 S. Few Street  
Madison, WI 53703

608-610 S. Ingersoll Street - 1906

James Peter Burkholder  
610 S. Ingersoll Street  
Madison, WI 53703

605 S. Few Street - 1897

Andrew P. Olson and Eileen D. Doyle  
605 S. Few Street  
Madison, WI 53703

614-616 S. Ingersoll Street - 1930

Sherwood Malamud  
616 S. Ingersoll Street  
Madison, WI 53703

609 S. Few Street - 1898

Henry Fred Fuller, Jr.  
609 S. Few Street  
Madison, WI 53703

620 S. Ingersoll Street - 1907

Randall and Terri Alexander  
802 Regent Street  
Madison, WI 53715-1235

611 S. Few Street - 1909

Jim R. Kern, Dennis L. Eldridge-Kern,  
and S. E. Eldridge-Kern  
611 S. Few Street  
Madison, WI 53703

1039 Rutledge Street - 1925

Thomas P. Solheim  
c/o Ross and Stevens  
1 S. Pinckney Street  
Madison, WI 53703

714 S. Few Street - 1914

Andrew P. Cohn  
714 S. Few Street  
Madison, WI 53703

1040 Rutledge Street - 1916

Michael Fox and Ann Ehrenreich  
1040 Rutledge Street  
Madison, WI 53703

1144 Florence Court - 1914

Michael R. & Janet M. Van Vleck  
1144 Florence Court  
Madison, WI 53703

1043 Rutledge Street - 1936

Phyllis Lovrien  
1043 Rutledge Street  
Madison, WI 53703

1146 Florence Court - 1914

Kathy Bohrman  
1146 Florence Court  
Madison, WI 53703

1047 Rutledge Street - 1905

Barbara Geocarls  
1047 Rutledge Street  
Madison, WI 53703

1148 Florence Court - 1914

Robert A. Kay and Barbara Besser  
Kay  
1148 Florence Court  
Madison, WI 53703

1049 Rutledge Street - 1904-1905

John W. Mueller and  
Barbara A. Plaisted  
1049 Rutledge Street  
Madison, WI 53703

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1053 Rutledge Street - 1905  
Herbert W. Mueller  
1053 Rutledge Street  
Madison, WI 53703

1101 Rutledge Street - 1893  
Henry & Joan Clay  
1101 Rutledge Street  
Madison, WI 53703

1105 Rutledge Street - 1893  
Nathaniel W. and Virginia B. Sample  
1105 Rutledge Street  
Madison, WI 53703

1107 Rutledge Street - 1896  
Richard C. and Joan M. Engel  
1107 Rutledge Street  
Madison, WI 53703

1111 Rutledge Street - 1896  
Doris E. Stone  
1111 Rutledge Street  
Madison, WI 53703

1115 Rutledge Street - 1913  
George A. Dahir  
1115 Rutledge Street  
Madison, WI 53703

1121 Rutledge Street - 1886  
Jane Kroncke  
1121 Rutledge Street  
Madison, WI 53703

1125 Rutledge Street - 1907  
Jessie C. Jacobs and Marc S.  
Shapiro  
1125 Rutledge Street  
Madison, WI 53703

1133 Rutledge Street - 1886  
Harry Treu  
1133 Rutledge Street  
Madison, WI 53703

1139 Rutledge Street - 1856  
Linda Garrity  
1139 Rutledge Street  
Madison, WI 53703

1145 Rutledge Street - 1912  
Susan R. Werner and  
Kris L. Johnson  
1145 Rutledge Street  
Madison, WI 53703

1147 Rutledge Street - 1912  
Steven D. Silverberg  
1147 Rutledge Street  
Middleton, WI 53703

1149 Rutledge Street - 1912  
Bernice M. Clifcorn  
1149 Rutledge Street  
Madison, WI 53703

1151 Rutledge Street - 1912  
Roderick D. and Florence N.  
McGregor  
4463 Newhall Street  
Milwaukee, WI 53211

1201 Rutledge Street - 1881  
Linda McAteer and Peter R. Burns  
1201 Rutledge Street  
Madison, WI 53703

1204 Rutledge Street - 1856/1883  
Marsha and Stuart Dymzarov  
1204 Rutledge Street  
Madison, WI 53703

1209 Rutledge Street - 1891  
Earl and Camilla Madden  
1209 Rutledge Street  
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1215-1217 Rutledge Street - 1885  
Wendy Rakower and Warren Buckles  
1217 Rutledge Street  
Madison, WI 53703

1221 Rutledge Street - 1883  
Robert H. Diebel  
2836 Coventry Drive  
Sarasota, FL 33581

1033 Spaight Street - 1855  
MetalFab Inc.  
c/o Anchor Property Management  
P.O. Box 9123  
Madison, WI 53715

1035 Spaight Street - 1908  
Thomas and Janice Simmons  
2431 Commonwealth Avenue  
Madison, WI 53711

1037-1039 Spaight Street - 1938  
Daniel J. Bier and Ann F.  
Knapstein  
1039 Spaight Street  
Madison, WI 53703

1047 Spaight Street - 1905  
Ananda Marga, Inc.  
1047 Spaight Street  
Madison, WI 53703

1049 Spaight Street - 1903  
Michael A. Warner and  
Mary Richter-Warner  
1049 Spaight Street  
Madison, WI 53703

1050-1052 Spaight Street - 1905  
Gretchen Lutz  
1052 Spaight Street  
Madison, WI 53703

1051 Spaight Street - 1909  
Richard F. Rodgers-Rhyme  
1051 Spaight Street  
Madison, WI 53703

1102 Spaight Street - 1901  
Management of Walden Homes, Inc.  
1102 Spaight Street  
Madison, WI 53703

1112 Spaight Street - 1885  
Hugo W. Olson  
511 S. Ingersoll Street  
Madison, WI 53703

1114-1118 Spaight Street - 1935  
Kate Nolan  
1114 Spaight Street  
Madison, WI 53703

1122 Spaight Street - 1929  
Ronald J. Blascoe and Leila C.  
Pine  
1122 Spaight Street  
Madison, WI 52703

1124 Spaight Street - 1928  
James D. Muehlenberg  
1124 Spaight Street  
Madison, WI 53703

1126-1128 Spaight Street - 1931  
Gregory H. Ripp and Elizabeth M.  
Behrend  
1128 Spaight Street  
Madison, WI 53703

1132 Spaight Street - 1913  
Richard A. Slone  
1132 Spaight Street  
Madison, WI 53703

1134 Spaight Street - 1913  
Henrik H. Albert  
1604 Ruth Place  
Honolulu, HI 96816

1138 Spaight Street - 1908  
Richard A. Flintrop  
1138 Spaight Street  
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1142 Spaight Street - 1891  
Thomas E. Lawler  
1142 Spaight Street  
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1144 Spaight Street - 1892  
Steven M. Jacobson  
1144 Spaight Street  
Madison, WI 53703

1148 Spaight Street - 1902-1903  
Robert T. Hynum  
1148 Spaight Street  
Madison, WI 53703

1150 Spaight Street - 1899  
Andrew D. Weiner  
1150 Spaight Street  
Madison, WI 53703

1202 Spaight Street - 1894  
Dorothy and Norman Rynes  
1202 Spaight Street  
Madison, WI 53703

Orton Park  
City of Madison Parks Division  
Dept. of Public Works  
215 Monona Avenue  
Madison, WI 53710

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Item #6: Representation in Existing Surveys

Sites within the district that have previously been listed on the National Register of Historic Places:

Orton Park, 12-18-78

Lougee house, 620 S. Ingersoll Street, 6-7-78

B. B. Clarke house, 1150 Spaight Street, 11-28-80

Curtis-Kittleson house, 1102 Spaight Street, 4-10-80

These four sites are also designated Madison landmarks, and the entire district is located in the locally-designated Third Lake Ridge historic district, Madison Landmarks Commission, Madison, WI 53710.

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Orton Park historic district is composed generally of the buildings that face Orton Park, a one-block urban park on the near-east side of Madison. The historic district also includes a row of architecturally and historically interesting houses nearby on Spaight Street (1033-1051, please see enclosed map), and a second grouping of interesting residences on Rutledge Street (1201-1221). Another group of six houses at 1040 and 1039-1053 Rutledge Street is included because its location on a short dead-end street extending from the south corner of Orton Park makes it a definite part of the Orton Park area.

The general effect is one of pleasant, middle class, turn-of-the-century houses surrounding a tree-studded park. Several key landmark houses of outstanding design add a particular distinction to the district. The Lougee house (built 1907, 620 S. Ingersoll), the Mason house (1913, 1115 Rutledge), the Clarke house (1899, 1150 Spaight), the Martin house (1855, 1033 Spaight), the Curtis-Kittleson house (1901, 1102 Spaight) and the Swenson house (1885, 1215-1217 Rutledge) are residences within the district which stand out, not only because of their fine design, but also because of their imposing size.

A gently sloping terrain contributes to the picturesque appearance of the area. The land slopes upward from Spaight Street to Rutledge Street. Behind the houses on Rutledge, it drops abruptly along the lakeshore. Because of this, the modern two-story apartment and condominium buildings behind 1209-1221 Rutledge Street detract little from the usual character of the district.

Orton Park itself is a lovely neighborhood greenspace. Open lawn shaded by mature trees constitutes the landscaping. It is interesting to note that the two major tree varieties in Orton Park -- oak and hickory -- are the same tree types that existed in this section of Madison before it was settled by white folk. Inconspicuous playground equipment and basketball courts are tucked under the trees. The focal point of the park is an octagonal bandstand constructed in 1979 to replace the original, demolished before 1925.

The Orton Park historic district is a focal element in the Third Lake Ridge historic district, an area so designated by the Madison Landmarks Commission. Although the Third Lake Ridge neighborhood surrounding the Orton Park district is similar in many respects to the Orton Park area, its architecturally and historically significant buildings are scattered more widely apart. In addition, and most importantly, most of the other structures in the larger area have suffered varying degrees of integrity loss. A systematic analysis of the exterior integrity of the buildings in the Third Lake Ridge area revealed that three out of four blockfaces on Orton Park retain over 50% of their integrity while only three other blockfaces scattered across the larger area retain over 50% of their original appearance.

All of the 56 primary buildings in the Orton Park historic district are houses, almost all of them built as single family residences. About half remain single-family. The rest have been subdivided into two or more units, although nearly all of the houses are owner-occupied. In addition to the primary buildings, there are 18 garages and two boathouses, none of significance, but all contributing structures. Eighty-six percent of the houses in the district are two or two-and-one-half stories high, but a few, most notably the row

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of bungalows on Florence Court, are one-and-one-half stories high. Fifty-nine percent of the houses were built with wood siding, 20% with brick, 14% have stucco siding, 6% are stucco-and-brick or stucco-and-wood, and one house is stone.

Eighty percent of the houses in the area were built between 1881 and 1916. Because of this, turn-of-the-century styles predominate. The largest percentage (34%) of the houses in the district are Queen Anne in style. Queen Anne houses include the early 1880s types, with shingled gable ends and stick style wall panels (1215-1217 Rutledge Street and 1133 Rutledge Street), and the more eclectic 1890s version of the style. The Ford house at 1111 Rutledge Street, built in 1896, has Richardsonian Romanesque rusticated stonework on the first floor, and the 1899 B. B. Clarke house at 1150 Spaight Street has Tudor revival design elements. Neo-classical elements predominate on the Queen Anne houses built after 1900, such as the dentils, Palladian windows and Tuscan porch columns on the 1901 Curtis-Kittleson house at 1102 Spaight Street and similar details on the less pretentious Prendergast two-flat (1906, 608-610 S. Ingersoll Street).

The Craftsman-progressive-prairie styles make up an additional 34% of the houses in the area. The houses of this era fall into four categories. The horizontal lines, banded windows, geometric stained glass, and simple stucco surfaces of the Lougee house (1907) at 620 S. Ingersoll Street, make it a fine example of the prairie style. Several other houses in the area were built in a vernacular version of the prairie style, often with Craftsman details. The houses at 1145-1151 Rutledge Street (1912), 1134 Spaight Street (1913), and 1053 Rutledge Street (1905) are examples of this vernacular prairie-Craftsman style. Another group of houses displays a clearer influence of the Craftsman style, including the brick and half-timber Klueter house (1913) at 1132 Spaight Street and the stuccoed Blake house (1909) at 611 S. Few Street, with its many projecting beam ends and corner brackets. The final category is the progressive style, in which a simplified prairie style massing is combined with historical design elements. A fine example of this type of building is the Mason house (1913) at 1115 Rutledge Street, designed by noted prairie style architects, Claude and Starck. A denticulated cornice, pedimented dormers, balustered balconies and a basically symmetrical composition show a strong neo-classical influence in the design of this house. Yet the oversized windows, unusual and powerfully conceived central entrance pavilion, geometric stained glass, and very Wrightian dining room make it clear that this is no historical copy of a colonial house. Other examples of this mixture of historical and modern design elements include the houses at 1035 (1908), 1051 (1909), and 1148 Spaight Street (1902-1903).

A sprinkling of houses in other styles adds variety to the visual character of the Orton Park district. The simple, clapboarded Collinson house (1856) at 1139 Rutledge Street is the Orton Park area's sole example of the Greek revival style. The Martin house (1855) at 1033 Spaight Street is a majestic example of the Italianate style, rendered in Madison's native sandstone. The Kingston house (1885) at 1112 Spaight Street and the Jerdee house (1856, remodelled in 1883) at 1204 Rutledge Street are vernacular Victorian residences. The simple, stuccoed Hannum house at 1040 Rutledge Street (1916) is an early version of the bungalow style, while the Thompson two-flat at 614-616 S. Ingersoll Street (1930), with its Mediterranean revival details, is a later example of the style. Representative

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of the 1920s colonial revival and English cottage styles is the Better Homes Co. house at 1122 Spaight Street, built in 1929 in a small grouping of 1920s and 1930s brick, revival style houses (1114-1126 Spaight Street). More detailed descriptions of the architecturally significant houses in the Orton Park historic district follow:

The Martin house, 1033 Spaight Street (1855). Constructed of native sandstone, this two-and-one-half story Italianate mansion with a raised basement has a shallow hipped roof with shed dormers added sometime after 1947. The three-bay facade is symmetrical with a central doorway. Three eyebrow windows pierce the cornice, which is embellished with brackets and dentils. Dentils also trim the raised entrance porch which is a small, vaguely neo-classical replacement for the picturesque veranda which before 1946 wrapped around three sides of the house. First floor windows are two-over-two double hungs over a wooden panel. The original windows probably extended down to the old porch floor. Second story windows are doubled, tall and narrow double-hungs under a transom. Originally located in a 1-1/2 acre grove of trees, the house now shares its site with a long carport to one side of the house and a large, modern apartment building behind it on the lakeshore (both modern structures are just outside the district boundaries).

Coombs house, 1035 Spaight Street (1908). A steeply-pitched hipped roof with flared eaves shelters this Craftsman style house with Tudor revival details. The house is two-and-one-half stories high with stucco facing on the first floor and pseudo-half-timber above. Large dormers have gable roofs with deep overhangs. A porch extends across the front of the house and has tripled Ionic columns at each corner. The porch walls and foundation of the house are red brick. Windows are over-sized double-hungs. Decorative brackets trim the eaves.

Curtis-Kittleson house, 1102 Spaight Street (1901, Gordon and Paunack, architects). This massive Queen Anne mansion is constructed of pink-orange brick. It is two-and-one-half stories high with a steeply pitched hipped roof and wide gable-roofed wings. A deep veranda wraps around one half of the Ingersoll Street side and across the front. A round corner tower is crowned by a witch's-cap roof. Stone trim is abundant on this house and includes porch walls and columns, belt courses, lintels and Palladian surrounds on the attic windows. Terra cotta insets, denticulated cornices, reticulated brickwork and stained glass further embellish the design. A porte-cochere on the east side of the house was filled in before 1942 to make an additional room.

Clara Clarke house, 1148 Spaight Street (1902-1903, attributed to Claude and Starck, architects). This simple house is two-and-one-half stories high with a steeply-pitched gable roof. The siding is aluminum. A porch across the front has wide, flared eaves and a clapboarded porch wall. Corner columns are composed of alternating large and small blocks, similar to a motif used by prairie school architect George Maher of Chicago. About two feet in from these corner columns are second columns, round with Roman Ionic capitals. Plain pilasters trim the entrance door. Flat triglyph-like blocks trim the gable end fascia. Although the massing of the house is similar to simple Queen Anne houses in the area, the abstracted classical details and simple design show influences of the prairie school.

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B. B. Clarke house, 1150 Spaight Street (1899, Claude and Starck, architects). This multiple gabled house has Queen Anne massing with Gothic revival details. Narrow clapboards were used for siding. A hipped roofed veranda extends across the front of the house and is trimmed with rectangular columns and braces which form wide triangular arches. Attic-story gables are lit by tripled lancet windows. Roof pitches are steep and decorative fascia boards and brackets trim the eaves.

Wynne house, 1047 Rutledge Street (1905, Claude and Starck, architects). This two-story prairie style house has a stucco exterior and an unusual doubled gable roof with the ridges running parallel to the street. The front facade features bands of small rectangular casement windows with Gothic triangular arches in the top of each sash. One window band runs across the first floor between the main entrance on the left and a second, flat-roofed entrance pavilion with a gate on the right. The window in the main door and the opening in the entrance pavilion also have triangular arched tops. On the second floor a band of four small windows is centered under the eaves, with a large double-hung window to each side. Belt courses run across the top of the first floor openings and at the sill line of the second-story double-hung windows. A flat canopy shelters the main door and brackets trim the eaves. On the sides, orielled bays project from the second floor area.

Mason house, 1115 Rutledge Street (1913, Claude and Starck, architects). This two-and-one-half story dark red brick house has prairie style massing and neo-classical details. The wide hipped roof is covered with slate and has dormers with pilasters and full triangular pediments. The deep eaves are trimmed with simple brackets and a denticulated cornice. The front facade is essentially symmetrical with a central porch trimmed with four applied Tuscan columns. The door, however, is at the left of the entrance pavilion; the center and right hand sections are filled with low, rectangular, stained glass windows in a simple prairie style design. Above, a cantilevered balcony rests on heavy modillions. Behind a low classical balustrade, a second-story wooden bay window has a door leading onto the balcony. To each side of the main doorway is a very large, double-hung window with a stone, keystone jack arch. A similarly sized window pierces the second story directly above. On the west side of the house is an original, one-story, flat-roofed wing now housing a bathroom. A wide, multi-story porch extends across the back of the house.

Miller house, 1125 Rutledge Street (1907, Claude and Starck, architects). A simple, Tudor revival design with superb stained glass windows, this house is two stories high. The ridges on its double gabled roof run parallel to the street. Two slightly projecting dormers on the main facade have steeply pitched gable roofs. The first story is stained board-and-batten, the second story is pseudo-half-timber. The central doorway has stained glass sidelights and a gable roofed porch with built-in benches. Most windows on the house are double-hung with leaded stained glass sash. The main facade is essentially symmetrical except that to the left of the front door is a triple, double-hung window; to the right is a smaller triple casement. The foundation is red brick and the roof is slate.

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Collinson house, 1139 Rutledge Street (1856). This simple, frame, Greek revival cottage is one of the oldest houses remaining in the city of Madison. From the one-and-one-half story main block a low one-story wing extends to the west. The original, two-over-two double-hung sash remain, as does the original clapboard siding, which for many years was covered with asbestos shingles. The shallow gabled roof of the main section has returned eaves. A simple entrance porch with a slightly pitched roof has square columns and a vaguely Eastlake style frieze and brackets.

Swenson house, 1215-1217 Rutledge Street (1885). This very large Queen Anne house has a hipped roof with gabled wings. The siding is clapboard with belt courses and corner boards reminiscent of the stick style. Fish-scale shingles decorate the gable ends. Most windows are tall double-hungs. Distinctive features include a wide veranda supported by slim multiple columns with Ionic capitals, fancy brickwork on the chimney and jigsaw ornament.

Sime house, 1221 Rutledge Street (1883). The roof of this load-bearing, cream brick, two-story house is cross gabled. The main block of the 1885 structure has three evenly-spaced windows, double-hung, across the second story; two windows and a door are directly underneath. Sandstone was used for the sills and lintels and also as a surround for the bull's-eye attic windows. The front door was originally a double door with no porch, but now a single door is sheltered by a small gable-roofed porch on wrought iron supports added later in the 19th century. A rectangular bay projects westward from the side of the west wing.

Lougee house, 620 S. Ingersoll Street (1907, Claude and Starck, architects). A very large, two-story house with a raised basement, the Lougee house has a stucco exterior. Wood window trim and beltcourses emphasize the horizontal lines of this fine prairie style house. A gable roof covered in slate runs parallel to the street with a two-story gabled wing projecting toward the front. A one-story porch on the Rutledge Street side and bay windows add variety to the massing. Wide concrete steps lead to a stucco faced piazza and the inset entrance. Stained glass sash in many of the windows add distinction to the design, which was modelled after Frank Lloyd Wright's design for the Harley Bradley house in Kankakee, Illinois of 1900.

A note about interiors: Several of the houses in the Orton Park historic district have interesting and significant interior details. The B. B. Clarke house (1150 Spaight), the Gay house (1101 Rutledge), and the Curtis-Kittleson house (1102 Spaight) have excellent Queen Anne interiors, with built-in cabinets, oak staircases and wainscoting among other original elements. The Mason house (1115 Rutledge), the Lougee house (620 S. Ingersoll), and the Miller house (1125 Rutledge) have exquisite prairie style interiors, with stained glass windows and bookcases, mosaic tile fireplaces and original dining rooms. Although all three of these houses have been remodelled as multi-unit apartment buildings, much of their original interior ornament has been retained. A systematic study of interiors was not undertaken as part of this nomination, but there is no doubt that other houses also retain significant interior features.

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Preservation activities: The Orton Park historic district is a small part of the Marquette neighborhood, one of the oldest and most active neighborhoods in the city. The Marquette Neighborhood Association has taken a comprehensive approach to revitalization, preparing master plans, tackling zoning issues, studying parking and traffic problems, requesting building code enforcement, etc. In 1979, the old section of the Marquette neighborhood, known as the Third Lake Ridge, was designated an historic district by the Madison Landmarks Commission. The Landmarks Commission reviews all building and demolition permits for projects in this area and has the authority to stop incompatible alterations and demolitions. The Orton Park area is within this larger district. Also in 1979, residents of the neighborhood succeeded in constructing a bandstand in Orton Park to replace the original bandstand that had been demolished over fifty years ago. Orton Park is again the scene of many summertime activities, including band concerts, festivals and flea markets. Individual property owners are justifiably proud of their renovation projects, including the Lougee house (620 S. Ingersoll St.), the Gay house (1101 Rutledge Street), the Frederickson house (1105 Rutledge Street), the Mason house (1115 Rutledge Street), and the B. B. Clarke house (1150 Spaight Street) among others.

Archeological potential: There exists a high probability of archeological resources remaining in the Orton Park historic district because of its location along a lakeshore and because a large part of Orton Park has never been disturbed by construction activity. However, no known archeological studies have been undertaken in this area in the past.

Non-contributing resources: There are only two non-contributing resources within the boundaries of the Orton Park historic district. One house is similar in size, type, set-back, design and all other visual aspects to the other buildings within the district boundaries, but is designated as non-contributing because it was built within the last 50 years. The house at (1037-1039 Spaight Street) was constructed in 1938 in a two-story, brick, colonial revival design. The other non-contributing element is the recently constructed Orton Park bandstand.

Number of resources:

- 52 contributing primary buildings
- 1 non-contributing primary building
  
- 20 contributing boathouses and garages
- 3 previously listed NRHP buildings
- 1 previously listed NRHP site

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input checked="" type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates	1855-1936 <sup>1</sup>	Builder Architect	Various
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**Statement of Significance (in one paragraph)**

The Orton Park historic district is architecturally significant as a turn-of-the-century neighborhood with pleasant, relatively intact middle-class houses and several key landmark houses of excellent design. The neighborhood surrounds Orton Park, a National Register property significant as Madison's first city park. In addition, several of the individual houses are historically significant for their association with locally important personages in the fields of commerce and communications.

Historical Background

The first white settlers arrived in Madison in 1837 to build the capitol building in the newly appointed seat of the Wisconsin territory. Early growth of the small community was slow. In 1846, just after Madison became a village, village trustees purchased all of Block 180, twelve blocks east of the Square, to serve as the village burial ground. The ground was divided into 256 plots. Just about this time, however, Madison's population began to boom. Thousands of Yankee, Norwegian and German families poured into Madison and the surrounding farmlands. By 1853, due to the rapid population growth and also due to a series of cholera epidemics, less than half of the burial lots in the cemetery were left unfilled. In 1856, just after Madison became a city, a large tract of ground west of the city limits was purchased and the old village cemetery was phased out.

The population growth described above became known in Madison as the "Farwell boom." Leonard J. Farwell came to Madison in 1848 and started buying up most of the land east of the Capitol Square. He canalized and dammed the Yahara River, and erected saw and flour mills, cleared and improved major roads leading eastward, filled lowlands, built a hotel, helped finance the railroads, was an incorporator of the gas light company, and advertised Madison's beauty and economic potential in eastern newspapers. In 1855 Farwell erected a magnificent three-story, sandstone, octagonal mansion for himself on the shores of Lake Monona (demolished in 1895). The location of the 9000-square-foot house in the middle of Farwell's east side land holdings was meant to attract other wealthy families to the area. One well-to-do gentleman who decided to build a home nearby was banker and newspaper owner John J. Martin, who erected his lovely sandstone mansion in the middle of the next block to the east (1033 Spaight Street, please see map). In 1856 William Collinson built a small Greek Revival house one block further to the east (1139 Rutledge Street), and in the same year George Paine built his house nearby (1204 Rutledge Street). A sprinkling of other, mostly smaller houses (all demolished) sprang up on nearby blocks, especially to the northwest of these lakeshore houses.

The Panic of 1857 was tragic for Farwell, whose extensive real estate holdings suddenly became almost worthless. The entire city mourned when Farwell went bankrupt and moved out of his fancy new mansion. For several years the mansion stood vacant and little more development occurred in the area around the old burial ground.

1. The period of significance was determined by the dates of construction of the oldest and youngest contributing buildings within the district.

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List of Individuals who are significant under Criterion B

Carpenter, Stephen  
Clarke, Bascom  
Curtis, William  
Fauerbach, Amelia  
Fauerbach, Louis  
Gay, Leonard

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In 1875, John George Ott, a prosperous Swiss businessman and neighborhood leader who lived five blocks east of the cemetery, proposed that the bodies interred there be transferred to Forest Hill and that the old cemetery be converted into a park. The City Council approved the measure and by 1877 all of the known bodies had been disinterred and reburied. The park developed slowly, \$100 at a time. In 1881 the City Council planted grass and erected a fence.

Probably due to the conversion of the cemetery into a fledgling park, a few new houses appeared around its perimeter. In 1881, Norwegian-born jeweler Gerhard Scott bought the entire block at the east corner of the park and built his pleasant frame Victorian house at 1201 Rutledge Street. In 1883 his neighbor across the street, reaper agent Lars P. Jerdee, extensively remodelled the old 1856 Paine house. Other houses, erected in the 1880s by a machinist, a major building contractor, a speculator, and a wealthy widow appeared at 1221 Rutledge, 1215-1217 Rutledge, 1121 Rutledge and 1133 Rutledge Street.

In 1887 Orton Park was officially opened, named in gratitude after Mayor Harlow S. Orton who had broken a council tie in favor of establishment of the park. Neighborhood residents raised funds to clean up the grounds, lay out walks, erect a two-story octagonal bandstand and install gas lights and twenty cast iron settees.

In the 1890s local residents sponsored regular summer concerts by the Lueders band in the evenings, while the sounds of building construction filled the days. Twelve houses were built in the district in the 1890s. Five were built on speculation, three by J. A. Swenson, the building contractor who lived at 1215-1217 Rutledge Street. Other houses were built for a real estate developer, a lumber dealer, the owner of an electrical supplies shop, a publisher of a major agricultural journal and an insurance agent. One house (1209 Rutledge) was built as the Norwegian Lutheran Church parsonage. During the cold winter weeks, residents could watch ice harvesting operations on the lake. H. P. Allen operated a giant ice house behind his own house at 1147 Rutledge Street (both gone).

In the first decade of the 1900s, 15 houses were constructed. Owners ranged in occupation from a railroad engineer who built a two-flat at 1050-1052 Spaight Street to the wealthy owner of a major Madison manufactory who constructed his mansion across the street at 1102 Spaight Street. Nine of the 15 houses were built on land subdivided by Thomas Urdahl shortly after the turn of the century. Urdahl, a University professor, had lived on the property (which includes 1035-1051 Spaight, 608-620 S. Ingersoll and 1040 and 1039-1053 Rutledge) in a little house at 1037 Rutledge Street (gone) since his youth in the 1870s.

In the years between 1910 and World War I, another twelve houses were constructed within the district. Harvey E. Nichols purchased the site of Allen's ice house and residence and built four identical Craftsman style houses (1145-1151 Rutledge), including one for himself, in 1912. Two years later he built four identical bungalows to the rear (1144-1148 Florence Ct. and 714 S. Few).

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In the late 1920s and 1930s, eight brick, in-fill houses were added, completing the physical configuration of the district as we know it today. The depression and housing shortages of the 1930s and 1940s saw many owners subdividing their houses into several units. Between 1929 and 1950 the number of households in the district increased by 70%. Unlike some areas of the city, however, most houses remained owner occupied. Since 1950 the number of houses being subdivided has tapered off to almost zero, and the neighborhood is now dedicated to preserving or reducing housing density in the area.

Architecture

Many residential historic districts in the midwest are significant for the variety of architectural styles they represent, from the 1840s and 1850s Greek revival to the 1920s and 1930s colonial and Tudor revival styles. The premier example of this phenomenon in Madison is Mansion Hill -- where the mostly Yankee movers-and-shakers of early Madison erected their high style abodes. Orton Park is a middle-class counterpart of ritzy Mansion Hill.

The Collinson house (1856) at 1139 Rutledge Street is a simple, intact example of a Greek revival cottage. Only three of the many Greek revival buildings erected in Madison remain. The Collinson house is the most intact, protected probably by its once remote location.

The Martin house (1855, 1033 Spaight Street), is a pleasant representation of the Italianate style, with its low hipped roof, raised basement, symmetrical three-bay design and denticulated and bracketed cornice. It is constructed of native sandstone, a material so evocative of Madison's pioneer days that the Madison Landmarks Commission considers all relatively intact buildings constructed of that material to be significant.

The Queen Anne style is prevalent in the Orton Park district. The Swenson house (1215-1217 Rutledge) is an excellent local example of the early Queen Anne, with its shingled gable ends, fancy chimney, wide classical veranda, colonial gingerbread and stick style beltcourses and corner boards. The Curtis-Kittleson house (1901, 1102 Spaight) designed by the local firm, Gordon and Paunack, is a later version of the style with a heavier, more monumental interpretation of classical and chateausque motifs. It is one of Gordon and Paunack's finest residential designs. The Prendergast two-flat (designed by Ferdinand Kronenberg, 608-610 S. Ingersoll), the Gay house (1896, 1107 Rutledge), and the Ford house (1896, 1111 Rutledge) are intact illustrations of Queen Anne houses built for less wealthy occupants.

The progressive, prairie and Craftsman style houses are among the finest house designs in the district. Most of the best examples were designed by the prominent local architectural firm of Claude and Starck. Louis W. Claude, the principal designer of the firm, was born in Baraboo, Wisconsin in 1868. After attending the University of Wisconsin, Claude worked for the architectural firms of Conover and Porter in Madison, and

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Adler and Sullivan, D. H. Burnham and Co., and Schlacks and Ottenheimer in Chicago. In 1894 or 1895 Claude embarked on his own architectural practice in Madison. Around 1896 he took on Edward F. Starck as a partner in the firm. Starck was born in Madison in 1868 and studied architecture with D. R. Jones and E. T. Mix in Milwaukee and Handy and Cady in Chicago. The partnership continued until 1929. Because of his training, Claude had a strong tendency toward progressive design. In Madison, about 100 residential buildings are known to have been designed by the firm, which in the 1900s and 1910s was the most prolific architectural office in town.

Claude and Starck are known to have designed seven houses in the Orton Park historic district and probably were responsible for several more. The Miller house (1907, 1125 Rutledge), the Lougee house (1907, 620 S. Ingersoll) and the Mason house (1913, 1115 Rutledge) are Claude and Starck designs. Interior and exterior details on these houses were superbly conceived and executed. More modest homes in the prairie-Craftsman mode also contain fine details, such as the progressive style Coombs house (1908, 1035 Spaight), and the Craftsman style Klueter house (1913, 1132 Spaight).

Finally, the district contains several intact representations of the Colonial and English cottage styles, such as the Better Homes Co. house (designed by Henry Dysland, 1929, 1122 Spaight), with its steeply pitched gable roof, half-timber entrance porch, tall, picturesque chimney, and matching garage.

There are several architecturally significant residential areas in Madison that are probably eligible for the National Register. The distinction of the Orton Park historic district lies in its architectural diversity, its representation of middle class, rather than high style design, and its unique visual character, created by the location of the houses around a picturesque and historic urban park and overlooking the shores of Lake Monona.

Association with historic personages/commerce, communications

Residents of the Orton Park area have always been proud of the diversity of people living in their neighborhood. For instance, in 1916 the influential lawyer and civic leader William R. Bagley (1133 Rutledge) lived next door to plumber Ed Appleby (1139 Rutledge). Across the park, James Clarke, secretary-treasurer of his family's internationally-known publishing company (1134 Spaight), lived next door to Thomas Tuttle, manager of a small lunch room (1138 Spaight). In that year, ten percent of the households within the district were occupied by blue collar workers, 12% by retired folk, 29% by white collar workers, 14% by professional people, and 35% by officers or owners of retail, wholesale or manufacturing concerns.

\*Study of City directory by K. H. Rankin.

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The area is ethnically diverse also. Yankees settled the district first, drawn by Governor Farwell's magnificent edifice. Later, Germans settled here, congregating in the blocks to the east of the park, while Norwegians tended to favor the blocks to the west. Orton Park attracted some of the more prosperous folk from both groups, including the Kronckes (1121 Rutledge), the Klueters (1132 Spaight), and the Fauerbachs (1053 Rutledge) of German ancestry, and the Scotts, Swensons and Simes of Norwegian blood (1201-1221 Rutledge).

Several of the residents in this neighborhood were among the top local business and political leaders of their day. One of the first residents of the area was wealthy Cincinnati, John J. Martin (1033 Spaight), co-owner of the pioneer Bank of Madison and of the leading local newspaper, the Wisconsin Patriot. Later (1868-1874) Martin's house was owned by a colorful local figure, Stephen D. Carpenter. Before he purchased the Martin house, Carpenter had lived next door in a small house he had built in 1854 (1037 Rutledge, later owned by the Urdahls, gone). Carpenter, who was born in New York state, was a newspaperman who began his career writing editorials for several New York newspapers. In 1850 he came to Madison where he worked in the newspaper business until he retired a short time later to devote himself to inventing. He invented a pump, known as the Carpenter pump, and then returned to publishing, purchasing the Patriot with Martin in 1854. A democratic paper opposing abolition and opposing Lincoln, the paper grew under Carpenter's editorship to become the leading newspaper in Madison. For many years during this time, the Patriot also had the lucrative state printing contract. Carpenter became "probably personally acquainted with 90 percent of politicians, members of the legislature and other officeholders in Wisconsin."<sup>2</sup> In the meantime, he invented an automatic self-binder, which was sold to Cyrus McCormick, a voting machine, a typesetting machine and a power press. Although none of these inventions brought Carpenter much fame or wealth, it was said that "few men have excelled him in variety and originality of design for labor-saving machinery."<sup>3</sup> During the Civil War, Carpenter switched allegiances to the republican party. Although his Patriot did not survive the transition, Carpenter went on to publish several other newspapers and periodicals in Wisconsin. In his later years, after finances forced him to move out of Martin's grand mansion, Carpenter became a somewhat pathetic figure as he persistently lobbied the state legislature for \$50,000 he claimed they owed him from old state printing contracts.

In 1885 John Albert Swenson built his large Queen Anne mansion on Rutledge Street (1215-1217). Swenson was born in Norway and came to Wisconsin in 1868 at the age of seventeen. In 1877 he moved to Madison to work for the architectural firm of D. R. Jones. Later he became a carpenter-contractor and built the Unitarian Society church, the guild hall of Grace Episcopal Church, the first house on University Heights, the first concrete floor in

<sup>2</sup>Madison Democrat, October 21, 1906.

<sup>3</sup>Park, p. 118.

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Madison (in the central police station), and scores of residences, including three speculative ventures in the Orton Park district, the Scott house (1202 Rutledge) and the Curtis house (1102 Spaight). Swenson retired from contracting in 1904 to devote himself to real estate. He died at his home in 1936.

Around the year 1886, William R. Bagley moved into the neighborhood. Born in Iowa in 1860, Bagley became a lawyer, representing Madison's Fuller and Johnson Plow Co. for the state of Iowa. The plow company asked Bagley to come to Madison to work in its legal department and Bagley moved into a house owned by Mr. Fuller at 1121 Rutledge Street. Shortly thereafter, Bagley moved into a larger house at 1133 Rutledge Street where he lived for many years. In 1903, Bagley hung out his own shingle as an attorney and became very successful. He also served as the president of the state board of bar examiners, where he took under his wing several young attorneys who, like himself, were self-taught. Bagley was also well-known as the master of ceremonies at numerous political inaugurations in the state.

In 1892, Bascom B. Clarke built a house for his family at 1144 Spaight Street. An orphan of the civil war, Clarke made a sizeable fortune in Indiana investing in and promoting the sale of threshing machines. In 1890 Clarke moved to Madison to continue in the agricultural implements business and also to found the Dane County Telephone Company. In 1898 Clarke began publishing the American Thresherman, a magazine devoted to farming that gained a wide readership among the non-farming community due to Clarke's witty writing style. The magazine became internationally known and was very influential in the mechanization of the farm. In 1899 Clarke had a new home constructed for his family down the street at 1150 Spaight Street. Around 1926 he moved to a third house, kitty-corner from the second one, at 601 S. Few Street, where he died in 1929. Clarke was a well-known philanthropist and fund-raiser for underprivileged children. At his death, he was called "one of the most beloved, respected and influential men of this city."<sup>4</sup> The corner of Spaight and Few Streets was a sort of Clarke compound. Clarke's son, James, who served as the secretary-treasurer of the Clarke Publishing Co., lived in two houses nearby (1142 Spaight, ca. 1909-1913, and 1136 Spaight, 1913 to the 1960s). Nephew Linnaeus Clarke lived at 1202 Spaight (ca. 1916 to the 1940s), and worked as the secretary-treasurer of a spin-off firm, Thresherman's Insurance Co. The house at 1148 Spaight Street was built in 1902-1903 for son Harry, who died shortly after the house was erected. It is interesting to note that the president of the Thresherman's Insurance Co., Charles C. Doring, lived a few doors away, at 609 S. Few Street, from ca. 1914 to 1923.

In 1893, Leonard Gay had a house built for himself and his wife at 1101 Rutledge Street. Gay was a leading local real estate developer, building erector and civic leader, who was born in Madison in 1864. For ten years he worked as a tailor in his father's establishment before becoming a developer. Among his projects were the Gay Building (the

<sup>4</sup>Capital Times, March 18, 1929.

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first "skyscraper" in Madison), many commercial buildings, several apartment buildings, scores of residences (including the houses at 1107 and 1111 Rutledge Street), and several suburban subdivisions. He lived in the house on Rutledge Street for about five years.

One of Madison's leading manufacturers at the turn of the century was William D. Curtis, son of the founder of the Dexter Curtis Co., manufacturer of zinc-impregnated horse collar pads. The large and prosperous firm, which had a branch in England, became even more prosperous handling military contracts in World War I. However, the rise of the automobile eventually spelled the end of the firm. The family retained their imposing residence at 1102 Spaight Street until 1949.

In 1902, the Kroncke family moved into the house once occupied by William Bagley at 1121 Rutledge Street. George Kroncke was born in Germany in 1869 and came to Wisconsin at the age of two. He became a lawyer in 1895 and worked with several firms, specializing in probate. For many years he was president of the board of education. He also was president of the Madison Turnverein for several terms and had a strong interest in the perpetuation of German culture. In 1927 he was appointed a county judge and served in that position until his death in 1941. The house is still owned by his son, Attorney George Kroncke, Jr.

Sidney Park Rundell erected a house at 1049 Rutledge Street in 1904. Born in Troy, New York, Rundell established a men's clothing shop on the Square in Madison in 1888. Rundell was also active in civic and university activities until his death in 1926. His wife, Georgianna, then ran the business, which is still in operation at its original location. The family sold the house around 1950.

In 1907 George P. Miller's house was constructed at 1125 Rutledge Street. Miller was president of the George P. Miller Lumber Co., which he founded in northern Wisconsin and which became a thriving enterprise. Miller later became an auto dealer. Just before he moved into this house he was also a state senator. In 1919 he moved to Chicago and sold the house to Olaf Jacobson, who was also a prosperous lumber and automobile dealer. The house remained in the Jacobson family until the 1970's.

The Louis Fauerbach family moved into the house at 1053 Rutledge Street in 1909. Fauerbach was the president of the Fauerbach Brewing Co. founded by his father in 1868. One of the leading breweries in Madison, Fauerbach's was the only local brewery to survive prohibition. Fauerbach's wife, Amelia, became president of the firm upon her husband's death in 1925. She moved to a smaller house a few blocks to the west of this one ca. 1929, and died in 1934. The brewery closed in 1966.

# 9. Major Bibliographical References

Please see Continuation Sheet

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# 10. Geographical Data

Acreege of nominated property 13.1 acres

Quadrangle name Madison East, Wisconsin

Quadrangle scale 1:24000

### UTM References

A 

1	6	3	0	7	7	2	0	4	7	7	2	4	9	0
Zone			Easting				Northing							

B 

1	6	3	0	7	8	8	0	4	7	7	2	3	2	0
Zone		Easting				Northing								

C 

1	6	3	0	7	5	8	5	4	7	7	1	2	0	0
Zone		Easting				Northing								

D 

1	6	3	0	7	4	5	0	4	7	7	2	2	4	0
Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

### Verbal boundary description and justification

Please See Continuation Sheet

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

# 11. Form Prepared By

name/title Katherine H. Rankin, Preservation Planner

organization City of Madison

date January, 1987

street & number 215 Martin Luther King Jr. Blvd.

telephone (608) 266-6552

city or town Madison

state Wisconsin 53710

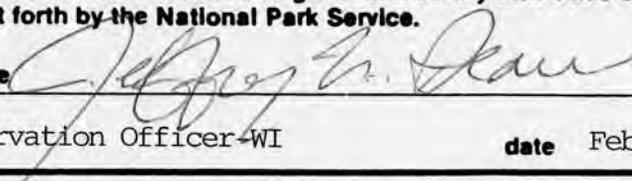
# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national     state     local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature



title State Historic Preservation Officer-WI

date February 3, 1988

### For NPS use only

I hereby certify that this property is included in the National Register

Beth Boland

date 10/31/88

Keeper of the National Register

Attest:

date

Chief of Registration

United States Department of the Interior  
National Park Service

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Works Progress Administration -- Wisconsin Biographies, Mss. collection, State Historical Society of Wisconsin.

Boundary Description and Justification

Beginning at the east corner of the property at 1050-1052 Spaight Street, proceed northeasterly along the rear property line of said property and northeasterly across S. Ingersoll Street to the southwest property line of the house at 1102 Spaight Street, thence northwesterly along said property line to the rear property line of said house, thence northeasterly along the rear property lines of the houses at 1102 through 1150 Spaight Street to the northeast property line of 1150 Spaight Street, thence southeasterly along said line to a line extrapolated along the rear property line of 1202 Spaight Street across S. Few Street. Proceed northeasterly along this line to the northeasterly property line of the house at 1202 Spaight Street, thence southeasterly along the said line and across Spaight Street in the same direction to the northwesterly property line of the house at 601 S. Few Street. Thence northeasterly to the rear property line of said house, thence southeasterly along the northeastern property lines of the houses at 601 through 611 S. Few Street and 1204 Rutledge Street. Proceed in the same direction across Rutledge Street to the northwestern property line of the house at 1209 Rutledge Street, thence northeasterly along the northwestern property lines of 1209 through 1221 Rutledge Street to the northeasterly property line of 1221 Rutledge Street, thence southeasterly along said line to the southeasterly property line of 1221 Rutledge Street, thence generally southwesterly along the rear property lines of the houses at 1221, 1215, 1209 and 1201 Rutledge Street, thence in the same direction across S. Few Street to the northeasterly property line of 714 S. Few Street. Then proceed south-easterly along said property line to the shore of Lake Monona, thence generally southwesterly along said shore to the southwesterly property line of the house at 1039 Rutledge Street, thence northwesterly along said line and in the same direction across Rutledge Street to the southeastern property line of the house at 1036 Rutledge Street. Thence northeasterly to the southwestern property line of the house at 1040 Rutledge Street, thence northwesterly along said line to the rear property line of the house at 1035 Spaight Street, thence

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Orton Park Historic District, Madison, WI  
Continuation sheet

Item number

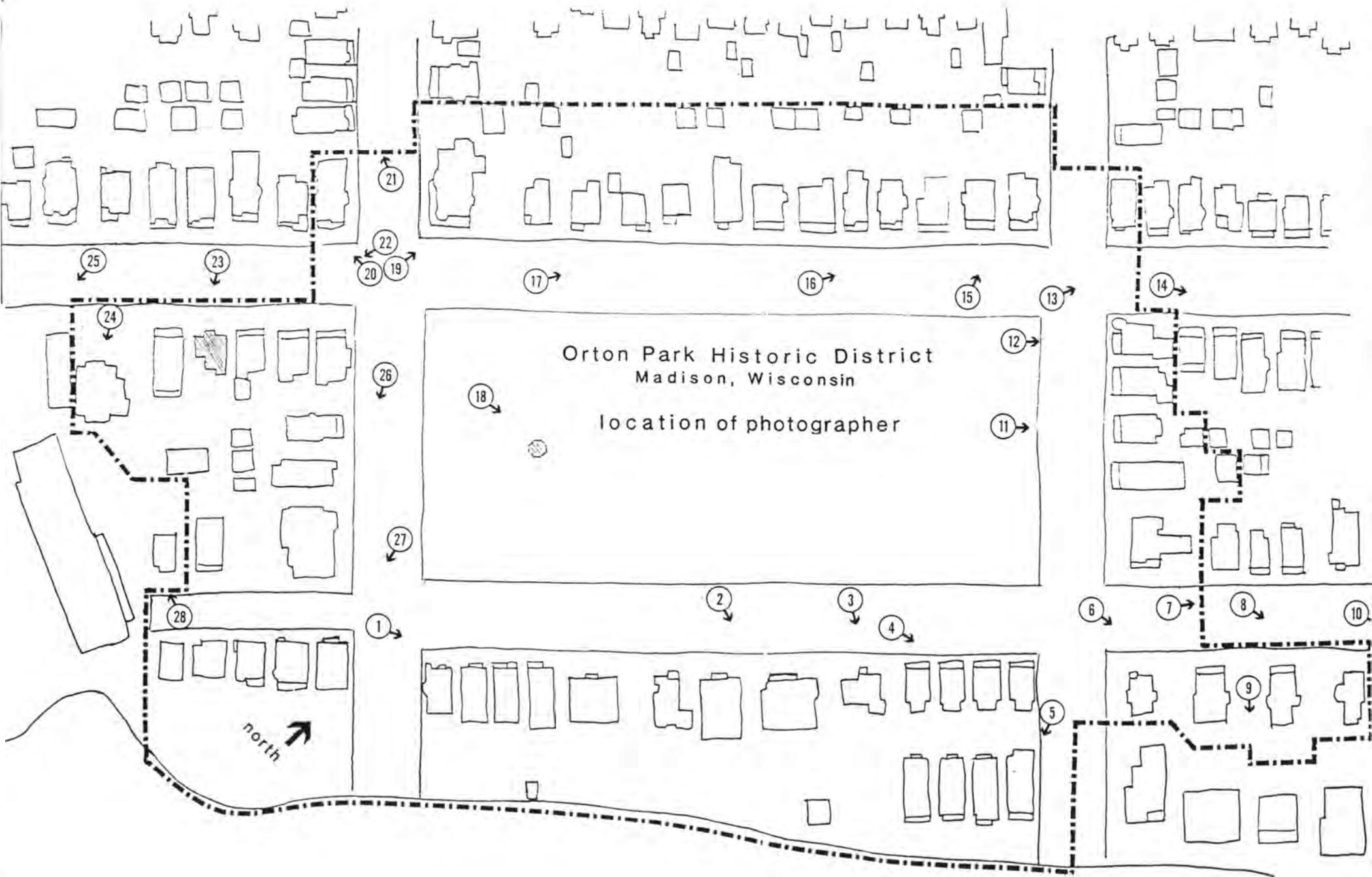
10

Page

2

southwesterly along the rear property lines of 1035 and 1033 Spaight Street to the southwestern property line of the house at 1033 Spaight Street, thence northwesterly along said line to the front property line of said house, thence northeasterly along said front property line and the front property lines of the houses at 1035 through 1049 Spaight Street to the north corner of the property at 1049 Spaight Street, thence northwesterly across Spaight Street and along the southwestern property line of the house at 1050-1052 Spaight Street to the point of beginning.

The southeastern edge of the district is clearly demarcated by the shore of Lake Monona. At the eastern edge one house and three modern condominiums, all built within the last fifty years along the shore of Lake Monona, are omitted from the district. At the southwestern edge two modern apartment buildings, a recently constructed church and a parking shelter provide a visual boundary along Spaight Street. To the west, northwest, north, and northeast the residential neighborhood continues. Outside of the district boundaries, the houses are generally closer together and less architecturally distinctive. A high percentage are multi-unit residences and, most importantly, very many of the residences outside the boundaries have been altered, detracting from the historic appearance of the surrounding neighborhood. In general, the boundaries of the district were chosen to include those buildings which face Orton Park and also include two groupings of historically and architecturally significant buildings along Spaight (1033-1051) and Rutledge (1201-1221) Streets.

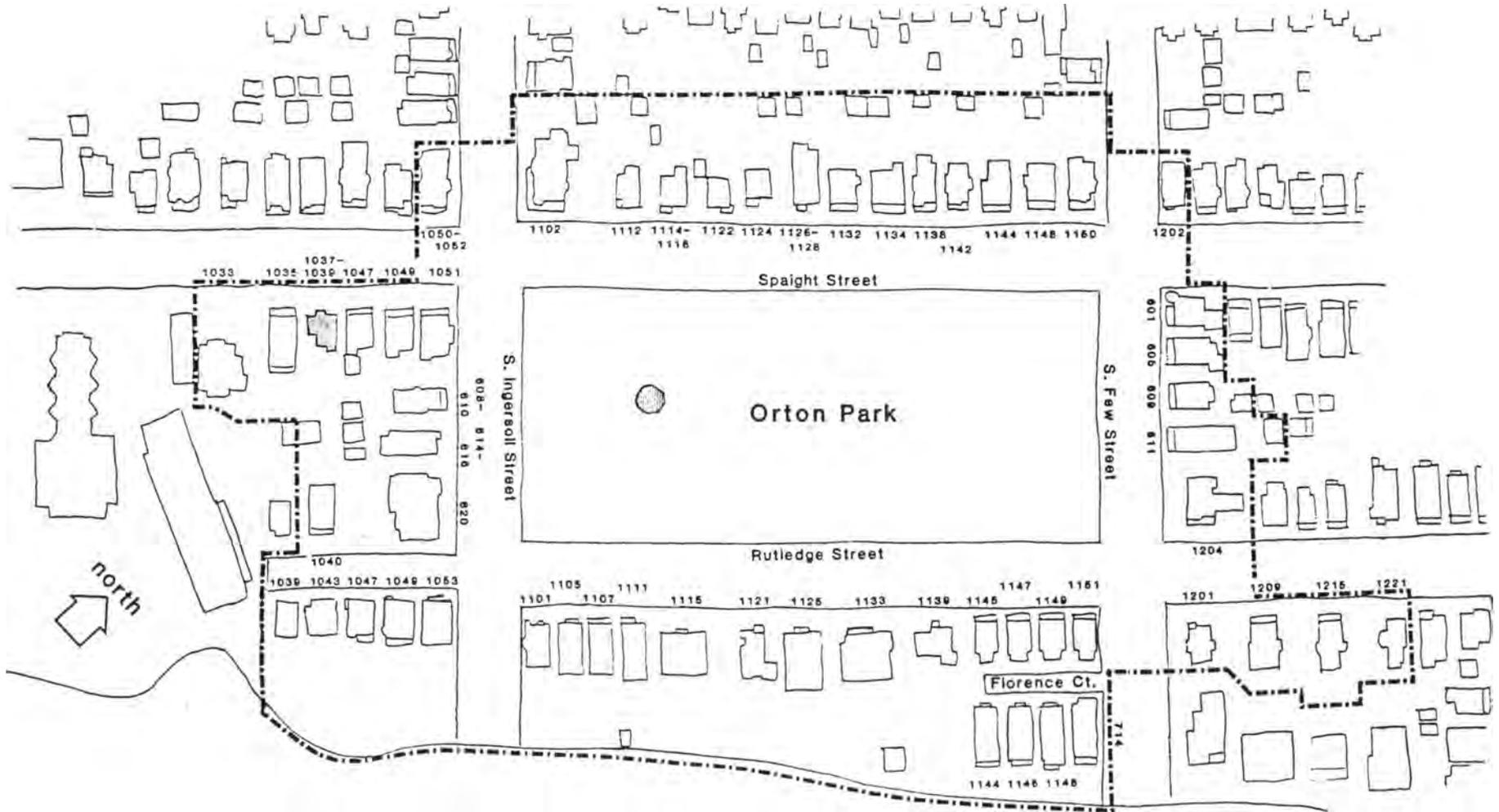


# ORTON PARK HISTORIC DISTRICT

Madison, Wisconsin

□ Contributing Buildings    ▨ Non-contributing Buildings    - - - - Boundary

not to scale



NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

*Substantive Review*

Orton Park Historic District  
Dane County  
WISCONSIN

FEB 18 1988

Working No. \_\_\_\_\_

Fed. Reg. Date: \_\_\_\_\_

Date Due: 3/17/88 - 4/3/88

Action:  ACCEPT

RETURN 3-31-88

REJECT

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

Recom./Criteria Return

Reviewer Solard

Discipline Historia

Date 3/31/88

\_\_\_\_\_ see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below

1. Name \_\_\_\_\_

2. Location \_\_\_\_\_

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property \_\_\_\_\_

5. Location of Legal Description \_\_\_\_\_

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

X 8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect  
Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

Please specify those for whom the district is nominated under criterion B. Those appearing to have sufficient justification are: Stephen Carpenter, Bascom Clarke, Leonard Gay, William ~~W~~ Curtis, and either Louis and/or Amelia Fauerbach. If others are also considered significant, please provide a clearer explanation of distinction.

Law is checked as an area of significance. If William Bagley, George Kroncke, or another individual is significant in ~~the~~ the area of law in Madison, please provide a stronger justification of significance, explaining their significant contribution in the context of other successful lawyers in the city.

9. Major Bibliographical References

X 10. Geographical Data

X Acreage of nominated property acreage is incorrect. It appears to be somewhere between 12 and 15 acres. Please provide the correct acreage.  
 Quadrangle name \_\_\_\_\_  
 UTM References \_\_\_\_\_

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_ national \_\_\_ state \_\_\_ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed Beth Boland Date 3/31/88 Phone: \_\_\_\_\_

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Orton Park Historic District  
Dane County  
WISCONSIN

*Substantive Review*

~~SEP 16 1988~~

Working No. 2/18/88

Fed. Reg. Date: \_\_\_\_\_

Date Due: 10/31/88

Action:  ACCEPT 10-31-88

\_\_\_\_\_ RETURN \_\_\_\_\_

\_\_\_\_\_ REJECT \_\_\_\_\_

Federal Agency: \_\_\_\_\_

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments:

*List of signif. persons provided - coincides w/ NR understanding (expressed on 3/31/88 Return Sheet).  
Row deleted as an area of significance  
Acreage corrected*

Recom./Criteria Accept - B, C

Reviewer Bohler

Discipline Historia

Date 10/31/88

\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible?  yes  no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

---

**8. Significance**

Period \_\_\_\_\_ Areas of Significance—Check and justify below \_\_\_\_\_

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*) \_\_\_\_\_

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

---

**9. Major Bibliographical References**

---

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

---

**11. Form Prepared By**

---

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:

\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

---

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Neg. in possession of City of Madison  
Department of Planning and Development  
1101-1111 Rutledge Street  
View from West  
Photo #1 of 28

FEB 18 1988



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Neg. in possession of City of Madison

Department of Planning and Development

View from West

1125 and 1133 Rutledge Street

Photo #2 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Neg. in possession of City of Madison  
Department of Planning and Development  
1139 Rutledge Street  
View from Northwest  
Photo #3 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Neg, in possession of City of Madison  
Department of Planning and Development  
1145-1151 Rutledge Street  
View from West  
Photo #4 of 28

Florence Ct



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Neg. in possession of City of Madison

Department of Planning and Development

714 S. Few Street

View from North

Photo #5 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Neg. in possession of City of Madison  
Department of Planning and Development  
1201 and 1209 Rutledge Street  
View from West  
Photo #6 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Neg. in possession of City of Madison  
Department of Planning and Development  
1200 block Rutledge Street, north side,  
outside of district boundaries  
View from South  
Photo #7 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1215 and 1221 Rutledge Street  
View from West  
Photo #8 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Neg. in possession of City of Madison

Department of Planning and Development

Condominium buildings behind 1209 and 1215

Rutledge Street, just outside of district

View from Northwest

Photo #9 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Neg. in possession of City of Madison

Department of Planning and Development

1200 block Rutledge Street, south side,

just outside of district boundaries

View from West

Photo #10 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Neg. in possession of City of Madison

Department of Planning and Development

605, 609 and 611 S. Few Street

View from Southwest

Photo #11 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
601 S. Few Street  
View from Southwest  
Photo #12 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Negative in possession of City of Madison

Department of Planning and Development

1200 block Spaight Street, north side,

building on corner within district, rest

outside of district

View from south

Photo #13 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1200 block Spaight Street, south side,  
showing area just outside of district  
View from West  
Photo #14 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1148 and 1150 Spaight Street  
View from Southeast  
Photo #15 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1138 - 1150 Spaight Street  
View from South  
Photo #16 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1114 - 1132 Spaight Street  
View from South  
Photo #17 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
Bandstand in Orton Park, non-contributing  
View from West  
Photo #18 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1102 Spaight Street  
View from South  
Photo #19 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1050-1052 Spaight Street  
View from East  
Photo #20 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
500 block, S. Ingersoll Street, outside of  
district boundaries  
View from East  
Photo #21 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Negative in possession of City of Madison

Department of Planning and Development

1047 - 1051 Spaight Street

View from North

Photo #22 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Negative in possession of City of Madison

Department of Planning and Development

1037-1039 Spaight Street, non-contributing

View from Northwest

Photo #23 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1033 Spaight Street  
View from Northwest  
Photo #24 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI

Photo by K. H. Rankin, February, 1987

Negative in possession of City of Madison

Department of Planning and Development

1000 block, Spaight Street, south side,

just west of district boundaries

View from North

Photo #25 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
608-620 S. Ingersoll Street  
View from North  
Photo #26 of 28



ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1053 - 1039 Rutledge Street  
View from North  
Photo #27 of 28



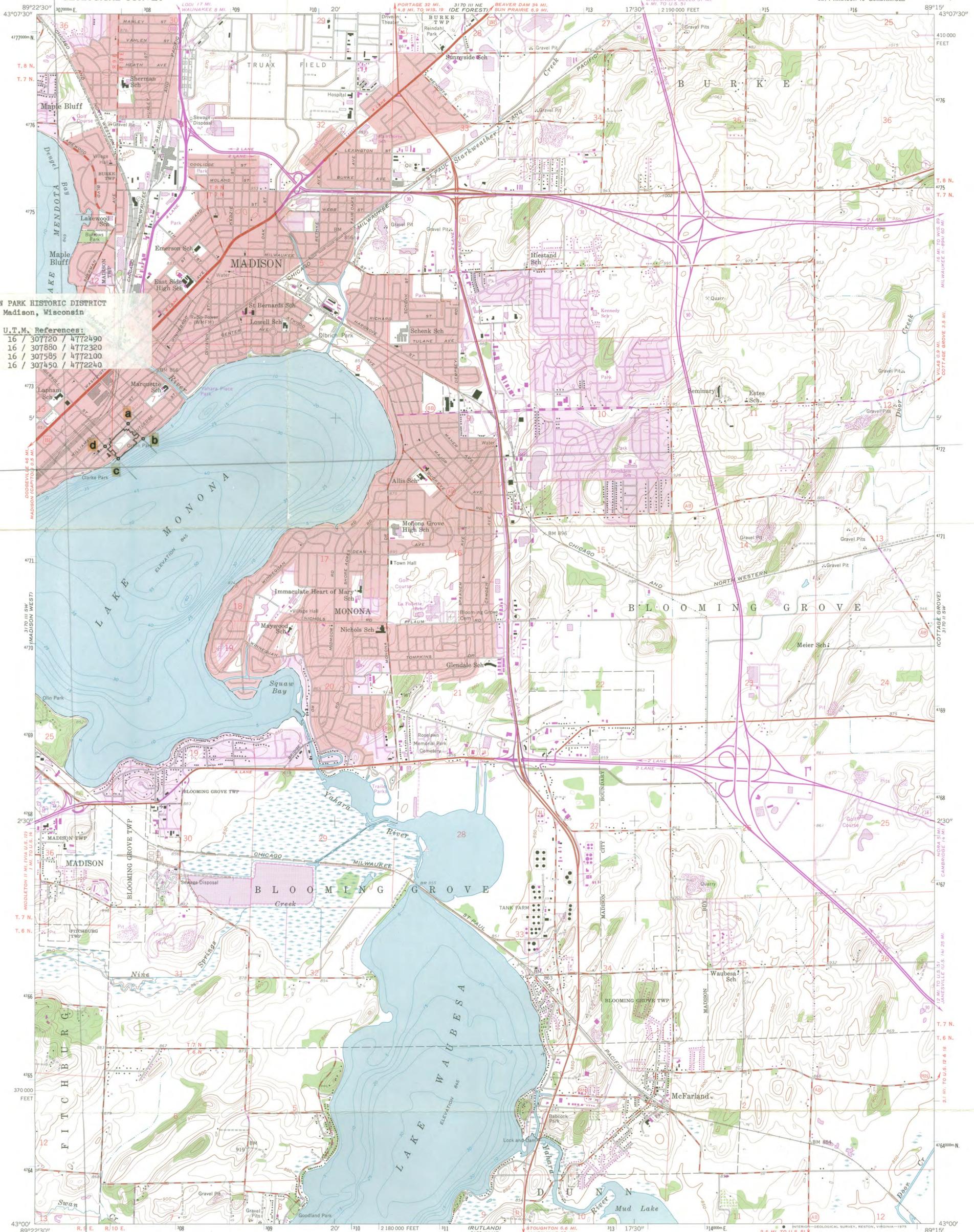
ORTON PARK HISTORIC DISTRICT, MADISON, WI  
Photo by K. H. Rankin, February, 1987  
Negative in possession of City of Madison  
Department of Planning and Development  
1000 block Rutledge Street, just west of  
district boundaries  
View from East                      Photo #28 of 28

FEB 18 1988

FEB 18 1988

**ORTON PARK HISTORIC DISTRICT**  
Madison, Wisconsin

**U.T.M. References:**  
a. 16 / 307720 / 4772490  
b. 16 / 307880 / 4772320  
c. 16 / 307585 / 4772100  
d. 16 / 307450 / 4772240



Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography from aerial photographs by photogrammetric methods  
Aerial photographs taken 1957. Field check 1959.  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on Wisconsin coordinate system, south zone  
1000-meter Transverse Mercator grid ticks, zone 16, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Depth curves compiled from charts furnished by Wisconsin Department of Natural Resources  
Revisions shown in purple compiled from aerial photographs taken 1969 and 1974. This information not field checked  
Purple tint indicates extension of urban areas

UTM GRID AND 1974 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24,000  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION  
Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———  
Interstate Route ———

WISCONSIN  
QUADRANGLE LOCATION

MADISON EAST, WIS.  
SE 1/4 MADISON 15' QUADRANGLE  
N4300—W8915/7.5  
1959  
PHOTOREVISED 1969 AND 1974  
AMS 3170 III SE—SERIES V861

RECEIVED

Department of Planning  
and Development  
Planning Unit

1987

HIST. PRES. DIV.

Madison Municipal Building  
215 Martin Luther King, Jr. Boulevard  
Madison, Wisconsin 53710  
608 266 4635

City of  
Madison



October 6, 1987

Ms. Ellen Langill, Chairperson  
State Historic Preservation Review Board  
Historic Preservation Division  
State Historical Society of Wisconsin  
816 State Street  
Madison, WI 53706

Dear Ms. Langill:

The Madison Landmarks Commission wishes to go on record as supporting the National Register nominations for the Wakeley-Giles building and for the Orton Park historic district. We believe that the Wakeley-Giles building deserves to be recognized for its association with one of Madison's most outstanding citizens, Rasmus B. Anderson. Anderson was credited in his brother-in-law's obituary with being one of two men (the other was his brother-in-law, Julius Olson), who made Wisconsin a center of Norwegian learning and culture. Anderson's contributions went way beyond his work for the University and included a variety of interesting business enterprises and a major Norwegian language newspaper.

The Orton Park historic district is being nominated by the Landmarks Commission as part of its responsibility, as outlined in our local ordinance, to nominate all local landmarks and historic districts to the National Register. The Orton Park district is part of the larger Third Lake Ridge historic district, which we hope you will consider for historic district designation at a later date.

Thank you for this opportunity to comment.

Sincerely yours,

*Mary Mohs KHR*

Mary Mohs, Chairperson  
MADISON LANDMARKS COMMISSION

MM:KHR:jlj/65.1

RECEIVED

Historic District

OCT 06 1987

HIST. PRES. DIV.

HISTORIC DISTRICT: BRTON PARK

ADDRESS OF PROPERTY OWNED: 1126 + 1128 SPAIGHT ST

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 to the National Register will be considered.

SIGNED: Gregory H. Ripp  
Elizabeth M. Behrend DATE: October 1 1987

PRINT OR TYPE NAME: ELIZABETH M. BEHREND - GREGORY H. RIPP

MAILING ADDRESS: 1128 SPAIGHT ST

CITY: MADISON

STATE: WIS

ZIP: 53703

State of Wisconsin

County of Dane

The above statement was subscribed and sworn before me this 1st day of October, 19 87.

Janice H. Rowe

Notary Public

My commission expires: August 21, 1988



OCT 07 1987

HIST. PRES. DIV.

HISTORIC DISTRICT: Orton Park Historic District  
ADDRESS OF PROPERTY OWNED: 1111 Rutledge Street  
CITY: MADISON WI. 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 to the National Register will be considered.

SIGNED: Doris E. Stone DATE: Oct. 5, 1987

PRINT OR TYPE NAME: DORIS E. STONE

MAILING ADDRESS: 1111 RUTLEDGE ST

CITY: MADISON STATE: WIS. ZIP: 53703

State of Wisconsin

County of Dane

The above statement was subscribed and sworn before me this 5th day of October, 19 87.

Dolores D. Zimmerman  
Notary Public

My commission expires: 5/14/89



I object because  
1. <sup>It is</sup> illegal discrimination (Only landlords or owners of multi unit dwellings may receive tax credits or discounts)  
2. It is an incentive for multi-unit occupancy which is bad public policy in a blatant economy in this neighborhood  
1. inadequate parking  
2. snow removal  
D.E. Stone.





THE STATE HISTORICAL SOCIETY OF WISCONSIN  
816 State Street Madison, Wisconsin 53706 608/262-3266

H. Nicholas Muller III, Director

HISTORIC PRESERVATION DIVISION

TO: Jerry Rogers, Keeper  
National Register of Historic Places

RECEIVED

FROM:      Barbara Wyatt

SEP 16 1988

  X   Paul Lusignan

NATIONAL  
REGISTER

SUBJECT: National Register Nominations

The following materials are submitted on this 13<sup>th</sup> day of September, 1988,  
for the nomination of the Orton Park Historic District

to the National Register of Historic Places:

  1   original National Register inventory-nomination form

  -   supplementary survey forms

  -   district survey form(s)

  1   original USGS map(s)

  28   photographs

  2   sketch map(s)

  3   ~~1~~ piece(s) of correspondence

  X   other: This nominations was returned for technical and substantive reasons  
and is now being resubmitted. The acreage has been corrected.

     PLEASE INSURE THAT THIS NOMINATION IS REVIEWED A list of significant individuals is provided on p.8-1a. Further  
research was unable to substantiate  
the significant contributions of Bagley and Kroncke, therefore "Law"  
is being dropped as an area of significance.

BW:pn

Enclosures

0708D