



**216 S. Hamilton St.
Gabriel Bjornson House
Supplemental Research**

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M E T H O D O L O G Y

In November 2019, The *Madison Trust for Historic Preservation* commissioned *Archetype, Historic Property Consultants, LLC* to conduct research on the house at 216 S. Hamilton St. in Madison to augment the evaluation presented by *Populance Architecture and Development*. *Populance* submitted a report to the City of Madison Planning Division in September 2019, that analyzes the history and potential historic significance of 216 S. Hamilton St. That report was submitted in support of a development proposal that would require the demolition of 216 S. Hamilton. The *Populance* report presents a strong accounting of planning documents and processes in which the historic significance of the house has been evaluated, but it misapplies federal criteria for evaluation of integrity, incorrectly evaluates the property's historic context, and insufficiently identifies the property's character-defining features. It also presents an incomplete comparison with similar houses in Madison.

Archetype HPC reviewed survey data collected during the 1983 architecture and history survey of Madison.

We reviewed Sanborn Fire Insurance maps from 1892 to 1951 to attempt to confirm the sequence of construction for the house's different sections.

We searched Madison City Directories from 1858 to 1980 to confirm and complete the succession of occupants of the property.

We conducted full-text searches of Madison newspapers using *newspaperarchive.com* to get some insight into the the lives and activities of occupants of the house, and to identify events that occurred at the property that may be associated with larger trends of Madison history.

We used the the Wisconsin Historical Society's Architecture and History Inventory (AHI) database (publicly searchable at *wisconsinhistory.org*) to identify other properties in Madison that are similar to the house at 216 S. Hamilton. Using Google Street View we confirmed the existence and construction method of as many of those properties as we could clearly see.

We used the *National Register Bulletin: How to Apply the Criteria for Evaluation* to apply the National Register Criteria for eligibility.

All evaluations and conclusions contained herein are the opinion of Jason Tish, historic preservation consultant with *Archetype, LLC*. Tish has twenty years of experience applying criteria for evaluation of historic properties.

CHRONOLOGY OF CONSTRUCTION

There is some dispute about the sequence of construction of the house's different sections. Property records from the period of construction are not clear.

Gary Tipler, historian of Madison architecture, has argued, based on the house's materials and design, that the one-story section of the house was built first, and the two-story section was added later.¹ Research for this report did not find documentation that definitively confirmed the sequence of construction.



The oldest section of the house was apparently built in the early 1850s. The 1983 Intensive Survey Form completed by Katherine Rankin and Elizabeth Miller (included in the "Supplement" section of the *Populance* report) indicates, based on research of "tax records," that Gabriel Bjornson first occupied the house in 1853, and that he was the first owner.² Rankin and Miller's form also indicates, based on "plat and bird's-eye maps," that an "alteration" to the house occurred in 1866, but does not clarify what that alteration entailed.

A letter suggests that an addition was built between 1915 and 1922. A 1949 article on the house by *The Capital Times* writer Alexis Baas quotes a letter written by the daughter of A.H. Schubert (owner of the house from 1922 to 1944) that indicates that the Kennedy family (owners of the house from 1915 to 1922) "built the apartment" during their ownership. Neither the letter's author nor Baas attempt to specify which segment of the building they considered "the apartment." At the time Baas wrote his article in 1949 the entire house consisted of three separate residences, one in the single-story ell, and two in the two-story section.³

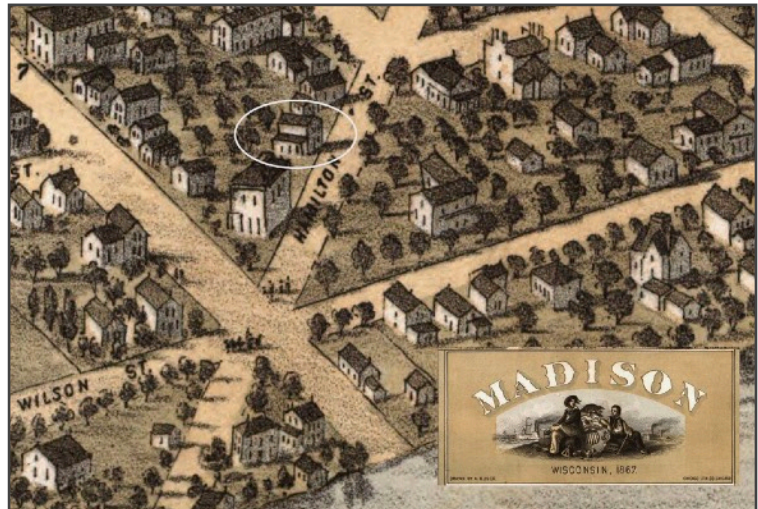


¹ Personal communication, Nov. 20, 2019.

² Katherine Rankin and Elizabeth Miller, *Intensive Survey Form* (Madison, Historic Preservation Division of the State Historical Society of Wisconsin, 1983).

³ Alexis Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.

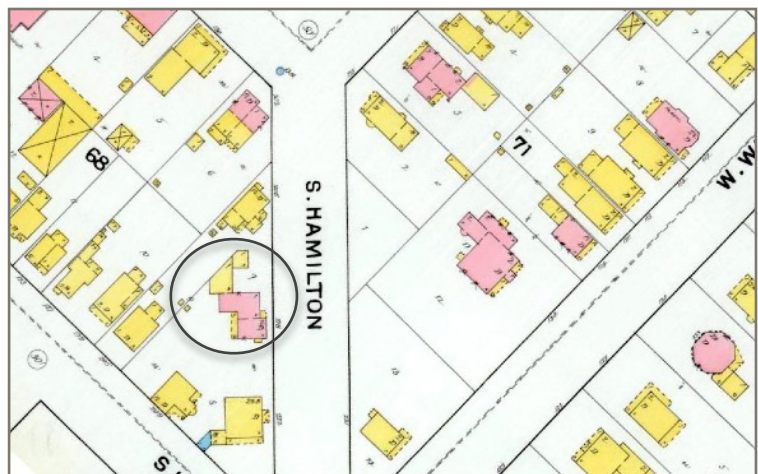
The consistent materials in the one-story section, plus its orientation lend credence to Tipler's theory that it was built first. Consistent materials from the front to the rear of the one-story section suggest that the entire one-story section was built as a single component rather than as a traditional ell to the two-story section. A true ell on a Gabled Ell house is typically built on a long axis perpendicular to the main mass of the house. The one-story section of this house was built on a long axis that is parallel to the two-story section.



Bird's eye drawing of Madison, 1867

The 1867 bird's-eye drawing that Rankin and Miller refer to (excerpted here) shows a house at that location that is a two-story front-gabled house with a side porch, but without the ell that exists today. It should be noted that bird's-eye drawings from this period are not noted for their accuracy at the level of the common residential building.

It is certain that by 1892 both masonry sections of the house that exist today were in place. The Sanborn Fire Insurance map of the area published that year show a masonry structure with the same footprint occupied by the house today. It also shows a wood frame section attached to the northwestern elevation of the one-story section. That frame section is not extant.



*Sanborn Fire Insurance map - 1892
Pink is masonry. Yellow is wood frame*

Regardless of which section was built first, the house took the form, early in its existence, of a Gabled Ell, sometimes also called a Gable and Ell Cottage, with an ell elongated to the rear. The house represents the Gabled Ell form well with its upright, two-story, front-gabled section, one-story wing extending from one side, and the entry porch located at the intersection of the two.

A S S O C I A T E D P E O P L E

Gabriel Bjornson, ca.1853-1858

The original section of the house was built for Gabriel Bjornson around 1853. Bjornson was its first occupant.⁴ He lived in the house until about 1858. Research for this report did not uncover any information about Bjornson that can augment the information in the *Populance* report. Based on the information about Bjornson in the *Populance* report, he does not appear to be a person who made significant contributions to local, state, or national history.

J.H. McAvoy, ca.1859-1860

McAvoy was a banker and the deputy clerk of the Dane County board of Supervisors. Research for this report did not uncover any information about McAvoy that indicates he made significant contributions to local, state, or national history.

George H. Barwise, ca.1861-1866

George H. Barwise was a partner in the real estate firm of Williamson & Barwise. Research for this report did not uncover any information about Barwise that indicates he made significant contributions to local, state, or national history.

Julia and Frederick Mohr, ca.1867-1868

Julia Mohr purchased the property from George H. Barwise in 1867.⁵ The Mohrs lived in the house briefly in the late 1860s. Their place of residence was indicated in 1868 as "Hamilton near Henry." Frederick Mohr was associated with the Mohr & Stein Lumber Co. Research for this report did not uncover any information about the Mohrs that indicates they made significant contributions to local, state, or national history.

William Farrell, 1884-1915

William Farrell purchased the property in 1884.⁶ He lived there until about 1914 according to research in Madison City Directories. He was a partner in the Farrell Milsop Company, which manufactured wagons and carriages from the 1870s into the 1890s. In 1880, the company was called the "leading firm of its kind in Madison."⁷ William Farrell was listed as "retired" in the 1894 Madison City Directory. He died in 1918. Research for this report did not uncover any information about Farrell that indicates he made significant contributions to local, state, or national history.

Ellen and John L. Kennedy, 1915 - 1922

The property was purchased in 1915 by John L. and Micheal J. Kennedy.⁸ John was married to Ellen Kennedy, and Michael was their son. Michael was drafted in 1918 for service in World War I, and by 1921, John had died. Research done in 1949 by *The Capital Times* writer Alexius Baas

⁴ Katherine Rankin and Elizabeth Miller, *Intensive Survey Form* (Madison, Historic Preservation Division of the State Historical Society of Wisconsin, 1983).

⁵ "Sales of Real Estate in Dane County." Madison, *Wisconsin State Journal*, April 13, 1867, 10.

⁶ Alexius Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.

⁷ Consul W. Butterfield, *History of Dane County, Wisconsin preceded by a history of Wisconsin, statistics of the state, and an abstract of its laws and constitution and of the Constitution of the United States* (Chicago, Western Historical Co., 1880).

⁸ Alexius Baas, "Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St." Madison, *The Capital Times*, Sept. 12, 1948, 13.

quotes a letter written by the daughter of later owner A.H. Schubert that indicates that the Kennedy family “built the apartment” during their ownership. Neither the letter’s author nor Baas attempt to specify which segment of the building the letter refers to. At the time Baas wrote his article in 1949 the entire house consisted of three separate apartments, one in the single-story ell, and two in the two-story section.⁹

Mr. A. H. Schubert, 1922-1944

Andrew H. Schubert purchased the property from the Kennedy family in 1922. Schubert was a tavern operator and relatively minor developer of property in downtown Madison. In the early 1920s, he took note of Madison’s first example of a new form of commercial architecture, the arcade, and replicated it in one of his own development projects.

Around 1900, Schubert assumed management of a tavern at 1320 University Avenue from his father-in-law, Frank Fleckenstein.¹⁰ Schubert operated the tavern until 1906, when the building was sold.¹¹ In September of 1908, he secured a license to build his own small, 2-story, mixed-use building at 120 W. Mifflin St.¹² That building is currently designated a City of Madison Landmark. In 1909, he opened the Silver Dollar buffet in the ground-floor commercial space of 120 W. Mifflin. Schubert and his wife lived in the apartment on the second floor. The Silver Dollar initially served food, but was soon licensed to serve liquor. By 1914, the Silver Dollar was managed by Robert and Leo Daggett. The Silver Dollar closed in 1917 when voters made Dane a dry county.¹³ In 1919, Schubert reopened the Silver Dollar.¹⁴ At that time it was described as a “former saloon still operating as [a] drink parlor.”¹⁵ Andrew Schubert sold the building in 1923.¹⁶ During the last year that he owned 120 W. Mifflin, Schubert witnessed the construction of the Mifflin Arcade building directly across the street. The Mifflin Arcade was the first commercial building of its kind in Madison, a single commercial building partitioned into smaller ground-floor storefronts with a unified facade treatment. In 1924, Schubert built his own arcaded commercial building at 544-546 W. Washington Ave. (extant).¹⁷ The architect of Schubert’s arcade, M.P. Schneider, said of the design, “The gradual migration of the retail shopping district from the Square has given an inspiration for the creation of a new and distinctive type of commercial architecture. The merchants of Madison are as progressive as any in the large cities of the country, and they appreciate architectural merit both in design of building and the real sales value of glass window fronts.”¹⁸ Andrew Schubert seems to have retired after building his arcade. By 1939, he was renting out rooms in 216 S. Hamilton.¹⁹ By 1941, he was living at 312 N. Blount St. In 1944, Schubert sold 216

Alexius Baas, “Growing City Failed to Crowd Out Sturdy Century-Old Home at 216 S. Hamilton St.” Madison, *The Capital Times*, Sept. 12, 1948, 13.

¹⁰ “Jud Stone’s Gleanings,” Madison, *Wisconsin State Journal*, May 19, 1906, 7.

¹¹ “Jud Stone’s Gleanings,” Madison, *Wisconsin State Journal*, Sept. 15, 1906, 3.

¹² “New Saloon for Uptown.” Madison, *Wisconsin State Journal*, Sept. 12, 1908, 8.

¹³ “Many Bar Owners Stay in Business.” Madison, *Wisconsin State Journal*, June 10, 1917, sec. 2, 1.

¹⁴ Carolyn Freiwald, *Landmark Nomination Form*, Schubert Building, 120 W. Mifflin St. 2006, City of Madison, Wisconsin, 8.

¹⁵ “21 Saloons, Smiling Bravely, Continue in Business in Madison,” Madison, *Wisconsin State Journal*, March 6, 1921, 6.

Carolyn Freiwald, *Landmark Nomination Form*, Schubert Building, 120 W. Mifflin St. 2006, City of Madison, Wisconsin, 8.

¹⁷ “New Arcade Planned on Avenue,” Madison, *Wisconsin State Journal*, June 15, 1924, 7.

¹⁸ “New Arcade Planned on Avenue,” Madison, *Wisconsin State Journal*, June 15, 1924, 7.

¹⁹ Advertisement for “single and double rooms for men” for rent in 216 S. Hamilton, Madison: *Wisconsin State Journal*, Sept. 12, 1939.

S. Hamilton St. to Raymond Burt, a building inspector employed by the City of Madison who immediately proceeded to convert the house to three separate residential apartment units.²⁰ Schubert died in 1950.

Newlyweds and short-term residents, 1944-1954

From 1944 until 1955 the house was occupied by a series of short-term residents, many of them newlyweds. In 1955, the house hosted its first commercial tenant, the Dairyland Mutual Insurance Company.

Dairyland Mutual Insurance Co., 1954-1955

The Dairyland Mutual Insurance Company had its offices at 216 S. Hamilton for a brief period in 1954. Dairyland was founded by Stuart Struck in 1952, and had offices at 933 Regent St.²¹ (not extant), and 8 S. Carroll St.²² (extant), prior to moving to 216 S. Hamilton St. sometime in 1954, or possibly late in 1953. This appears to be the first use of 216 S. Hamilton as commercial office space. Dairyland moved out of 216 S. Hamilton in 1955 and into 347 W. Wilson St. (not extant) in February of 1955.²³ In early 1956, Dairyland moved to a new building the company built for itself at 335 W. Wilson St (not extant).²⁴ In 1960, Dairyland and another insurance company established by Struck moved into a larger building purpose-built for the two companies at 626 N. Segoe Rd. (not extant). Dairyland Insurance Co. was acquired by Sentry Insurance in 1966, which maintains the Dairyland brand in 2020. Sentry Insurance moved to a new headquarters building in Stevens Point, WI in 1977. Dairyland Insurance still offers policies, and specializes in auto and motorcycle coverage.²⁵ The brief residence at two extant locations, 216 N. Hamilton, and 8 S. Carroll St., by the Dairyland Mutual Insurance Company are associated with the formative period of the company in Madison. However, the company did not make significant contributions to local, state, or national history in the area of commerce or any other historic theme.

Short-term residents 1955-1975

From 1955 until 1975 the house was occupied by a series of residents living in the three apartment units. None of them are notable in local, state or national history.

Houkom and Ritchie attorneys, 1975-2005

Beginning in 1975, Larry A. Houkom and Ronald A. Ritchie rented 216 S. Hamilton St. and used it as office space for their law partnership. Ritchie's name does not appear in conjunction with the address after 1989, but Houkom retained office space in the house until 2005. Research for this report did not uncover any information about the Houkom and Ritchie, or either of the attorneys individually, that indicates they made significant contributions to local, state, or national history.

²⁰ Russel B. Pyre, "Our Town: News of Your Neighbors." Madison, *Wisconsin State Journal*, Jan. 22, 1944. 8.

²¹ "Judgement for \$125,000 Asked in Suit Here," Madison, *Wisconsin State Journal*, Sept. 17, 1953, sec. 1, 4.

²² "Notice of Meeting," Madison, *Wisconsin State Journal*, Mar. 11, 1953, sec. 2, 12

²³ "Madison News Items in Brief, Office Building Permit," Madison, *Wisconsin State Journal*, Feb. 17, 1955, sec. 1, 10

²⁴ "\$173 Million Assets for Insurance Firms With Home Offices Here." Madison, *Wisconsin State Journal*, "Madison Business and Industry Edition", 7.

²⁵ "Dairyland: where promises are kept, and people always come first." Dairyland Insurance, accessed, Jan. 5, 2020, <https://www.dairylandinsurance.com/about-dairyland-insurance>

GABLED ELL HOUSES IN MADISON (HISTORIC CONTEXT OF DESIGN AND CONSTRUCTION)

The *Populance* report misapplies the concept of historic context. It examines the property's physical setting under the rubric of historic context. Historic context is the pattern of history with which a property is associated, and that property's role within that pattern of history. Historic context is meant to be evaluated after a property's significant associations and period of significance are established. Without defining the property's association with historic events, persons, or history, a historic context cannot be properly evaluated.

Research for this report did not find any associations that are likely to make it eligible under National Register Criterion A, B, or D. The most likely argument for the house's eligibility for the National Register would be under Criterion C, for design or construction. This report does *not* make that argument, and is *not* a full application of the National Register Criteria. Even so, the house can be examined within the context of the Gabled Ell form.

The Gabled Ell, as a vernacular form of construction, was ubiquitous throughout the United States, especially in rural areas and small towns as settlement spread from east to west. The form reached the height of popularity from 1870 through about 1920. The temporal prevalence of the form in Madison corresponds with this trend.

The form typically consists of two masses, of similar or different heights, set at a perpendicular angle to each other, with the main entrance under a porch or portico at the intersection of the two masses. The dominant mass, usually built with a gable end facing the front, typically contained formal and private spaces. The deferential mass (the ell) typically contained the kitchen and informal or private spaces.²⁶ Stylistic treatments were commonly applied to the exterior, and reflected what was popular at the time and in the region. Given the temporal range of the form's occurrence in Wisconsin, style often exhibits the influence of the Greek Revival, Gothic Revival, or Queen Anne.



²⁶ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870-1960*, (New York: W. W. Norton & Company, 2009), 140-141.

Because Gabled Ell (or Gable-and-Ell-Cottage) is a form of construction rather than an architectural style, no written context of the form in Wisconsin or Madison exists. The form is not specifically addressed in the Wisconsin Cultural Resource Management Plan. The 1994 Madison survey report only identifies a few Greek Revival style houses that take the form of a Gabled Ell. The Wisconsin Historical Society's Architecture and History Inventory database (AHI) records "Gabled Ell" in the Architectural Style field of the their database, but the State Historic Preservation Office considers Gabled Ell to be a vernacular form rather than an architectural style.²⁷

The *Populance* report asserts a total of 109 comparable Gabled Ell houses built in Madison between 1800 and 1899.²⁸ The report's account of Gabled Ell houses by decade add up to 165 extant houses.²⁹ The report does not discuss its methodology.

Archetype used the AHI database, publicly searchable at wisconsinhistory.org to find similar houses in Madison. We used search parameters that returned all properties in the database located in the city of Madison that were identified as Gabled Ell.³⁰ Our search returned 165 properties. We used Google Street View to view recent images of each property. Of the 165 properties returned by the AHI under our search criteria:

- 124 are extant
- 97 appear to be of wood-frame construction
- 17 appear to be of masonry construction (brick in all cases)
- 10 are misidentified (either not the Gabled Ell form, or listed under an incorrect address)

Many have extensive alterations, including additions, expansions, and modern exterior materials.³¹ This can be explained in most case by the age of the building combined with shifting ideas of modern housing over their lifetimes, and the durability of exterior materials.

Of the 17 extant masonry examples of the Gabled Ell form in Madison, there are 7 that are similar to 216 S. Hamilton in terms of design, materials, and historic integrity:

1. 101 S Franklin St. – included in the First Settlement local Historic District
2. 511 E. Main St. – included in the First Settlement local Historic District
3. 315 S Baldwin St. – included in the Third Lake Ride local Historic District
4. 17-19 N. Franklin St.
5. 2215 N. Sherman Ave.
6. 6110 Mineral Point Rd.
7. 1016 Jenifer St.

²⁷ Veregin, Peggy, National Register Coordinator for the State of Wisconsin. Personal communication, Jan. 15, 2020.

²⁸ 216 S. Hamilton St. Analysis & Summary -Draft-, Madison, Populance Architecture and Development, 2019, 5th unnumbered page.

²⁹ 216 S. Hamilton St. Analysis & Summary -Draft-, Madison, Populance Architecture and Development, 2019, 5th through 7th unnumbered pages.

³⁰ The AHI is not a comprehensive inventory of Gabled Ell houses in Madison, but it likely includes a high percentage of the total number of Gabled Ell houses in the city. Those included in the AHI are those that were recorded in previous surveys of historic architecture in Madison in 1973, 1983, and 2012. These surveys focused on defined areas that included (particularly in 1973 and 1983) the oldest parts of the city, where Gabled Ell houses are more likely to be located.

³¹ Time limitations and visibility prevented a full inventory of exterior alterations.

HISTORIC INTEGRITY

The Madison Landmarks ordinance, currently undergoing an overhaul, does not include an integrity standard or criteria for evaluating integrity. The National Register of Historic Places (NRHP) program does have an integrity standard for eligibility, and measures historic integrity in terms of its location, design, setting, materials, workmanship, feeling, and association. To meet the standard for integrity, a property will “possess [integrity under] several, and usually most of the aspects.” However, the integrity criteria are meant to be applied after a property’s period of significance has been determined. The standards are then applied to the state of the property during that period. In their application of the integrity criteria, the *Populance* report appears to have presumed significance under criterion C (for design and construction). We therefore applied the criteria to the period of original construction of the house’s segments ca.1853 - ca.1892 This is complicated by the lack of clarity in the sequence of construction.

In its evaluation of the seven aspects of integrity, the *Populance* report misinterprets some of the aspects. Our evaluation of the house’s historic integrity applies the guidance in the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*:³² We considered each aspect as a binary - the house either retains integrity in the aspect, or it does not.

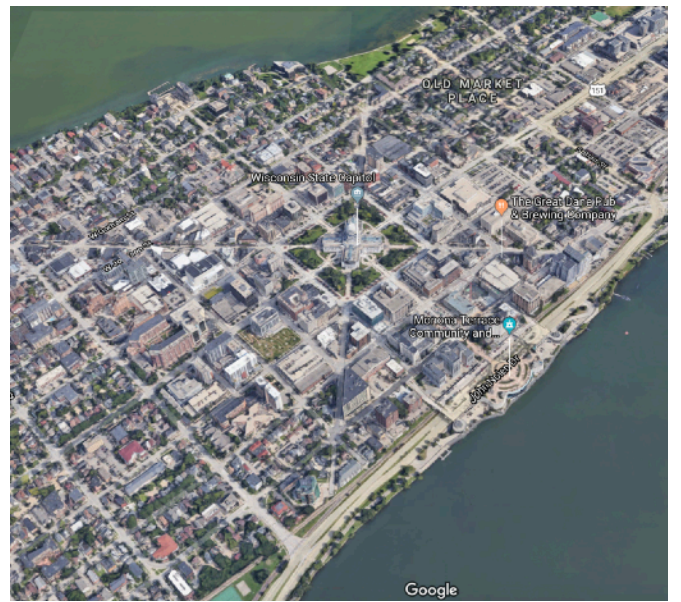
- *Location*: The house retains integrity of location. It stands on the site where it was originally built along S. Hamilton St., a radial street extending from the Capitol Square at an angle to the regular street grid on the isthmus. It has not been moved since it was constructed.
- *Design*: The house retains integrity of design. Unlike many Gabled Ell houses in Madison whose design has been obscured by expansions of interior space, modern exterior materials, changes in fenestration patterns, and additions, 216 S. Hamilton, especially when viewed from S. Hamilton St. clearly conveys its original design as a modest, private, urban residence with an addition built relatively early in its life, Its masses are clearly oriented in the form of a Gable and Ell cottage - a wing projecting at a right-angle from the main mass with the main entry nestled in the ell or on the side.³³ The main mass retains its vertical orientation, its fenestration pattern, and its simple roofline. Its design has been somewhat compromised on the rear elevation where a second-floor window opening has been converted to a door opening, and a small expansion of interior space is visible at the roofline of the two-story section.
- *Setting*: The house does not retain integrity of setting. When the first section of the house was built, lots within two blocks of the Capitol Square were dominated by traditional single-family residences. The area around the Capitol Square has changed dramatically since the 1850s, and no longer has a residential character. Extant single-family houses are rare. The area is dominated by high-rise commercial, professional, residential, and mixed-use buildings. This transition was well underway in the 1910s when the construction of the city’s first “skyscraper” office buildings and large hotels near the Square fundamentally shifted the density of the downtown area.

³² U.S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Eligibility* (Washington D.C., U.S. Government Printing Office, 1990 revised 1997).

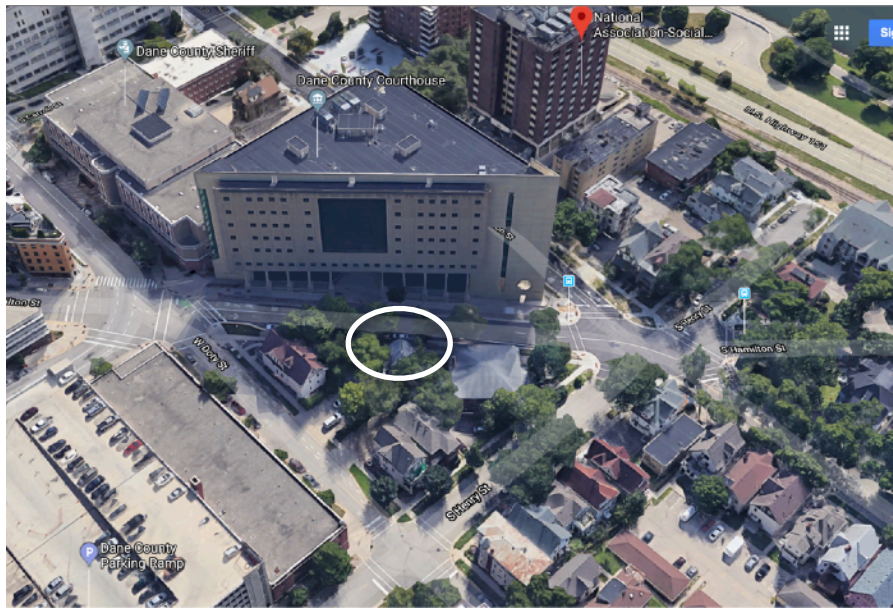
³³ Herbert Gottfried and Jan Jennings, *American Vernacular Buildings and Interiors 1870-1960*, (New York: W. W. Norton & Company, 2009), 140-141.



1867



2019

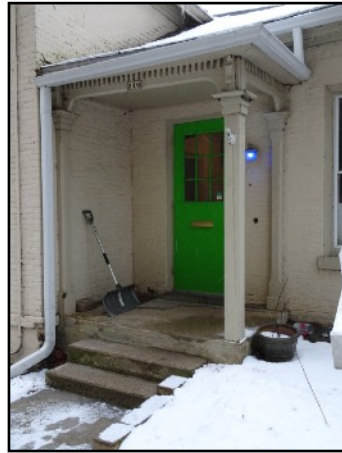


2019



2019

- Materials:* The house does not retain integrity of materials. Most exterior materials from the period of construction and early decades are extant, but much of it has been obscured by the application of other materials. Brick cladding has been painted, but still shows the its course pattern and orientation. Irregular limestone foundation materials, once exposed on the facade, have been covered with a skim coat, incised to mimic dimensioned masonry units. Some extant exterior materials appear to date to the period of construction or the early decades of the



house's life: decorative concrete window headers, decorative barge board and fascia boards, a bay window (obscured by foliage), and window mullions. We did not have access to the interior of the house, so our evaluation of interior materials is dependent on photos included in the *Populance* report. Interior materials that might be associated with an early period of significance are largely gone. There are some windows with decorative colored glass, and a decorative stairway balustrade that likely date to the time of construction. The wood entrance portico is difficult to date without close examination of its materials. Stylistically, it could date to the first 40 years of the house's existence. It could also be a later construction designed to match the style of the house.

- Workmanship:* The house does not retain integrity of workmanship. Too many exterior and interior materials have been replaced or obscured for the structure to clearly convey the workmanship of the builders.

- *Feeling*: The house does not possess integrity of feeling. This evaluation is heavily affected by the altered interiors, and by the encroachment of 21st-century development on the property. Observing the house at close range, one can get a sense of private home construction in the 1850s, but looking beyond the facade, to nearby properties, or inside the entrance, the feeling dissipates quickly.
- *Association*: Integrity of Association cannot be evaluated, even hypothetically, without first defining the significant person, event or history with which the property is associated.

POTENTIAL ELIGIBILITY UNDER MADISON LANDMARKS ORDINANCE

To be eligible as a City of Madison Landmark, the property must meet one of the five standards below. Integrity is not a consideration.

- (a) It is associated with broad patterns of cultural, political, economic or social history of the nation, state or community.
- (b) It is associated with the lives of important persons or with important event(s) in national, state or local history.
- (c) It has important archaeological or anthropological significance.
- (d) It embodies the distinguishing characteristics of an architectural type inherently valuable as representative of a period, style, or method of construction, or of indigenous materials or craftsmanship.
- (e) It is representative of the work of a master builder, designer or architect.

The house meets criterion a. It is associated with settlement and development patterns during a decade of explosive growth that historian David Mollenhoff calls the “Farwell boom” (1846-1856) when Madison grew from a “tiny country hamlet” of 600 residents to a village of 9,000, rapidly moving in the direction of a full-fledged city.³⁴ In 1847, just six years before 216 S. Hamilton St. was built, only one house had been built southwest of the capitol. By 1857, just four years after, settlement had reached south nearly to Bassett St.³⁵ During the Farwell boom, masonry houses like 216 S. Hamilton “represented achievement, dignity, wealth, and - most of all - permanence.”³⁶ They embody the ambition of 19th-century settlers in Madison, and their faith in the village that would grow to be the Madison of the 20th and 21st centuries.

The house also meets criterion d. It embodies distinguishing characteristics of the vernacular Gabled Ell form of residential construction that was common in Madison during the second half of the 19th century. The character-defining features of the Gabled Ell form are clearly legible in the house as it stands today. Many examples of the form are extant throughout the city, but relatively few of them (17) were executed with masonry. The house also exhibits relatively little alteration from additions, expansions, and modern materials. The house’s external materials, despite some being obscured, convey the design and construction methods of the house.

³⁴ David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 44.

³⁵ David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 55.

³⁶ David Mollenhoff, *Madison: A History of the Formative Years*, 2nd ed. (Madison: University of Wisconsin Press, 2003), 54.

CONCLUSIONS

The house at 216 S. Hamilton St. is very old relative to the entire built landscape of Madison. It has the ability to convey a brief sense, from the public right-of-way, of what downtown Madison was like in its formative years. It reaches back to the Farwell boom and the city's transition from a small hamlet to a large village in the 1850s. It was present at key moments in the city's history, which no person living today witnessed - the rise and decline of industries, the fire that destroyed the second capitol building, the construction of the city's first "skyscrapers" on the Square. In that regard, it has the capacity to expand the scope of our thinking about the history of our city and our place in it today.

Age alone, however, does not make it eligible for historic designation. Historic designation programs are the rubrics we have developed to evaluate a place's significance to a community's history, and thus the cultural value that a property has to its community. Not meeting the criteria, however, does not necessarily accurately measure the cultural value of a place to a community.

The house does not meet the criteria for inclusion in the National Register of Historic Places. We did not find associations with any significant events (criterion A) or people (criterion B). The house does embody the distinctive characteristics of a form of construction common during a distinct period of Madison's history (criterion C), but lacks overall integrity to convey its association with that period.

The house does meet criteria a and d of Madison's Landmarks Ordinance. It is not currently designated, individually or within a historic district. There are 17 other brick Gabled Ell house in Madison of similar age, design, and materials. Three of them are in locally designated historic districts, and have the protections provided by the Landmarks Ordinance.