

DISTRICT SURVEY FORM

1	<u>District</u> Sunset Village Historic District		<u>Surveyor</u> Timothy F. Hegglund		<u>SHSW Staff</u>
	<u>City</u> Madison	<u>County</u> Dane	<u>Survey</u> Near West Side Neighborhoods Intensive Survey		<u>Date</u> 2012
<u>Streets</u>		<u>Numbers</u>		<u>Streets</u>	
Hillcrest Drive		4200, 4204, 4206		S. Owen Drive	
N. Sunset Court		4114, 4118, 4122, 4126, 4130, 4134, 4137		205, 207, 209, 221, 225, 229	
E. Sunset Court		217			
W. Sunset Court		204, 208, 211, 212, 220			

2	<p><u>Boundary Description</u> The district boundaries begin at a point on the E curbline of S. Owen Dr. that corresponds to the SW corner of the lot associated with 229 S. Owen Dr. The line then continues N along said curbline to a point that corresponds to the NW corner of the lot associated with 205 S. Owen Dr. The line then turns 90° and continues E along the S curbline of Hillcrest Dr. until reaching a point that corresponds to the NW corner of the lot associated with 4205 Hillcrest Dr. The line then turns 90° and continues N across Hillcrest Dr. to a point on the N curbline of said street that corresponds to the SW corner of the lot associated with 4206 Hillcrest Dr. The line then continues N along the W lot line of 4206 Hillcrest Dr. to the NW corner of said lot, then turns 90</p>
3	<p><u>Boundary Justification</u> The district boundaries include all the land that has historically been associated with the district's resources.</p>

4	<p><u>SOURCES OF INFORMATION</u></p> <p>A. City of Madison Assessor's Office</p> <p>B. City of Madison Building Permits</p> <p>C. Madison City Directories (various issues)</p> <p>D. <i>Wisconsin State Journal</i> (various issues)</p> <p>E.</p>
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DIVISION OF HISTORIC PRESERVATION
 WISCONSIN HISTORICAL SOCIETY
 HP-02-66 (7/16/98)

5	<p><u>MAP REFERENCE</u> USGS quad: <u>Madison West</u> scale: <u>1-24,000</u></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">UTM References</td> <td style="width: 50%; text-align: center;">H.</td> </tr> <tr> <td>A. 16/300720/4770660</td> <td>I.</td> </tr> <tr> <td>B. 16/300960/4770620</td> <td>J.</td> </tr> <tr> <td>C. 16/300960/4770530</td> <td>K.</td> </tr> <tr> <td>D. 16/300720/4770480</td> <td>L.</td> </tr> <tr> <td>E.</td> <td>M.</td> </tr> <tr> <td>F.</td> <td>N.</td> </tr> <tr> <td>G.</td> <td>O.</td> </tr> </table>	UTM References	H.	A. 16/300720/4770660	I.	B. 16/300960/4770620	J.	C. 16/300960/4770530	K.	D. 16/300720/4770480	L.	E.	M.	F.	N.	G.	O.
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6	<p><u>Opinion of National Register Eligibility</u> date: _____ initials: _____ _____ eligible _____ not eligible _____ unknown _____ national _____ state _____ local</p>																

7 DESCRIPTION

General character, building types, styles, environment, important natural and man-made features, qualities that distinguish district from surroundings, nature of intrusions, and generally excepted properties.

The Sunset Village Historic District is a small district comprised of 22 single family residences that is located in the north end of the original suburban plat of Sunset Village. The original Sunset Village Addition plat is heavily wooded and it was first platted in May of 1938 and is bounded by Westmorland Blvd. to the east, Hillcrest Dr. to the north, S. Owen Dr. to the west, and Mineral Point Rd. to the south, and its layout features a central block of lots that has a rectilinear public park space in its center. This center block is surrounded by a roadway consisting of East, West, North and South Sunset Courts, and lots face onto this roadway and also onto the outer ring of lots that encircles the plat. All but three of the residences in the proposed historic district are located at the north end of the original plat, the other three (4200, 4204, and 4206 Hillcrest Dr.) are located in the First Addition to Sunset Village, which was platted by McKennas, Inc. in June of 1939.

The houses that were built in the district were all built between 1939 and 1949 and they are representative of the other houses that were built throughout this plat and in several neighboring plats as well. The vast majority of these houses are modest-sized examples of the most popular Period Revival styles, with Colonial Revival styles predominating, and the houses in the district are also almost all examples of this same style as well, although there are also several examples of the Tudor Revival. These houses are either one or one-and-one-half-stories-tall, some have symmetrical facades while others are asymmetrical, and wood clapboard siding predominates, although there are also stone and brick examples. The designs of most of these houses are believed to have come from published plans, although, at least one, the brick-clad, Colonial Revival style George & Myra Wermuth house, located at 4137 Hillcrest Dr. and built in 1941, was the work of prominent Madison architect Frank S. Moulton and it is likely that other architect-designed examples are also located in the district. Another, the clapboard-clad Colonial Revival style Gerald & Joyce Bartell house, located at 220 W. Sunset Ct. and built in 1946, is a pre-fabricated house designed and built by the Harnischfeger Co. of Port Washington, Wisconsin, which was erected in three days and was the subject of a feature article in the May 19, 1946 issue of the *Wisconsin State Journal*.

What distinguish the houses in the district from those in the surrounding neighborhood is the high degree of integrity that the district's houses possess. Many of the neighboring houses are similar in design and are equally intact but they are now sandwiched in between more numerous examples that have now been resided or have been enlarged. Consequently, the Sunset Village Historic District is now the only place in this neighborhood where a sufficient concentration of intact examples exists to show what this neighborhood originally looked like.

SIGNIFICANCE

The Sunset Village Historic District is believed to be of local architectural significance (NRHP Criterion C) because it

Areas of significance

Architecture: Colonial Revival History: _____
Tudor Revival _____

Period of Significance: 1939-1949

Historical Development and Statement of Significance.

The Sunset Village Historic District is believed to be of local architectural significance (NRHP Criterion C) because it contains 22 houses that constitute what is now the most intact group of the modest size Colonial Revival and Tudor Revival style single family residences that comprise the larger Sunset Village neighborhood. The district's houses are mostly typical representative examples of these styles and most of them were probably built from published plans, but at least one is known to be the work of a prominent Madison architect and it is possible that others are as well.

The original Sunset Village Addition was platted in May of 1938 by McKennas, Inc., this being a real estate development company owned by John C. McKenna and his sons. The original plat was immediately successful. One year later, in 1939, an illustrated newspaper ad for the plat in the July 2, 1939 *Wisconsin State Journal* had the following to say about the plat's first year.

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

The presence of FHA guidelines and a self-regulating design committee are notable because almost all of the houses that were built in the original plat were examples of the Colonial Revival style, although there were also a few Tudor Revival style examples as well. That this is so reflects the inherent design conservatism of the FHA, which wanted to be sure that any new residential construction whose funding was backed by the government would hold its value, and it also reflects the willingness of developers like McKenna to follow these guidelines. Similar guidelines also governed the development of the neighboring Pilgrim Village plat as well and they also governed what was built in several of the five subsequent additions that were made to the original Sunset Village plat. As a consequence the houses in Sunset Village and in several of the surrounding contemporary plats are almost all modest size examples of the most popular Period Revival styles built between 1939 and 1950, with Colonial Revival Style examples predominating. Because of their small size, however, many of these houses have been resided, expanded, and otherwise altered since they were first built and the recently completed intensive survey of this area found that the proposed Sunset Village Historic District is now the only place in this large historic neighborhood where its intact original appearance can be found.

2. Boundary Description, Continued

and continues in an easterly direction along the rear lot lines of the lots associated with 4206, 4204, and 4200 Hillcrest Dr. until reaching the NE corner of the lot associated with 4200 Hillcrest Dr. The line then turns 90° and continues S along the E lot line of 4200 Hillcrest Dr. to the SE corner of said lot, then continues S across Hillcrest Dr. to a point on the S curblineline of Hillcrest Dr. The line then turns 90° and continues E to the NE corner of the lot associated with 4133 Hillcrest Dr., then turns 90° and continues S along the E lot line of said lot to its SE corner. The line then turns 90° and continues E along the rear lot lines of 4130, 4126, 4122, 4118, and 4114 N. Sunset Ct. until reaching the NE corner of the lot associated with 4114 N. Sunset Ct. The line then turns 90° and continues S along the E lot lines of 4114 N. Sunset Ct. and 217 E. Sunset Ct. until reaching the SE corner of the lot associated with 217 E. Sunset Ct. The line then turns 90° and continues W along the S lot line of 217 E. Sunset Ct. until reaching a point on the curblineline of E. Sunset Ct. that corresponds to the SW corner of the lot associated with 217 E. Sunset Ct. The line then turns 90° and continues N along said curblineline and then W along the N curblineline of N. Sunset Ct. until reaching a point that corresponds to the SW corner of the lot associated with 4130 N. Sunset Ct. The line then turns 90° and continues S across N. Sunset Ct. to a point on the S curblineline of N. Sunset Ct. that corresponds to the NE corner of the lot associated with 4137 N. Sunset Ct. The line then turns 90° and continues W along the rear lot line of 4137 N. Sunset Ct. to a point on the E curblineline of W. Sunset Ct. that corresponds to the SW corner of said lot. The line then continues W across W. Sunset Ct. to a point on the W curblineline of said street that corresponds to the SE corner of the lot associated with 220 W. Sunset Ct. The line then continues W along the S lot line of the lot associated with 220 W. Sunset Ct. to the SW corner of said lot, then turns 90° and continues S along the rear lot lines of 225 and 229 S. Owen Dr. until reaching a point that corresponds to the SE corner of the lot associated with 229 S. Owen Dr. The line then turns 90° and continues W along the S lot line of the lot associated with 229 S. Owen Dr. to the POB.