

**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (1)**

***Name of Building or Site***

*Common Name*

Judith and Damien Wilson House

*Historic Name (if applicable)*

Loyle and Hilda Boutell house

***Location***

*Street Address*

4522 E. Buckeye Road

*Aldermanic District*

16

***Classification***

*Type of Property (building, monument, park, etc.)*

Single-family Residence

*Zoning District*

R1

*Present Use*

Single-family residence

***Current Owner of Property (available at City Assessor's Office)***

*Name(s)*

Judith and Damien Wilson

*Street Address*

4522 E Buckeye Road

*Telephone Number*

608-221-9555

***Legal Description (available at City Assessor's Office)***

*Parcel Number*

0710-152-0504-2

*Legal Description*

Lot 2, Block 1, Buckeye Woods

***Condition of Property***

*Physical Condition (excellent, good, fair, deteriorated, ruins)*

Very good

*Altered or Unaltered?*

altered

*Moved or Original Site?*

Original site

*Wall Construction*

Frame with Brick Veneer

**City of Madison**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (2)**

***Historical Data***

*Original Owner*

Loyle and Hilda Boutell

*Original Use*

single-family residence

*Architect or Builder*

unknown

*Architectural Style*

Georgian Revival

*Date of Construction*

1923

*Indigenous Materials Used*

not applicable

***List of Bibliographical References Used***

*Dane County Deeds.*

*Dane County Mortgages.*

*McAlester, Virginia and Lee McAlester. A Field Guide to American Houses. New York: Alfred A. Knopf, 1985.*

*Madison City Directory. Madison: G.R. Angell and Company, 1917 and 1919*

*Madison City Directory, Milwaukee: Wright Directory Company, 1921; 1925; 1927; 1929; 1931; 1939; and 1943.*

*Rankin, Katherine H., City of Madison Historic Preservation planner. Personal communications with Elizabeth Miller, September 10, 1999.*

*Wyatt, Barbara. Editor. Cultural Resource Management in Wisconsin. Three volumes. Madison: State Historical Society of Wisconsin, 1986.*

***Form Prepared By***

*Name and Title*

Elizabeth L. Miller and Damien Wilson

*Organization Represented*

Property Owner

*Address*

4522 E Buckeye Road

*Telephone Number*

(h) 608-221-9555

(o) 608-263-8474

*Date Nomination Form Was Prepared*

November, 2000

## Landmarks Commission

### LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

#### *Describe Present and Original Physical Construction and Appearance.*

The Boutell House is a two-story, side-gabled Georgian Revival residence finished with red brick. Built for Loyle and Hilda Boutell in 1923,<sup>1</sup> the house is set on a stone basement. Asphalt shingles cover the roof. A non-contributing brick garage that probably dates from 1939 is located to the north (rear) of the house.<sup>2</sup>

The Boutell House is located on the north side of East Buckeye Road in an area of mid-twentieth century, single-family residences. The lot is deep and slopes up from the street. The house is set at the top of the rise overlooking East Buckeye Road. The Boutell House is rectangular in plan and measures about 24.0 feet north-south by about 36.0 feet.

The Boutell House faces south. The front façade is symmetrical and features a centrally-placed, enclosed, frame entry porch. The entry porch is finished with clapboards and enriched with pilasters and simple classical moldings. The paneled front door is surmounted by a leaded-glass transom and frames with paneled pilasters. Above, a broken scroll pediment appears. The house displays a pair of multipane French doors on either side of the entry porch and three evenly-spaced, wood double-hung sash windows in a six-over-six configuration at the second story. Brick rowlocks form the sill. Rowlocks, bracketed by soldiers, create shouldered lintels. At the roof line, a wood denticulated cornice with compound moldings and returned eaves appears. Two gabled dormers with clapboard cheeks are perched on the roof. Each dormer features a six-over-six window and a raking cornice with compound moldings and returned eaves.

A one-story, enclosed porch extends across the eastern two-thirds of the north-facing (rear) façade. It appears to be original and is enriched with a simple classical cornice. The enclosed porch exhibits a six-over-six and an eight-over-eight window. Below this window, a pair of doors set at an angle gives access to the basement. A plain balustrade appears on the porch's flat roof. A pair of multipane French doors is set to the west of the enclosed porch. At the second story, a centrally-placed door is flanked by two, six-over-six windows. A wood denticulated cornice with compound moldings and returned eaves appears at the roofline.

A broad, endwall chimney is centered on the east-facing façade. At the first story, a six-over-six window appears to the south of the chimney and an eight-over-eight window is placed to the north of the chimney. The second story displays a six-over-six window on either side of the chimney. Two multipane, quarter round windows flank the chimney in the gable end. North of the main block, a door appears in the east face of the enclosed porch.

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<sup>1</sup> Warranty Deed, Mina Horstmeier to Loyle and Hilda Boutell, June 6, 1923, Dane County Deeds, 314:179; and Dane County Mortgages, July 5, 1923, 268:349.

<sup>2</sup> The Boutells took out a mortgage in 1939, Dane County Mortgages, 484:479. However, Damien and Judith Wilson, the current property owners, suggested that the garage may have been built in 1927 and update with glass block in 1939. The Boutells also took out a mortgage in 1927, Dane County Mortgages, 267:482.

A one-story, flat-roofed porch is appended to the northern two-thirds of the west-facing façade. Compound pilasters and a classical entablature enriched with discs frame the porch screens. A simple balustrade appears on the roof. A broad, endwall chimney rises through the roof of the porch. A pair of multipane French doors opens onto the porch. A second pair appears south of the porch. The second story displays a six-over-six window on either side of the chimney. Multipane, quarter-round windows flank the chimney in the gable end.

The interior floor plan is intact. On the first floor, the front door opens into a small vestibule. The first floor plan consists of a central hall with rooms on three sides. A straight, wood staircase rises to the second floor along the west side of the hall. The living room occupies the west end of the house. A small study is located north of the hall. East of the hall are the dining room (south) and the kitchen (north). The kitchen, remodeled in 1956,<sup>3</sup> displays creative touches such as oddly-shaped door surrounds. North of the kitchen, the enclosed rear porch houses an entry (east) and a bathroom (west).

The second floor plan features a central hall with two bedrooms on either side and a bathroom at the north end. Closets are tucked between each pair of bedrooms. The bedroom in the northwest corner is quite small and likely served as an infant's or trunk room.

The attic is unfinished. The basement has stone walls and a concrete floor. Aside from a recreation room, it is also unfinished.

The Boutell House retains many fine, original features. The surrounds and baseboards exhibit compound classical moldings, narrow ceiling moldings appear throughout the house, and multipane French doors open into the hall from the vestibule, the dining room and the living room. The west wall of the living room is dominated by a brick fireplace, its wood mantelpiece enriched with compound moldings. Finishes include plaster ceilings and walls, wallpaper, wood floors, small octagonal tiles (bathrooms), carpeting and linoleum.

The garage is a brick, side-gable building with a modern, double-stall, metal garage door on its east-facing façade. The south-facing façade exhibits a door and a six-over-six window. Four glass blocks form a diamond pattern in the gable end. This detail, which also appears in the north gable end, suggests a construction date after 1935. The north-facing façade also displays two, six-over-six windows. One six-over-six window appears on the west-facing façade. The original configuration of the building may have combined a one-stall garage with a workshop.<sup>4</sup> In 1939, the Boutells took out a mortgage in the amount of \$5,500.<sup>5</sup> The garage probably was built at this time.

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<sup>3</sup> Damien Wilson, current owner, personal communication with Elizabeth Miller, October 5, 1999.

<sup>4</sup> Wilson

<sup>5</sup> Dane County Mortgages, 484:478, August 11, 1939.

**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (4)**

***Significance of Nominated Property and Conformance to Designation Criteria.***

The Boutell House is architecturally significant as one of the best residential examples of the Georgian Revival style in Madison. The Boutell House retains excellent integrity.

The Georgian Revival style is a subtype of the Colonial Revival style and was built in Wisconsin between 1900 and 1940. While the Colonial Revival style was the most popular residential style of the first half of the twentieth century, Georgian Revival was relatively uncommon. The Georgian Revival style represents an archaeologically correct interpretation of the Georgian and Federal architecture of the American Colonial period, making it a high-style mode that generally required the expertise of an architect to carry off. Georgian Revival residences typically display a rectangular plan, a formal symmetrical façade, a centered front door placed either beneath a portico or within an enclosed entry porch. A hip or side gable roof and endwall chimneys. Ornamentation includes classical details such as denticulated or modillioned cornices, doors framed by sidelights and elliptical fanlights, classical columns, broken pediments and Palladian windows. Windows generally are multipane, double-hung sashes, especially in six-over-six or eight-over-eight configuration. Brick became the favored exterior finish following the development of brick veneer around 1915.<sup>6</sup> The Boutell House incorporates nearly all of these features.

It is estimated that there are close to 1,000 pre-1950 residences in Madison designed in some variation of the Colonial Revival style.<sup>7</sup> Of these, only 30 are Georgian Revival. These were erected between 1897 and 1934. Only four are more elaborate examples of the Georgian Revival style than the Boutell House. These are: the Davis House at 6034 South Highlands Avenue (built in 1916); the Simon House at 1016 Lincoln street (1922, NRHP); the Rayne House at 1108 Grant Street (1921, NRHP), and the Brittingham House at 6021 South Highlands Avenue (1916). The Davis House and the Simon House are two-story, brick-finished, hip-roofed structures with dormers. The Davis House, also known as “Edenfred,” is a rambling building featuring a two-story, Ionic portico and is the most high-style Georgian Revival design in Madison. The Simon House has a simpler, enclosed entry porch with Doric columns. The Rayne House and the Brittingham House are clapboarded. Each displays a front door with sidelights and a fanlight, sheltered by a Doric portico.

Five other Georgian Revival residences in Madison are comparable to the Boutell House in design and detail. These are: the Simon House at 1111 Lincoln Street (1926, NRHP); the Butler House at 1040 Sherman Avenue (1916, NRHP); the Warner House at 1244 Sherman Avenue (1922, NRHP); the Moores House at 220 North Prospect Place (1923, NRHP); and the Fess House at 1840 Yahara Place (1922-23). All five are veneered with brick and exhibit a hip roof

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<sup>6</sup> Barbara L. Wyatt, editor, Cultural Resource Management in Wisconsin, (Madison: State Historical Society of Wisconsin, 1986), II:2-28; and Virginia McAlester and Lee McAlester, A Field Guide to American Houses, (New York: Alfred A. Knopf, 1985), pp. 321-334.

<sup>7</sup> Katherine H. Rankin, City of Madison Historic Preservation Planner, personal communication, September 10, 1999.

with dormers and multipaned, double-hung sash windows. The Simon House displays a Doric portico enriched with classical moldings and a roof-top balustrade. The Moores House exhibits a modillioned cornice and an enclosed, frame entry porch enriched with moldings and wood carved in a fanlight pattern above the door. The Fess House features an enclosed entry porch with a front door frames by sidelights, a fan light and paired Doric columns.

The Boutell House displays a brick finish, an enclosed entry porch enriched with pilasters and classical moldings, a paneled front door surmounted by a leaded-glass transom and a broken scroll pediment, multipane casement and double-hung sash windows, a side gable roof with a denticulated cornice and returned eaves, and gabled dormers. The house retains excellent integrity. The Boutell House is an elegant and finely-detailed example of the Georgian Revival style and one of the ten best Georgian Revival residences in Madison.

#### HISTORY OF THE PROPERTY

The parcel on which the Boutell House sits was part of an 80-acre farm until Mina Horstmeier sold ten acres to Loyle and Hilda Boutell in 1923.<sup>8</sup> Hilda Boutell was the daughter of Mina Horstmeier. The Boutell House was built in 1923.<sup>9</sup> Loyle Boutell served in the Navy during World War I. From at least 1921 until at least 1939, he served as secretary-treasurer of the Madison Gas and Electric Company.<sup>10</sup> Loyle Boutell died in 1942 and his widow sold the property to Arthur and Irene Von Burg in 1943.<sup>11</sup> C. B. and Sarah Garrett acquired the property from the Von Burgs in 1949. In 1950, the Garretts sold the south 390 feet of the ten-acre parcel, including the house, to Robert and Julia Quinn.<sup>12</sup> Robert Schmid later acquired the property, subdividing it as Buckeye Woods in 1968. The Boutell House was located on Lot 2, Block 1, Buckeye Woods. In 1968, Schmid sold the house to Carroll Davey.<sup>13</sup> The current owners, Damien and Judith Wilson, bought the property from Davey in 1982.

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<sup>8</sup> Dane County Deeds, 302:14.

<sup>9</sup> Dane County Mortgages, 268:349 and 295:570.

<sup>10</sup> Madison City Directory, (Madison: G. R. Angell and Company, 1917 and 1919); and Madison City Directory, (Milwaukee: Wright Directory Company, 1921; 1925; 1927; 1929, 1931; 1937; 1939 and 1943).

<sup>11</sup> Dane County Deeds, 530:435.

<sup>12</sup> Dane County Deeds, 546:117.

<sup>13</sup> Dane County Miscellaneous Records, 22:594.