

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

*Name of Building or Site*  
*Common Name*

Draper Bros. Block

*Historic Name (if applicable)*

Draper Bros. Block

*Location*  
*Street Address*

101 N. Hamilton St.

*Aldermanic District*

District 4

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

Building

*Zoning District*

C4

*Present Use*

Restaurant

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

Kathleen A. Lange

*Street Address*

N22 W28090 Edgewater  
Pewaukee, WI 53072-2900

*Telephone Number*

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

0709-133-3215-5

*Legal Description*

SE 24-feet of SW 90-feet of Lot  
3, Block 100, Original Plat

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

Very Good

*Altered or Unaltered?*

Exterior almost unaltered, interior greatly altered

*Moved or Original Site?*

Original Site

*Wall Construction*

Main facade, dressed stone blocks; side elevation, rubble stone; party walls, brick

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

***Historical Data***

*Original Owner*

John Draper

*Original Use*

Meat Market

*Architect or Builder*

Unknown

*Architectural Style*

Commercial Vernacular

*Date of Construction*

1867

*Indigenous Materials Used*

Madison Sandstone

***List of Bibliographical References Used***

Baas, Alexius. *Capital Times*, November 5, 1949.

City of Madison Real Estate Tax Rolls.

Durrie, Daniel S. *A History of Madison and The Four Lakes Country*. Madison: 1874.

*Madison, Wisconsin and its Points of Interest*. Madison: Commercial Publishing Co., 1899.

Mollenhoff, David V. *Madison, A History of the Formative Years*. Dubuque: Kendall/Hunt Publishing Co., 1982.

Rankin, Katherine R. and Timothy F. Heggland. *Madison Intensive Survey Report*. Madison: City of Madison Department of Planning and Development, 1997.

*Wisconsin State Journal*: January 29, 1867; April 19, 1867; July 18, 1867; March 27, 1868.

***Form Prepared By***

*Name and Title*

Timothy F. Heggland

*Organization Represented (if any)*

for the Department of Planning and Development

*Address*

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*Telephone Number*

608-795-2650

*Date Nomination Form Was Prepared*

September 4, 2001

**City of Madison Landmarks Commission**  
**LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)**

*Describe Present and Original Physical Construction and Appearance.*

The compact two-story-tall, polygonal plan, 20-foot wide by 40-foot deep, hip-roofed Draper Brothers Block is one of the most intact mid-nineteenth century commercial buildings remaining in Madison. The building was constructed in 1867 on the south tip of the triangular block that is bounded by E. Mifflin, N. Hancock, and N. Webster streets, a location that placed it directly opposite the State Capitol building.

This prominent location was coupled with a difficult polygonal lot whose triangular south corner played a role in the shaping of the building's unusual main south-facing facade. In order to fill as much of the lot as possible and still allow for a conventional interior space for the rooms inside, the Drapers pushed the building's envelope almost to the corner of the lot, which necessitated the cutting off of the left-hand corner of the facade in order to follow the angled side lot line along N. Hamilton Street. This main facade was then clad in dressed Madison sandstone blocks, which gave the building a dignity that its small size would otherwise not have merited. The main portion of this facade is two-bays wide and the canted side, one-bay wide. The first story of the main portion consists of two large semi-circular-arched openings, the right-hand one of which now contains the principal entrance to the building, while the left-hand one contains a large one-light display window as does the first story of the canted portion. Interestingly enough, historic photos show that the original location of the entrance was exactly the opposite, it being located in the left-hand bay of the main portion with the right-hand bay containing the window. This permitted a more central entrance to the store inside but photos also show that the change had been made as early as 1949, when the building was occupied by the Wisconsin House of Cheese. Placed in the second story of each of these three bays is a smaller segmental-arched window opening, which historic photos show contained one-over-one double-hung windows as early as 1899 and probably much earlier. These window openings still retain their original or very early double-hung one-over-one windows today, although they are now protected by modern aluminum storm windows.

The northwest facade of the Draper Block has always been covered by a building located next door, the original building being slightly less tall than the Draper Block and the present one a story taller. Likewise, the east-facing rear elevation has also always been hidden by an adjacent building. The southeast-facing E. Mifflin Street elevation of the building fronts on the sidewalk that edges Mifflin Street, however, and is completely exposed to view. This elevation is clad in rubble made from Madison sandstone. The first story contains two side door openings that may or may not be original. The second story contains three linteled window openings that are placed towards the rear (right-hand) portion of the elevation. Historic photos show that in 1899 an open wooden staircase that permitted access to the second story was attached to the front (left-hand) half of this elevation and a photo taken in 1949 shows that the staircase was still in place at that time but that it had been enclosed by that date. This staircase has since been removed and access is now via an internal stairway.

The building was constructed as a long-term investment by the Drapers, descendants of whom still own the building. From the first it was apparently the brother's intention to lease out the first story commercial space and rent out the apartments above, which has been the case for most of the building's history. Today, though, the first story of the building is occupied by the popular Blue Marlin restaurant and the interior has an elegance that would probably have astounded the

original owners and occupants of the building. Fortunately, the restoration of the building that accompanied this change of fortune has essentially left the exterior of the building in its original condition.

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

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

The Draper Block is believed to be eligible for designation as a Madison Landmark under Criterion 3, as a fine, largely intact and very early example of a Madison sandstone-clad commercial building, examples of which are now very rare in the city. The building is also believed to be eligible under Criterion 2 for being the second oldest extant building in the city that was associated with the meat selling trade and the one that served in that capacity the longest, be it extant or non-extant.

The Madison sandstone clad Draper Block is the smallest and one of the oldest of the three similarly clad early commercial vernacular buildings that occupy triangular corner lots facing the Capitol Square. The Draper Block was built for John Draper and his brother in 1867. The Drapers had moved to Madison from North Freedom, Wisconsin, and their new building would remain in the hands of the Draper family until at least 1983. From 1867 up until about 1941, the first story and basement of the building served as a meat market, the most notable tenant being the second one, Matthew J. Hoven, who took over in 1874. Hoven was still working his trade here when he was elected mayor of Madison in 1897, an office he held for three terms until 1901. Subsequently, the building housed the Wisconsin House of Cheese and it continued to house this firm from at least 1949 until the early 1980s when the first floor was transformed into the upscale Blue Marlin restaurant.

The Draper Block was completed for John Draper in 1867 on the site of a previous building that had recently been destroyed by fire and which had also been occupied by a meat market. Although Draper's new two-story building was quite small and measured only 20-feet-wide by 40 feet in depth, its triangular corner location facing the Capitol was a prominent one and Draper responded by covering the principal facade that faced the Capitol with dressed Madison sandstone blocks while the E. Mifflin Street side elevation was faced with rubble stone made from the same material.

Once the building was completed, the Drapers rented out the second story as apartments and leased the first story to Edward S. Chapman, who conducted a meat market there for the next two years. The next lessees were J. W. Tolford and Robert Nichols, who continued the meat market operation until 1874, when the lease was taken over by Matthew J. Hoven. Hoven was a native of the Rhine province in Germany who came to Madison in 1868 and worked for others in the meat trade until he opened his own shop in the Draper Block. Hoven would operate here continuously for the next 27-years, during which time he built up a substantial retail and wholesale trade that ultimately led to his opening up a second shop at 401 State St. Besides being a successful and respected businessman, Hoven also found time to serve the larger community as well, first as an alderman, an office he kept for at least 20 years, and then as mayor of Madison. Hoven's first mayoral term began in 1897-1898 and he was subsequently reelected twice, serving again from 1899-1900 and from 1900-1901. Hoven was both the first German-American and the first member of the Catholic faith to serve in this office and he was still in office when he died on October 1, 1901. After Hoven's death, the meat market was operated by his son-in-law, John Hartmeyer, who had worked with Hoven for several years before taking over the business. Hartmeyer took in a partner, Albert W. Braun, in 1906 and this partnership lasted until Braun's death in 1926. Hartmeyer then operated the business until his own retirement in

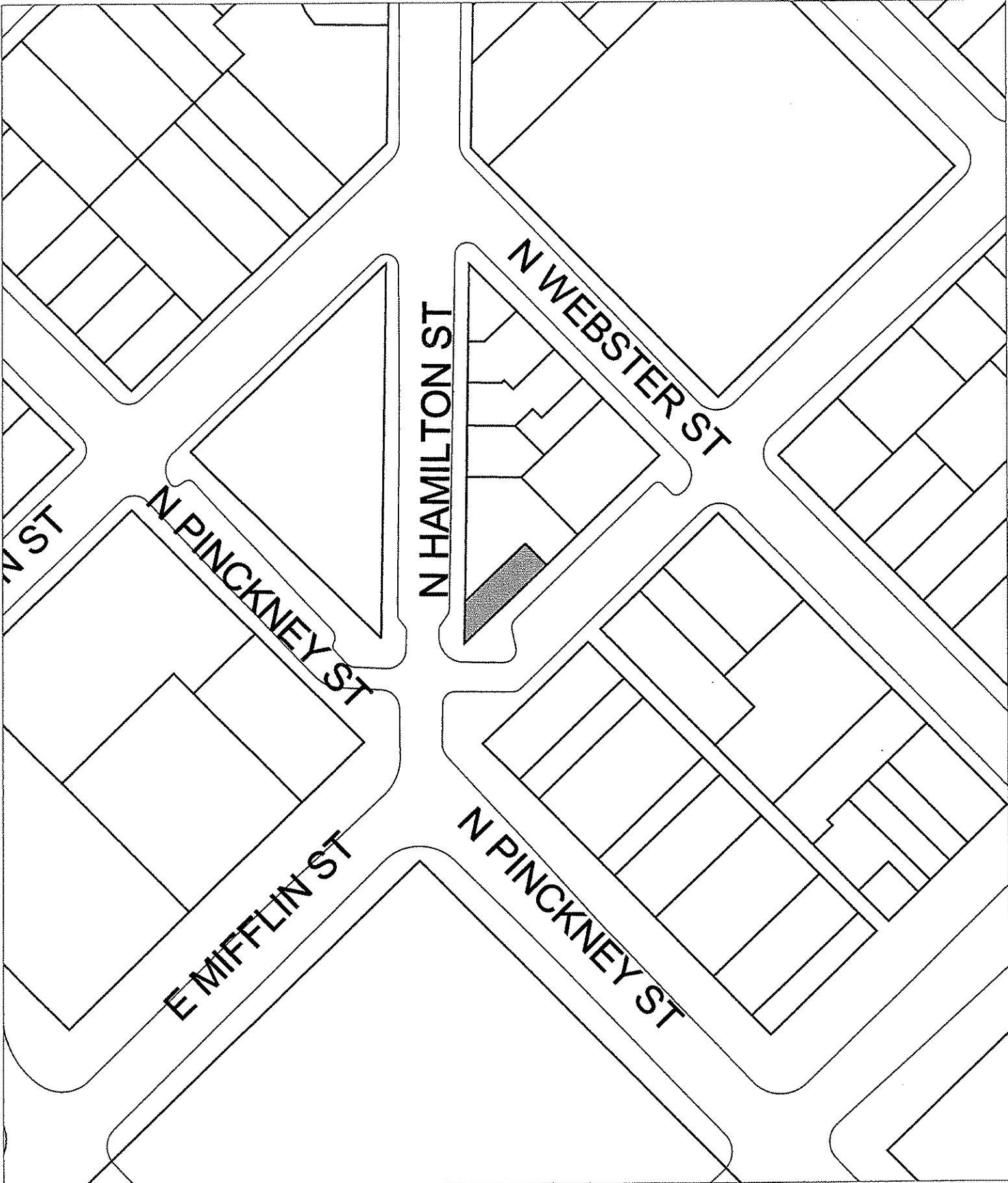
*Statement of Significance – page 2*

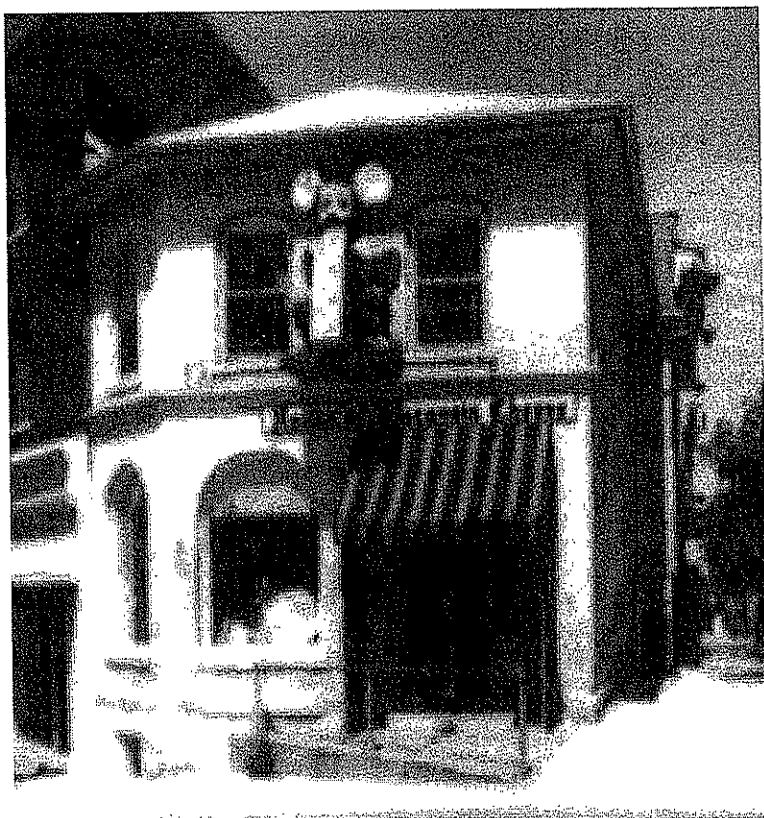
1941 and the market was then operated by Robert Johnson for a short time and afterwards by several short term tenants.

By 1949, the first story of the building was occupied by the Wisconsin House of Cheese, which was operated by Edward Ace Fisher, a former Dane County Sheriff. This firm would continue to occupy this space until the early 1980s when the current occupant, the Blue Marlin Restaurant was established there.

The recently completed Madison Intensive Survey found that the Draper Block is the second oldest surviving building in the city (by one year) that is associated with the sale of meat products. In its more than 74 consecutive years as a meat market, it is by far the longest tenure of this important trade in any building in the city, whether extant or non-extant. In addition, the highly intact exterior of the Draper Block makes the building one of the most intact of all pre-1870 commercial buildings in the city. Its significance is further enhanced by its use of an important indigenous material: Madison sandstone. Only a few of the many examples of nineteenth century commercial buildings in Madison that were so clad are now extant. Of these the Draper Block is now one of the best restored and it is well into its second century of usefulness to the Madison community.

# 101 N HAMILTON ST





1981 file photo