

085WV 69

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

I. Name of Building or Site

(1) Common

Baldwin House

(2) Historic (if applicable)

Bush House

II. Location

(1) Street Address

14 South Broom

(2) Ward (available @ City Clerk)

9th Aldermanic District

III. Classification

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

Building

(2) Zoning District

R-6

(3) Present Use

Residence

IV. Current Owner of Property (available at City Assessor's office)

(1) Name(s)

James E. Bodi
Judith F. Bodi

(2) Street Address

1026 Friar Lane
Madison, Wisconsin

(3) Telephone Number

271-7434

V. Legal Description (available at City Assessor's office)

(1) Parcel Number

0709-231-2205-9

(2) Legal Description The NW 56 feet of
SE 1/2 of lot 9, block 44...except right
of way along NW side of SE 1/2...12 feet

VI. Condition of Property

in width...said property being 56 feet o
Broom Street and 66 feet deep.

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

very good

(2) Altered or Unaltered?

altered

(3) Moved or Original Site?

original

(4) Wall Construction

brick veneer

(5) On a separate sheet of paper, describe the present and original
physical construction and appearance (limit 500 words).

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

VI.(5) Describe Present and Original Physical Construction and Appearance:

The original section of the building at 14 South Broom is a two story rectangular structure of buff or "Cream City" brick. A two story rectangular addition runs along the southern facade, and a one story square addition has been constructed to the west. Both additions were built of similarly colored brick, making them indistinguishable from the brick of the original portion of the house. There is a wood frame, shed roof alcove leading to a small iron veranda on the second story to the northwest. It appears to be of comparatively recent origin. Along the southern face of 14 South Broom, a rectangular wooden bay with five windows exists.

There are two porches. Both are of wood frame construction. One faces Broom Street to the east, covering the main entry, as well as the original entry which faced south -- and is not enclosed. It is supported by spindled wooden posts which have intricate tracery decorating the spandrels of the arches connecting them to the porch roof. The railing on the east was added at a later date. There is an enclosed porch along the southwest.

The foundation of all three parts of 14 South Broom is of sandstone block. The blocks are finely cut and joined with mortar. The workmanship, the color, and the detailing of the three parts nearly match, suggesting a similar builder or an approximately similar date of construction. The foundation of the southwestern enclosed porch, however, is of poured concrete. Basement members, joists, and sub flooring have all been constructed of standard dimensioned commercially milled lumber.

The windows have been modernized. The windows probably had segmentally arched tops, but now the spandrels of each window arch have been filled, and the sash are rectangular. The recent storm windows are aluminum. The windows in the bay on the first floor to the south retain their original arched tops. The window surrounds, however, remain original. A brick relieving arch, with rusticated keystone, graces the top of each opening, while sandstone sills provide the window base. Wooden shutters are present on each window.

The roof is a low pitch hip type and has large brackets to support its overhanging eaves. The one story addition on the west also has a low pitch hip roof. The roof shape and detailing contribute to the Italianate style of the building. The bracketed roof extends over both two story sections of the house, suggesting that a re-roofing or roof alteration took place some time during or after the building of the southern addition. Structural members in the roof are commercially milled 2" x 4"'s. There is a central chimney of "Cream City" brick.

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 LANDMARKS AND LANDMARK SITES NOMINATION FORM (3)

VII. Significance

(1) Original Owner Derrick C. Bush	(2) Original Use Residence
(3) Architect or Builder	(4) Architectural Style Italianate
(5) Date of Construction c. 1868	(6) Indigenous Materials Used "Cream City" brick
(7) On a separate sheet of paper, describe the significance of the nominated property and its conformance to the designation criteria of the Landmarks Commission Ordinance (33.01), limit of 500 words.	

VIII. List of Bibliographical References Used

1. Federal Manuscript Census 1860-1870-1880
2. Records of the Office of the Register of Deeds
3. City Directories
4. Tax Rolls 1854-1892
5. "Street File" Madison Public Library
6. Draper Lyman c. (ed.). "Derrick P. Bush," Collections of the State Historical Society of Wisconsin, vol. x (1888), 483-484.
7. Durrie, Daniel S., History of Madison, the Capitol of Wisconsin and the Four Lake Country to July 1874 (Madison, 1874).
8. Keyes, Judge Elisha W. (ed.) History of Dane County, Biographical and Geneological (Madison, 1906). (continued on back side)-----

IX. Form Prepared By:

(1) Name and Title Richard H. Zeitlin, Ph.D.	
(2) Organization Represented (if any) Historical Resources, Inc.	
(3) Address 5140 Reynolds Road Waunakee, WI 53597	(4) Telephone Number 241-0245 evenings
(5) Date Nomination Form Was Prepared November 27, 1981	

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

VII.(7) Significance of Nominated Property and Conformance to Designation Criteria:

The structure at 14 South Broom Street is important because of its architectural merit. It is a well preserved Italianate building possessing the simple dignity and beauty of that architectural style. The building's history, and the people with whom it has been associated, reinforce and contribute to its architectural significance.

Lot 9, block 44, underwent a period of disputed ownership. No construction took place on the property until the title was unified in the hands of one individual, as a result. Unification took place in 1855-1856 when Derrick C. Bush purchased all claims to the lot. Bush paid all back taxes on the lot in 1859.

George Harrison's 1855 Map of the City of Madison notes a building on lot 9 belonging to D. C. Bush. City Tax Rolls show significant jumps in assessed valuation in 1855 and 1856. Bush is listed in the Madison City Directory as residing at the corner of Broom and Washington. It is clear that Bush owned a building on lot 9 by 1856.

Derrick C. Bush was born in Vermont in 1816. He had been a sailor for a number of years before studying law and removing west with his family. Bush came to Madison from Illinois in about 1850. When Madison incorporated as a village in 1854, Bush became the Community's first Assessor, a position he held again in 1855. Bush became one of Madison's Justices of the Peace in 1856 and served as a County Judge in 1857 and 1858.

Bush joined Chapter Number 4 of the Royal Arch Masons (RAM) in 1855 and rose to a position of authority. He became High Priest in 1856. Bush remained active in the R.A.M. Chapter until 1871.

Bush's fortunes took a turn for the worse during the 1870's. His wife died, he lost an important election, and he acquired debts to pay for a new home. In 1867 the tax value of Bush's lot 9 dropped by more than 50%, indicating a fire or a removal of the c. 1855 building. In 1868, however, the value of the lot nearly quadrupled, suggesting major construction. The 1867 Ruger Map depicts a house with a cupola on the lot. At about the same time, Bush acquired a \$300 mortgage from the R.A.M. which helped cover some of the costs for the work on his home. Another, and larger, mortgage followed in 1871, after Bush failed to pay his property tax. In 1873, Bush sold his house to the R.A.M. for \$1,000 and continued to live there. The Masons sold the building in 1875 to Elisha E. Thomson (Thompson). Bush was struck by a paralytic illness shortly thereafter. He moved to Lawsons Mills, Nebraska with his son, and died in 1887.

E. E. Thomson was an engineer who worked for the Chicago, Milwaukee and St. Paul Railroad. After agreeing to buy the Bush home, the R.A.M. granted Thomson a \$700 mortgage. Thomson made no significant improvements to the property and sold it to Phineas Baldwin in 1882 for \$2200.00.

Phineas Baldwin was born in Kent County, Western Canada in 1824. He settled in the town of Oregon in Dane County, with his parents in 1849.

(Continued on reverse side)

Phineas acquired 600 acres when his father died. By 1870, Baldwin owned \$5,000 worth of real estate. Baldwin served on the County Board of Supervisors for fifteen years. He became a Justice of the Peace, a two-term member of the State Assembly, and the Sheriff of Dane County in 1878. During the decade of the 1880's, Baldwin became involved with selling real estate and musical instruments.

Baldwin made significant improvements to the Bush house. Major jumps in assessed valuation took place in 1883, 1885, and 1887. The neighboring lot shows no such tax jumps, so it is reasonably certain that Baldwin carried out a series of changes on his property at 14 South Broom. It is likely that Baldwin constructed the additions along the south and west, and that he re-roofed the house, perhaps removing the cupola after completing the two story addition. Baldwin partitioned lot 9 in 1890 and in 1891 possibly to help finance the enlargement of 14 South Broom. Baldwin sold the house in 1897.