

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED NOV 15 1979

DATE ENTERED JUL 16 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME *Janesville Cotton Mill*

HISTORIC *Janesville Cotton Manufacturing Co.; Janesville Cotton Mills;
Janesville Cotton Factory*

AND/OR COMMON
Janesville Cotton Mill (preferred)

LOCATION

STREET & NUMBER
220 North Franklin

CITY, TOWN
Janesville VICINITY OF
First

STATE
Wisconsin CODE
55 COUNTY
Rock CODE
105

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME
c/o Janesville Realty Co., Inc. William Whitehouse, Vice President, First

STREET & NUMBER
c/o Trust Department, First National Bank, PO Box 680 National Bank

CITY, TOWN
Janesville VICINITY OF
Wisconsin STATE
53545

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. *Rock County Court House*

STREET & NUMBER
51 South Main

CITY, TOWN
Janesville STATE
Wisconsin

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Rock County historic survey

DATE
1975 FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Rock County Historical Society

CITY, TOWN
Janesville STATE
Wisconsin

7 DESCRIPTION*Revised: see # 7 rec'd 7/11/80*

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Janesville Cotton Factory is an impressive three-story cream brick building, on limestone foundations, fronted with a five-story tower, facing west. This tower, centered on the west facade, opens to the three stories of the factory. It contains a stairway and an operable 19th century cable control freight elevator. The tower exterior bears a stone plaque with the date "1874" above the third story; on the fourth story is an arched tripartite window. The fifth story was originally a tall, fenestrated mansard roof. Some years ago this was removed above the moulding and a brick cistern, 15' x 17', flush with the tower substituted. It is now topped with a flat octagonal platform.

The main block is 224' x 55'¹ with thirteen openings with six over six double hung sash windows on all three stories on either side of the tower. These windows are in remarkably good condition, as are those on the east side of the building. Three windows on the east side were altered when the six large metal exhaust flues and a smaller set of flues were installed for manufacturing purposes. On the first story east, the windows open out to two long, enclosed loading docks. The north dock (11' x 110') was enclosed with galvanized metal ca. 1940 and the south dock (11' x 90') was faced with cement block about 1950. Between them and on the east facade a three story, 5' x 7' cream brick tower is attached to the building; this provided small wash rooms.

The roof is low-pitched gable, with a discreet brick frieze leading up to it. The trim and the round-arched windows of the main factory building are matched in the cream brick wing to the south, 34' x 55'², with a gabled roof. This was a picker room and machine shop. A one story boiler room just south of that, with an almost flat roof, repeats these same motifs. A tall, four-sided brick chimney, also original to the building, rises above the boiler room. Some entrances in the wing were altered in the late 19th or early 20th century, with brick lintels imbedded in the wall, and 20th century glass block panes installed in some windows.

The interior of the main block provides three stories of relatively unobstructed, vast open space. Wooden posts remain on the west side, but steel columns have been substituted on the east side of the first and second stories. Some of the heavy wood beams have been reinforced with steel. Floor joists are wood, supporting the wood ceiling boards, and the flooring on the first and second stories especially appears to be fine hardwood. On the center east side of the second floor these floors are concealed by the heavy machines and tanks which are used to process felt. The third story is open except for light vertical metal tie-rods. A sprinkler system which was installed in 1913 has been renovated and is usable. An office on the second story south side retains its stamped metal ceiling.

Broad openings have been cut into the north side of the building so that it opens onto a large attached one-story cement block appendage, 37' x 55', which contains a modern machine shop and a hall. This appendage is considered a part of the present building

revised

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**



Janesville Cotton Mill, Janesville, Rock County, Wisconsin

CONTINUATION SHEET

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and has the same owners; however it is not eligible for the National Register. This cement block attachment opens on its north side to another large one-story concrete building, which is presently owned by the company which leases the historic portion of the Cotton Factory. It also is not eligible for the National Register.

Dating from between 1874 and 1888³ is a separate two-story cream brick building. It is located just to the west of the two-story wing near the southernmost end of the main building. It is covered with an intersecting-gabled roof, with trim to match the frieze on the factory proper. Most of its windows on the lower level are simple round-arched lintels; however those under the left gable display stilted-arched lintels with stone keystones. Most recently used as a machine shop, it has been closed for some years. Its first story windows and west door are blocked up, with no usable heat or electricity. Though not usable in its present state, it should be considered as part of the nomination.

A block from the Rock River, the Janesville Cotton Factory overlooks Janesville's first Tax Increment Finance District and the North Main Street Historic District across the river to the east.

1. Described as 221' x 54', 1879, p. 567.
2. Described as 35' x 54', 1879, p. 567.
3. Illus. in Wise, Picturesque Janesville, 1888.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1874

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Janesville Cotton Factory, which was built to house Janesville Cotton Mfg. Company, is significant on industrial grounds as a large and handsome functional brick building of the third quarter of the 19th century, which is virtually intact and still in use. The horizontal mass of load-bearing cream brick walls, punctuated by the even rows of six-over-six windows and offset by the rising central tower and brick chimney, is still effective when viewed from across the Rock River. The mill is separated from the Rock River by an open block, now a parking lot, creating an unimpeded view from the east bank of the river.

Latest technology was called upon to design and equip the mill when it was built in 1874. Though the mill equipment is gone, the functional structure, with its open interior spaces on three floors, retains its integrity, and although its mansard roof is gone, the west front central tower still services the three stories with its stairway and antiquated freight elevator. The Janesville Cotton factory is the most imposing and least altered historic industrial complex remaining in Janesville.

It is also significant on historic grounds for its almost continuous century-long association with the textile industry in Janesville. According to the Janesville Gazette in 1875¹, the Janesville Cotton Mfg. Company factory produced the first cotton cloth manufactured in Wisconsin. Though a woolen mill, Whitaker's Mill², had been erected west of the Monterey dam on Janesville's south side as early as 1849 by a Massachusetts weaver to process a locally grown product, the establishment of a cotton factory required daring vision plus careful study. Local sentiment saw the organizers at first as a band of "escaped lunatics".³ Frank Whitaker and others called upon Chester Bailey, who became superintendent, and Addison J. Ray, who became business manager and secretary, from North Adams, Massachusetts, to come to Janesville to help determine the feasibility of raising capital, building a factory in Janesville, securing and paying local labor, importing cotton from the south, and finding ready markets for the finished product. The Janesville Mfg. Company was incorporated August 4, 1874, with a capital of \$120,000, which was later increased to \$500,000. A site was secured on the race (the race has long since been filled in) about half a block south of the upper dam (which was primary for downtown Janesville) with sufficient water power privilege (3200 sq. in., increased to 5000 sq. in. by 1879). Ground was broken September 10, 1874 and the structure was completed, ready for machinery, by February 1, 1875.⁴

9 MAJOR BIBLIOGRAPHICAL REFERENCES

History of Rock County, Chicago, 1879, pp. 567-569, 719.
 Wise, Picturesque Janesville Illustrated, Janesville, 1888.
Portrait and Biographical Album of Rock County, 1889, pp. 543, 577.
 Brown, Wm. F., ed., Rock County, Chicago, 1908, Vol. II, p. 565.

10 GEOGRAPHICAL DATA

**UTM NOT VERIFIED
 NO RANGE NOT VERIFIED**

ACREAGE OF NOMINATED PROPERTY 0.9
 UTM REFERENCES Quadrangle name: Janesville West, Wis. Scale: 1:24000

A	1,6	3,3,3,9,0,0	4,7,2,7,5,0,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

292 feet on Franklin Street (w. side); 123 feet on Laurel Ave. (s. side) and 325 feet on River Street (e. side).

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Nancy Douglas National Register Officer
 ORGANIZATION Rock County Historical Society DATE August 8, 1979
 STREET & NUMBER P. O. Box 896 TELEPHONE (608) 756-4509
 CITY OR TOWN Janesville STATE Wisconsin 53545

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE Richard Menev
 TITLE Director, State Historical Society of Wisconsin DATE 10/24/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Ray Luce DATE 7/16/80
 DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION
 ATTEST: Christa Anne Saxe DATE 1/14/80
 KEEPER OF THE NATIONAL REGISTER
Regional Coordinator

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Local involvement was broad. All original shares were subscribed in Janesville. Local commentators said that Janesville was "born again"⁵, reversing the slump in its economy from the Panic of 1873. When the building was complete, but before the machinery was installed, the factory was donated to the Janesville Sack Company, a volunteer fire organization, for the purpose of giving an entertainment for the poor of the city. Between 3,000 and 4,000 citizens attended the opening ball on February 9, 1875, when the temperature plummeted to -39°F. They jammed all three floors of the building to dine, dance, and listen to oratory until the small morning hours. The top floor, a "vast apartment" with newly whitened walls, was illuminated by locomotive headlights. 768 people danced there at one time. It was called the largest social gathering ever held, until that time, in Rock County.⁶

Supplied with "the latest improved machinery"⁷ and the help of a few eastern advisors, the factory by 1880 employed some 250 people. Their median age was less than 19 years; two-thirds were girls and women. More than 3/4 were immigrants and first-generation Irish and German Americans.⁸ Sometimes the 400 looms operated two shifts of up to 12 hours each; 10,000 spindles were made to do the work of 20,000. Though the employees did not join eastern trade unions, their modest wages were higher than in New York or Massachusetts.⁹ In fact, eastern competition and high freight rates created financial troubles, so that in 1886 the company was reorganized as the Janesville Cotton Mills.¹⁰ This same year the North River Street switch tracks going right by the east side loading platforms were added by the Chicago Northwestern Railroad. Janesville Cotton Mills continued until about the turn of the century, and its assets were by 1908 sold to the Janesville Electric Company. In 1902 the building was occupied by a shoe factory.¹¹

Through most of the 20th century however, it has been occupied by a textile industry. Janesville Shirt and Overall Company, (incorporated in 1906), manufactured there through World War II. This company was the predecessor of Janesville Apparel Company, 1951, or Janesville Cotton Mills, 1952, which engaged in automobile seat pad production. As Janesville Products, the latter still makes felt batting for automobile bodies, utilizing all three stories of the building. Janesville Products leases the historic portion of the building and owns a concrete block wing on its north side.

The historic building is currently for sale. National Register status would encourage continuing or adaptive re-use of the building. A block from the Rock River, the Janesville Cotton Factory overlooks Janesville's first Tax Increment Finance District and the North Main Street Historic District across the river to the east.

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Footnotes

1. Quoted in Douglas and Hartung, Rock County Historic Sites and Buildings, 1976, p. 85.
2. Douglas and Hartung, Op. cit., p. 202. Frank Whitaker, who had built the woolen mill, was one of the early researchers and promoters of the cotton mill. History of Rock County, 1879, pp. 564, 567.
3. 1879, p. 567.
4. Ibid.
5. J. A. Fleckner, "Poverty and Relief in 19th century Janesville", Wis. Magazine of History, Vol. 61, No. 4, 1978, p. 288.
6. 1879, Ibid.
7. 1879, pp. 568-69. The noisy, clacking machines included looms, card grinders, and sewing and cutting machines on the first story; pickers (beaters), "lappers" (rollers), carders and spindles on the second floor, and spinning mules on the top floor. Three grades of sheeting were made, ranging from bedding to shrouds! The machinery of course is long gone.
8. Fleckner, Op. cit., p. 284. Workers traditionally started young; Addison Ray, the business manager, had gone to work at age 12 in the cotton print works at North Adams and worked his way to manager before coming to Janesville (Portrait and Biographical Album, 1889, p. 577; 1879, p. 719); Chester Bailey entered a cotton mill at age 14 to learn weaving and was superintendent of Arnold Mills at North Adams for 14 years before coming to Janesville (1889, p. 543).
9. 1879, p. 568.
10. Brown, Rock County, 1908, Vol. II, p. 565.
11. Marzluff & Co. Illus. in Souvenir, Janesville Fire Department, 1902.

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Way, R. B. Rock River Valley, 1926, Vol. I, p. 386.

Douglas and Hartung, Rock County Historic Sites and Buildings, Janesville, 1976,
pp. 83 (pl. 30 f), 85, 210-212.

Fleckner, John A. "Poverty and Relief in 19th century Janesville", Wis. Magazine
of History, (Vol. 61, No. 4), 1978, pp. 284-288.

Files of the RCHS.

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

AND/OR COMMON

LOCATION

STREET & NUMBER

CITY, TOWN

___ NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

STATE _____ VICINITY OF
CODE

COUNTY _____ CODE

CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

___ DISTRICT

___ PUBLIC

___ OCCUPIED

___ AGRICULTURE

___ MUSEUM

___ BUILDING(S)

___ PRIVATE

___ UNOCCUPIED

___ COMMERCIAL

___ PARK

___ STRUCTURE

___ BOTH

___ WORK IN PROGRESS

___ EDUCATIONAL

___ PRIVATE RESIDENCE

___ SITE

PUBLIC ACQUISITION

ACCESSIBLE

___ ENTERTAINMENT

___ RELIGIOUS

___ OBJECT

___ IN PROCESS

___ YES: RESTRICTED

___ GOVERNMENT

___ SCIENTIFIC

___ BEING CONSIDERED

___ YES: UNRESTRICTED

___ INDUSTRIAL

___ TRANSPORTATION

___ NO

___ MILITARY

___ OTHER:

OWNER OF PROPERTY

NAME

STREET & NUMBER

CITY, TOWN

STATE

___ VICINITY OF

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

___ FEDERAL ___ STATE ___ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION - AMENDED

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Janesville Cotton Factory is a complex of eight buildings or units under one ownership, including the original 1874 grouping consisting of the Main Block, the Picker Room and Machine Shop, and the Boiler Room, along with several extensions integral to these portions. Nearby, to the west, is an unattached building of similar scale, material and design, although somewhat later in date. These four units together are eligible for the register and are significant to the nomination. Also on the same property are four additional modern one story metal or concrete block wings, interconnected with the historic portions, or with each other; these units are not eligible for the register and are not significant to the nomination.¹

The eight units on the nominated property are individually described as follows:

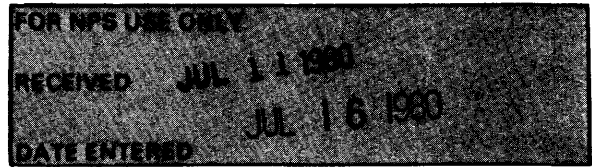
Main Block (1874): The Main Block is an impressive three-story cream brick building on limestone foundation, 224' x 55', fronted with a five-story tower, facing west.² This tower, 15' x 17', centered on the west facade, opens to the three stories of the factory. It contains a stairway and an operable 19th century cable control freight elevator. The tower exterior bears a stone plaque with the date "1874" above the third story and on the fourth story is an arched tripartite window. The fifth story, which has been removed above the moulding, was originally a 20' belfry with a mansard roof. A brick cistern has been added flush with the tower. This is topped with a flat octagonal platform. The roof is low-pitched gable with a discreet brick frieze leading to it. It was built at a cost of \$150,000.³

On the west facade there are 26 round-arched openings on each floor. This fenestration is 13, six-over-six double hung sash windows on each side of the tower. These windows are in remarkably good condition.

On the east facade is a three-story cream brick tower, 7' x 11', attached to the building. This provided small wash rooms. The tower is aligned with the West tower on its south side. There are 27 round-arched window openings on each floor, with 13 windows to the south of the tower and 14 windows to the north. These are six-over-six double hung sash windows, also in good condition. Three windows on this side have been altered to install large metal exhaust flues and a smaller set of flues for manufacturing purposes. The first story windows on the east facade are not visible from the outside because of two long enclosed loading docks which will be described later.

The interior of the main block provides three stories of relatively unobstructed, vast, open space. Wooden posts remain on the west side, but steel columns have been placed on the east side of the first and second stories. Some of the heavy wood beams have been reinforced with steel. Floor joists are wood, supporting the wood ceiling boards, and the flooring on the first and second stories appears to be hardwood. On the center east side of the second floor these floors are concealed by the heavy machines and tanks which are used to process felt. The third story is open except for light vertical metal tie-rods. A sprinkler system which was installed in 1913 has been removed and is usable. An office on the second story, south side, retains its stamped metal ceiling.

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Picker Room and Machine Shop (1874): This two-story cream brick wing is 34' x 55' and has a gabled roof.⁴ This dates from the same construction date as the Main Block. It has the same round-arched fenestration and trim as the Main Block.

Boiler Room (1874): This is a one-story cream brick addition built at the same time as the main building, just south of the picker room and machine shop. The trim and the round-arched windows of the main factory are matched in this addition. Some entrances in the wing are altered with brick lintels imbedded in the wall and 20th century glass block panes installed in some windows. The addition has an almost flat roof. A tall, four-sided brick chimney, also original to the building, rises above the boiler room.

Separate Building (ca. 1874-1888)⁵: This building is located just to the west of the two-story wing near the southernmost end of the main building. It is a two-story cream brick structure with an intersecting gabled roof. The frieze matches the factory building. Most of the windows on the lower level are simple round-arched lintels. Those under the gable display stilted-arched lintels with stone keystones. It was last used as a machine shop. For some years it has been closed. The first story windows and west door are blocked up and there is no usable heat or electricity. It is not usable in its present state but it should be considered part of the nomination.

The above are the four units included in the nomination

The following modern additions are interconnected with the historic portion of the main building; but do not materially detract from the character of the site, and are not significant to the nomination:

South Loading Dock (ca. 1940): This is a one-story dock 11' x 110' enclosed with galvanized metal, built flush with the east tower on the north and the picker room and machine shop wing to the south. The dock covers the first story windows of the main building on the east facade.

North Loading Dock (ca. 1950): An 11' x 90' cement block dock was built to the north of the smaller tower on the east facade of the building. This dock covers all but 3 windows on the first floor, directly north of the small tower.

North Wing (ca. 1950): Broad openings have been cut into the north side of the building so that it opens onto a large attached one-story cement block appendage, 37' x 55'. This contains a modern machine shop and a hall.

Northwest Wing (ca. 1950): This is another one story addition attached to the north wing cement block addition mentioned above.

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AMENDED

DESCRIPTION

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¹In addition, the only other buildings on the same block are two one-story concrete block structures adjacent to the north, but separately owned. One of these structures (parcel 3831.2, ca. 1950), is owned by the present tenant of the nominated property and is interconnected to the North Wing of the property, but it is a separate, free standing structure. The other structure (parcel 3831.1, ca. 1950 and 1980) stands away from the property lines and is detached from any other structure. Neither is eligible for the register, or significant to the nomination.

²The Main Block was described as 222' x 54', in The Janesville Gazette, October 5, 1874, vol. 18, no. 180, p. 4.

³ibid., December 10, 1874, no. 222, p. 4

⁴The Picker Room is described as 34' x 54', The Janesville Gazette, October 5, 1874, vol. 18, no. 180, p. 4.

⁵Illustrated in Wise, Picturesque Janesville, 1888.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

The Janesville Gazette, Vol. 18 (October 5, 1874 and December 10, 1874),
Nos. 180 and 222, p. 4

10. GEOGRAPHICAL DATA

Acreage 0.81

Verbal Boundary Description

Bounded on the south by the north curb line of Laurel Avenue, on the west by the east curb line of North Franklin Street, on the east by the Milwaukee Road railroad tracks (right-of-way), and on the north by a line contiguous with the northern edges of the north and northwest wings of the building complex and extending between North Franklin Street and the Milwaukee Road railroad tracks (right-of-way).

Nominated property: parcels 3825-3830:

A Main Block, 1874, 3 story brick, 55' x 224', with attached west tower, 15' x 17' and attached east tower, 5' x 11'

B Picker Room and Machine Shop, 1874, 2 story brick, 34' x 55', with 1 story brick extension, 11' x 10'

C Boiler Room and extensions thereto, 1874 and later, largely 1 story basement level, brick, 34' c 66' overall

D Separate Building, ca. 1874-1888, 2 story brick

E South Loading Dock, ca. 1940, 1 story metal enclosed, 11' x 100' (not significant)

F North Loading Dock, ca. 1950, 1 story, cement block, 11' x 90' (not significant)

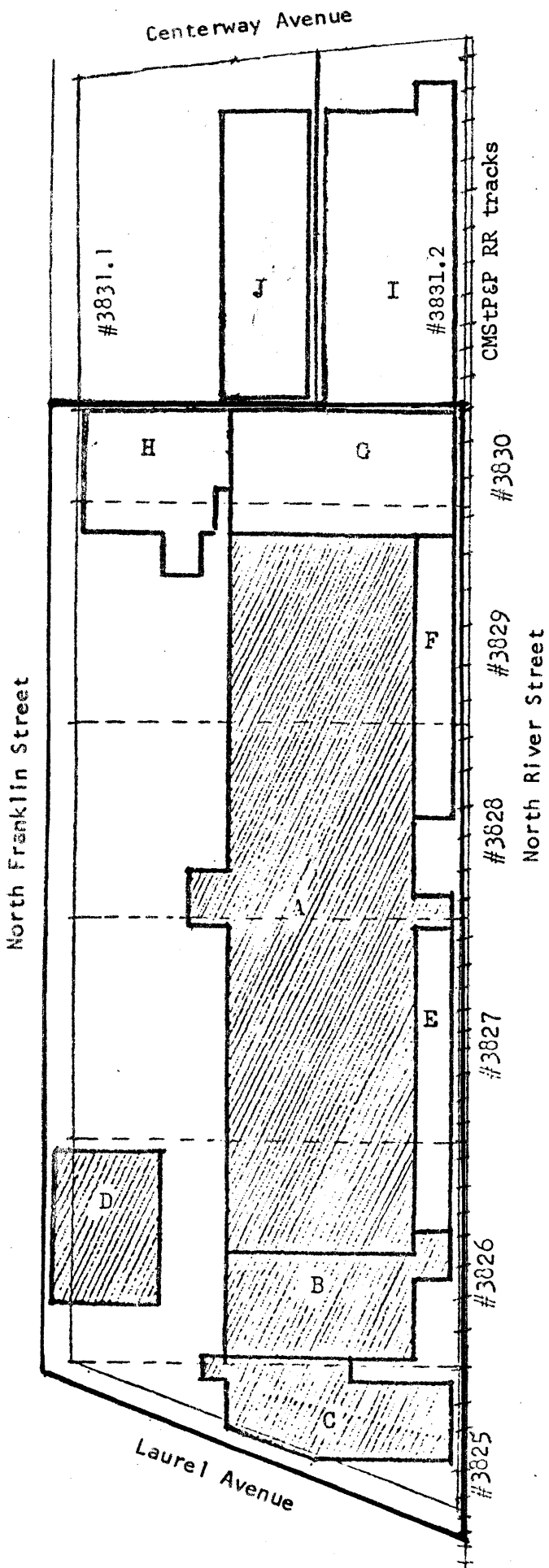
G North Wing, ca. 1950, 1 story, cement block, 50' x 66' (not significant)

H Northwest Wing, ca. 1950, 1 story cement block, 37' x 55' (not significant)

I Parcel 3831.2, ca. 1950. 1 story cement block under separate ownership (not significant)

Adjacent properties (shown for reference only):

J Parcel 3831.1, ca. 1950 & 1980, 1 story cement block former service station under separate ownership



JUL 16 1980



FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

Janesville Cotton Mill, Janesville, Rock County, WI

CONTINUATION SHEET

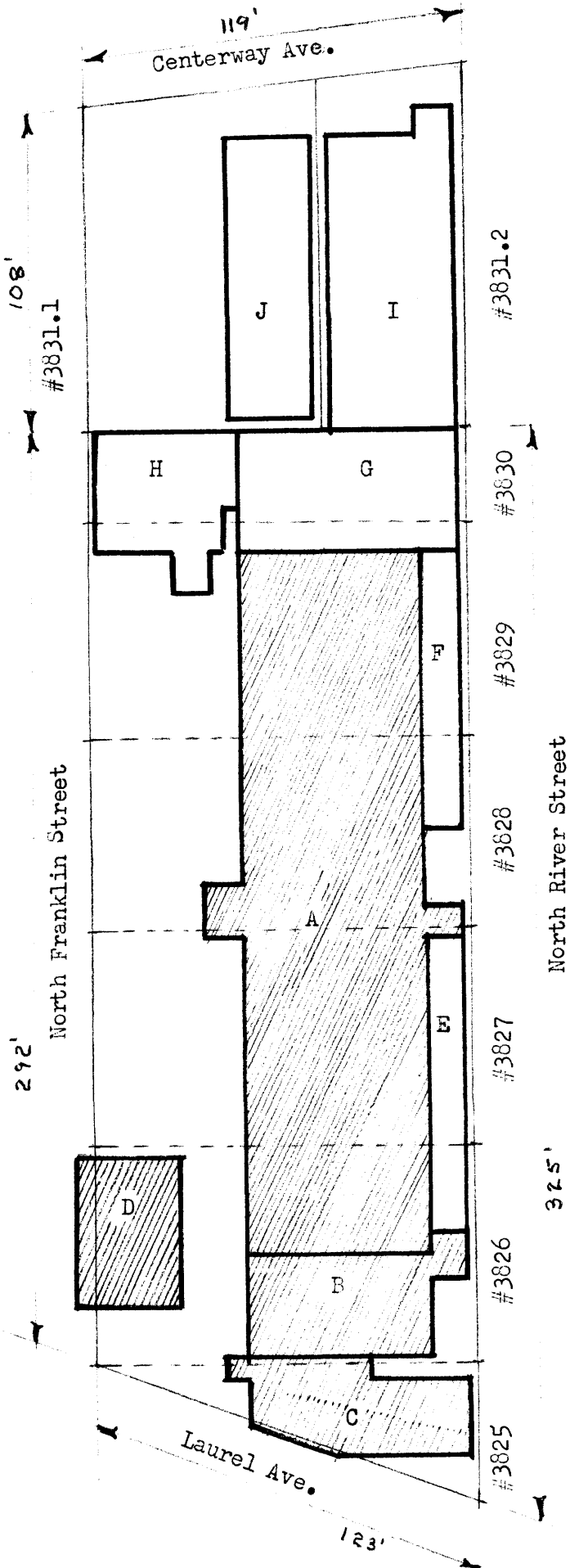
ITEM NUMBER 7 PAGE

7. Description

Delete Item 7, Description, from original nomination and substitute the attached sheets therefor: Description, Continuation sheets #1 and #2, and sketch map of property.

D. N. Anderson
Historian & Registrar
4/14/80 608/262-0746

JANESVILLE COTTON MILL. Janesville, Wisconsin



Nominated property: parcels 3825-3830:

- A Main Block, 1874, 3 story brick, 55' x 224', with attached west tower, 15' x 17' and attached east tower, 5' x 11'
- B Picker Room and Machine Shop, 1874, 2 story brick, 34' x 55', with 1 story brick extension, 11' x 10'±
- C Boiler Room and extensions thereto, 1874 and later, largely 1 story basement level, brick, 34' x 66' overall
- D Separate Building, ca. 1874-1888, 2 story brick
- E South Loading Dock, ca. 1940, 1 story metal enclosed, 11' x 100'± (excluded) non-contributing*
Ko'k
- F North Loading Dock, ca. 1950, 1 story, cement block, 11' x 90' (excluded) non-contributing*
- G North Wing, ca. 1950, 1 story, cement block, 50' x 66' (excluded) non-contributing*
- H Northwest Wing, ca. 1950, 1 story cement block, 37' x 55' (excluded) non-contributing*

Adjacent properties (excluded):

- I Parcel 3831.2, ca.1950, 1 story cement block under separate ownership
- J Parcel 3831.1, ca. 1950 & 1980, 1 story cement block former service station under separate ownership

N.B. Dimensions not verified; not drawn to scale. According to aerial survey maps some portions of the structures overlap the property lines.

* This change authorized by Barbara Wyatt (see telephone slip 4/21/80) - Kristin O'Connell

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Janesville Cotton Factory
AND/OR COMMON Janesville Cotton Mill (preferred)

LOCATION

STREET & NUMBER 220 North Franklin Street NOT FOR PUBLICATION
CITY, TOWN Janesville VICINITY OF First CONGRESSIONAL DISTRICT
STATE Wisconsin 53545 CODE 55 COUNTY Rock CODE 105

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input checked="" type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME Janesville Realty Co., Inc., c/o Trust Dept., First National Bank, Wm. Whitehouse,
STREET & NUMBER P.O. Box 680 1st Vice-President
CITY, TOWN Janesville VICINITY OF Wisconsin 53545 STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Rock County Courthouse
STREET & NUMBER 51 South Main Street
CITY, TOWN Janesville, WI STATE Wisconsin 53545

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Rock County Historic Survey
DATE 1975 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Rock County Historical Society
CITY, TOWN Janesville STATE Wisconsin 53545

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Janesville Cotton Factory is a complex of eight buildings or units, consisting of the original 1874 grouping with the Main Block, the Picker Room and Machine Shop, and the Boiler Room, along with several extensions integral to these portions. Nearby, to the west, is an unattached building of similar scale, material and design, although somewhat later in date. These four units together are eligible for the register and are included in the nomination. Also on the nominated property are four additional modern one story metal or concrete block wings, interconnected with the historic portions, or with each other; these units are not eligible for the register and are not to be considered as part of the nomination. see telephone slip 4/21/80

In addition, there are, on the same block, two one story concrete block structures adjacent to the north, but separately owned, and not part of the nominated property. Although one of these is interconnected to the nominated property, neither is eligible for the register, and neither is considered to be part of the nomination.

The eight units on the nominated property are individually described as follows:
Main Block (1874): The Main Block is an impressive three-story cream brick building on limestone foundation, 224' x 55'; fronted with a five-story tower, facing west. This tower, 15' x 17', centered on the west facade, opens to the three stories of the factory. It contains a stairway and an operable 19th century cable control freight elevator. The tower exterior bears a stone plaque with the date "1874" above the third story and on the fourth story is an arched tripartite window. The fifth story, which has been removed above the moulding, was originally a 20' belfry with a mansard roof. A brick cistern has been added flush with the tower. This is topped with a flat octagonal platform. The roof is low-pitched gable with a discreet brick frieze leading up to it.

On the west facade there are 26 round-arched openings on each floor. This fenestration is 13, six-over-six double hung sash windows on each side of the tower. These windows are in remarkably good condition.

On the east facade is a three-story cream brick tower, 7' x 11', attached to the building. This provided small wash rooms. The tower is aligned with the West tower on its south side. There are 27 round-arched window openings on each floor, with 13 windows to the south of the tower and 14 windows to the north. These are six-over-six double hung sash windows, also in good condition. Three windows on this side have been altered to install large metal exhaust flues and a smaller set of flues for manufacturing purposes. The first story windows on the east facade are not visible from the outside because of two long enclosed loading docks which will be described later.

The interior of the main block provides three stories of relatively unobstructed, vast, open space. Wooden posts remain on the west side, but steel columns have been placed on the east side of the first and second stories. Some of the heavy wood beams

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMJanesville Cotton Mill, Janesville, Rock County, WI

DESCRIPTION

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

have been reinforced with steel. Floor joists are wood, supporting the wood ceiling boards, and the flooring on the first and second stories appears to be hardwood. On the center east side of the second floor these floors are concealed by the heavy machines and tanks which are used to process felt. The third story is open except for light vertical metal tie-rods. A sprinkler system which was installed in 1913 has been renovated and is usable. An office on the second story, south side, retains its stamped metal ceiling.

Picker Room and Machine Shop (1874): This two-story cream brick wing is 34' x 55'² and has a gabled roof. This dates from the same construction date as the Main Block. It has the same round-arched fenestration and trim as the Main Block.

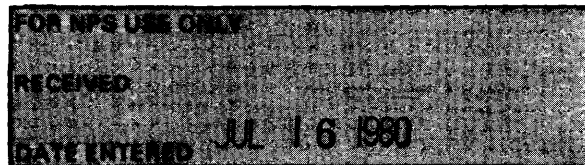
Boiler Room (1874): This is a one-story cream brick addition built at the same time as the main building, just south of the picker room and machine shop. The trim and the round-arched windows of the main factory are matched in this addition. Some entrances in the wing are altered with brick lintels imbedded in the wall and 20th century glass block panes installed in some windows. The addition has an almost flat roof. A tall, four-sided brick chimney, also original to the building, rises above the boiler room.

Separate Building (ca. 1874-1888)³: This building is located just to the west of the two-story wing near the southernmost end of the main building. It is a two-story cream brick structure with an intersecting gabled roof. The frieze matches the factory building. Most of the windows on the lower level are simple round-arched lintels. Those under the gable display stilted-arched lintels with stone keystones. It was last used as a machine shop. For some years it has been closed. The first story windows and west door are blocked up and there is no usable heat or electricity. It is not usable in its present state but it should be considered part of the nomination.

The above are the four units included in the nomination as eligible for the register.

The following modern additions are interconnected with the historic portion of the main building:

South Loading Dock (ca. 1940): This is a one-story dock 11' x 110' enclosed with galvanized metal, built flush with the east tower on the north and the picker room and machine shop wing to the south. The dock covers the first story windows of the main building on the east facade. Not included in the nomination.

UNITED STATES DEPARTMENT OF THE INTERIOR
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PAGE 2

North Loading Dock (ca. 1950): An 11' x 90' cement block dock was built to the north of the smaller tower on the east facade of the building. This dock covers all but 3 windows on the first floor, directly north of the small tower. Excluded from the nomination.

North Wing (ca. 1950): Broad openings have been cut into the north side of the building so that it opens onto a large attached one-story cement block appendage, 37' x 55'. This contains a modern machine shop and a hall. This appendage is considered a part of the present building and has the same owners, however, it is excluded from the nomination.

Northwest Wing (ca. 1950): This is another one story addition attached to the north wing cement block addition mentioned above. It is not included in the nomination.

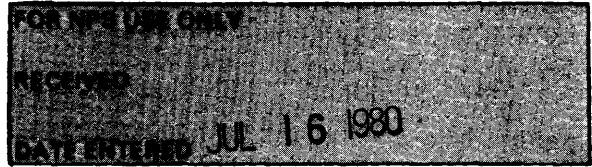
Adjacent properties in the block under separate ownership, excluded from the nomination are listed below:

Parcel 3831.2 (ca. 1950): This is a one story cement block appendage leased to the present occupants of the main building.

Parcel 3831.1 (ca. 1950 and 1980): This is a one story cement block building, being remodeled at the present time for future use as a cabinet shop.

-
1. Described as 221' x 54', 1879, p. 567.
 2. Described as 35' x 54', 1879, p. 567.
 3. Illus. in Wise, Picturesque Janesville, 1888.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

Janesville Cotton Mill, Janesville, Rock County, Wisconsin

AMENDED

OWNERSHIP LIST CONT.

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

City of Janesville
18 N. Jackson
Janesville, Wisconsin 53545

Right-of-Way on Laurel Ave. & N. Franklin St. where according to aerial survey maps some portions of the structures C and D overlap the property lines onto the public right-of-way.

Chicago, Milwaukee, St. Paul &
Pacific Railroad Company
433 W. St. Paul Ave.
Milwaukee, WI 53203

Right-of-Way granted to the railroad on North River Street for tracks alongside the building.