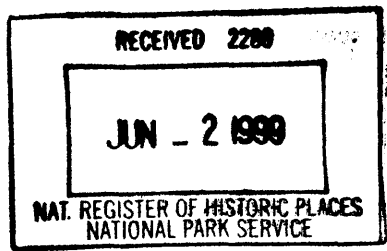


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United States Department of Interior
National Park Service



National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Fulton Street Historic District
other names/site number N/A

2. Location

street & number Fulton Street roughly bounded by Main Street and Albion Street; N/A not for publication
11-21 Swift Street
city or town Edgerton N/A vicinity
state Wisconsin code WI county Rock code 105 zip code 53534

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination _ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide locally. (_ See continuation sheet for additional comments.)

Alicia D. [Signature] 5/19/99
Signature of certifying official/Title Date
Deputy State Historic Preservation Officer-WI

State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(_ See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Fulton Street Historic District

Rock

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Edson A. Beall

7-1-99

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing noncontributing

27 4 buildings

sites

structures

objects

27 4 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)

None

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/Specialty Store

COMMERCE/Financial Institution

COMMERCE/Restaurant

Current Functions

(Enter categories from instructions)

COMMERCE/Specialty Store

COMMERCE/Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

Art Deco

Romanesque

Queen Anne

Materials

(Enter categories from instructions)

Foundation STONE

walls BRICK

roof ASPHALT

other WOOD

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 Fulton Street Historic District
Edgerton, Rock County, WI

INTRODUCTION

The Fulton Street Historic District in Edgerton, Wisconsin comprises a row of two and three-story buildings on three linear blocks on the north side of West Fulton Street. The lots are 132' deep and most parcels are 22' wide. In addition, eight buildings which adjoin on East Fulton, Swift and Albion streets are included in the district. Fulton Street is historically the main business street of the town. Sometimes called Front Street, it runs parallel to the tracks of the Chicago, Milwaukee, St. Paul and Pacific railroad. While the north side of the street evolved as the business district, the south side of Fulton Street formed the northern boundary of a group of 50 tobacco warehouses which were the key to the exceptional prosperity the town enjoyed from the 1870s until the Great Depression. Many of the warehouses survive. The Pomeroy and Pelton warehouse, built in 1885 and located directly across the street from the Fulton Street Historic District at the intersection of Fulton and Main Streets, is being nominated in a separate submission.

Visible from the businesses that occupy the north side of Fulton Street, but separated from them by a parking lot on the south side of the street, is the railroad depot.¹ It is significant to the development of the business district because it was by rail that buyers arrived from all over the world to buy cigar leaf tobacco and by rail that thousands of bales of tobacco were shipped. The depot has been listed in the National Register. Until the 1890s, except for the Pomeroy and Pelton warehouse, the area between the depot and the business district was occupied by a park and bandstand. Brick veneer warehouses occupied the site from the turn of the century until they were demolished in the

¹ The original depot was built in 1854, on a site across the tracks from the present depot, built in 1906.

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1980s. On Swift Street, at the north boundary of the District is a U.S. Post Office, built in 1939 and containing a dramatic mural by Vladimir Rouseff. The post office is slated for inclusion in a multiple property nomination. Between Swift and Henry streets, one block from the district, two public school buildings are listed in the National Register. A block to the west, the home of author Sterling North is also listed.

Once a main north-south artery through Wisconsin, US Hwy 51 (Main Street) divides East and West Fulton streets.² Fulton Street is State Highway 59, which connects the town to Interstate highway I-90, 2 miles to the east, and US highway 14, 14 miles to the west.

Henry, Swift and Albion streets end at Fulton Street, intersecting from the north. Main Street crosses Fulton and continues across the tracks and through town to the south.

² The mapping of the road, named The Meridian Highway, was reported in The Tobacco Reporter October 27, 1916. The paper reported that the highway would run due south through Illinois and would connect Madison and Beloit via Edgerton and Stoughton. It would be marked by yellow bands on the telephone poles, five to every mile. The Edgerton Cigar Company, it was announced, would send its customers a state map showing the highway.

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Edgerton, Rock County, WI

Edgerton has experienced a series of growth periods. The first was in 1854-5 after the construction of the railroad. Another period of quick development occurred in 1885. 1910 saw a number of improvements and alterations to the facades of buildings. A fire in 1916 brought construction of the imposing, Art Deco style Thompson Building.

The appearance of Edgerton is in part determined by the fact that even before the founding of the town, the yellow clay found there was being manufactured into brick.³ Most of the buildings in the District are constructed of locally manufactured, gray or cream-colored brick. The dominant style is an Italianate-influenced vernacular. While some of the buildings have been shorn of their Italianate cornices and window surrounds, others retain their historic appearance, at least on the upper stories and roofline. On Fulton Street, between Main and Henry streets, the buildings which survived a fire in 1916 were given simplified brick cornices in a local, vernacular style. In the block between Henry and Swift streets a small bank has features of the Richardson Romanesque, while the Tobacco Exchange Bank features an ornate stone first floor facade in Classical Revival style, with Italianate brick corbelling and wooden cornice above. In the same block is a Queen Anne facade with a false gable and a second story bay. While none of the individual buildings is of

³ Naomi Strasbourg, Edgerton, Land of Blackhawk, scrapbook in the Edgerton Public Library, p 39. Naomi Strasbourg was a teacher in the Edgerton Public Schools. Unfortunately the many newspaper clippings and photographs are not dated. The early existence of the brickyards is confirmed in the paper by Angie Towne and in other sources. The title to the Sterling North house, located two blocks from the northwest edge of the Fulton Street Historic District, begins with an unplatted brickyard.

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outstanding architectural significance, the district offers an intact and uninterrupted row extending for 3 1/2 blocks, with only one vacant area and no modern buildings. Each building on Fulton Street contributes to the overall historic appearance of the district. Two three-story buildings at the west end of Fulton Street lack integrity and have been designated non-contributing although they are restorable and by their size maintain the historic skyline of the District. The District effectively recalls the 19th century development of Edgerton as it evolved from a railroad stop to become by 1908 the largest market for cigar leaf tobacco in the world. Period alterations and the Art Deco Thompson Building reflect the city's increasing prosperity into the 1920s. The District remained the commercial center of Edgerton in 1948.

In addition to the stores, banks, offices, saloons, and restaurants along Fulton Street, also contributing to the historic significance of the district are buildings which housed an early automobile dealership, a bowling alley, one of the town's several livery stables, and three additional business buildings on Swift Street adjacent to Fulton Street. Two buildings on Swift Street, between the livery stable and Fulton Street, do not contribute to the historic appearance or significance of the district.

Unless otherwise noted, all of the buildings are two stories in height and 22' wide.

BUILDING DESCRIPTIONS

Street address proved an inadequate means to designate buildings in the district because the buildings are not uniformly marked, some businesses extend into adjoining buildings and some

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buildings have divided ownership. The buildings on Fulton Street do not always conform to the lot lines on the original plat. Tax parcel numbers and assessment rolls for 1868, 1877, 1883, 1888, 1895, 1900, 1910, 1916, 1920, 1930,, 1935, and 1940 were therefore used to trace the changes in value and ownership that indicate probable construction and improvement dates and to match buildings with owners mentioned in historical accounts. This information was combined with that available from Sanborn-Perris maps for 1884, 1886, 1891, 1898, 1904, 1909, 1920 and 1925, an 1871 bird's-eye view, written histories and several interviews to determine approximate dates of construction and remodeling. Edgerton's weekly paper, The Tobacco Reporter, scanned for relevant periods, provided more precise dates for many buildings. Beginning at the east end of the District, and proceeding west along Fulton Street, the buildings are:

(Some present, and known historic names are given, with more recent names ahead of earlier ones.)

1) Willson Monarch Labs/Commercial Hotel.

On July 17, 1885 the Tobacco Reporter crowed that 50 new buildings were being constructed in Edgerton. The largest of these was the Commercial Hotel. Built of grayish cream brick, the Sanborn map for 1886 shows it with 44 rooms on three floors. The building occupies the northeast corner of Fulton and Main streets, and measures 66' on Fulton Street by 67' on Main Street. There are four bays, defined by brick pilasters on the sides facing East Fulton Street and Main Street. There is a cut-away entrance at the corner of Fulton and Main streets, and an imposing entrance with a stone surround, with a cornice supported by curved brackets at the left side of the center bay facing Fulton Street. A second entry, with a smaller stone surround, leads to a shop in the easternmost bay, which currently houses the Tobacco City Museum. A stone belt course extends above the

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door and over store front windows with transoms, divided by stone columns and with low stone sills, facing Fulton and in the first of the bays facing Main Street. These reflect an extensive remodelling of the facade about 1910. The wooden window sash in the second and third story windows is 1/1. The windows are regularly spaced, except in the center of the larger, center bay facing Fulton Street, where there are paired windows. Two corbelled brick pendants on either side of the center pair of windows and the pilasters defining the corners and bays are all that remain of the ornate cornice with brackets, large architrave and a gabled center crowned by a finial, shown in early pictures.

Also missing is an iron awning supported by brackets over the entire center bay facing Fulton Street. The building had an addition on its north side, built in 1903, which was lost to fire in 1924.⁴

Crossing Main Street and continuing west on Fulton:

2) Sunshine Cafe/Lynt's Cafe/Mawhinney meat market/Edgerton Bank/. Occupying the east 22' of lot 1, Block 11, the building extends approximately 50' north along Main Street with a low-pitched gable roof, fronted by a red brick facade, approximately 6' deep, with a recessed entryway at the corner. To the left (west) of a storefront window facing Fulton Street, there is an entrance leading to a stairway. Beginning in the recessed entry and facing Main Street are modern windows above metal panels that extend about 4 1/2' from the sills to street level. At the rear of this building additions were made between 1891 and 1898, extending it to approximately 80' deep overall. The side wall and

⁴ Naomi Strasbourg notebook, p.42.

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rear additions are finished in dark red brick veneer. The red brick front that gives the building its present appearance has a narrow brick cornice topped by a stone coping. Three very simple, square, corbelled brick ornaments, suggestive of brackets, depend from the cornice. A brick panel accents the corner of the building at the height of the two second floor windows. The second floor windows have replacement windows.

The 1871 bird's-eye view shows a continuous row of two story buildings on the site of buildings numbers 2)-5). An undated picture, taken soon after the installation of electric poles in 1892, shows buildings 3), 4) and 5) with an Italianate cornice extending across all three buildings.

3) Holly's Hallmark Shop/M.B. Fletcher millinery.

This building is the same height and has the same cornice ornamentation as building 2), but the facade is yellow brick. It has four second floor windows with replacement sash. At street level there is an entrance leading to a stair in the left (west) bay. Two storefront windows with wooden kick-panels on either side of the store entrance make up the rest of the facade. The west lot line makes a jog 40' north of Fulton Street to give four feet to the adjoining lot, apparently to allow for a stair that is shown on all of the Sanborn maps.

4) Rexall Drugs/Stumpf Drugs/Copply Drugs/ Bill Schrub pool hall.

Tax rolls again suggest that the building existed by 1868. In 1884 a brick building 22' by 30' with a frame rear addition was occupied by a drug and grocery store. The assessment rolls and the Sanborn maps suggest that the present building was remodelled between 1904 and 1909, when it quadrupled in value. Further improvements were made prior to 1916, when the building was extended to the rear, and again in the 1930s. By 1920 the east boundary of the property had been moved 4' east to encompass the rear part of the passageway and stair shown on earlier Sanborn-Perris maps between buildings 3) and 4). Made of grayish brick,

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the facade is unornamented. The height of its parapet is continuous with building 3) and is finished with a stone coping. The three second floor windows have stone sills and lintels and replacement sash. A storefront with a recessed entrance between glazed show windows and a metal kick panel is capped by a prominent "Rexall" sign across the width of the building.

5) Pro Hardware/Hain, Livick, Arthur Hardware/Conn and Boenig store This building continues the cornice line and stone coping at the same height as buildings 2), 3), and 4); however, its second story windows are at a slightly lower level. The building is unornamented. A photo from the 1930s shows the windows with small Italianate hoods. Weathered gray paint shows the original material to be cream brick. Three second story windows with 2/2 sash have stone sills and lintels. A metal awning extends over the sidewalk and continues on building 6). Below the awning the two buildings present one continuous glass storefront, with an entrance in building 6). Building 5) has been in the Hain family since 1883.

6) Pro Hardware/Hain, Livick, Arthur Hardware/Howard Hardware. Built in 1874,⁵ the cornice on this building rises about 12" higher than those of the buildings to the east. The second floor facade is painted brick. A photo taken before 1909 shows it with an Italianate cornice, which has since been rebuilt in the same simple pattern seen on buildings 2) and 3). The arched window hoods with small pendants over three second story windows indicate that the facade is the same seen in the photo.

⁵ Information from the current owner, Rollin Livick.

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7) Sportsmen's Bar/Ratzlaff Department Store/Red Front Grocery Store.

This site on the west 22' of Lot 2 is annotated both "Harness" and "Being Built" on the 1884 and 1886 Sanborn-Perris maps. By 1891 it was two stories, with the GAR hall and offices upstairs.

It became part of the Ratzlaff Department Store, located to the west in lot 3, in 1938.⁶ The building is grayish cream brick, with three second story windows ornamented with curved brick hoods with shoulder extensions extending down 1/4 the height of the windows and terminating in brick "pendants." The 4/4 window sash is curved at the top. The lower edge of the brick parapet is marked by a horizontal brick belt course, above which three brick pilasters rise to support a stone coping. A picture dated between 1892 and 1910 shows the building with a bracketed cornice in Italianate style, extending across this building, and buildings 8), 9) and 10).

8) Early Thymes Store/Deegan's Hardware/Ratzlaff Department Store/C.F. Mabbett Clothing/United States Hotel (part)

This lot is unoccupied on the 1871 bird's-eye view. A substantial building, shown as part of the United States Hotel on the 1884 Sanborn-Perris map, contained the hotel's sample rooms on the second floor and a clothing store at street level. The building now has a parapet identical to that of building 7) except that it has four brick pilasters rather than three. It is

⁶ Notebook by Naomi Strasbourg, Edgerton Public Library. The Tobacco Reporter mentions another expansion of the Ratzlaff store in 1912.

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also grayish cream brick. The windows are similar to those of building 7) except that each brick hood spans a double sash with 1/1 glazing in each separately curved window. The hoods are slightly more prominent than those seen on building 7) and the shoulders extend upward in a pilaster that reaches the belt course at the base of the parapet. The building occupies the east 26' of Lot 3.

9) Pat's Realty Inc./Rusch and Stavic Grocery/United States Hotel (part.)

This narrow parcel (variously recorded as 14' to 16' in width) in the center of Lot 3 contains the east bay of the 3-bay United States Hotel. An addition to the hotel was noted in The Tobacco Reporter in 1886. Behind the brick facade of the hotel was a warren of frame structures containing the dining room, wash room and other outbuildings. Stairs led to second floor rooms in adjacent buildings. By 1910 the hotel was owned by prominent businessman H.C. Schmeling, and Betty Witzel remembers that the Schmelings had a rather elegant apartment on the second floor. In March of 1916 a fire which spread down the block from the west destroyed the businesses in the building. The brick parapet is similar to that described in building 8). At the level of the cornice two brick pilasters at either corner of the building connect a brick belt course with the stone coping at the top of the parapet, marking a separation between this building and building 10). The two ground floor windows of the hotel have been replaced by a glass storefront with a recessed entrance at the right (east) corner. The second floor matches the west end of building 10).

10) Tan-O-Tone/Aalseth Jewelry/D.D. Brown Saloon/ U.S. Hotel.

This is the original U.S. Hotel building, built in 1854.⁷ Built

⁷William Fiske Brown, ed. Rock County Wisconsin (Chicago: C.F. Cooper and Co., 1908): 648. According to Mrs.C.R. Bentley, in a paper given before the Women's Club in 1903, the Hutsons came from Indianford in 1854 and built the hotel.

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of a slightly lighter cream brick than building 9), this portion has paired second story windows over what became, after the construction of building 9), a central entrance to the hotel. To the west are two more windows. The windows have plain stone lintels and sills, and replacement sash. The cornice is continuous with that described for building 9). The ground floor has been remodelled, with a single door leading to a stair replacing the double doors shown in old photos. A glass storefront with a recessed entrance occupies the entire west side of the building and replaces the original two windows in the wall west of the center entrance.

11) Danielson's Electric Service Center-Country Corner Store-Windows of the Wild/Joe Leary Cigar Store-Badger Lunch-Atwell and Dallman Drugs.

Lot 4, comprising the northeast corner of Fulton and Henry streets, is occupied by a dark red brick building built after the 1916 fire. The building encompasses two tax parcels and ownership is divided. It measures 88' facing Fulton Street by 132' facing Henry Street and is two stories high, with a second floor, three-sided tower-like bay at the corner, extending over a cut-away entrance on the ground floor. The parapet has a strong geometric pattern in white tile, consisting of diamond-shaped inlays surrounded by rectangles. Lattice-like inlays descend from raised sections of the stone coping between each of the

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paired second story windows and on either side of the "tower." The second story windows have white lintels and sills. The areas above the lintels are decorated with keystones and short shoulders, giving them the appearance of window hoods. The windows have replacement sash. A belt course of white tile defines the second story floor level. The original store front is intact, facing Henry Street at the north end of the building; the storefront on Fulton Street and the corner entrance have been replaced with modern storefront windows and painted panels, a modern door and a yellow brick kick panel.

12) C&M Printing/Tobacco Exchange Bank.

This building occupies the northwest corner of Fulton and Henry streets. It is of cream brick, two stories high, with a high Italianate cornice with brackets and dentils. On the second floor, pilasters at the corners of the building lead upwards to large metal brackets that curve outward beyond the top of the parapet. Facing Fulton Street there is a band of denticulated brick corbelling below the cornice. The second floor windows have modestly curved, incised stone lintels and stone sills. The upper halves of the second floor windows have been filled in with yellow brick set in a dark mortar. An 1871 bird's-eye view of Edgerton shows a one story building at this corner. The assessment increased from \$650 in 1883 to \$1900 in 1888, indicating construction in that period. The 1884 Sanborn-Perris map notes "Being Built" on this and the adjacent building, 13). The Bank of Edgerton had acquired the building by 1895, when its assessment rose to \$3300. The elaborate first floor stone facade, added when the Bank of Edgerton was re-incorporated as The Tobacco Exchange Bank in 1897, consists of two bays, defined by shallow stone pilasters and stone pedestals facing Fulton Street and one bay facing Henry Street. Oversized stone brackets, decorated in a floral motif, support a stone cornice. In the right (east) bay, are double doors framed by alternating carved

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and plain quoins and a curved stone hood. The right (west) bay is similar but contains a large window above a stone kick panel. An identical window faces Henry Street. The stone facade covers the 22' width of the building on Fulton Street and approximately 10' facing Henry Street. A plain, cream brick wall with irregularly spaced windows and a partially bricked in entrance extends approximately 60' on Henry Street.

In January 1911 The Tobacco Reporter noted: "Nearly \$9000 has been expended on the Tobacco Exchange Bank Building, converting it to a modern and up-to-date building, including a new section with safety deposit boxes." This is probably the date of a rear addition that extends the building the full depth of the 132' lot, facing the west side of Henry Street. The addition is of cream brick, with a narrow, denticulated brick cornice below a stone coping. An entrance on Henry Street is framed by sidelights and stone Ionic pillars, architrave and cornice. The remaining first floor facade consists of a wood-framed glass storefront with wood kick panels. Below a wooden cornice over the storefront is a frieze decorated with Adamesque garlands. There are three second floor windows, partially bricked in, and a large mid-story window over the entrance, partially filled with glass brick.

13) Antique and Art Gallery/Shelly Clothing Store/Anderson and Farman Mens' Store.

This building shares a cornice with the Tobacco Exchange Bank building, and has the same incised lintels on the second floor. The 1871 view shows a two-story building already on the lot, and the 1884 Sanborn-Perris map indicates that openings on the sides of the building were "to be bricked up," suggesting that an existing building was altered to present a uniform appearance with building 12). At street level there is a door at the left (west) side leading to a stair. The lintel of a cast iron

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storefront extends across the remainder of the ground floor, with a modern storefront below it. The second floor windows have been partially bricked in in the same way as those of building 12).

14) Hobby Farm/Pearson and Jagoditch Men's Store/Bentley Dry Goods. More modest in scale than the two buildings to the east, this light cream brick building has a denticulated, corbelled brick cornice below a stone coping. The three second floor windows have simple stone lintels and sills, and 1/1 wood sash. There is a deeply recessed entrance in a modern enamelled metal storefront on the first floor. Suspended perpendicular to the building is an art-moderne style neon sign that reads "Shoes." The building appears on the 1871 view and was valued at \$1200 in 1868. Probable construction date is c1860 or before. The value of the building increased dramatically between 1900 and 1916, from \$1900 to \$6000 in 1910 and \$9000 in 1916. The building was owned by Mrs. C.R. Bentley throughout this period.

15) The First National Bank

The bank was built in 1910⁸ of red granite and red brick. The building has a gabled parapet rising above a red metal cornice to a red stone coping ending in capstones at either side. There are four large second story windows above a red stone belt course. The ground level facade is of red granite, framing openings for two doors on either side of a large center window. All of the openings have modern metal sash and doors, but the original facade is otherwise intact. A fire in 1867 destroyed eight

⁸ The Tobacco Reporter in May 1910 reported that buildings had been sold for \$80 to clear the site for a new bank. A committee traveled to Fort Atkinson to look at a new bank there. The First National Bank had been located in the block between Main and Henry streets, in a building later occupied by the Edgerton Cigar Company and lost to the 1916 fire.

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stores, eighteen businesses and 4 dwellings between this building and building 20).

16) Jan's Stained Glass/Lyons and Biessman Meat Market/Willson Brothers Drug Store.

This small Italianate commercial building has a well-preserved cornice, featuring metal corner brackets that extend forward and above the roof line. Two smaller brackets decorate the frieze and end at a row of dentils. Below the dentils is a course of brick corbelling. There are three arched second story windows with arched brick hoods terminating in brick pendants. The windows have stone sills and replacement sash. At street level the building has a modern storefront with a recessed entry below a row of large transom windows. The building was built in 1886 by the Willson brothers, who later acquired the Commercial Hotel building as a site for their Monarch Laboratories.⁹ After 1910 it belonged to John Mawhinney. The second floor was used as the Scenic movie theater, according to the Centennial issue of the Edgerton Reporter.

17) DNA Bar/Frank Ash Bookstore/F.C. Hall Jewelry.

F.C. Hall built this building between 1891 and 1898 in a Queen Anne style. It was in his estate until the early 1930s. Some two feet taller than the two buildings to the east, it is made more visible by a decorative gable that rises above the center of the boxed cornice. The cornice is divided into three sections by large metal brackets. Below the center section a bay window is

⁹ The Tobacco Reporter, 13 August 1886.

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covered by a prominent metal roof with boxed eaves below which is a paneled frieze. At either side of the bay are two more windows with carved stone lintels. A stone belt course forms the sills of these windows. Below the belt course are a metal panel, a zig-zag metal awning, and a glass and chrome storefront. The building is constructed of cream brick with an atypical pink caste.

18) Sister Act/IGA Store/G.W. Doty.

This building, constructed between 1888 and 1891, is of the same height as the F.C. Hall building to its east. Its overhanging cornice is supported by prominent metal end brackets that rise above the cornice at the corners and by two smaller brackets below the cornice, dividing the wide frieze into three panels. Below the panels is a denticulated brick corbel. The building is constructed of grayish cream brick. The three windows have stepped stone lintels with small pendants. Two belt courses of contrasting red brick connect the lintels and continue to meet brick pilasters at the corners of the facade. The windows have metal replacement sash. Immediately below the windows the backing and furring strips for a modern storefront cover the facade halfway to street level. Below this panel are original storefront windows and a recessed entry.

19) Oat's Bin/Strucker and Mays Grocery Store.

Between 1886 and 1891, according to the Sanborn maps, a brick front was constructed on a frame billiard parlor and dwelling that occupied this 20' lot, belonging at the time to J.W. Howard. Five different photographs, the latest from 1901-2, show the building with its present cornice, but with two evenly spaced second floor windows, rather than the present three. The present brick facade is about 12" lower than the adjacent building on the east, but has what appears to be an identical cornice. It has to

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be concluded that the cornice was re-installed after either extensive remodelling and veneering with brick or (more likely) construction of a new brick building. On the 1884-1909 maps, the site remained a saloon, billiard hall and dwelling. By 1910 the property belonged to Strucker Brothers, and was owned by August Strucker into the 1940s. The 1920 and 1925 maps show an all-brick building housing a grocery. It extends a shorter distance toward the back of the lot than the frame building on the earlier maps.

The brickwork seen presently below the cornice features an unusual corbelled pattern consisting of closely spaced pendants, giving a scalloped effect. Below it is a row of dentils in dark red brick. The three windows have wooden 1/1 sash, stone sills and rectangular stone lintels connected by another dentilled belt course of red brick. At street level there is a modern wood, brick and glass storefront.

The three parcels to the west of building 19), occupying the remainder of lot 3 and the east 22' of lot 4, are vacant. They are shown on Sanborn maps from 1884 to 1925 occupied by three brick buildings. Photographs before 1900 show a facade extending over the three parcels, with round window hoods and brickwork ornamentation closely resembling building 20), with a slightly higher cornice and the same 5' setback.

**20) Red Baron/Ferando Store/Borgniss Variety Store/Burdick Block
(east half)**

Built sometime prior to 1868, the Burdick Block retains an historic appearance despite modern extensions at street level. It is set back about 5' and has a row of five distinctive round brick hoods over its second floor windows, alternating with six brick ornaments in a diamond pattern on its parapet. The windows have replacement sash. A modern tile coping tops the facade, which is seen in an early photo to have had an Italianate cornice rising above the present coping. A fire occurred in the building

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in 1913. The forward extension of the east half of the building is shown on the 1920 Sanborn map.

21) Hometown Video/Oscar Kaiser Bakery/Burdick Block (west half)

Divided ownership of the building begins prior to 1888. The Hausmann Brewing Company owned part or all of the building between about 1895 and 1920. The Post Office was located in this part of the building until 1887.¹⁰ There is a rear addition to the building, facing the west side of Swift Street. The addition was made to both sides of the building between 1891 and 1898, when the west side of the building was a saloon owned by the Hausmann Brewing Company. There are no first floor openings in the wall facing Swift Street. On the second floor, the original building has four unevenly spaced, unadorned windows with round tops. The rear addition has four similar, regularly spaced windows; on the first floor are three tall rectangular windows. All of the windows in the west side of the building have been boarded in their upper, curved sections, with replacement windows below.

¹⁰ The Tobacco Reporter, 21 October 1887.

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**22) Edgerton Resale Mall/Carroll House of Edgerton/Pringle
Department Store/Brown and Pringle/Babcock Block/Swift Block.**

After the U.S. Hotel and the American House, this is the next oldest building in the district, built in 1858. As shown in a drawing dated about 1870, it was four stories, with an exposed basement facing Swift Street, housing a row of storefronts. Steps led up from Fulton (then Front) Street to an arcade covered by a wooden awning supported on tall posts across the front. The building had gabled window hoods and 4/4 sash on the upper two stories and a simple wooden cornice supported by six pairs of brackets across the front. All of this detail has been removed. The brick walls have been painted. The level of Swift and Fulton Streets was raised in 1887, the openings facing Swift Street at ground level were bricked in, and the first floor of the building was lowered to what is now street level.¹¹ On the second and third floors, the center windows in the five bays facing Fulton Street, and alternate windows facing Swift Street, have been filled in. Also, bays 1, 3 and 6 are filled in on the first floor facing Swift Street. The front of the building up to the bottom of the second floor windows is covered by a large false front which protrudes at a shallow angle from the corners to the center of the building. The false front is divided by an awning running the width of the building. At the rear of the building, facing Swift Street, is a two story, three-bay addition, first shown on the Sanborn maps in 1891. The addition has a high parapet with brick corbelling. It housed the Knights of Pythias. Due to alterations this building is non-contributing.

23) Peters' s Meat Market/Barber Shop/Passageway.

Between buildings 22) and 23), included in the lot for 23), is a small hyphen, originally a covered passage between the American House and the Swift Block, which allowed actors to pass from the hotel to the Swift block for performances in the Union Hall on

¹¹ The Tobacco Reporter 10/21/87

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the third floor.¹² It is shown on the Sanborn-Perris map in 1884, but is not shown in the 1871 view. The facade of the Pringle Department store, in building 22), incorporated this hyphen. Today, it is encompassed by a modern facade on the ground floor of building 23). Due to alterations this building is non-contributing.

American House/Taylor House/Arcade Tavern. The American House and the U.S. Hotel are the oldest buildings in the district; both were built in 1854.¹³ Today, the building is an unadorned three stories, made of cream brick. Although shown as a two story building in the 1871 view, it is marked "3 & basmt" on the 1884 Sanborn-Perris map. Photos from around 1900 show an overhanging cornice. A gray brick, one-story addition extends from the rear of the building. Built in the 1930s, it housed a bowling alley.

Buildings 24) through 29) are on the east side of Swift Street, extending north from Fulton Street.

24) Steponkus Tax Service/Edgerton Dairy.

Assessment rolls indicate that John Mawhinney owned a substantial building here by 1916. The Tobacco Reporter of 12 December 1916 reported a fire in a stable at the rear of the property that threatened the buildings on Front Street (Fulton) and the Carlton

¹² The Edgerton Story Centennial week program, 1953, p. 68

¹³ Edgerton Reporter, 7/8-9/53: Centennial issue

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Hotel, which backed on this lot. A building occupying the south 44' of lot 5, block 12 first appears on Sanborn-Perris maps in 1920, when it was a dairy. The two-story building is constructed of red brick. This section of it has been painted and given a modern, wood-veneer storefront. The high parapet is decorated with a row of brick dentils and tile coping. The second floor windows are paired.

25) Karen's Roost/Edgerton Dairy.

The north part of the building is shown as a bottling works in 1920. There is a modern storefront on the first floor and a sign, reading "Schlitz," hanging perpendicular to the facade. An entryway at the center of the original building comprises a door to a stair and the entrance to Karen's Roost, which occupies the north 2/3 of the building. There are paired second floor windows, symmetrical with 24). The windows have replacement sash.

26) Non-Contributing

This building has been covered with formstone and does not contribute to the historic character of the district.

27) Non-Contributing

This frame building, probably constructed about 1910, has been covered with aluminum siding and does not contribute to the historic character of the district.

28) Vacant/Edgerton Eagle.

This small, one story, red brick building was constructed about 1920 to house the Edgerton Eagle, which published from about 1900 until it merged with the Tobacco Reporter in 1925. It has a door to the right and a large, wood-framed "picture" window to the left (north) of the door. Windows along the side have been bricked in. The parapet is finished with tile coping.

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29) Oren's Auto Body and Car Wash/Spike Brothers Livery.

This one-story, cream brick veneer building was built about 1916 to house the Spike Brothers livery stable. It remained the property of the Spike brothers into the 1940s. A garage-type opening has been cut in the center of the facade. At the north end of the facade is what may be an original door. Window openings on either side of the central opening have been partially bricked in and contain small windows. The parapet is slightly raised at the front and has a stone coping. There is a concrete block addition at the back of the building. Attached to the north side of the building is a concrete block car wash.

30) Vacant/Ford Agency/Buick Agency/Dairy garage/Beer Depot.

This building on the west side of Swift Street was constructed in the 1930s. Originally a beer depot, it was later used as the garage for trucks serving the Edgerton Dairy, across the street. A light grayish brick, with a tile coping, the building has four large wooden overhead garage doors and, at its south (left) corner, a pedestrian entrance and a large window.

31) Remember When/Tallman and Tronson Motor Company/J.J. Culton Garage.

Building 31) faces Albion Street. It is a one-story, gray brick building with a large glass storefront and a recessed center entrance. It has a stepped parapet. The high center bay is marked by two raised brick pendants. The entrance is in the center bay, with a large storefront window to the right (south) and a wooden overhead garage door to the left (north,) replacing the original storefront window.

Fulton Street Historic District
Name of Property

Rock
County and State

Wisconsin

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Commerce

Social History

Period of Significance

1854-1948

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

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INTRODUCTION

The Fulton Street Historic District, in Edgerton, Wisconsin, is locally significant under criterion A in the areas of Commerce and Social History. The buildings in the District reflect the development of the town from the building of the railroad in 1853 up to 1948. The three linear blocks of the district, in addition to several buildings on adjoining blocks, constitute virtually the entire extant central business district. The District is notable for its compact shape and for having no modern intrusions in its historic fabric. Four buildings near the edges of the District are considered non-contributing due to alterations; at least two of these are restorable. The district shows a century-long development as buildings were constructed, altered and, in some cases, demolished or burned, and the site rebuilt. The District displays buildings retaining their historic integrity of several different periods, which will be described. Alterations typical of several periods up to 1948 will also be discussed.

The District is also near several buildings that are either listed in the National Register or deemed eligible. These include the railroad depot, a tobacco warehouse and two school buildings that are already listed, and two other school buildings, several more tobacco warehouses, a 1939 post office, and a Carnegie library which are potentially eligible.

Edgerton was not the first settlement in the vicinity, but became a center of trade when the railroad located its line and a depot there in 1853. Known initially as Fulton Junction, the name Edgerton was adopted in 1854. (B.F. Edgerton was the chief engineer for the railroad at the time it was routed through Edgerton.)

Fulton Street is parallel to the tracks; the commercial buildings comprising the Historic District face the depot and tobacco warehouses built near the railroad. In 1903 a speaker,¹ in describing the city, observed that Fulton Street "...unfortunately

¹ Mrs. C.C. Birkenmeyer, "Edgerton Today," fifth in a series of talks given to the Federation of Women's Clubs, December 1, 1903 and reproduced in The Tobacco Reporter, July 21, 1952.

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has one side on the railroad ground so that it has been restricted from developing in a symmetrical way. In recent years the land has been leased to tobacco firms and fine warehouses and cement walks have done much to improve its appearance." Fulton Street is the north boundary of a 20 acre parcel which was the property of the railroad beginning in 1853 and throughout the period of significance. This physical characteristic reflects the continuing role played by the railroad in the fortunes of the town. Maps from the 1880s and a bird's-eye view from 1871 show a wide-open area between the tracks and depot on the south side of Fulton Street and the row of businesses comprising the Historic District on the north. Ironically, perhaps, the open space that characterized the south side of Fulton Street from 1853 to the 1890s has been restored with the recent demolition of all but one of the warehouses that faced the District for most of this century. There is now a clear view from Fulton Street to the depot, as there was from 1853 to the 1890s. Fulton Street was also known as "Front Street" and is so designated on Sanborn-Perris maps beginning in 1884, through 1904. Both names are shown on the map for 1909.²

COMMERCIAL HISTORY OF EDGERTON

To a degree not typical of most small cities in Wisconsin, development in Edgerton was tied directly to labor intensive agricultural processes conducted in close proximity to the retail shopping district. The chief industry, and the one for which the town became famous, was processing, curing and shipping cigar leaf tobacco. Warehousing and shipment of wool, sugar beets and a large feedlot operation for sheep were also important at various times during the period of significance. Very early in the history of Edgerton, and continuing into this century, bricks were

² Local resident Tom Dickinson, interviewed October 21, 1997, explained that the street was always known as Fulton Street because it was the road to Fulton, one of several settlements that pre-date Edgerton in the history of the area. His belief is that it became known as Front Street because many of the tobacco buyers who came to Edgerton had their offices on Front Street in New York City, and also because some of the warehouses where the tobacco was processed and sold fronted on the street.

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manufactured at two sites just west of the business district. An English mason, R.J. Maltpress, had a lime kiln at Indianford and made bricks at Edgerton for Culton and Croft. He made the brick for the Swift building, built in 1857, and may have been the first in America to use coal to fire bricks.³ The town was also known for a pottery industry, begun in 1888, which made insulators for electric transmission lines and art pottery. This too was located close to the business district. After 1897 the Monarch Willson Laboratories, at the east end of the District, made medicines and ointments and ran its own printing shop, which produced labels and an almanac.⁴ From 1917 into the 1950s the Highway Trailer Company, located at the west edge of the city, provided up to 400 jobs. During WW II it manufactured parts for tanks. After 1934 the Nunn Bush shoe company, brought to town through the depression-era Works Projects Administration, was also a significant employer.

The 1953 Centennial program included a description of the tobacco trader: "The tobacco tycoon...made his living by shrewd guessing and reckless gambling. ...They had the best horses, the first automobiles, the most splendid houses, the best cigars, the most impressive clothes... A grower could start out like the buyer--a little borrowed capital, some rented land and shedroom, hired management, labor fresh from Norway, Germany or Ireland, a sure knowledge of the vagaries of the tobacco plant, and of, course, some luck." Despite the competitive nature of the tobacco business, where individual traders relied on their personal knowledge of the crop and their trading skills to advance their fortunes, Edgerton is also distinguished by the several times in its history when its fortunes were advanced by cooperative effort on the part of its citizens. The first such instance was the efforts of landowners to assemble a parcel of land with which to entice the railroad. In 1885 a consortium of businessmen organized to build the Commercial Hotel, which provided accommodation to the tobacco agents who were arriving in increasing numbers.⁵ Pauline

³ Tobacco Reporter, January 1918.

⁴ A copy of Vol. 20 of the Almanac, for 1911, is in the Rock County Historical Society, Janesville.

⁵ Tobacco Reporter, March 27, 1885

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Pottery began in 1888,⁶ when a committee was formed to investigate the feasibility of using the local clay to produce insulator cups for the newly invented electric power lines, as well as art pottery. The citizenry raised \$12,000 to build and equip the factory. The Culture Club, founded in 1897, evolved into the Federation of Women's Clubs, which started a public library and an annual lecture series, agitated successfully for improvements in the school curriculum, public restrooms, waste receptacles, free baby clinics and milk for needy children. The Highway Trailer Company was brought to Edgerton in 1917 through sale of stock to the townspeople. In 1934, in the depths of the Depression, the citizens agreed to build a plant for the Nunn-Bush shoe company, to create jobs. L.H. Towne, son of Edgerton's first lawyer and himself the leading lawyer there for 50 years, planted the grounds himself.⁷ Norman Burdick recalled working for a year at \$1 a week, after which he was hired at \$14 a week and worked there 31 years.⁸ Civic spirit is also evident in the history of the fire department, formed in 1876 and throughout its history a focus of social activity as well as of service.

THE FULTON STREET HISTORIC DISTRICT

To illustrate how the buildings along Fulton Street are significant in the commercial and social history of Edgerton, extant buildings from several temporal horizons will be identified, and some changing uses and adaptations will be described. The periods chosen, for their importance in the physical development of the District, are: 1855-1860, 1885-87, 1909-1916. The District as it is remembered, circa 1928-1930, will be discussed as the culmination of its development as the commercial and social center of Edgerton.

1855-60

While Adin Burdick built a mill on Saunders Creek in 1846, and

⁶ Timeline in the Centennial issue of the Edgerton Reporter July 8, 1953.

⁷ Wisconsin Necrology, 42:172-3. Towne died in 1942.

⁸ Edgerton Reporter, July 7, 1993.

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there was a school building by 1848, the decade of the 1850s was the real beginning of Edgerton. Adin Burdick, William Bliven, Arnold Collins, John Fassett, Thomas Hutson, Thomas Quigley and Anson Moulthrop were the first to settle the land that became Edgerton.⁹ The nearby villages of Fulton, Indianford and Albion were already in existence. Dr. C.R. Head, of the Albion Academy, discovered that there was yellow clay suitable for brick making at what is now Edgerton, and sand was also found nearby. James Culton, a brick maker, came from Janesville to take advantage of the better clay. One of Edgerton's first buildings, other than settler's cabins, was a frame hostel for workers in the brickyards. The market town for the area was Fulton, to the southwest, where there was a wool mill, a sawmill and a distillery.¹⁰ Adin Burdick's son, Austin Burdick, worked for the railroad, which was being built westward from Waukesha. It may have been his inside information that led him to persuade his neighbors to grant a total of 20 acres to the railroad in return for a promise to locate a depot at the section corner.¹¹ Once the railroad was built, ambitious persons in the nearby villages began to move to Edgerton, and some of the workers on the railroad also settled there. In 1854 William Pomeroy marketed the first successful tobacco crop in the area to cigar makers in Janesville and Milwaukee. The first plats were made between 1853 and 1857 by Adin and E.A. Burdick, on the south side of the tracks, and H.S. Swift, Robert Lawton and Lucius Page on the north.¹²

⁹ Bentley, Mrs. C.R. "Brief History of the Pioneer Families of Edgerton," speech to the Federation of Women's Clubs, Dec. 1, 1903, reproduced in an undated clipping from the Edgerton Tobacco Reporter, seen in the Tobacco City Museum, Edgerton. Speeches by Angie Towne and Mrs. C.R. Birkenmeyer at the same event are also in the museum and are cited herein.

¹⁰ Brown, William Fiske, ed. Rock County, Wisconsin: a New History Chicago, C.F. Cooper, 1908.

¹¹ Clipping from Wisconsin Tobacco Reporter in the files of the Rock County Historical Society.

¹² Dickinson, Helen, "The Edgerton Story," in The Edgerton Story, Official Program, Centennial Week, July 5-12, 1953 Edgerton, Centennial Committee, 1953; "D.W. North Gives Early History of Edgerton..." Edgerton Reporter September 9, 1940; Towne, Angie, "Interesting History of Edgerton's Early Days," paper read to the Women's Club of Edgerton December 1, 1903, undated clipping from the Edgerton Tobacco Reporter.

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(In the discussion which follows the numbers correspond to the sketch map, the list of owners and to building descriptions in Section 7.)

Two of the oldest buildings extant in the Historic District were built as hotels. These are building 23), the American House, at the corner of Albion and Fulton streets, a large, three-story brick building constructed in 1855 by William Clatsworthy,¹³ at the west end of the District, and building 10), the United States Hotel, a two-story building, partly brick and partly frame, in the block between Main Street and Henry Street. Built in 1854 and 1886, the United States Hotel was owned and run by Mrs. Carrie Hutson from 1854 to 1909 when she sold it for \$30,000 (reported as the largest real estate transaction ever made in Edgerton), and left for California. In 1911 H.C. Schmeling sold the earliest part (west) of the building to D.D. Brown, who ran a saloon in it. It remained in his estate into the 1940s. According to a 1908 history¹⁴ there were also two brick stores by 1855.

For four years, the log railroad depot was the only community gathering place, used for church services, as well as meetings and socials. In 1857 another imposing building, 22), the Swift Block, was built immediately east of the American House. Also of three stories, it provided the Union Hall, used for gatherings of all kinds, including traveling stage shows. A covered passage, later incorporated into an addition, was built between the American

¹³ Unless otherwise noted, all dates of buildings and events are taken from "The Edgerton Story" prepared in 1953 by Helen Dickenson and the historical committee of Edgerton Centennial Inc. and printed as the program for the centennial celebration.

¹⁴ Brown, William Fiske, ed. Rock County Wisconsin, A new history... Chicago, E.F. Cooper, 1908. p.648.

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House and the Swift Block so that actors could move from the hotel to the stage. In the first floor of the Swift building was a dry goods store. The building later became the town's largest department store. The town's first newspaper began publication in the Swift building in 1866. Both the American House and the Swift block have been stripped of their Italianate cornices and window hoods. While their facades underwent several changes in the period of significance, their current appearance makes them non-contributing to the historic significance of the District. The two buildings nonetheless anchor its western end and by their size define its skyline.¹⁵

A fire in 1867 destroyed buildings in the middle of the block between Swift and Henry streets. Yet by 1871, when a bird's-eye view was published, the District was a continuous row of businesses, most of them two stories, with only half a dozen empty lots among the approximately 30 comprising the district. (As noted in Section 7, the division into lots, buildings and tax parcels has varied over the years.) The present appearance of three other extant buildings recalls the early development of the town, up to 1875. Building 6) was built in 1874, according to the owner.¹⁶ ¹⁷ Building 14) survived the 1867 fire. It was built by J. Culton, a brickmaker, who was one of first settlers, arriving in the 1855. (In 1902 his son, Charles L. Culton, a tobacco dealer, built a mansion, listed in the Register, at 708 Washington Street.) J. Culton's daughter married C.R. Bentley, who operated a dry goods

¹⁵ Both could be restored to their historic appearance, at any one of several historic periods. The appearance of the American House c1860 is shown in a drawing reproduced in the Edgerton Reporter July 15, 1992. A detailed lithograph of the Swift building, is preserved in the Strasbourg notebook in the Edgerton Public Library, another copy is in the Tobacco City Museum.

¹⁶ Interview with Rollin Livick, 31 October 1997.

¹⁷ Buildings 6) and 7) are now part of the same tax parcel, being the east 44' of Lot 2. The Tobacco Reporter reported in 1913 that J.D. Hain opened a hardware store here in 1876. In 1913 his estate sold the building and stock to Harry Hain, Frank Livick and Hubert Arthur. The estate still owns the buildings.

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store in building 14). Mrs. Bentley continued to own the building through 1916. At the corner of Fulton and Swift streets, building 20)-21), the Burdick Block, was the property of E.A. and B. Burdick through 1888. It was probably built before 1860. The Burdick family, as noted above, were key figures in bringing the railroad to Edgerton. The building housed the city's first post office and a dry goods store. Cigars were manufactured on the second floor. In later years the corner store was a saloon, dispensing beer by the glass or in buckets, then the A&P store, and, by the 1930s, a bakery. A rear extension of the building was built by the Hausmann Brewing Company between 1891 and 1898 and used as a tavern. It suffered a serious fire in 1913.¹⁸ The east half of the building was a variety store early in this century.

1885-87

By 1885 tobacco had made Edgerton a boom town. The significance of tobacco for the business district is evident in a description of "Edgerton's Golden Age" from the 1953 Centennial program: "The buyers made money, the growers made money, the workers made money and most of it was spent in Edgerton." An unidentified "picture of Edgerton in 1875" is quoted: "...located between the state capitol and Milwaukee and Chicago...Grain, pork, beef, wool, butter and cheese (are shipped.) Five million pounds of tobacco, worth over \$250,000 was shipped in the last eleven months...benefitting every class of society...The Tobacco Reporter is a must for tobacco men from Istanbul to Haiti...Fortunes were made with a little borrowed capital, some good connections, a gambler's heart, and a little luck." From a first big crop of 500 cases in 1860, the quantity grown increased to 30,000 cases, sold for the "enormous sum" of \$720,000 in 1871. The first of the warehouses, with a capacity of 2500 cases, was built by W.W. Child in 1869. By 1908 there were 49 "commodious brick buildings" for warehousing tobacco, all grouped around the depot on the south side of Fulton Street.¹⁹ Robert C. Nesbit²⁰ has described the

¹⁸ Tobacco Reporter, May 16, 1913.

¹⁹ Brown, op.cit, p 650-51.

²⁰ The History of Wisconsin, Vol III 1873-93 (Madison: State Historical Society of Wisconsin), p. 235.

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growth of the industry: "Tobacco acreage rose sharply in the late 1870s and passed 10,000 acres in 1880. This coincided with the growth of warehousing and processing facilities in Edgerton and Stoughton, where this crop became centered, and the development of cigar manufacturing in Milwaukee...The product became standardized, as much in response to soil and climate as to experiment with seed types. It was known as Wisconsin binder tobacco and was used primarily in cigars....It has one virtue which no other state's tobacco possesses in so high a degree, viz: It burns well. Production peaked in 1885 at 27,000 acres...which it did not attain again until the late nineties, presumably because production was running well ahead of the growth of consumption." Nesbit also notes that the annual wage of tobacco workers in Wisconsin in this period was \$455. Women and children were employed sorting and stripping tobacco. In 1884 an "expert cigar maker" was brought in to take charge of cigar manufacturing at the Edgerton Tobacco Company; "...a force of 100 hands is employed."²¹

In 1877 William Tousley, editor of the Edgerton Independent renamed the paper The Tobacco Reporter. In 1881 editorship passed to F.W. Coon; he would be editor until 1919. The Wisconsin Industrial Review for 1906²² described Coon's contribution: "...he began introducing methods and a policy which stimulated the tobacco industry and cemented its close relationship to Edgerton...bringing about conditions which have largely helped in making Edgerton the world's greatest market for cigar leaf tobacco. (The paper is) treasured by tobacco men who know its statements are reliable." The front page of the paper was entirely given to articles on and advertisements for tobacco.

²¹ Tobacco Reporter, 1884, quoted October 15, 1909.

²² Quoted in the Edgerton Reporter, July 19, 1989.

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By the 1880s Fulton Street was lined with a mix of wood and brick commercial buildings, many of them decorated with Italianate window hoods and cornices.²³ On July 17, 1885, The Tobacco Reporter crowed that fifty new buildings were being constructed in Edgerton. The U.S. Hotel, the city's oldest, completed the symmetry of its facade with the addition of an east bay on building 9) in 1886. The Sanborn map for 1884 notes that the building which later became the Tobacco Exchange Bank, building 12), on the northwest corner of Fulton and Henry Streets, was "being built." The building next to it, number 13), was being altered and given a matching facade. Also "being built" in 1884 was a harness shop just east of the U.S. Hotel, building 8), the second floor of which became the G.A.R. hall. The next building east, 7) was already in place in 1884. Property assessments date it after 1883. In materials and style of brick work it is very similar to the harness shop/ G.A.R. hall. The exuberance of the times is reflected in prominent, arched brick window hoods with large stone keystones, and the 2/2 windows with arched upper sash, set in decorated wooden frames.

The Jenson and the Pomeroy and Pelton tobacco warehouses were built in 1885. Both stood opposite the District on Fulton Street. The Jenson warehouse has been demolished; the Pomeroy and Pelton warehouse is listed in the National Register. Other buildings in the District which recall the 1880s include two in the block between Henry and Swift streets: buildings 16) and 18). Each has

²³ Barbara Wyatt, ed. Cultural Resource Management in Wisconsin Vol II "Architecture" 2-6 dates the Italianate style between 1850 and 1880 and notes: "A better indicator of the extent of growth and settlement in the state during the period is the frequency of Italianate commercial design. Italianate reference are typically found in the bracketed cornice...and at the windows.

Nearly every Wisconsin city and village has its examples, often surviving in near-original form in upper story wood, stone or iron hood molds, brackets and cornices." In Edgerton, the buildings constructed during the 1880s were in this style. Section 3-10 dates the Vernacular Commercial, or boom town style from 1850 to 1920. Edgerton had buildings in this style, mostly of wood. Most were lost to fire or demolition but a few survive behind the present brick fronts.

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a large, Italianate, mass-produced metal cornice typical of the period. Building 16) was built in 1886 and used as a drug store by the Willson brothers, who later acquired the Commercial Hotel as a site for their Monarch Laboratories.²⁴ Building 18) was built by Perry and Doty and was a drug and general merchandise store. Next to it, building 19) was a saloon, housed in a frame building with a brick facade and a metal cornice similar to buildings 16) and 18). The present facade, however, was built sometime after 1902. The cornice, as explained in Section 7, probably dates to the 1880s.

The level of Swift Street was raised in 1887. This brought extensive changes to the Swift building, built in 1857. Windows and entrances to a raised basement along the side of the building were bricked in and the first level floor was lowered to the new ground level. A one-story storefront with a paneled cornice was built across the front at the new street level, facing Fulton Street.²⁵ (It continued to serve as Edgerton's largest store into the 1940s and 50s. A fire in July 1934 may have been the occasion for the removal of the Italianate trim from the windows and cornice.)

The largest of the buildings under construction in 1885 was the Commercial Hotel, 1), at the northeast corner of Fulton and Main Streets. Until the Carlton was built twelve years later, it provided the most up-to-date accommodations for the increasing numbers of tobacco agents and salesmen who visited Edgerton. Today its appearance is more representative of the period after 1897, when it became the Willson Monarch Labs.

1909-1916 The 1908 history of Rock county described Edgerton as "a thriving little city of nearly 3000 people..." with "a free public library, four churches, seven church societies, five lodges, two banks and modern schools, including the graded departments of a high school whose graduates are accepted at the Wisconsin University...The Tobacco Exchange Bank is the oldest bank in Edgerton and was incorporated in 1897. Very large amounts

²⁴ The Tobacco Reporter, 13 August 1886.

²⁵ From a photo dated 1886, in the Tobacco City Museum.

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of money, considering the size of the place, pass through this bank every year because of the immense trade in cigar leaf tobacco, which centers here. Edgerton has an excellent local newspaper and also one of far more than local reputation...Edgerton now is claimed to be the largest leaf tobacco market in the world." ²⁶

The school buildings, listed in the Register, were built in 1892 and 1903. The new depot, also listed, was completed in 1907, and was another object of community pride. Among the businesses listed in Wright's Edgerton Directory for 1909 was a second newspaper, the Edgerton Eagle, located in a one-story brick building, number 28), in the District, on Swift Street. It merged with the Tobacco Reporter in 1925. Just up the block, at the north edge of the District, was the Spike Brothers livery stable, 29) now an auto repair shop. (There were two other livery stables.) Edgerton's famous names, many of whom owned commercial buildings in the district, appear in the directory among the tobacco dealers: Conway Brothers (J.M. Conway was Mayor in 1916), Charles and John S. Culton, Thomas Ellingson, Abner S. Flagg, Andrew Jensen and Sons (Andrew Jensen was Mayor in 1887, 1892, 1897 and 1900), Edwin S. Lord, Charles F. Mabbett, McIntosh Brothers, and W.T. Pomeroy. Cigar makers listed are C.A. Hoen and Charles Fritzke. F.W. Coon, editor of the Tobacco Reporter, was also an officer of the Edgerton Electric Light Company and the Edgerton Telephone Company.

A Madison paper described Edgerton in 1909: "At the Carlton Hotel...not only is the weed (tobacco) smoked, but talked, eaten, slept and dreamed...because here foregather the real article in the line of dealers and experts...through long residence here and study of the subject, F.W. Coon, the editor, has become a sort of oracle in the subject of the weed and his comments and forecasts generally are accepted as reliable and safe guides of action...Edgerton is said to be the greatest cigar leaf town in the world. During sorting season the weekly payroll of the warehouses sometimes runs as high as \$10,000. A small army of girls and young men is employed...In fact it becomes difficult to house all this help...The weed has brought riches...(Edgerton) is

²⁶ Brown, op.cit.

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not chesty about its unique commercial importance: while the council grants franchises periodically for interurbans that never come it does not take this sport too seriously...."²⁷ Per capita property owned by the citizens of Edgerton for 1911 was close to twice that reported for Rock County as a whole.²⁸ Yet, an undated clipping²⁹ indicates one use of the second floors of buildings in the District in this period: "The upper rooms of these stores (in the buildings east of the Burdick block) were generally occupied as housing, but I believe they all lacked acceptable bathroom facilities...I would venture to guess that some of those early day tobacco workers in the warehouse days were happy to occupy some of those upper rooms and made do quite well." The Tobacco Reporter was offering free ads to those willing to take roomers or boarders, due to the shortage of housing. The Eisenlohr warehouse, perhaps the world's largest, was being built, and would employ 300 more people. But where would they live? With a payroll of \$10,000 a week, said the Reporter, "We can hardly afford to see the tobacco handling business done elsewhere."³⁰ The tobacco warehouses were advertising for tobacco strippers: "...comfortable quarters ...inquire at the C.L. Culton office or the El Insito cigar factory..." In 1912 the Reporter put production by 50 union cigar makers at 100,000 a month. Both the El Insito and the Edgerton Cigar Company were located in the District. The Edgerton Cigar Company was among the victims of the 1916 fire, but immediately re-opened on the second floor of the new Thompson block, 11). August Ratzlaff expanded his grocery and dry goods business; the Reporter told its readers: "The new addition to the building has made their store a roomy one...August Ratzlaff has left on a buying trip to Chicago..."

²⁷ Wisconsin State Journal, reprinted October 15, 1909 by the Edgerton Tobacco Reporter.

²⁸ Tobacco Reporter November 10, 1911. Rock County: \$171.42. Edgerton: \$299.75. Edgerton assessments show an across-the-board increase for 1910 whcih may explain some of the disparity.

²⁹ From a collection by Norman Burdick, long time city clerk, in the possession of his daughter, Judy Scharfenberg, Edgerton. The article quoted was written by Mr. Burdick.

³⁰ December 1913.

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By 1912 three buildings on Fulton Street displayed a break with the Italianate styles of the 19th century. In January, 1911, the Tobacco Reporter announced that "nearly \$9000 has been expended on the Tobacco Exchange Bank building, converting it to a modern and up-to-date building, including a new section with safety deposit boxes." The bank, which opened in 1897 at the northwest corner of Henry and Fulton streets, had embellished its facade in a neo-classical motif featuring carved stone capitals. To the rear of the original building a new addition, fronting on Henry Street, is plainer, but also has an imposing stone entryway.

Not to be outdone, the trustees of the new 1st National Bank traveled to Fort Atkinson to inspect a new bank there before settling on a Romanesque style in red brick trimmed with red granite. When opened it was reported to be "bright, fresh and attractive...a credit to our city."³¹ The second floor was offered for rent: "Two fine adjacent offices...steam heat, electric light..."

At the east end of the District the Willson Monarch Laboratories had expanded its quarters in the Commercial Hotel building with an addition to the north (built in 1903³² and now demolished) and, at ground level, an imposing stone facade with neo-classical architraves encompassing a corner entrance, a second entrance facing Fulton Street and large storefront windows with stone surrounds facing both Fulton and Main streets. The Italianate cornice survived a few more years, but was eventually removed. (World War I brought an end to the hey-day of the Willson Monarch Laboratories. The salesmen who took the ointments and elixers far and wide went into the army.³³ Dexter Willson died, at age 45, in 1910. The company continued to sell flavorings into the 1920s.)

³¹ Tobacco Reporter, February 10, 1911.

³² Birkenmeyer, op.cit.

³³ Tobacco Reporter, March 25, 1892: "Willson Brothers have put a wagon on the road to dispense Monarch remedies..." Dexter Willson's obituary appeared February 2, 1910. The Reporter called him "Edgerton's foremost businessman."

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At the west edge of the District, on Albion Street, the J.J. Culton Ford garage, building 31), was in existence by 1916. It is a one-story building with a show window and a garage door, replacing a second show window, flanking a central entrance. It has a stepped parapet, with Art Deco pendants marking the center bay.

John Mawhinney came to Edgerton from Ireland in 1885 and had a meat market at the northwest corner of Fulton and Main streets, building 2). In 1910 he had a meat market in building 16). By 1916 he owned a two-story brick building, 24)-25), on the east side of Swift Street. A fire in December 1916 burned the stables behind the building and threatened the Carlton Hotel, which backed on the property, and the rear of the adjacent Fulton Street stores. Mawhinney died in January 1917.³⁴ The building is 20th century vernacular, almost unadorned except for a brick parapet decorated with a row of brick dentils and a tile coping, and shallow brick pilasters at the front corners. The building later became the Edgerton Dairy. Across the street, behind the Swift building, a one-story, gray brick garage, building 30), with four stalls and a pedestrian entrance was built about 1940 to house trucks belonging to the dairy.³⁵

Another fire in 1916 destroyed the west end of the block between Main and Henry streets. The fire was contained at the U.S. Hotel, although the businesses in the hotel were destroyed and the building badly charred.³⁶ Building 11), the two-story Thompson

³⁴ Obituary, Tobacco Reporter, January 26, 1917, and story, December 22, 1916.

³⁵ Interview with Marilyn Moe, October 7, 1997, and City of Edgerton tax assessment rolls.

³⁶ Interview with Rollin Livick, October 30, 1997. Mr. Livick and his partners, Hain and Arthur, operated a hardware store in buildings 5) and 6) for many years. He recalls seeing the charred wood in the hotel in later years. The Tobacco Reporter reported the fire March 10, 1916. By April a contract had been let to clear the site and construct a new building, which was completed in November. The Edgerton Cigar Company, one of the businesses that was burned out, moved into the second floor. The Dallman Drug Store and Stewart jewelry store were at street level.

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block, replaced the burned buildings. It is flamboyantly Art Deco in style.

Early photos of the block between Main and Swift streets, and the Commercial Hotel/Willson Laboratories building on the east side of Main Street, show the buildings crowned with ornate Italianate cornices. Today none of these remain. None of the older residents interviewed recalled the cornices nor their removal. A photo looking east, taken soon after the 1916 fire and construction of the Thompson block, reveals that the cornices on the U.S. Hotel, 9)-10), have been replaced by a brick parapet with recessed panels. To the east of the hotel, in the block between Henry and Main streets, and on the Willson Monarch Lab building east of Main Street, the 19th century cornices are seen intact. Today, three of these buildings, 2), 3) and 6), have parapets decorated with Art Deco brickwork, a simple pattern with a raised upper border and small brick pendants. Buildings 4) and 5) have simple copings. A pre-1916 photo shows that the cornices were supported by carved wooden brackets applied directly to the brick parapets. Therefore, sometime after 1916 buildings 2) and 3) received new brick fronts and the parapet on building 6) was rebuilt to a similar pattern. The remaining buildings, 4) and 5), were simply shorn of their decorative brackets and window hoods, possibly as late as the 1950s.

Building 2), on the corner of West Fulton and Main streets, provides an opportunity to observe an evolution of building form and style on this block. A substantial building occupied the northwest corner of Fulton and Main (building 2) by 1868, when the value of the 22' lot was \$1100. (A 22' unimproved lot on the same block was assessed at \$375.) It is seen in the 1871 bird's-eye view, one in a row of four two story buildings with boom town fronts. This appears to be the same building, with a gabled roof, that can be seen extending back along Main Street today. The original building was probably frame, but today red brick covers the wall along Main Street. Two additions, dating from about 1910, extend the building at the rear. The 1884 and 1886 Sanborn-Perris maps label the building "Bank." The Bank of Edgerton was chartered

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in 1880, and re-organized as the Tobacco Exchange Bank in 1897. The latter owned the building in 1900, although the bank occupied new quarters by then. A photo about 1899 shows the building (occupied by the Mawhinney Meat Market) with a "boom town" facade, decorated by a cornice supported by carved brackets, in front of the gable end facing Fulton Street. By 1909 it had become a saloon. Harry and Minnie Lynts acquired it between 1900 and 1910 and operated a cafe there into the 1940s. Today, with an Art Deco brick cornice and 1950s storefront with a recessed corner entrance, it is still a cafe.

In the block between Henry and Swift streets, the Italianate trim fared better, and examples remain today on buildings 12), 13), 16), 17), 18) and 19). Building 20)-21), which has suffered several fires, has lost its cornices.

Despite the booming prosperity of the pre-WWI period, the Tobacco Reporter carried an editorial exhorting the merchants: "Every merchant in Edgerton can deliver goods ...cheaper than the Chicago mail order houses...let people know what goods are offered and quote the price...that is the only way to meet the competition (from the new parcel post service)...If the merchants will combine in a campaign they can do it."³⁷ Edgerton was still a small town. A block away from bustling Fulton Street, author Sterling North was growing up free to wander about the town and raise a pet raccoon in the back yard. (The house is listed in the Register.) His book Rascal, depicting his life in Edgerton in 1917-18 is subtitled "A memoir of a better era."

1928-30 "The decline in the total production of tobacco for cigars...reflected high labor costs and the changing smoking habits of the American people," wrote historian William F. Thompson in 1940.³⁸ Probably much of the flair went out of tobacco dealing with the change to a "tobacco pool" in which tobacco was sold on futures and transactions became more centralized.³⁹

³⁷ Reporter, December 29, 1912.

³⁸ Continuity and Change 1940-1965 (Madison: State Historical Society of Wisconsin, 1988).

³⁹ Barbara Wyatt, ed. Cultural Resource Management in Wisconsin Vol II, "Agriculture" 7-2 (Madison: State Historical Society of Wisconsin, 1986).

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The Tobacco Reporter reported in 1931⁴⁰ that there was a three and one-half year supply of binder tobacco on hand--a two year supply was normal, and this was despite hail damage that limited the crop in 1929 and again in 1930. Cigar consumption was off, declining 2% a year for most of the decade of the 1920s, accelerating to 9% a year in 1929 and 1930. To make matters worse, machine manufacture had reduced the amount of tobacco needed for 1000 cigars from six pounds to four. The wealthy warehouse owners fell on hard times. At least one of them had to take his family to live in his warehouse.⁴¹ The only other large employer in town was the Highway Trailer Company.⁴²

Times were hard, but Fulton Street was still the place where groceries and dry goods were bought, where the saloons and restaurants and professional offices were located. During the winter months, the warehouses were crowded with women sorting and stemming the tobacco. Betty Witzel remembers that her grandmother enjoyed walking from her home nearby to the warehouse, where the women talked together as they worked. Tom Dickinson recalls that the sound of their voices could be heard on the street outside. Rollin Livick remembers that the street in front of his store was full when the shifts let out, and the lumber yards were kept busy making wooden boxes for the tobacco.

Betty Witzel grew up in Edgerton. She has recorded her memory of a Saturday night about 1930. The Shearer-Sumner Clinic was in the Commercial Hotel/Willson Monarch Labs building and the account proceeds west through the District.

"...We passed Sam and Herman's Grocery, Gillie Barsness' barber shop, Dr. Southworth's dental office, and the Shearer-

⁴⁰ February 5, 1931.

⁴¹ Interview with Betty Witzel, October 13, 1997.

⁴² Rollin Livick interview.

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Sumner Clinic Offices...All was quiet at the corner, at Wisconsin Power and Light, closed for the weekend...The aromatic scent of tobacco permeated the air. It came from the many tobacco warehouses on the south side of the main downtown street. We crossed North Main and saw that in Lynt's Restaurant young people were sitting in the booths, eating hamburgers, and having a good time. Two passengers waited there, for the Greyhound bus to Madison. Then, there was the Gamble Store...and next to it, Stumpf's Pharmacy. Next door we saw someone going upstairs to Olga Hanson's "Little Dress Shop"...or was it to be a stop at Oscar Hanson's studio to pick up confirmation pictures? Then, it was Hain, Livick and Arthur Hardware Store, and next Ratzlaff Brothers Store. We walked in, glanced at the gloves and stockings in the glass counter, walked upstairs to look at Spring coats, now on sale. After doing that, Mother purchased groceries on the first floor of the store.

"During all of this we were visiting with clerks and customers. We admired the display in the window of Aalseth's Jewelry Store...and walked past the R&S Food Store. Leary's Cigar Clipping place, upstairs, was advertised nearby. The strong smell of beer came from the dimly lit interior of George Harrison's Deluxe Imperial tavern. This name had come from the Imperial brand cigars made by Joe Leary's company. Two men sauntered out of the tavern...Farmers stood in groups, talking, while their wives shopped...

"As we walked along the wide sidewalks, we stopped several times to talk with friends and relatives. Some people came downtown early, found a good (diagonal) parking space, and sat in their car all evening, talking to friends who walked past...Soon we passed the Badger Restaurant and Confectionary...We saw the booths, tables, elegant boxes of chocolates...and colorful Tiffany lights...

"We walked past (Father's) drug store, and crossed North Henry Street. On the corner, the Tobacco Exchange Bank looked dark and imposing--the townspeople's money secure there for the night. As we went on, we saw belted-back suits in the window of Anderson and Farman Mens Clothing Store...

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"Dr. S.F. Smith--eye, ear, nose and throat doctor, had his office above Anderson and Farman. He removed my tonsils in his office. There was a room outfitted as a hospital room there...I went home that same day...

"The clock outside the First National Bank said 7:30...we hurried into Lyon and Biessmann Meat Market...As always I stood on the commercial scale and weighed myself...

Some men, on Saturday nights, played cards in Fritzke's Cigar Store...we saw Ash's Book Store. A long narrow stairway led up to Filma Phillips, the hairdresser, where women had hair done in the Marcel style of the day. Dr. Holten's dental office was on the second floor too.

"Dime store shopping was always intriguing and we went into Borgnis' Five and Ten Cent Store. With my quarter, I was able to buy an autograph book--much the rage at the time...

"The bakery on the corner of Fulton and Swift streets...was closed for the night. It was too late to go up into the next block to Pringle's Department Store, with its several floors and mezzanine, and payment for goods sent up to the office...in a metal container which traveled via cables electrically to the cashier and back again...Also, tonight, there was not enough time for us to go into Peter's Meat Market..."⁴³

Peter's Meat Market was in the hyphen between buildings 22) and 23). (The space behind the hyphen had been built in by then, and there was a smokehouse at the rear of the buildings.) A furniture store occupied the corner next to Albion Street in 1920. Later it became the Arcade Tavern. Rollin Livick recalls that behind building 23) Chester Peters built the one story brick extension in the 1930s to house a bowling alley. Around the corner on Albion Street was "T and T" Motor Company, where in the 1920s Tallman and Tronson sold Model A Fords. At the other end of the District, a store selling the town's first radios occupied a shop in building

⁴³ Paper prepared for presentation in the public schools. Betty Witzel's father, George Dallman, had a drug store on Fulton Street for many years.

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1), the Commercial Hotel/Willson Labs.

PRESERVATION OUTLOOK

World War II brought Edgerton out of the Depression. Tank parts were manufactured at the Highway Trailer Company. The fast train, the Hiawatha, did not stop in Edgerton, but there were still several passenger trains daily and several inter-urban buses a day, bringing people to the downtown. For a time, the District prospered. But as the automobile became more and more dominant, trade fell off. In an effort to compete, the merchants installed modern storefronts, damaging the historic appearance of the buildings. Parking was a problem, solved too late by the destruction of the warehouses fronting on Fulton Street and the creation of large parking lots facing the stores. With the construction of the Interstate highway two miles to the east, Highway 51, once the main north-south route through Wisconsin, no longer brought travelers through Edgerton. One by one businesses were closed or moved to the edge of town. Today the District houses mainly antique shops. Many of the once-crowded second floors of the buildings are vacant.

Better maintenance and restoration to its historic appearance would make the District more attractive to visitors. The current vogue for cigars emphasizes the unique historic interest of Edgerton, but the tobacco history is scarcely mentioned due to current "politically correct" attitudes toward tobacco. An easy stroll from the District, the restored Sterling North house is advertised as an attraction, and the depot, across Fulton Street from the District, and also listed in the Register, is slated to become a museum. Other eligible and potentially eligible buildings which were part of the historic city center include the library, the post office and four school buildings. Precisely because it has not been devastated by construction of new buildings and transportation arteries, Edgerton offers an unusually complete array of buildings and infrastructure typical of small Wisconsin cities at the end of World War II.

ARCHEOLOGICAL POTENTIAL

The site of Edgerton's downtown was flat marshy land. It is unlikely that there is any archeological site within the District.

Fulton Street Historic District

Rock

Wisconsin

Name of Property

County and State

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreege of Property 6 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 1/6 3/3/0/8/0/0 4/7/4/4/2/8/0
 Zone Easting Northing

3 _____
 Zone Easting Northing

2 _____
 Zone Easting Northing

4 _____
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Jane Eiseley	date	11/30/97
organization		telephone	608/249-8818
street & number	3433 Richard Street	zip code	53714
city or town	Madison	state	Wisconsin

1NPS Form 10-900-a
(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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(Rev. 8-86)
Wisconsin Word Processing Format
(Approved 1/92)

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Interviews, Edgerton, WI

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Mildred Harrison: October 13, 1997
Rollin Livick: October 30, 1997
Marilyn Moe: October 7, 1997
Betty Witzel: October 13, 1997

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**National Register of Historic Places
Continuation Sheet**

Fulton Street Historic District
Edgerton, Rock County, WI

Section 10 Page 1

Verbal boundary description

The boundaries of the Fulton Street Historic District are the boundaries of the tax parcels as shown on the attached map, and in the list of owners of property in the District. Individual parcels are described in the deeds recorded by the Rock County Register of Deeds.

(The boundaries of the tax parcels are herein considered to be coincident with the curbs of Fulton Street, Swift Street, and Albion Street.)

The parcels listed comprise the following: A lot at the northeast corner of Fulton and Main Streets, being 66' feet wide facing Fulton and 67.25' wide facing Main; a row of lots on the north side of Fulton Street, beginning at the northwest corner of Fulton and Main and continuing west to a point 44' east of Henry Street, extending 132' north from Fulton Street; a lot at the northeast corner of Fulton and Henry Streets, being 44' facing Fulton Street and 66.7' facing Henry Street; a row of lots on the north side of Fulton Street, beginning at the northwest corner of Fulton and Henry Streets and continuing to Swift Street, extending 132' north from Fulton Street; a row of lots beginning 330' north of Fulton Street on the east side of Swift Street and extending south toward Fulton to the north boundary of the lots facing Fulton Street, extending 132' east from Swift Street; an irregular shaped parcel bounded by Swift, Fulton and Albion Streets, being 198.36' on the side facing Swift Street, 88' on the side facing Fulton Street, and 184.36' on the side facing Albion Street, extending 132' northeast from Albion Street and 71.77' west from Swift Street, these lines being joined by the rear boundary of parcel #756, which is a line 28.33' running northwest.

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**National Register of Historic Places
Continuation Sheet**

Section 10 Page 2

Fulton Street Historic District
Edgerton, Rock County, WI

Boundary justification

The contiguous area thus defined includes all of the historic business district of Edgerton that retains an acceptable level of integrity. Except for one 44' gap, the historic fabric is intact along Fulton Street. The extension north on Swift Street includes all of the extant commercial buildings historically located in that block; intrusions are limited to two buildings which have been covered with modern siding. Although Henry Street was historically part of the business district, the two most significant buildings in the block adjacent to the District have been lost in the last decade, destroying the feeling and association of the block. At the east and west ends of the District, historic buildings that were once part of the business district have been demolished, and residential areas begin immediately next to these sites. Going north on Main Street from the District modern intrusions begin immediately north of the boundary.

Fulton Street Historic District

Rock

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	various see list		
organization			date
street&number			telephone
city or town	state	Wisconsin	zip code

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section Photos Page 1 Fulton Street Historic District
Edgerton, Rock County, WI

Photo 1 of 9
FULTON STREET HISTORIC DISTRICT
East side of Swift Street, looking NE
Edgerton, Rock County, WI
Photo by Jane Eiseley, February-October, 1997
Neg. at State Historical Society of Wisconsin

Photo 2 of 9
East side of Albion Street, looking NE

Photo 3 of 9
Building 1), looking NE

Photo 4 of 9
Fulton Street, looking NW from Main Street

Photo 5 of 9
Fulton Street, looking NW from near Main Street

Photo 6 of 9
Corner of Fulton and Henry Streets, looking NW--Thompson Building,
Tobacco Exchange Bank Building

Photo 7 of 9
Fulton Street, looking NW from near Henry Street

Photo 8 of 9
Fulton Street, looking NW to the corner of Fulton and Swift Streets--
Strucker and Mays Grocery, gap, Burdick Block, Swift block

Photo 9 of 9
Fulton Street from Henry Street to Albion Street, looking NW

FULTON STREET HISTORIC DISTRICT
Edgerton, Rock County, Wisconsin

Map not to scale
 (C) - contributing
 (NC) - non-contributing

