

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMPH0666700
FOR NPS USE ONLY

RECEIVED APR 12 1978

DATE ENTERED SEP 13 1978

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

Grout Buildings in Milton

2 LOCATION

STREET & NUMBER

Janesville, High, 2 3rd St; Madison Ave, and SR M

CITY, TOWN

Milton

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

CODE

COUNTY

CODE

Wisconsin

55

Rock

105

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☐ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT☒ Thematic
Group

OWNERSHIP

☐ PUBLIC☐ PRIVATE☒ BOTH

PUBLIC ACQUISITION

☒ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☒ UNOCCUPIED☒ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☐ NO

PRESENT USE

☒ AGRICULTURE☒ COMMERCIAL☒ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☒ MUSEUM☒ PARK☐ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER:**4 OWNER OF PROPERTY**

NAME

Multiple Ownership

STREET & NUMBER

CITY, TOWN

Milton

VICINITY OF

STATE

Wisconsin 53563

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Rock County Courthouse

STREET & NUMBER

51 South Main Street

CITY, TOWN

Janesville

STATE

Wisconsin 53545

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Rock County Historic Survey

DATE

1975

☐ FEDERAL ☐ STATE ☒ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

Rock County Historical Society

CITY, TOWN

Janesville

STATE

Wisconsin 53545

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Wisconsin Inventory of Historic Places
1975

State

State Historical Society of Wisconsin

Madison

Wisconsin 53706

7 DESCRIPTION

CONDITION

☐ EXCELLENT ☒ DETERIORATED
☒ GOOD ☐ RUINS
☐ FAIR ☐ UNEXPOSED

CHECK ONE

☐ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Introduction

The Milton Grout buildings thematic nomination consists of the nine remaining 19th-century grout buildings built in the then separate villages of Milton and Milton Junction, which were incorporated together as the City of Milton in 1969. They are the Milton House, an inn built by Joseph Goodrich in 1844 and enlarged in 1867; an adjacent blacksmith shop to the south which was also built by Goodrich in 1844; two grout wheat warehouses, built by or for John Alexander and by Elijah Goodrich ca. 1850; a house which may have been constructed as a grain storehouse about the same time by or for Peter McEwan; and four grout houses. Two of these houses were built ca. 1850-1853, one in Milton village and one along the road between the two villages. The other two were built in the 1860's in the village of Milton Junction. The walls of the first seven buildings are composed of monolithic grout masses, while the last two were built of grout blocks formed, like bricks, into separate moulds.

Setting

Six of the nine grout buildings surround the original oblong-shaped Public Square, which was laid out by Joseph Goodrich, who introduced grout construction to Milton. Three are located on the east side of the Square, facing west on Janesville Street. Goodrich's hexagonal grout Milton House is the focal building of the series and also of the Square. It is situated on the northeast corner, at the intersection of the Fort Atkinson (Janesville Street) and Madison roads. The Goodrich log cabin of ca. 1837 on the northeast side of the Milton House and the brick "country store," which was an appendage at the rear or east side of the now collapsed south portion of the south wing of the Milton House, are both considered as part of its site. Just south of the Milton House complex is the one-story grout Goodrich Blacksmith Shop also built by Goodrich in 1844. To the south, across both the Chicago-Milwaukee-St. Paul and Pacific railroad tracks, and Chicago Street, and past three houses, is the grout Alexander Wheat Warehouse, built ca. 1850 and now an apple warehouse. Continuing around the Square on the east and south sides are brick and frame dwellings dating largely from the 19th century, and a 19th century frame Congregational church. Almost at the southwest corner, just east of a filling station at that corner and facing north, is the McEwan whitewashed grout house which was probably once a storehouse, at 711 East High.

On the west side of the Square are 19th-and 20th-century stores, and some houses, of varying architectural interest and integrity. The grout buildings which once existed at the northern portion of the west side of the Square, including the original Milton Academy and the first Allen-Shumway house, are long gone. However, two important grout buildings remain just to the northwest of the Square, facing south-southwest on Madison Avenue. The two-story whitewashed grout Goodrich-Buten house at 528 East Madison, built in 1850, is forward and to the left (west) of the grout Elijah Goodrich Wheat Warehouse, which was also built in 1850. Forward and to the right (east) of the warehouse is the Polly Goodrich cream brick Greek Revival house, at 602 East Madison, built by Elijah Goodrich in 1851. As this brick house and the warehouse are jointly owned, as a portion of a larger parcel, the house is considered a part of the nomination for protection of the site.

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However, the undeveloped rear portion of the parcel (O.L. 295 and O.L. 296), north of the rear property line of O.L. 295, is omitted from the nomination.

Between these grout buildings and the Milton House, on the north side of the Square, is a mix of 20th-century commercial buildings, the Milton Seventh Day Baptist Church erected in 1934 as the third church on the original site provided by Joseph Goodrich, and, at the east end of the street, the two-and-one-half story cream brick Italianate house constructed in 1867 by Ezra Goodrich, son of Joseph. This latter is now headquarters for the Milton Historical Society, which also owns the Milton House, the Goodrich log cabin and the country store.

The three other grout buildings are located in largely 19th-century residential sections to the west of the Square. Closest to the six which surround the Public Square is the one-and-one-half story Abram Allen grout house at 205 East Madison. It is nearest geographically--three blocks west; in date -- 1853; and in construction -- monolithic grout. It shares the mile long street between the two villages with 19th-century brick and frame residences in Greek Revival, vernacular and Late Picturesque styles, though the house itself is situated on a large lot somewhat west of a hospital products factory and just east of virtually the only contemporary house in Milton.

The two westernmost houses are located south of Madison Avenue and about three blocks east of the west side or former Milton Junction business district. They are the Gifford house at 308 Vernal and the De Jean house at 27 Third. They were presumably built in the 1860's by the same builder, A. Sowle and/or F. Smalley, who set up grout blocks to resemble stone. The two houses are similar gabled vernacular, "three-bay" houses with straight wooden lintels and sills. They are separated from each other around the corner by only two buildings: a late vernacular Second Empire frame house and a well preserved vernacular frame Gothic Revival church (this is the Milton Junction Seventh Day Baptist Church, built in 1876 and now owned by the Faith Bible Chapel). These grout block buildings form an interesting adjunct to the "traditional" grout houses of Milton.

INDIVIDUAL BUILDINGS

Milton House

18 S. Janesville Street

Outlot 360, less than one acre

UTM: 16/341615/4737610

Description:

The Milton House is a three-story hexagonal grout building with a portion of the original two-story wing still adjacent to the south side.

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Each side of the hexagon is some 20 feet wide. The hexagon is now three stories high. The third story was added in 1867, the year of Goodrich's death. The pie-shaped segments of the hexagonal roof slope down from the center about two feet; it was repaired about 1973.

A two-story wing 42 feet deep and 19 feet wide adjoins the south face of the hexagonal tower. Originally this two-story wing extended five units or 92 feet south from the main block, but the four southernmost units collapsed in 1948, while workmen were tampering with the basement walls to provide openings. The third floor has six bedrooms or guests rooms and the second floor has five, each with a door leading to the stairway. The sixth space on the second floor is an opening into the south wing. The ground floor was devoted to a waiting room or lobby and a parlor. The remaining section of the south wing is thought to have been living quarters for the Goodrich family. The Milton House is now operated by the Milton Historical Society as a house museum, along with the two-story buff brick "country store," which was built ca. 1870 as a wing behind the center unit of the south portion of the Milton House, the Goodrich Log Cabin, and the 1876 frame buggy shed from the Milton Junction Seventh Day Baptist Church which was reconstructed on the grounds in 1967 just southeast of the country store. These latter three buildings are also considered as part of the nomination. The log cabin was listed on the National Register with the Milton House in 1972.

Significance:

The Milton House, built in 1844 and owned by the Milton Historical Society, is the most outstanding of Milton's grout buildings and is famous as a centric building as well as a grout building. It gained national publicity through the popular book, A Home for All, by phrenologist and lecturer Orson Fowler, who in the 1853 edition praised not only the centric plan but the useful, inexpensive building material: "I visited Milton, to examine the house put up by Mr. Goodrich, the original discoverer of this mode of building, and found his walls as hard as stone itself, and harder than brick walls...He erected a blacksmith's shop, and finally a block of stores and dwellings; and his plan was copied extensively. And he certainly deserves to be immortalized, for the superiority of this plan must certainly revolutionize building, and especially enable poor men to build their own homes. All the credit I claim is that of appreciating its superiority, applying it on a large scale, and greatly improving the mode of putting up this kind of wall."

Goodrich's estimate of the materials used was: lime, 250 bushels, slaked cost 4¢ per bushel; lumber for standards and top of wall, \$6.00; and gravel from his own pits.

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The outer surface of the walls was stuccoed. The basement is constructed out of hammered limestone, with 18" thick walls. First story walls are 15" thick and the upper walls 12". An 1846 description in the Janesville Gazette noted: "A center stone pillar rises from the basement and around which winds a circular staircase, leading to a rotunda in the second story [now it continues to the third]...with a pipe conveying rain water to a cistern in the basement. The center of the pillar contains a vacuum to admit all stove pipes used in the different rooms. The whole of the gravel structure cost \$1,000 and bears an analogy to an ancient castle..."

The Milton House was well known locally as a temperance stage coach stop in its early years, and continued to flourish for many years thereafter as a commercial hotel serving its community. The Milton House has also developed a reputation for having been a center of abolition activity. Joseph Goodrich was an active abolitionist, as were many members of the Seventh Day Baptist congregation.

The Society's long-range plan is to rebuild the units of the wing which collapsed in 1948, so that once more the third unit will adjoin the brick wing now known as the country store, built about in the 1870's at the rear and at right angles to the two-story block.

The small log cabin in which Goodrich lived before building the Milton House has significance in itself, and both structures were included in the 1941 catalog of the Historic American Buildings Survey. About the cabin's architecture Perrin states, "Of the small one-room cabins which marked the early pioneer period, two very good examples have survived and, fortunately, falling into sympathetic hands, have been very nicely restored. They are the John Petty cabin at Aztalan...and the Goodrich cabin at Milton in Rock County. Both...were built by 'Yankees' in the late 1830's and are very typical of the smaller variety built by pioneers of Anglo-American stock."

The cabin had been moved from Lima Township, several miles east, in 1839 by Goodrich, presumably to provide added living space when the family lived in his first house and inn, which was a 16' x 20' red painted frame structure built in 1838. The red house was razed in the 20th century. (Janesville Gazette, Jan. 24, 1846; Fowler, A Home for All, 1853 (Dover 1973), pp. 19-20; Cole, Stagecoach and Tavern Tales, 1930, pp. 126-28; Perrin, R., Historic Wisconsin Buildings, Milwaukee Public Museum, 1962, p. 8; Perrin, R., Wisconsin Architecture, HABS, 1965, p. 56; Perrin, R., The Architecture of Wisconsin, Madison: SHSW, 1967, pp. 35-37; "Milton House" 10-300 NRHP, 1971; Douglas and Hartung, Rock County Historic Sites and Buildings, 1976, pp. 10-13, 124-25; Bicentennial History of Milton, 1977, pp. 5-7; interviews with Lois Westlund, Milton House curator, 1976-77.)

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Owner: Mr. Phil Watson, President ✓
Milton Historical Society
P.O. Box 245
Milton, Wisconsin 53563

cc: Lois Westlund, Curator ✓
Milton Historical Society
P.O. Box 245
Milton, Wisconsin 53563

Goodrich Blacksmith Shop
28 South Janesville Street
Out lot 361, less than one acre
UTM: 16/341615/4737570

Description:

The grout blacksmith shop was also built by Joseph Goodrich in 1844, as a simple vernacular 30' x 30' square one-story building with a pyramidal roof. Sited just south of the two-story south wing of the Milton House, it was built before the Milton House was finished, according to Fowler, who said that Goodrich "erected a blacksmith shop, and finally a block of stores and dwellings." After its use as a blacksmith shop, it served in the 1920's as storage for the stores located in the two-story wing of the Milton House. By the mid-1940's its rough-appearing surface was disfigured with peeling stucco, and in 1946 it was fronted with a smooth concrete "vernacular moderne" facade and anteroom to the grout portion. This building operated as Unique Dry Cleaning for over 30 years, but recently was sold for use as a small engine sales and repair shop. The shop, whose original grout walls remain behind the later facade, is not immediately endangered, though its long-range future is unsure.

Significance:

The Goodrich Grout Blacksmith Shop is significant as one of the three buildings mentioned by Fowler as constructed by Joseph Goodrich in 1844 in his new grout material. According to him, it was built after the Academy and before the Milton House. It must be considered one of his successful experiments in the new technique, because like the hexagon of the Milton House, it still stands. As a square with a pyramidal roof, it also bears some relationship to centric buildings, though of course its present appearance is changed with the addition of the mid-20th century anteroom of the shop.

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Secondary significance would be its 19th-century function as a blacksmith shop, necessary for nearby agriculture and for transportation and convenience to the inn next door.

(Fowler, A Home for All, 1853 (Dover 1973) pp. 19-20; Concrete and Engineering News, Vol. 36, No. 6, 1924; Douglas and Hartung, RCHSR, pp. 126-27; interview with Lois Westlund, 1976-77.)

Owner: James Burkett
39 W. Madison Avenue ✓
Milton, Wisconsin 53563

John Alexander Wheat Warehouse
304 South Janesville Street
Outlot 251, less than one acre
UTM: 16/341590/4737390

Description:

The Alexander grout warehouse now known as Sunnyview Orchard Warehouse, was constructed ca. 1850 by John Alexander as a wheat warehouse. It was later a blacksmith shop, then one of Milton's first auto service-filling stations in the early 1920's. Since 1945-6 it has been operated as an apple warehouse.

Its 40' x 50' main block of foot-thick grout walls, two stories high, is surmounted by a frame gable front which is pierced by a central window. Second-story windows are twelve-paned. Though the triple door in the center is a later door, the facade of this and of the Elijah Goodrich grout warehouse are strikingly similar, although the Janesville Street warehouse is larger.

The first story is presently utilized for apple grading and sales. The interior walls are now panelled white. The second story, with rough-hewn interior posts and beams, is open to the exposed rafters. It is unaltered and unused. A wooden wheel from the original wheat operation is still in place. Behind the grout block is a frame two-story addition built in the late 19th century, now in use for apple storage.

Surface gouges which may have been caused by backing vehicles have disturbed the smooth cream covering of the grout front of the building and reveal the rubble-concrete aggregate composition of the walls. Yet the owners have few doubts about the soundness and continuing usefulness, as well as the historical nature of the structure.

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Significance:

Besides its significance for grout construction, the Alexander-Sunnyview Warehouse is important as one of the three existing buildings, all grout, which were constructed for the storage of wheat. Wheat was the big cash crop at the time the warehouses were built, and Wisconsin then was one of the leading wheat producers, though after the Civil War production moved west of the Mississippi. It is interesting that the building still has an agricultural function as an apple warehouse and that its second floor still has the pulley wheel, now unused, from the days of wheat storage.

(Douglas and Hartung, Op. cit. p. 11, pp. 126-27; Bicentennial History of Milton, p. 61; Interview with W. F. Davidson and Carl Thostenson, employee, 1977.)

Owner: Wayne Davidson and Charlotte D. Skelly
321 Chicago Street
Milton, Wisconsin 53563 ✓

Peter McEwan Warehouse
711 East High Street
Outlot 131, less than one acre
UTM: 16/341390/4737180

Description:

The McEwan Warehouse site was platted in 1843 by early settler Peter McEwan and purchased in 1858 by Valerius Anderson. The site was mapped in 1858 as a "storehouse" just west of McEwan's house. Presumably this mid-19th-century two-story grout building with a returned cornice was built as a grain storehouse by or for Peter McEwan and remodeled as a house by or for the Anderson family, which retained ownership of the house until 1902. The present owner reports early-20th-century accounts that the upper story had once been used as a granary.

Peter McEwan's brothers, born like him in Scotland, were both carpenters, active in Milton, and could have had a hand in the construction of the building. William also engaged in the mercantile business with Peter until 1856 and then went into farming.

The smooth whitewashed grout is 1-1/2 feet thick at the limestone foundations. The main block of the house is 21' x 40', with later additions. Two sash windows appear across the second story front below a returned cornice.

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The gable above is frame. Wooden gables also appear on the other two grout wheat warehouses, and on the now-razed Allen-Shumway house at the southwest corner of Parkview and Madison Avenue, but they are not characteristic of the four other grout houses remaining in Milton.

In 1902 the house reverted briefly to a McEwan; from 1906-1945 it belonged to Mr. and Mrs. Frank Story, who willed it to the present owner, Mrs. Elwyn Johnson, and her husband. The Storys added the front porch, but, according to Mrs. Johnson, the porthole window inserted near the front of the west side, first story, dates from the 19th century, as does the frame horse barn to the rear. The Johnsons enclosed the front porch, added a one-story wing on the back or south side, and remodeled the interior as two apartments, upstairs and down.

Unfortunately, wooden mouldings and window frames of the front parlor were removed when the downstairs was "modernized" by the present occupant, the owner's daughter, who since then became aware of the historic value of this building.

Significance:

The significance of 711 East High is primarily on architectural grounds, for its grout construction. It is interesting as a building which has served multiple functions. Built evidently as a grain storehouse, it has long been an example of adaptive use as a residence, though the second story may have been used to store grain as late as the turn of the century.

(1858 Rock County map; Douglas and Hartung, Rock County Historic Sites and Buildings, pp. 126-27; Bicentennial History of Milton, pp. 4, 60; interview with Mrs. Elwyn Johnson, Sept. 1977.)

Owner: Mrs. Elwyn Johnson
415 South Parkview Drive ✓
Milton, Wisconsin 53563

Goodrich - Buten House
528 East Madison Avenue
Outlot 295, less than one acre
UTM: 16/341350/4737690

Description:

The Goodrich-Buten house, built, according to Milton tax rolls, in 1850, is a one-and-one-half-story whitewashed grout house with a full-sized double-hung sash

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window centered at the second story front and low eyebrow or frieze windows under the side eaves. Frieze boards echo a triangular jut at the corners, which are possible vestiges of a returned cornice. A simple 20th-century pillared porch over the left two-thirds of the front of the house and a frame wing at the rear, built about the 1870's, are later additions to the house, which was built on land sold by Joseph Goodrich to Frederick Buten in January 1851 with a warranty deed of \$175.00.

Significance:

This house is significant primarily for its grout construction, and also for its connection with Joseph Goodrich, bringer of grout construction to Milton, who owned the lot in 1850. It may be conjectured, if the house was built in 1850, that it was constructed by Goodrich. A December 15, 1850 entry in the diary kept by his niece Caroline mentions inspecting "Uncle Joseph's new gravel house," which could possibly be this house, located next door to the grout wheat warehouse built that year by Elijah, Caroline's father. However, as a Buten was listed as a builder for the Polly Goodrich house, he may have taken part in the building of this house, too.

(Caroline Goodrich Diary, 1850, ms. in Milton Historical Society; Douglas and Hartung, Rock County Historic Sites and Buildings, pp. 126-27; interview with Lois Westlund, 1977.)

Owner: Ralph Nottingham

R. R.

County Highway M

Milton, Wisconsin 53563

Elijah Goodrich Wheat Warehouse and

Polly Goodrich House

602 East Madison Avenue

Outlots 296 & 297, less than one acre

UTM: 16/341370/4737720 and 16/341380/4737680

Cancelled

Description:

The Elijah Goodrich grout wheat warehouse and the Polly Goodrich cream brick house are considered as a unit, for the purposes of this nomination because, in the summer of 1850 Joseph Goodrich sold land including this plot to his cousin Elijah and to Elijah's wife Polly, who was also Joseph's sister. The warehouse was built first, in 1850, and the house was built in 1851.

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The grout wheat warehouse is a 28' x 34' structure and contains approximately 160 tons of grout. The rough-hewn timbers are of native walnut. The warehouse has a full limestone basement with a dirt floor, a first floor raised slightly above ground, and second story open to the peak of the roof. The exterior surface is covered with stucco which may be original. Interior walls are unfaced, enabling one to see the original form marks. The open second story interior, with a frame gable front with center window above the two stories of grout, the general proportions and fenestration with evenly spaced 12-paned windows, and the existing wheel to convey the wheat to storage in the second story, are similar to the Alexander-Sunnyview wheat warehouse. In contrast to the Alexander warehouse, however, the Goodrich warehouse has been vacant for over 25 years, and after use as a pigeon house, is presently in poor condition, with deteriorating roof, brittle unpainted window frames, and cracks in the walls. However, the building appears to be structurally sound and the cracks repairable with epoxy or other material. The main timbers and girders appear sound, although there appears to be dry rot in some of the floor and roof boards, according to a preliminary inspection of the building on December 1, 1977. If the Milton Historical Society can obtain the building, they intend to restore it. It has been recently threatened with destruction to provide access to a proposed apartment development on the remaining land to the north.

The Polly Goodrich house, just to the southeast of the grout warehouse, presently serves as a buttress between the two grout buildings to its west, the warehouse and 528 East Madison, and the commercial buildings to the east. It is also under consideration for purchase by the Milton Historical Society to protect the grout building and to provide rental fees to aid in purchase of the land and restoration of the warehouse.

Greek Revival features of the house are the simple returned cornice and the straight stone lintels. A 19th-century veranda was removed at one time and two small asbestos-sided porches were substituted. Two rear windows at the back of the west side of the house were shortened and a two-story shed-roofed addition was placed at the rear. If the Society buys the house, there will be few changes, if any, while the present owner and occupant stay on.

Significance:

The Elijah Goodrich grout wheat warehouse is of architectural significance for its grout construction, for its utilitarian function as a wheat warehouse, and for its connection with the Goodrich family. Built by the cousin of Joseph Goodrich, it is the only one of the three grout buildings presumably constructed as grain warehouses which has a direct connection with the Goodrich family.

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Elijah's and Polly's daughter Caroline kept a diary which documents much of the building on this site. For instance, on June 25, 1850 the family obtained cut stones for the "granery" (sic.), i.e., the grout wheat warehouse. From June 27-July 2 the family "scraped the cellar." On July 11 Abel and Elnathon Bond began to lay up the cellar wall. The grout walls were under construction in the fall of 1850, and the building was documented in use to store wheat by the spring of 1851.

Elijah and his wife also drew the plans for the large (30' x 38") two-story brick house in January 1851. He contracted for Whitewater brick, his uncle Anson Goodrich's stone (presumably from his Newville quarry about six miles northwest of town), Fort Atkinson lumber, and Jefferson fireplace brick. Workmen included a Mr. Cox who laid the cellar limestone wall, and Messrs. Saunders and Buten who constructed the house with three thicknesses of brick, and with lumber and plaster. The family moved in December 15, 1851.

Elijah died in May 1853, leaving the house and granary to his widow and daughters. One daughter received another part of the original lot; by 1894 the remaining 8.75 acres, including the house and grout warehouse, was known as the Polly Goodrich homestead.

(Caroline Goodrich Diary, 1850-51, ms. in the collections of the Milton Historical Society; D. R. Collins, "Wisconsin Claims America's Oldest Concrete Community," Concrete Products, Aug. 1924, p. 42; Douglas and Hartung, Rock County Historic Sites and Buildings, pp. 126-27; Interviews with Lois Westlund, 1976-77, including report on an inspection of the grout warehouse by Dr. William Saul, Chairman, Department of Civil and Environmental Engineering, University of Wisconsin-Madison, Robert H. Lindsay, PE, Associate Director, Division of Physical Plant, UW-Madison, and Gordon D. Orr, Jr., AIA, Campus Architect, UW-Madison, December 1, 1977.)

Owner: Mrs. Emah M. Snyder
602 East Madison Avenue ✓
Milton, Wisconsin 53563

Abram Allen House

205 East Madison Avenue
Part of outlot 33, less than one acre
UTM: 16/340610/4737910

Description:

This story-and-a-half vernacular Greek Revival grout house, whose main block measures 25' x 18', is unique among the Milton grout houses in that its facade is on the long side, with a center entrance and double-hung sash windows placed

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symmetrically on either side. Three low eyebrow windows appear above at the second story. Returned cornices embellish the gables at both sides (the gabled portion of the walls is grout, continuous with the mass of wall below). This block was built ca. 1853 over limestone foundations by early settler Abram Allen. Allen sold the 205 East Madison house soon after completion.

There were several owners from 1857 to 1867, when K. W. Tanner bought the house. He added the frame rear wing and inscribed the date 1874 in the new basement mortar. Longtime 20th-century owners were the Elwood Shumways, who added two side porches and cemented the floor of the rear basement after 1933, and remodeled the interior, adding a fireplace and a modern kitchen. The present owners, Mr. and Mrs. David Henning, have repainted the smooth grout surface a light tan. They obtained the 1860's front door from a razed (Burdick) house. The house and a frame horse barn to the rear are well maintained.

Significance:

205 East Madison Avenue is primarily significant for its grout construction, in modified Greek Revival style. It is the only grout building which is attributed to early settler Abram Allen, who migrated from Joseph Goodrich's original neighborhood in Allegany County, New York, to Lima, east of Milton, in 1842, then settled in Milton in 1846. Before he built 205 East Madison, he also built a grout house on the southwest corner of Parkview and Madison Avenue, now razed. A first story grout and second story frame building nearby was also attributed to him; it was nicknamed the "Old Palace," which was said to have held Milton Academy overflow classes. It was razed in 1902.

(Ezra Goodrich, information in the Milton Historical Society files, 1902; Collins, "Wis. Claims America's Oldest Concrete Community," Concrete Products, Aug. 1924, p. 42; "Is this the Oldest Concrete Community?", Cement and Engineering News, 1924 (house dated 1850); Douglas and Hartung, Rock County Historic Sites and Buildings, pp. 126-27; Bicentennial...Milton, 1976, pp.7, 62; interview with Mrs. David Henning, Sept. 1977.)

Owner: Mr. and Mrs. David Henning
205 East Madison Avenue
Milton, Wisconsin 53563 ✓

Gifford House

308 Vernal

Lot 74 and part of Lot 75, Morgan's Addition, less than one acre

UTM: 16/339680/4738140

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Description:

This two-storied gabled vernacular grout house is locally known as the Howland house, after Mr. and Mrs. William Howland, the present owners and restorers. In 1941 they purchased the house, whose exterior they admired but whose interior they had never seen after the house had been vacant for 20 years. It is now a well-maintained rental property managed by their children, who are aware of the historic value of the house.

308 Vernal and its nearby neighbor at 27 Third are much alike. Both are constructed of grout, reputedly hardened in blocks and set up tight, with narrow mortar bands, like stone. The grout is covered with a stucco-like surfacing, so thin that the grooves are indented. Where the rose-tan surface of the Howland house has worn away, the mortar grooves do appear to penetrate into the fabric of the walls. Both houses are also of similar proportion and elevation of the facade. In both, a tall door on the left is topped with a flat wooden lintel, though there is a transom light in the Howland house but simply a door in the Third Street house. There are in each case two first story windows to the right, with tall windows aligned above them in the second story, also topped with straight wooden lintels.

The Howlands found their house without electricity or plumbing, which they added. They also remodeled the attached "summer kitchen" to the rear, which is still there. They replaced some of the six-over-six windows with windows they obtained in Milwaukee, removed a partition between the stairway and the front parlor, replastered, converted a large closet upstairs into a bathroom, and added an enclosed porch on the west side of the summer kitchen. They replaced the front stoop, which had been a block of limestone, but made few other changes to the house, which remains much as it was when restored by the Howlands.

Significance:

308 Vernal is architecturally significant as one of the two Milton grout houses which were built of grout block, about 15-20 years after the monolithic grout buildings built or influenced by Joseph Goodrich. Both houses were built about a mile to the west, in Milton Junction.

This house and its similar neighbor at 27 Third Street were built in Morgan's Addition in West Milton or Milton Junction, platted in 1863. Silas Crandall, son of original Milton Junction settler Henry Beebe Crandall, in 1862 sold 34 acres of land to Thomas and his brother Isaac Parsons Morgan. Through the subdivision of the land, I.P. Morgan earned himself the reputation of being the founder of Milton Junction.

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Carl Gifford bought Lots 74-75 in 1868 and took out a mortgage for \$700.00. Whether the Morgan brothers built these houses for speculation or they were built by the first owners is not known. Mr. A. Sowle and/or Frank Smalley, masons, were considered to be the builders of these two houses.

(Milton and Milton Junction Courier, Feb. 7, 1957; Story of Milton Junction, 1951, p. 13; Douglas and Hartung, illus. p. 11; pp. 126-27; Bicentennial...Milton, 1977, pp. 62, 72; interview with Harriet Hillestad, daughter of Mr. and Mrs. W. S. Howland, Sept. 1977.)

Owner: Mr. and Mrs. William Howland
c/o Mrs. Donald Hillestad
500 Golden Lane
Milton, Wisconsin 53563 ✓

De Jean House
27 Third Street

Lot 70 and North 5/8 of lot 71, Morgan's Addition, less than one acre
UTM: 16/339730/4738210

Description:

27 Third was presumably built about the same time as the Howland house, between the platting of Morgan's Addition in 1863 and the first sale of Lots 70-71 to Julian De Jean in 1868, with mortgages to him of \$450 and \$90. It, like its near neighbor, is a gable-roofed vernacular grout block building with straight wooden lintels and sills, and the builders were reputedly A. Sowles and Frank Smalley, as is the case with the Howland house. This house, previously owned by Lawrence Astin and presently owned by K. Spencer Howard, is whitewashed and shuttered. The main block is 20' x 26', with a one-story early-20th-century addition to the south side, which extends back in an ell from the main block.

Significance:

The significance of 27 Third is architectural, as one of the two grout buildings in Milton which were built up of grout blocks, in the 1860's, in former Milton Junction. It is similar to its near neighbor at 308 Vernal.

(Story of Milton Junction, 1951, p. 13; Douglas and Hartung, Rock County Historic Sites and Buildings, pp. 10, 126-27; Bicentennial...Milton, 1977, pp. 62, 72; interview, K. Spencer Howard, Sept. 1977.)

Owner: K. Spencer Howard
27 Third Street
Milton, Wisconsin 53563 ✓

8 SIGNIFICANCE

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

SPECIFIC DATES 1844-1868

BUILDER/ARCHITECT Joseph Goodrich, etc.

STATEMENT OF SIGNIFICANCE

The nine grout buildings which remain today in the city of Milton may be considered of national significance because of the concentration of their number, of their relatively early date, and the uniqueness of their material, which is significant in the history of the development of concrete construction in the 19th century. This locally produced version of the "rediscovery of Roman concrete"¹ was due to Milton Village founder and developer Joseph Goodrich, who probably brought with him some knowledge of concrete building from New York state, where a type of natural hydraulic (limestone) cement had been used in the construction of the Erie Canal in the 1820's. Houses of a type of Portland cement (limestone mixed with alumina and silica clays) had been built by Obadiah Parker in New York state in the 1830's,² but Goodrich evidently developed his own formula of grout or gravel building with local Wisconsin materials which were plentiful in the area; limestone to be burnt and mixed with water and with gravel, sand and rubble. He used one bushel of lime to every seven or eight bushels of gravel, he told a reporter from the Janesville Gazette in 1846.³ By 1851 he was able to state that "one to 12 was full as good in fact one to 20 will cement the wall."⁴ The grout was set up in bands in temporarily placed wooden moulds, which were raised to a new level as the first level dried and hardened to produce a solid, unified mass of wall.⁵

Although some accounts have Goodrich bringing Portland cement from England via New York,⁶ he left no record of it and it would have been cumbersome, expensive and impractical. In fact, he depended on cheap, available local materials and experimented before he was successful. In a declaration to Orson Fowler, who publicized Goodrich's contribution of grout construction, Goodrich "said in making this discovery, he reasoned thus: has nature not provided some other building material in these prairies than wood, which is rare? Can we find nothing in our midst? Let me see what we have. Lime abounds on them everywhere. So does coarse gravel. Will they not do? I will try. He first built an academy not larger than a schoolhouse. Part way up, a severe storm washed it, so that a portion fell. His neighbors wrote on it with chalk by night 'Goodrich's folly' but, after it was up, he wrote in answer, 'Goodrich's wisdom.' It stood; it hardened with age."⁷

Goodrich called his technique gravel construction and said "that a house can be built of gravel cheaper than any other material, and so well satisfied is he that he intends to enclose all the fields on this extensive and cultivated farm with gravel fences."⁸ Unfortunately the fences are not known to exist, but the Milton House inn, the blacksmith shop, three houses, one of which was formerly a wheat warehouse, and two relatively unaltered wheat warehouses still exist, built by him or by others who had learned his technique. The inn and the blacksmith shop were constructed in 1844, the same year as the Milton Academy. The wheat warehouses were built about 1850 and the houses in his technique about 1850 as well. There are also two grout block buildings in west Milton (formerly Milton Junction) probably

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built in the 1860's, which of course are a departure from the monolithic construction of the other buildings.

Though the first Milton Academy and other grout buildings have since been demolished, enough evidence of mid-19th-century grout construction remains to have once earned Milton the title of "America's oldest concrete community."⁹ Whether this title remains unchallenged or not, Milton's grout buildings did achieve nationwide publicity with the publication of the second edition of Orson Fowler's A Home for All, or the Gravel Wall and Octagon Mode of Building in 1853.¹⁰

Joseph Goodrich (1800-1867) was born in Massachusetts. In his early years he was a farmer, lumberman and storekeeper in Allegany County, New York. Between 1821 and 1827 he built a windowless log shanty, a two-story house with a large brick oven, and a sawmill (with his father's help), in Vandermark, New York. He also built a small country store and an ashery there, for making potash.¹¹ But there is no record of his building with grout until he came to Milton. He came to Wisconsin in 1838 with Henry Beebe Crandall, who settled on the site of the future Milton Junction, and James Pierce, who settled a few miles west of Milton. Goodrich was reputedly quite scientific in choosing a site for his settlement and inn, having selected the site by drawing a map of the territory, one line connecting Chicago and Madison and the other connecting Fort Atkinson with the bend in the river at which Janesville was established.¹² At the intersection of these lines he bought a considerable quantity of land, paying for it with his stock of goods which he had bought from his former store. He laid out the village and the 20-acre Public Square, which is now surrounded by or adjacent to six of the nine grout buildings remaining in Milton. In 1844 he commenced building his inn, which became a major stopping and transfer place as a temperance inn, at the juncture of the roads and later, the new railroad. Goodrich gave the Milwaukee and Mississippi Railroad the right-of-way through his village park and bought \$10,000 of railroad stock in 1850.¹³ The railroad reached Milton in 1852, later becoming part of the Milwaukee Road. Goodrich founded Milton Academy, which was housed in the first grout building he constructed, in 1844, and which cost \$300. It "flashed upon the astonished beholders in all the glory of gravel and mortar, a mixture which gave it the appearance, when seen afar off, of a handsome stone building."¹⁴ He was the sole manager of the institution its first three years.

Goodrich achieved his fame as Milton's virtual founder and primary citizen and as a builder in a new material. Jocularly called "Mule Man" because he preferred to farm with mules rather than with horses, and "Railroad Man" for his expousal of the railroads, he supposedly also acquired the cognomen "Gravel Man" because of his construction of "'gravel buildings,' the success of which experiment can now [by 1856] be seen in this town, by which what is now known as the 'Gravel Block'; also by a number of other buildings in and around the village of Milton."¹⁵

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Evidently two other Miltonians learned grout construction from Joseph Goodrich. They were Elijah Goodrich (died 1853), cousin and brother-in-law of Joseph Goodrich, and Abram Allen (1799-1875), who came in 1842 from New York state to Lima, which until that year was part of Milton township. If they were involved in the construction of their buildings, John Alexander, Frederick Buten, and Peter McEwan would have learned the technique as well. Messrs. A. Sowle and Frank Smalley have been cited (without corroboration) to have been grout builders in block technique.¹⁶

There seems to be some influence of Milton's grout concentration outside Milton, but it is, of course, much more widely scattered. According to a preliminary survey, six grout buildings exist in Rock County outside the outskirts of Milton. The closest, three miles west of Milton on County Hy. M, Town of Fulton, is a former stagecoach inn built by Joseph Kidder ca. 1844 (it is now owned by Mr. and Mrs. Joseph Langer).¹⁷ The others are the McChesney-Dallman house in Indianford, six miles northwest of Milton, in the Town of Fulton; the Jamieson-Hampf house on Hy. MM, Town of Harmony, 6-1/2 miles southwest of Milton, vacant and in very poor condition; a granary with a grout first story, owned by the Reilly family, on Polzin Road, Town of Janesville, nine miles southwest of Milton; an abandoned and dilapidated one-story building owned by the Reid estate on Afton Road, Beloit Township; and a remodeled house at 1257 Sixth Street, Beloit city, which may be a grout house beneath its recent commercial-stone surface, built by Col. J. H. Ver Valin in 1845, recorded as late as 1936 in that general location.¹⁸ These isolated examples merit further study. But the Milton group of nine grout buildings warrants nomination as the strongest concentration of grout buildings in the state of Wisconsin, and possible in the nation.

Several of the grout structures in Milton are also of significance for reasons other than their construction technique. These are the Milton House, which was entered on the National Register of Historic Places in 1972, and the three structures which are or probably were warehouses.

The wheat warehouses are amongst the last vestiges of physical evidence that Rock County and southern Wisconsin were in the center of the American wheat belt in the 1840s and 1850s. Although Milton had no water power and therefore was never a milling village, as were many other Rock County communities, it is significant that one third of the remaining grout structures in Milton were originally constructed for the purpose of storing wheat.

1. Perrin, R., The Architecture of Wisconsin, Madison: SHSW, 1967, p. 36
2. Condit, C., American Building Art, Oxford, 1960, p. 225
3. Quoted from Janesville Gazette, January 24, 1846, in Bicentennial History of Milton, Milton, 1977, p. 6.
4. Unsigned draft of Joseph Goodrich letter of April 23, 1851 to Mr. Burr, in the collection of the University of Wisconsin-Whitewater Research Center.

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5. Douglas and Hartung, Rock County Historic Sites and Buildings, Janesville, 1976 p. 10.
6. Titus, "The First Concrete Building in the United States," Wisconsin Magazine of History, Dec. 1940, pp. 183-88; Newcomb, R., The Architecture of the Old Northwest Territory, Chicago, 1950, p. 132; Schmidt, C., The Octagon Fad, Scottsville, 1958, p. 121; and Condit, Op. cit., p. 225.
7. Fowler, O., A Home for All, or the Gravel Wall and Octagon Mode of Building, first revised edition, 1853 (Dover 1973), pp. 19-20.
8. Janesville Gazette, January 24, 1846, Ibid.
9. Collins, D. R. "Wisconsin Claims America's Oldest Concrete Community," Concrete Products, August 1924, p. 41; "Is This the Oldest Concrete Community?", Cement and Engineering News, Vol. 36, No. 6, 1924, p.23.
10. Fowler, Op. cit., pp. 19-20
11. Brown, William, ed., Rock County, Chicago: Cooper, 1908, Vol II, p. 936
12. History of Rock County, Chicago, 1879, p. 817.
13. Bicentennial History of Milton, p. 12.
14. History of Rock County, 1879, p. 682.
15. Guernsey and Willard, History of Rock County, Janesville: Doty, 1856, p. 106.
16. Fortnightly Club, Story of Milton Junction, 1951, p. 13.
17. Douglas and Hartung, Op. cit., pp. 128-29, illus. p. 11; Cole, Stagecoach and Tavern Tales of the Old Northwest, Cleveland, 1930, pp. 125-26; Story of Milton Junction, p. 14
18. Douglas and Hartung, Op. cit., pp. 128-29; 154-55, 152-53; 176-77, illus. p. 11; 188-89, 200.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY N/A

UTM REFERENCES : See below

A

ZONE	EASTING	NORTHING

B

ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION - See Item 7, DESCRIPTION

UTM References: 1. Milton House - 16/341615/4737610; 2. Goodrich Blacksmith Shop - 16/341615/4737570; 3. Alexander Wheat Warehouse - 16/341590/4737390; 4. McEwan Warehouse - 16/341390/4737180; 5. Goodrich-Buten House - 16/341350/4737690; 6. Goodrich Wheat Warehouse - 16/341370/4737720; 7. Polly Goodrich House - 341380/4737680; 8. Abraham Allen House - 16/340610/4737910; 9. Carl Gifford House - 16/339680/4738140; 10. Julian De Jean House - 16/339730/4738210.

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

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Nancy Belle Douglas, Preservation Coordinator

ORGANIZATION

Rock County Historical Society

STREET & NUMBER

P. O. Box 796

CITY OR TOWN

Janesville

DATE

12-20-77

TELEPHONE

608-756-4509

STATE

Wisconsin 53545

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL X

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Richard E. Emery

TITLE

Director, State Historical Society of Wisconsin

DATE

4/4/78

FOR NPS USE ONLY

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

Robert B. Rettig

DATE

9/13/78

ATTEST

William L. Horvick

KEEPER OF THE NATIONAL REGISTER

DATE

Sept. 12, 1978

KEEPER OF THE NATIONAL REGISTER

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