### **National Register of Historic Places Inventory—Nomination Form**

See instructions in How to Complete National Register Forms Type all entries—complete applicable sections



1.	N	a	m	P
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Madison

city, town

1. Name	9									
historic Histo	ric Resources	of Cl	inton (	Partial in	ventory	: arch	itectu			
and/or common								res	ource	3)
2. Loca	tion									
street & number	See continuat	ion sl	heets					not fo	or public	cation
city, town Clin	nton			vicinity of	سوهمت	اموجامهم				
<b>ştate</b> Wisc	consin	code	55	county	Rock		-		code	105
3. Class	ification									
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street & number	continuation	Sheet						27.7		
city, town				vicinity of			state		<del></del>	
5. Locat	tion of Le	ega	l De	scription	<u>on</u>					
courthouse, registr	y of deeds, etc.	Rock	County	Courthouse	<u> </u>					
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city, town		Janes	sville				state	Wiscon	sin 53	545
6. Repre	esentatio	on i	n Ex	isting	Surv	eys				
HeWisconsin I	nventory of Hi	lstori	lc Place	es has this pro	pperty be	en deter	mined el	igible?	yes	<u>X</u> no
date 1975						federal	_X sta	te c	ounty	local
depository for surv	<b>ey records</b> Hist	oric	Preserv	vation Divi	sion, S	State I	Histori	cal Soc	iety	of Wis.
city. town Mad	lison	•					state	Wiscon	sin 53	3706

# Condition Check one X excellent Check one X unaltered X original site X good Tuins X altered M moved date Unexposed

### Describe the present and original (if known) physical appearance

The village of Clinton, Wisconsin is situated at the furthest western reach of the prairie of eastern Rock County. The village was platted on level land which rose to a slight eminence, along High Street, at its northern reaches. With the coming of the railroads, and more so with the crossing of two main lines (the Chicago, Milwaukee and St. Paul and the Chicago Northwestern) at Clinton, the little village received a boost which drew settlement. Lacking water power, no large industrial complex developed early in the village, and it remained chiefly a small community dependent on the surrounding farming lands for its commercial livelihood. The historic resources of the village are found in its buildings. The village, as originally platted in section eight, Clinton Township, grew slowly but steadily during the last half of the nineteenth century. Prior to World War I a new subdivision along Highland Avenue opened in the north west quadrant of the village which would see active building before and after this war. Following the Second World War, further expansion took place especially on the north and west fringes of the village, along with less expansion of the eastern fringe. The steady expansion and growth of the village can be represented by population statistics which show Clinton's grwoth from 856 in1890 to 902 in 1930 and in 1976, the population reached 1552 (Wisconsin Blue Book, 1891, 1937 and 1977).

### Description - Architectural

**Description** 

The general appearance of the village gives a certain pleasure which derives from the rather regular and unobtrusive spatial rhythms throughout the residential areas. The business district suffered disastrous fires in the late nineteenth century and the uniformity of facades is broken by the infill of newer structures replacing those destroyed. The village is laid out in long rectangular blocks stretching north from Front Street which curves to accomodate the crossing of the two rail lines. A public park has been developed around the Water Tower on the cresting of the hill to the north of the residential areas, and a landscaped boulevard on upper Allen Street leads to a memorial to war veterans. With the exception of the business district the buildings are situated on relatively large lots which appear well tended and nicely planted. With development spread over many years there appears to be little infill in the residential areas and the village retains, overall, its parklike settings.

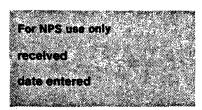
With over a one hundred twenty-five year period of continuous building activity, the village of Clinton has accumulated a mix of historic styles ranging from the Greek Revival and Italianate through the late picturesque and Queen Anne to the modern ranch house. Aside from a few workmen's cottages the houses appear to be of comfortable size but are none of them overly large. The Clinton housing, stock is mostly

frame constructed buildings, although cream brick appears in some of the earlier Italianate buildings. The structures are generally one and a half and two stories in height. The design and workmanship represents solid and simple building traditions, rather than experimentation with the elaboration of standard forms. An unusual feature of the architecture of the community is the rather large number of Greek Revival and vernacular houses which in the early twentieth century received an overlaying of pebble dashing.

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While the main feature of Clinton's housing stock is quality of construction, some houses stand out as good examples of the formal styles mentioned above. The most elaborate Greek Revival residence is, of course, the Richardson-Brinkman Cobblestone House (1843, NRHP: 1977). Of the numerous fine Italianate houses in Clinton, the residence at 500 Milwaukee Street (DeLong House) stands out because of its stylistic elements, its fine quality of construction, and, above all, its high level of preservation and integrity. Another Italianate house, while not as elaborate as the DeLong House, is a good example of the style in Clinton. This house is the Smith House (1869) at 312 Pleasant Street. As in most small Wisconsin communities, there are a number of houses which may be classified Queen Anne. Of these, the Pangborn House at 300 Allen Street is the best example. It is a rambling, asymmetrical residence embellished with many openings, some stick work decoration, and a large spool and spindle veranda. A more interesting house, built during the Queen Anne era, is the Taylor House at 318 Durand Street. It has more eclectic architectural details, and looks like it would have a much more recent construction date than 1884. As such, it is an unusual house in Clinton, but highly preserved with good integrity. The Vanderlyn House at 408 Highland Avenue is a good example of the craftsmanship of many early twentieth century houses. It picks up some stylistic details from the Colonial Revival style, but largely it is a wellpreserved example of a large, well-constructed home, typical of many early twentieth century houses in Wisconsin, yet unusual in Clinton.

The non-residential buildings in Clinton are fairly typical of small communities in the state, and as is also typical, their facades have been largely altered. The Clinton Village Hall is somewhat unusual, though, for such a small community, with its massive Victorian-Gothic-like appearance. An exception to the rather plain commercial buildings in downtown Clinton is the old Citizen's Bank building on the corner of Allen and Front streets. The elaborate brackets, window arches, and first-floor neoClassical facade, make this building an architectural landmark in the commercial district. Another exception is the Crosby Block, at 102 Allen Street. While not elaborately detailed, this simple commercial Italianate structure is the only building in downtown Clinton which has an intact storefront. It has a high degree of integrity for its age, giving the only glimpse of what Clinton's commercial district may have looked like in the nineteenth century.

### Survey Methodology

The Historic Resources of Clinton (Partial inventory: architectural and historic resources) is based on two surveys. During 1975, Nancy Belle Douglas conducted a reconnaissance survey of Rock County, including the village of Clinton, which was published that year as Rock County Historic Sites and Buildings. In the summer of 1980, Richard P. Hartung, architectural historian, Ruth Ann Willis and Maurice Montgomery of the Rock County Historical Society conducted an intensive survey of the village of Clinton which resulted in the identification of 119 potential sites. The survey was coordinated with the staff of the Historic Preservation Division of the State Eistorical Society of Wisconsin, and funds for the survey were provided through a 50% matching survey and planning grant from the Department of the Interior. Buildings were analysed for architectural and historical significance, with consideration given to loss of integrity and age.

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A district nomination was considered for the village, but the intensive survey indicated a lack of concentration of significant structures to form a district. Individual sites were selected on the basis of their relatively unaltered status and integrity from the time of construction and as representative prime examples in the village of then current national architectural styles.

INVENTORY OF PROPERTY OWNERS

Address:	Owner:
102 Allen Street Crosby Block	Robert Beu 500 Milwaukee Road Clinton, WI
•	
Front & Allen Sts. Old Citizen's Bank	Gilbank Construction Co. Attention: Manager Clinton, WI
500 Milwaukee Road	Robert Beu 500 Milwaukee Road Clinton, WI
312 Pleasant St.	Mrs. Susan Dundee 312 Pleasant St. Clinton, WI
300 Allen St.	Duane Rusch 300 Allen St. Clinton, WI
408 Highland Ave.	Ivar Segar 408 Highland Avenue Clinton, WI
318 Durand Ave.	Mrs. Elsie Doering 318 Durand Ave. Clinton, WI
301 Cross St. Clinton Village Hall	Village of Clinton Attention: Village President P. O. Box G Clinton, WI

### 8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 X 1800–1899X 1900–	Areas of Significance—C archeology-prehistoric agriculture X architecture art commerce communications	heck and justify below community plannin conservation economics education engineering expioration/settlem industry invention	ig iandscape architectur law literature military music ient philosophy politics/government	re religion science sculpture social/ humanitarian theater transportation X other (specify) munity Development
Specific dates	See ISF's	Builder/Architect Se	e Intensive Survey For	

Statement of Significance (in one paragraph)

#### Statement of Significance

This nomination consists of eight individual properties which are all significant for architecture. One property is considered significant for Community Development. These themes will be discussed in full following an historical overview of the community.

### Historical Overview

The village of Clinton is a small community in southeastern Rock County which grew out of the crossing of two rail lines in 1856. It is a rather small community which has grown steadily over the years mirroring national trends. It suffered disastrous fires in the central business district in the late 19th century which destroyed much of the historic commercial buildings, but initiated the community-wide demand for adequate fire protection that resulted in the first public water-works structure in Rock County (the Clinton Water Tower, included in the Waterworks Structures of Rock County nomination). Outside the business sector, it is in the residential areas that the historic resources of the village are found in private residences representing the American building trends and styles which were common during the nineteenth and twentieth centuries.

The village of Clinton is in a slight valley between low lying hills north and south. There seems no evidence of any permanent pre-European settlement, although Indian hunting parties traversed the area. 1 Clinton Township was settled in 1837 and small commercial centers developed on the Post Road east from Beloit at Clinton Corners and Summerville. Both of these hamlets had post offices as early as 1843 with the mails carried by Frink and Walker stages. The coming of the railroads in 1856, and especially the crossing of two lines, changed the complexion of the township. (The post office in 1857 was named Ogden, in honor of the president of the Chicago & Fond du Lac Line which had first reached the croslsing point, although the settlers continued to refer to the place as The name was officially changed back to Clinton on September 16, 1864.) Clinton Corners and the post office and some of the inhabitants literally picked up their belongings and homes and moved to the railroad junction. The Baptist Church, a Greek Revival building, was raised on skids and pulled by forty yoke of oxen from Clinton Corners to the new village. This phenomenon of moving buildings was to be repeated again and again in Clinton's history. The house at 300 Allen Street, for example, is built on a lot formerly occupied by another structure which was moved further

Manufacturing was represented in the early community by the Wallis Carriage Company, founded in 1868, which turned out a carriage a day until the company moved to La Crosse in 1885. The Clinton Truck Factory operated for many years during the last half of the nineteenth century producing new work and repairs for the American Express Company.

2

### **United States Department of the Interior National Park Service**

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But Clinton has always been a farming community with industry centered in milling.

Page

Merchant Mills, Old Pratt Mill, Clinton Steam Flouring Mill and Irish Mill have all long since disappeared but their heritage is represented in the present DeLong Company. eral creameries and cheese factories were located in the village, with the dairying interest now represented by the Bowman Milk Company plant south of the railroads. Of all of these industries, there are no significant industrial sites or buildings which remain.

Following disastrous fires in the late nineteenth century which destroyed much of the older commercial area, the downtown district was rebuilt. Concurrent with this development, civic improvements were made in the village on into the twentieth century. City Hall was built in 1913, and a sewerage system designed and completed in 1916-17. During 1950 the streets were lighted electrically and natural gas came to the village All of these improvements typify the small community growing little by little through the years. Clinton in 1890 had a population of 856, and grew slowly by 1930, to 902. Following the World War II boom years, the population reached 1552 by 1976. The historic resources included in the nomination represent these periods of slow growth and expansion in the community. The City Hall specifically indicates a civic awareness on the part of the citizenry in consolidating the offices of government and erecting a structure to consolidate community services. Residences within the village limits are included to illustrate the diversity of style occurring in the village through the years of its expansion and growth.

The architectural development of Clinton is connected to the persons responsible for the significant houses in the community. These persons were often significant to community growth and development, or provided services important to the village.

Alonzo Richardson built his cobblestone house (NRHP 1977) in 1843 on the site of the village which would eventually surround it. It was the second house in the village and is the most visible landmark in the community.

Three other persons, Dr. George Covert, Dustin Grow Cheever, and Ralph W. Cheever were were important during the development of the community in the nineteenth century. Dr. Covert established his medical practice in Clinton before the coming of the railroads and began building his house at 504 Milwaukee Road in 1868. He was educated at the Eclectic Medical Institute of Cincinnati and was in later life twice president of the Wisconsin Eclectic Medical Association and twice vice-president of the National Association of Eclectic Medicine. He was given an honorary degree by the Bennett College of Physicians and Surgeons and invited to join the faculty of the college in Chicago which he conditionally accepted while pursuing his medical practice in Clinton.

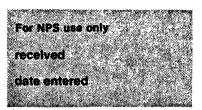
The Cheevers, father and son, were long prominent in the fortunes of the new community. Dustin Grow Cheever came west from Vermont in 1851 settling on lands now 0 occupied by the village. In 1868 he was in partnership with Dr. Covert in the pharmacy and two years later purchased the L.D. Salisbury house at 418 Church Street. (He had earlier owned the Richardson cobblestone, where his son, R.W. Cheever, was born in1854. 11) D.G. Cheever was a Clinton Township Supervisor, and for fifteen years was Justice of the Peace prior to his election to the State Legislature in 1871 and 1872. He also served for seven years as a trustee of the Wisconsin Institute for the Deaf and was appointed by Governor

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Washburn in 1873 chairman of the committee to visit charitable and penal institutions.

Ralph W. Cheever was born July 9, 1854 in the Richardson Cobblestone and lived most of his life there until inheriting the family home at 418 Church Street which he remodelled to its present appearance in 1911. For ten years he managed the pharmacy established by his father and Dr. Covert and he held state certificate 11 as a registered pharmacist. In 1883 he purchased the Clinton Herald which he continued to publish until 1907. He was elected village supervisor and held postmaster and proofreading posts for the state Assembly and Senate respectively. He served as Assistant Postmaster nine years for the village and during the administration of President Harrison was Postmaster and was for a long time secretary of the Wisconsin Press Association.

### Areas of Significance

#### Architecture

The earliest architectural style evident in the village is the Greek Revival, represented by the Richardson-Brinkman Cobblestone, 1843, the second building in the village (NRHP: 1977). It retains the distinguishing features of the style, whereas other homes have been altered over the years with new windows and porches, or complete stucco coverings obliterating most of the Greek Revival detailing.

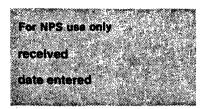
The second architectural style found in the village is Italianate, and the vernacular interpretation of that style. There are more than forty structures in this style alone, of which visually the most architecturally significant are the adjoining homes of Dr. George Covert, prominent early settler and physician, and that of Homer DeLong at 504 and 500 Milwaukee Road respectively. The house at 312 Pleasant Street, built for John Smith in 1869 is unaltered as is the Italianate commercial structure at 102 Allen Street, the Crosby Block. The former Citizen's Bank building (1882) at the corner of Front and Allen Streets is a combination of the late Italianate Commercial style with a NeoClassical facade on the first floor corner of the building. It is relatively unaltered, although windows have lately been boarded over and reduced in scale. Even with these changes, the Citizen's Bank Building is significant as the most elaborate commercial building in Clinton, a landmark befitting its former status as a bank building.

Of the many houses with Queen Anne form or details, the J.L. Pangborn House at 300 Allen Street ( $1893^{19}$ ) is the best example of the style. The earlier,  $1884^{20}$ , A.E. Taylor House at 318 Durand, is the most eclectic and unusual of the late nineteenth century houses in Clinton.

With the opening of the Highland Park Addition several homes were built in the modern styles (Prairie-type), and Colonial Revival), of which the house of Nate Vanderlyn at 498 Highland Avenue, built in 1913. is the most significant. In its utilization of Queen Anne type glazing, "cantoned" brick piers and two and a half story entrance-frontispiece culminating in a barrel vaulted dormer, it well illustrates the transition of Queen Anne to Colonial Revival styles as imposed on a large-scale small-town builder's house.

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The Clinton City Hall, 301 Cross Street, erected in 1913 is architecturally significant to the community because of its pretensions to the Gothic Town Hall. Adapted and modified in transition to the mid-west plains by the introduction of prairie/craftsman features in window treatment, the village hall centered the public life of Clinton within its walls.

#### Community Development

The Clinton Village Hall is significant for community development because it represents the importance village residents placed on consolidated efficient, modern facilities for their village government and services. The architecture of the hall suggests a village which saw itself as significant in the area, and saw its government and services at a high level of efficiency and quality. It is likely that the strong progressive tradition in Wisconsin during, the early years of the twentieth century fostered such attitudes in Clinton. In any case, the Village Hall was the center of Clinton's community affairs from 1913 until today. It still houses the important community services for Clinton. As such it stands a significant historical landmark in the village.

#### Archaeology

The boundaries of the Clinton MRA may include potential archeology resources. However, no research or test excavations have been done to determine the archeological potential of this area.

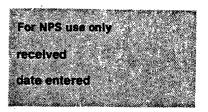
#### Preservation and Restoration Activity

The buildings included in the nomination were selected because of their relatively unaltered appearance from the date of construction. The case of 418 Church Street although altered from the original form, best represents a type of early twentieth century renovation, characteristic in the village appropriately utilized in accomplishing a new stylistic character. These homes and buildings have consciously been preserved through the years. With the heightened awareness in the area initiated by the consideration of the village for potential nomination, much interest was generated in assessing the details of buildings by the community. Little in the way of full-scale restoration has been attempted; rather, the emphasis seems to be in the direction of preserving what are the best examples of style available.

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### Footnotes

- Koeppen, Howard, <u>Prehistoric and Indian Data</u> in Souvenir Program: Community Notes: 1837-1962.
- <sup>2</sup> Cheever, R.W., Ancient History of Clinton, p. 9.
- Cheever, R.W., Early Manufacturing in Sourvenir Program: Community History Notes: 1837-1962.
  - $^4$  Clinton Bicentennial: 1837-1976 History, p. 8.
  - Wisconsin Blue Book, 1891, p. 414.
  - Wisconsin Blue Book, 1937, p. 462.
- Wisconsin Blue Book, 1977, p. 1552.
- <sup>8</sup> Barker, Belle and Hatch, Emaline, <u>History of Clinton and Its Early Pioneers by the</u> 20th Century Club.
- 9 History of Rock County Wisconsin, 1879, p. 778.
- 10 Portrait and Biographical Album, 1889, p. 388.
- History of Rock County Wisconsin, 1879, p. 777.
- 12 Brown, Edward Fiske, Rock County Wisconsin, pp. 978-9.
- Portrait and Biographical Album, 1889, pp. 923-25.
- $^{14}$  Brown, op, cit, pp. 923-25.
- <sup>15</sup> Barker, op. cit.
- History of Rock County Wisconsin, 1879, p. 778.
- 17 Town of Clinton Tax Roll: 1868-71.
- $^{18}$  Cheever, op. cit. p. 10.
- Village of Clinton Tax Roll: 1892-95.
- <sup>20</sup> Ibid., 1883-84.
- Village of Clinton Tax Roll: 1912-14.

9. N	Major Bib	liographica	al Referer	nces	,
Barker	, Belle and Ha	tch, Emaline, <u>Hist</u>	ory of Clinton	and its Early	Pioneers, Twentieth
Cheever	Century Club., R. W., Ancie	nt History of Clin	ton, 1898.		
Portrai 1889.	t and Biograph	ical Album of Rock	County, Wiscor	nsin, Acme Publ	lishing Co., Chicago,
10.	Geograp	hical Data			
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state		code	county		code
11.	Form Pro	epared By			
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name/title		Montgomery, Assist			,
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Multiple Resource Area Thematic Group

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State Rock County, WI	SCONS IN	Cover	arrept 8/1/81
Nomination/Type of Review		, I	Date/Signature
1. Crosby Block	Atland deglet	Keeper 6	Helous Byen 8/1/8
2. Clinton Village Hall	Entered in the Sational Register	Attest  Keeper  Attest	Helous Byen 8/1/
3. Citizens Bank	Matered in the Mational Register	,	Helour Byen 8/1/
4. DeLong, Homer B., House	patered to be		Helores Byen 8/1
5. Taylor, A. E., House	Majored in the	Keener	Llebours Syen 8/1/
6. Smith, John, House	Malen Al Va S <b>ile</b> Ka Lang, J <b>eris</b> i		Llelous Byen 8/1/
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