

**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

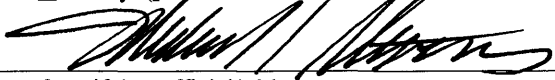
historic name Mills, Job, Block
other names/site number N/A

2. Location

street & number 109-111 South Main Street N/A not for publication
city or town Lodi N/A vicinity
state Wisconsin code WI county Columbia code 021 zip code 53555

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.)

 _____
Signature of certifying official/Title Date 10/10/08

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

Mills, Job, Block

Columbia

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 H. Beall

11-26-08

[Signature]

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
1	0 buildings
	0 sites
	0 structures
	0 objects
1	0 total

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

N/A

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

0

6. Function or Use

Historic Functions

(Enter categories from instructions)
COMMERCE/TRADE/specialty store
GOVERNMENT/post office

Current Functions

(Enter categories from instructions)
COMMERCE/TRADE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)
ROMANESQUE

Materials

(Enter categories from instructions)

Foundation STONE

walls BRICK

roof ASPHALT

other STONE

Narrative Description

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

Mills, Job, Block
Name of Property

Columbia
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)

Architecture

Period of Significance

1895

Significant Dates

1895

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

Mills, Job, Block
Name of Property

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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:

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

Name of repository:

10. Geographical Data

Acreeage of Property Less than one acre

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

1 16 295140 4798550
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	Timothy F. Hegglund/ Consultant for the Lodi Historic Preservation Commission	date	October 24, 2007
organization		telephone	608-795-2650
street & number	6391 Hillsandwoods Road	zip code	53560
city or town	Mazomanie	state	WI

Mills, Job, Block

Columbia

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		date	October 24, 2007
organization	Dolphins III, LLC	telephone	
Street & number	304 Portage Street	zip code	53555
city or town	Lodi	state	WI

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.

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Section 7 Page 1

Mills, Job, Block
Lodi, Columbia County, Wisconsin

Description

The Job Mills Block is a very fine and very intact two-story, brick-clad, Richardsonian Romanesque Revival style-influenced Commercial Vernacular Form double store building whose original portion was built in 1895 and which was subsequently extended to the rear in 1901, and again between 1919 and 1930. The two additions do not contribute to the architectural significance of the building. However, because of their location at the back of the building, facing a service alley, they do not detract from the significance of the building. The Mills Block occupies a lot in the downtown section of the city of Lodi that is situated at the north end of a city block whose east side forms the 100 block of South Main Street, this street being Lodi's principal historic commercial thoroughfare.¹ The rectilinear plan Mills Block measures 45-feet-wide by 75-feet-deep and its main facade faces west onto the north-south running Main Street. Neither the designer nor the builder of the Mills Block has been identified but their client was Job Mills, a successful Lodi area farmer and businessman who probably built this building as an investment.

The historic commercial core of the city of Lodi completely covers all of the lots on both sides of the 100 block of the northwest-southeast running S. Main St. and both sides of the 100 block of the east-west running Lodi Street, which intersects with Main Street and divides it into north and south sections. The first generation of the commercial buildings that occupied many of the lots that front on these blocks were typically examples of the Greek Revival style or its vernacular equivalents, and these were almost all small frame construction buildings, none of which is known to have survived. The oldest identified surviving commercial building in the city is the fine Italianate style, stone-clad J. O. Eaton block located at 161-165 S. Main St., but most of the other surviving nineteenth century commercial buildings in the city, including the Mills Block, are second generation buildings that replaced earlier ones.² With the exception of the Mills Block and just a few others, however, most of these surviving second generation buildings have now been altered, they no longer retain integrity, and they share streetscapes that are now comprised of second, third, and even some fourth generation commercial buildings.

Lodi's nineteenth century Main Street commercial buildings range from one to three stories in height, they are mostly clad in masonry, and they are positioned with their principal elevations flush with the sidewalks and with their side elevations abutting one another. The Mills Block is one of the largest of Lodi's surviving nineteenth century commercial buildings and it was built in two stages.

¹ The 2000 population of Lodi was 2882.

² Five of the best and oldest of the nineteenth century commercial buildings that face onto this street are included within the proposed Lodi Downtown Historic District.

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Mills, Job, Block
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The two-story-tall 45-foot-wide by 45-foot-deep western portion was begun in May of 1895 and it was completed and occupied by November of the same year, while the smaller one-story-tall 20-foot-wide by 30-foot-deep rear addition to the north store was completed in 1901 and the similar size one-story-tall addition to the south store was completed between 1919 and 1930.³ The first story of the building's original western portion was built to house two commercial spaces, with the north store being narrower than the south store. The first occupant of the north store was the jewelry store of E.J. Cain, while the first occupant of the south store was the Lodi Post Office, which would occupy this space for a number of years thereafter.

Like its neighbors to the north and south, the Mills Block has a main facade that is set flush with the concrete sidewalk that edges Main Street. The Mills Block has cut stone foundation walls that are not visible above grade and these walls enclose a full basement story. The exterior walls that rest on this foundation are constructed of brick and the main facade and the side elevations are each terminated by brick parapet walls that hide the slightly eastward sloping, poured asphalt-covered roof that shelters the building. The Mills Block was originally free-standing and it had window openings set into both stories of its north and south-facing side elevations and into its rear elevation as well. Later, however, new buildings were built adjoining it to the north and south, and there is now only a single second story window opening visible on its north-facing side elevation, while all of those on its south-facing elevation now face onto a narrow alley that separates the Mills Block from the former Lodi City Hall building next door.

West-Facing Main Facade

The 45-foot-wide, asymmetrically designed S. Main Street facade of the Mills Block is clad in red brick, it is ornamented with rock-faced brownstone bands, and it is divided into three main bays by four full-height two-story pilasters, the left-hand (north) bay being narrower than the right-hand bay and the middle bay being much narrower than either of the bays that flank it.⁴ The first story of the left-hand bay contains a storefront and its second story contains three narrow window openings. The first story of the middle bay contains the entrance door to the second story and its second story contains a single window opening. The first story of the right-hand bay contains another storefront and its second story contains three more wider window openings.

The left-hand storefront has a large display window placed to the left of a deeply recessed entrance that has canted side walls, while the right-hand storefront has two large display windows placed on

³ Fire Insurance Maps of Lodi, Wisconsin. New York: Sanborn-Perris Map Co., 1904, 1919, 1930.

⁴ All the stone used on this façade was quarried in Ableman, WI, which is located in the adjoining Sauk County.

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Mills, Job, Block
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either side of a deeply recessed entrance whose sides are also canted. Both of the first story storefronts retain all of their original cast iron framing elements, a cast iron lintel spans the full width of each storefront, and each lintel is decorated with iron patera that are centered above each of the main elements of the storefronts, there being two for the storefront on the left and three for the one on the right. The first story of the middle bay contains the entrance door to the second story, and this opening is slightly recessed and contains a door that is surmounted by a one-light transom. The upper part of this transom is partially obscured, however, by the round-arched head that is placed above the door and which is composed of rock-faced stone voussoirs that add a Richardsonian Romanesque Revival style touch to the design of the façade.

As noted previously, the three-bay-wide second story of the façade contains seven tall, rectilinear window openings, three of which are located above each of the storefronts, and the seventh in the second story of the middle bay. The three left-hand window openings are located over the smaller of the two storefronts and they are narrower than the three openings located over the wider, right-hand storefront. Consequently, each of the three left-hand openings contains just a single window, as does the middle opening, while each of the wider three right-hand openings contains a pair of windows, each of which is slightly less wide than the windows in the three left-hand openings. A broad, rock-faced Ableman brownstone stringcourse spans the width of the façade immediately above these openings and acts as a lintel for them, and a panel that is faced with basket weave bond bricks is placed just above the stringcourse and above each of the three left-hand and right-hand openings. The center window opening, however, is corbelled out beyond the face of these panels and the panel just above the stringcourse in this bay is clad in header course bricks laid in square billet fashion wherein every other brick projects outward from the one next to it. Placed just above these panels and above the three right-hand second story window openings is a row of three small oblong attic story openings that each contains a pair of small, square, one-light, fixed windows. Three similar openings are placed above the three left-hand window openings as well, but each of these openings contains just a single small, square, one-light, fixed window.

The entire facade is then crowned by a corbelled brick parapet wall that features a semi-circular stone name plaque at the top of the middle bay that reads "Mills Block." In addition, decorative dressed and corbelled stone capitals are placed at either end of the parapet wall where they function as capitals for the two end pilaster strips.⁵ Additional ornamentation on this façade is provided by stringcourses composed of rock-faced Ableman brownstone blocks. These bands form a plinth foundation for the façade and they also form the base of each of the four pilaster strips. In addition,

⁵ Several historic photographs in Lodi collections show that the portion of the parapet wall that bears the name block was originally crowned by a taller triangular brick pediment, but this has now been removed.

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Mills, Job, Block
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stringcourses composed of these blocks form the sills and the heads of both the façade's second story and the attic story windows and smaller courses of this stone are positioned on the four pilaster strips at the levels where the meeting rails of the original second story windows were located and at the level where transom lights were once (or still are) located.

Not surprisingly, a number of changes have occurred to this facade since it was first built. An historic photo of the building taken approximately five years after the construction of the 1895 portion was completed shows that all the façade's second story openings originally contained one-over-one-light double hung wood sash windows, and each of these windows also originally had a small one-light transom window placed above it.⁶ Today the upper halves of each of these openings have all been covered over by wooden boards and all of the original windows have been replaced by smaller, modern one-over-one-light windows that now fill the lower half of each opening. In addition, the first story storefronts now have new display windows and transoms that have been installed within the original cast iron frames, the original bulkheads placed below these windows have now been replaced with new red brick bulkheads, and the door opening that leads to the second story now contains a modern entrance door.

North-Facing Side Elevation

The 75-foot-long north-facing side elevation of the Mills Block is clad in cream brick and its entire original first story is now covered over by the adjacent, one-story-tall J. I. McFarland Building, which was built in 1920-21. Consequently, the only opening that is now visible on this elevation of the Mills Block is a segmental-arched window opening that is positioned approximately in the center of the second story of the 1895 portion of the building. This opening originally contained a pair of one-over-one-light windows that were surmounted by a shallow segmental-arched transom, but this opening has now been bricked shut. The elevation's only other feature is the stepped parapet wall that crowns it. This parapet wall steps back gradually from west to east towards the rear of the building and it hides the building's shallow-pitched main roof from view.

South-Facing Side Elevation

The 75-foot long south-facing side elevation of the Mills Block faces onto a narrow alley and it is comprised of two portions: the 45-foot-long side elevation of the 1895 portion of the Block and the 30-foot-long side elevation of the one-story-tall 1919-1930 addition. The 1895 portion is clad in

⁶ *Lodi Enterprise*, "Remember When," August 20, 1998, p. 4.

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cream brick and it is three-bays-wide. The first bay from the left (west) contains a segmental-arched window opening placed high up on the first story that contains a pair of short, one-over-one-light double-hung windows that are surmounted by a shallow segmental-arched transom light.⁷ The second story of this bay contains an identical segmental-arched opening that is taller than the first story one and which contains a taller pair of one-over-one-light double-hung windows that are surmounted by a shallow segmental-arched transom light. The second (middle) bay is identical to the left-hand one and it too contains a pair of shorter windows in its first story and a taller pair in its second story. The right-hand bay contains a pair of one-light rectilinear windows that are placed high up in its first story while its second story contains a segmental-arched opening that is identical in size and shape to the other second story window openings, but which is now filled with plywood.⁸ Like the matching portion of the north-facing side elevation, this elevation is terminated vertically by a short brick parapet wall that descends very gradually from west to east and which hides the main roof from view.

The south-facing side elevation of the 1901 one-story-tall rear wing has no openings and this wall is clad in hollow tiles.

East-Facing Rear Elevation

The 45-foot-wide rear elevation of the Mills Block consists of the two-story rear elevation of the 1895 portion of the Block and also the one-story rear elevation of the 1901 addition, which now covers the first story of the right (north) half of the 1895 portion, and the one-story rear elevation of the circa 1919-1930 one-story rear addition, which now covers the first story of the left (south) half of the 1895 portion. The 22.5-foot-wide rear elevation of the circa 1919-1930 addition is now clad in vinyl clapboards, it has just a single ground level entrance door centered on it, and a small square window opening is placed high up on its wall surface to the left of the door. The 22.5-foot-wide rear elevation of the 1901 addition is also now covered in vinyl clapboards and it features a centered entrance door that is reached by wooden stairs and which is flanked on either side by identical tall rectilinear window openings that both contain modern one-over-one-light windows.

The second story of the rear elevation of the 1895 Block is still intact, and it is clad in painted cream

⁷ All of the segmental-arched window openings on the side and rear elevations of the 1895 Block feature rock-faced Ableman stone sills.

⁸ Differences in the brickwork below the right-hand bay's first story windows suggest that the original opening here was either identical to all the others or that there may once have been a door opening here whose lower portion was later filled with cream brick and whose upper portion was filled with the new windows that are now in place.

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brick and it is four bays-wide. Each of these bays contains a rectilinear window opening and the first, second and fourth from the left (south) each contain a single, double hung one-over-one-light window while the third opening from the left contains a pair of these windows.

Interior

The first story of the 1895 portion of the Mills Block was originally divided into two separate, unequal-size rental spaces and this configuration is still intact today. Both of these stores face onto Main Street and they each originally occupied a single room that extended from the front to the rear of the building and these rooms were (and are) separated from one another by a brick party wall. In all likelihood, each of these stores also had its own rear entrance and its own internal stairways that went down to the basement story.

The north store (109 S. Main St.) still retains its original narrow board wooden floor and its original beaded board wooden ceiling and it is now the most intact of these two stores. Its walls, however, which were originally plastered, are now covered with drywall, the design of the trim sets that originally enframed the room's doors and windows is unknown, and portions of the rear of this store have now been subdivided with modern partitions. The south store (111 S. Main St.), which was originally configured to serve as Lodi's post office, is now the more altered of the two and little of its original features are now visible.

When the building opened, the upper floors were divided into apartments, referred to as "living rooms" in the newspaper.⁹ Access to the upper floors was not permitted and it is unknown how much of the original configuration remains.

The Mills Block is still in very good condition today and its design is typical of the best of Lodi's historic commercial buildings. While the first and third story retain very good integrity to the historic period, the second story windows have been closed down with smaller windows with fill above. However, the architectural features and the original openings are clearly discernable. Fortunately, the changes that have affected the exterior of the building are easily reversible, and the existing building constitutes one of the finest and most elaborate of Lodi's Late Victorian style commercial buildings.

⁹ *Lodi Enterprise*, May 24, 1895.

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Section 8 Page 1

Mills, Job, Block
Lodi, Columbia County, Wisconsin

Significance

The Job Mills Block is being nominated to the National Register of Historic Places (NRHP) for its local significance under National Register (NR) criterion C. More specifically, the Mills Block is being nominated because of its association with the area of Architecture; a theme which is also identified in the State of Wisconsin's Cultural Resource Management Plan (CRMP). The building is a fine example of a building type: the investment business block. These types of building were constructed as investment properties in Wisconsin's smaller communities in the last part of the nineteenth century. These buildings met the critical needs of growing communities by providing both rental commercial space and, as in this case, upper story rental housing. Further research was undertaken to assess the NRHP potential of the Mills Block utilizing the Richardsonian Romanesque Revival style and Commercial Vernacular form subsections of the Architectural Styles study unit of the CRMP.¹⁰ Adding to the building's significance is its finely detailed exterior. The Mills Block is a largely intact late nineteenth century example of a Richardsonian Romanesque Revival style-influenced design as applied to a medium-size retail store building of the period. In addition, the Mills Block is also one of the finest surviving examples of the larger, more substantial, and more fire resistant commercial buildings that typified the second generation of commercial buildings built in Lodi.

The two-story Mills Block was built in 1895 as an investment for Job Mills, a prominent Lodi area farmer and agricultural entrepreneur who was also Lodi's postmaster at the time his building was completed. The Mills Block is located on Main St., the principal historic thoroughfare in Lodi, and it was constructed of brick and stone and its first story contains two retail stores, the larger of which was first occupied by the Lodi Post Office, which remained as a tenant in the building for some years thereafter. Both of these rental spaces have since been occupied by numerous commercial enterprises and the building that houses them has long been one of Lodi's most important historic commercial buildings. It is still in use as such today and is in excellent condition.

Historic Context

A detailed history of the city and its built resources is also embodied in the City of Lodi

¹⁰ Wyatt, Barbara (ed.). *Cultural Resource Management in Wisconsin*. Madison: State Historical Society of Wisconsin, 1986, Vol. 2, pp. 2-12, 3-10 (Architecture).

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Mills, Job, Block
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Intensive Survey Report, printed in 1999.¹¹ Consequently, the historic context that follows deals primarily with the history of the Mills Block itself and with those associated with it.

Lodi's historic commercial center developed around the point of intersection of the north-south running Main Street and the east-west running street whose westerly extension from the point of intersection is called Lodi Street and whose easterly extension is called Portage Street. Eventually, this downtown core extended along both sides of Main Street as far north as Second Street and as far south as Columbus Street and west on both sides of Lodi Street to Water Street and east along both sides of Portage Street as far as Spring Street. Today, this core still contains individual resources that reflect practically the entire historic evolution of the non-industrial commercial aspects of the city's history, the bulk of them being located on Main Street. This area also contains the vast majority of the surviving historic resources in Lodi that were associated with retail functions and with the delivery of goods and services in the city before the end of World War II.

In 1836, when eastern speculators known as the Western Land Co. made the first purchase of land in the Town of Lodi (which encircles today's city of Lodi), all the land within today's Columbia County was included within the boundaries of the larger and as yet undivided Portage County and was then without formal governmental organization. The first actual settlers in what is now the Town of Lodi were M. C. and G. M. Bartholomew, brothers who came to the Town from Illinois in 1844-1845. They were followed in 1845 by the Rev. Henry Maynard and his wife and family, by James McCloud, and by several others. In 1846, these first settlers were joined by the 37-year-old Isaac Palmer.

Isaac H. Palmer (1809-1889), a native of Binghamton, New York, had arrived in Milwaukee in 1837 with his wife, Anne, with the intent of making his family a home in the open country of Wisconsin. His first efforts in this direction took him first to the just created capital "city" of Madison as one of the crew recruited by A. A. Bird to build the first state capitol building. Once there, Palmer quickly built himself a log cabin near the capitol square and then returned to Milwaukee to bring back his wife and their household goods. The Palmer's first child, also named Anne, was born soon thereafter, she being the second child of settlers born in Madison, and the family's new home also served as the community's first school house in 1838. In 1839, Palmer was appointed the first probate judge of Dane County, thereafter being known as Judge Palmer; he also served in the territorial legislature in 1842 and 1843.

¹¹ Heggland, Timothy F. *City of Lodi Intensive Survey Report*. Lodi: n.p., 1999.

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Mills, Job, Block
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In 1845, a hunting trip brought Palmer to the headwaters of Spring Creek in nearby Columbia County and to the future site of the city of Lodi.

Impressed by the water power potential this site offered, Palmer acquired 40 acres of land bordering Spring Creek in Sec. 27 of the Town of Lodi in 1846 and soon thereafter built himself a log cabin (non-extant) nearby. Palmer, like so many other town founders of that time, settled along a river or stream because it provided both a reliable source of water and the only readily available means of generating power for industrial purposes.

By 1846, population in the region had grown to a point where it made sense to set Columbia County off from Portage County. Also in 1846, the first schoolhouse (non-extant) was built in the Town and in 1847, Palmer applied to the Federal government for permission to establish a post office in Lodi and to the Territorial Legislature for permission to establish a horse-powered ferry across the Wisconsin River just northwest of the community to be. Both were granted and, as a result, the new vestigial community was now a recognized place in the government's eyes and had made a place for itself on the shortest route between Madison and Baraboo. In 1848, Wisconsin became a state and Palmer took office as the community's first postmaster on April 17, 1848. On June 25, 1848, Palmer recorded the first plat of the new village, which he named Lodi and which included both sides of S. Main Street from the Spring Creek crossing south to its intersection with Columbus Street, both sides of Columbus Street east for two blocks from that point, and both sides of Spring Street north to the creek crossing. This first plat embraced part or all of six of today's blocks and Palmer soon thereafter built the village's first store on the street that he had named Main Street.¹² This store (non-extant) Palmer subsequently leased to the firm of Thomas & Pinney, late of Hanchetteville, Wisconsin, and two lots that Palmer donated to James O. Eaton at the same time resulted in the opening of a second store built by Eaton on Main Street (non-extant) by the end of the year. More donated lots fronting on Main Street resulted in the construction of Lodi's first hotel (non-extant), which was begun by Freedom Simons late in 1848 and was completed in 1849 by Samuel Ring. Other arrivals in the village at this time included its first blacksmith, Reuben Ring, whose shop opened on Main Street, and Mandras Randall, its first boot and shoemaker.

The downtown core of Lodi developed where it did because of the adjacent Spring Creek, which passes through Lodi on its northwesterly course towards the nearby Wisconsin River.

¹² Main Street is divided into north and south sections by the intersecting Lodi-Portage streets.

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In the 1840s–1860s, Spring Creek was the only source of water power in the area surrounding Lodi and locations along its banks were thus the logical place to establish saw mills, flour mills and grist mills, which required water for power, and for the establishment of other industries that required water as part of their manufacturing processes. Indeed, it was for these reasons that Isaac Palmer purchased land bordering the Creek in this area in the first place and built the area's first saw mill in 1848. Building such a mill was often the first step in building up a community because the lumber that came out of it was usually the only building material that was available for newly arrived merchants and farmers wishing to build their first permanent structures in the days before the coming of the railroads. The same was true for Samuel Ring, who constructed the village's first grist mill (non-extant) on Spring Creek late in 1848, and in 1850, Isaac Palmer took further advantage of the available water power when he built the village's first flouring mill on the Creek. It was the placement of these three mills (all now non-extant) in close proximity to one another on the banks of Spring Creek that first defined where the business core of the village would eventually develop.

The construction of these three mills and the concurrent establishment of a road from Madison, the state capital, through Lodi and on to Palmer's ferry on the Wisconsin River and beyond to the growing village of Baraboo on the other side of the river served to ensure Lodi's eventual success. With the completion of the mills and the road, Lodi area farmers could now bring their harvest to these new mills for processing and then either to the river, where water transport to distant markets was possible, or else overland to Baraboo or to Madison, both of which were growing markets for agricultural products. This combination of transportation access and the availability of water power meant that Palmer's new community of Lodi became the natural center of commercial activity in the area surrounding Lodi, and inevitably, more roads were soon established that connected Lodi with other nearby communities. In Lodi, these roads were (and still are) called Columbus Street, which extends in an easterly direction towards the city of Columbus; Lodi Street, which extends in a westerly direction towards the city of Sauk City; and Portage Street, which extends in a northeasterly direction towards the city of Portage.

These new roads brought commercial activity of every kind into the fledgling village and created a need for the construction of buildings within which to conduct it. At first these buildings (as well as the first houses in the village) were grouped mostly around the two major points where the east-west roads intersected with Main Street: Main Street and Columbus Street; and Main Street and Lodi Street-Portage Street, both intersections of which

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were also adjacent to the village's three mills.¹³ The place where Lodi's business core first evolved was also defined in part by the location of Spring Creek itself and by the extent of the two large mill ponds that were created when Palmer and Ring constructed dams (non-extant) across the Creek to provide power for their three mills. The earliest extant published map of Lodi, printed in 1861, shows that these water features, both natural and man-made, acted as barriers that effectively enclosed what was to become the business core of the village to the south, west, and north. And it was within this enclosed area that Palmer laid out the first plat of the village, with the lots being located along both sides of the newly created Main Street (today's South Main Street) and Spring Street between Columbus Street to the south and the place where Spring Creek crossed the path of Main Street to the north, which lies just south of Portage Street.

The first commercial buildings in the new village were of frame construction and were probably small and very simple Greek Revival style-influenced examples of the Front Gable and Side Gable vernacular forms or Boomtown Style examples built from lumber sawn at Palmer's Lodi mill. As noted earlier, the first of these was constructed by Palmer himself in 1848 on the street that he had named Main Street. This store (non-extant) Palmer subsequently leased to the firm of Thomas & Pinney, late of Hanchetteville, Wisconsin, and two lots that Palmer donated to James O. Eaton at the same time resulted in the opening of a second store built by Eaton on Main Street (non-extant, burned in 1859) by the end of the year. More donated lots fronting on Main Street resulted in the construction of Lodi's first hotel (non-extant), which was begun by Freedom Simons late in 1848 and partially completed in January of 1849 and completed later in the year by Samuel Ring.

None of the pioneer frame construction commercial buildings erected in Lodi in the 1840s and 1850s is known to have survived, fire and progress having done their work too well. By the 1860s, more substantial buildings were being constructed, of which the most notable and the only identified survivor is the first half of the Italianate Style three-story J. O. Eaton block (161-165 S. Main Street), which was built of stone in 1866. By 1874, when the only Bird's Eye View of Lodi was printed, both sides of (South) Main Street from the Spring Creek bridge south to Columbus Street were lined with some twenty-four mostly small frame construction commercial buildings and a few more scattered

¹³ The 1861 Ligowsky & Wasmund map of Columbia County contains separate maps of a number of county communities including Lodi. The Lodi map shows that Palmer's flour mill and grist mill (both non-extant) were located close to one another just to the west of the Main Street-Columbus Street-Corner Street intersection (where Spring Creek still runs) while Samuel Ring's grist mill (non-extant) was located approximately where the rear portion of the current J. I. McFarland building (105 S. Main Street) is now.

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dwelling houses. Similar but smaller and more widely separated buildings also lined the first block of Lodi Street west of Main Street in that year, the seven or eight buildings shown being mostly small blacksmith and wagon shops. In this year, the village possessed two flouring mills, one grain dealer, two lumberyards, three wagon makers, three blacksmiths, a livery stable, three harness makers, two hotels, five dry goods stores, two drugstores, one hardware store, one furniture store, three grocery stores, one meat market, one express office, one barber shop, one photographer, two tailor shops, four millinery shops, three physicians and surgeons, one dentist, one lawyer, one building contractor, five or so carpenters, one plaster and mason, and one painter and wall paper hanger.¹⁴

Not surprisingly, many and perhaps nearly all of the buildings associated with the early enterprises mentioned above have been demolished, have been moved, or have been so altered as to be unrecognizable today. Both mills and both hotels, for instance, have been demolished as have both lumberyards, which in 1874 occupied the southwest corners formed by the intersections of Main and First and Main and Second streets, respectively.¹⁵ The very gradual growth of the village in the 1870s meant that few new commercial buildings were built during this decade and those that were, were of about the same type and size as those built before, the only notable exception being the construction of the second half (north half) of J. O. Eaton's stone block on S. Main Street in 1876, which thus became Lodi's largest and most impressive downtown commercial building and remains so to this day and is included in the proposed Lodi Downtown Historic District.¹⁶

By 1881, the population of the village stood at 777. The 1880s were slow times for new construction generally in Lodi and growth remained modest throughout the rest of the nineteenth century. This would seem to indicate that even though a railroad line had finally been built through Lodi as early as 1871, the village had essentially reached its natural place in the economic order of things as a small but prosperous rural trading center whose economy was and would remain dependent on the larger agricultural community that surrounded it. If this dependence placed limits on Lodi's growth and size, the village still benefited from the steadily increasing prosperity of the surrounding farms, which was also reflected in the increased prosperity of the city's mercantile establishments. As a direct result of this prosperity, new commercial, institutional, and residential buildings continued to be built in the village in the 1880s. This growth, however, typically manifested itself either in the upgrading of existing buildings or in the replacement of them with new

¹⁴ *Lodi Valley News*, June 10, 1874, p. 3. This article contains a quite complete list of the various business enterprises of the village and their proprietors as of that date.

¹⁵ *Bird's Eye View of Lodi, Columbia County, Wisconsin*. Madison: J. J. Stoner & Co., 1874.

¹⁶ The NRHP nomination for this district has been written and is currently pending.

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and usually larger buildings on the same site, examples of which include: the new Joel M. Pruyn Store Block (146 S. Main St.) built in 1881; the J. Frank Collins Building (147 S. Main St.), built in 1883; and the Joel Pruyn Block (157 S. Main St.), built in 1885. All three of these buildings were constructed of cream brick, they replaced much smaller frame construction commercial buildings that were originally located on the same S. Main Street sites, and the last two of these buildings are both located within the proposed Lodi Downtown Historic District.

And yet, even as late as 1892, when the first Sanborn-Perris fire insurance map of Lodi was published, nearly all the commercial buildings on Main St. were still small one or two-story wood frame buildings. By 1898, though, when the second Sanborn-Perris map of Lodi was published, the number of new buildings on Main Street and Lodi Street had increased. Some of the new buildings were larger wood frame buildings, such as 103 Lodi Street, that are still extant today, although they now lack integrity. Others, were built of brick and three of these buildings are still extant and retain integrity: the Job Mills Block at 109-111 S. Main St., built in 1895; the Schmeidlin Bros. Building at 133 S. Main St., built in 1895; and the Bank of Lodi Building at 137-139 S. Main St., also built in 1895, the last two of which are included within the proposed Lodi Downtown Historic District.

The Job Mills Block is named for Job Mills, the building's first owner. Job Mills (1840-1913) was born in Lancashire, England in 1840, and came to the United States with his father, William Mills, and his mother, Rachel Mills, in 1842. The family first came to New York City, then moved to Paterson, New Jersey, then to Oswego County, in New York State, before coming to Walworth County in Wisconsin in 1844, where William Mills engaged in farming for the next ten years. The family then moved to Dodge County for two years before finally settling in the Town of Scott, in northern Columbia County. In 1863, Job Mills married Mary A. Dye, and by 1880, the couple had five children and a substantial 300-acre farm in the Town of Lodi.¹⁷

Mills, besides being a successful farmer, also had become something of an agricultural entrepreneur by this time, being the president and secretary of the Lodi Valley Cheese Manufacturing Assoc., whose factory was located in Lodi.¹⁸ In addition, Mills was a partner with his younger brother, R. W. Mills, in the firm of Mills and Albiston, which dealt in the purchase and sale of grain.¹⁹ Mills' partnership with his brother began in 1871, and, a year later, when Albiston was brought in as a partner, the firm was called Mills Bros. & Albiston, and by 1876, had been renamed Mills & Albiston.

¹⁷ Butterfield, Consul W. *The History of Columbia County*. Chicago: The Western Historical Co., 1880, p. 993.

¹⁸ Butterfield, Consul W. *Op. Cit.*, pp. 790-791.

¹⁹ R. W. Mills was born in New York State in 1843, the year after his family arrived in the United States.

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Mills "raised Durham cattle and Morgan and Hambletonian carriage and road horses" on his farm and his success at his various ventures probably played a role in his being appointed Lodi's postmaster in 1887 and again in 1893.²⁰ In 1895, Mills apparently decided to put some of his surplus capital to work by investing it in the construction of a commercial building, an investment block that would bear his name in Lodi's downtown. The site he chose was located on S. Main St. on a lot that at that time held a bandstand that was used for band concerts and other forms of public entertainment. Not surprisingly, the new building's construction process was closely watched by Lodi's newspapers. The first mention of the future building occurred early in March of 1895.

Job Mills is talking seriously of erecting a large brick structure on the east side of Main Street, where the band stand is now located, the building to be used for store purposes. This location is one of the best in the city, and should Mr. Mills decide in favor of building, it will be a great improvement.²¹

By May of 1895, Mills had decided in favor of building and construction activity on the proposed site was about to commence.

The band stand has been removed from its former quarters near the Excelsior Mill to the lot near the creek—just south of the fire engine house. The band stand occupied land upon which Job Mills is to erect a store building, hence the move.²²

By the end of the month, construction on the new building had begun in earnest.

The masons have commenced work on the cellar walls of the new block to be erected by Job Mills.²³

By June of 1895, the smaller of the two stores that Mills' new block would contain had attracted its first tenant.

E. J. Cain is located in the old post office building, formerly occupied by the Misses Peterson's millinery store. When the store building being erected by Job Mills is completed Mr. Cain will put in a large stock jewelry and will be ready to please his patrons. In the meantime all kinds of

²⁰ Reinhold, Karen. *Historical Album, 1848-1973*. Lodi: n.p., 1973, p. 27.

²¹ *The Lodi Enterprise*. March 8, 1895, p. 4.

²² *The Lodi Enterprise*. May 3, 1895, p. 1.

²³ *Ibid*, May 31, 1895, p. 1.

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repairing will be done in his present quarters.²⁴

As the work progressed, Mills also found out that money was not the only thing that he was risking in this venture.

What might have been a fatal accident for at least one person happened Tuesday at the new block being erected by Job Mills. A large stone was being drawn to the top of the building by a rope and derrick, when the scaffolding gave way, allowing the stone, timbers and all to drop to the ground. Mr. Mills was under the scaffolding, and in trying to dodge two large timbers a 2x6 struck him on the head, knocking him over. He fell upon a stone and hurt his back, but not seriously. Altogether it turned out to be a lucky accident for him.²⁵

By October, Mills had rented out his second store as well, and this tenant was one he knew well, it being the new Lodi Post Office, and Mills, the postmaster.

The post office has moved into the new Mills block just north of the bridge, the change taking place Thursday night. The new fixtures have not arrived yet, but are expected soon. It will be a model post office building, and Lodians may well feel proud of it.²⁶

By November, the work was complete and the Mills Block took its place as one of Lodi's leading commercial buildings, a distinction it still retains today, and it remained in Mills' possession until his death in 1913.²⁷

Just over a decade later, several new buildings appeared in the downtown that were designed in the Twentieth Century Commercial Style. The most notable of these were the new J. I. McFarland Building at 105 S. Main Street, built in 1920-21 and one of the first buildings in Lodi to have walls built of hollow tiles clad in brick, and the Martin R. Heggstead Building at 115 Lodi Street, built in 1920.

Few other new retail buildings were built in Lodi's downtown between 1920 and the end of World War II, but a number of older ones were demolished during this period to make way for new gasoline

²⁴ Ibid, June 28, 1895, p. 1.

²⁵ Ibid, August 16, 1895, p. 1.

²⁶ *The Lodi Enterprise*, October 4, 1895, p. 1.

²⁷ Jones, J. E. (ed.). *A History of Columbia County, Wisconsin*. Chicago: The Lewis Publishing Co., 1914, Vol. 2., pp. 731-732.

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filling stations and other automobile-related buildings that have themselves now been demolished to make way for modern post-war vintage buildings such as the new Associated Bank building at 102 N. Main Street.

Despite the changes that have been wrought in a century and a half of continuous development, Lodi's downtown still retains a small core of intact historic commercial buildings that were constructed on S. Main St. between 1866 and 1920, six of which are believed to constitute the small but very high quality potential Lodi Downtown Historic District. In addition, two other historic Main Street commercial buildings, the Joel M. Pruyn Store Block at 146 S. Main St., built in 1881, and the Job Mills Block, are also believed to be individually eligible for listing in the National Register. Thus, some of the city's best historic representatives of its commercial past are still largely intact and are very much in evidence and in use today as they begin their second century of useful service to the community.

Architecture

The Job Mills Block was built in 1895 and it is believed to eligible for listing in the NRHP because it is one of the most impressive and intact of Lodi's few late nineteenth century commercial buildings constructed as an investment block and because its design is a good example of the way in which builders of the period applied Richardsonian Romanesque Revival style-influenced elements to mid-sized late nineteenth century commercial buildings. The two-story Mills Block has an asymmetrically designed main façade that is clad in red brick and ornamented with rock-faced blocks of brownstone. The upper portion of the entrance to its second story is enframed with a large round-arched stone head that is one of the hallmark features of the Richardsonian Romanesque Revival style. Other notable Richardsonian Romanesque Revival style features of the building are the main façade's seven second story windows, all of which have transoms and which are arranged in groups in a ribbon-like fashion across the width of the façade. As a later example of this style, the building is also a good example of the stylistic transition that was taking place during the mid-1890s, when the Italianate style designs that had long been in fashion were giving way to the Late Victorian style designs that came afterwards.

The study of commercial buildings such as the Job Mills Block currently represents the leading edge of work involved in the development of more sophisticated and accurate architectural typology. Twenty-five years ago, all but the most sophisticated buildings on America's Main Streets were evaluated largely on the basis of their integrity, not their design. Today, though, enough work has been done in identifying and categorizing such resources on both the state and national levels to

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make it possible to evaluate commercial buildings using criteria other than integrity alone. This is apparent in the creation of the Twentieth Century Commercial style category developed by the staff of the Division of Historic Preservation the Wisconsin Historical Society and it can also be seen in such works as the recently published book *The Buildings of Main Street: A Guide to American Commercial Architecture*, written by Richard Longstreth.

Longstreth has been particularly helpful in devising building categories that describe how the principal facades of historic commercial buildings are organized. The most pervasive type is one that he calls the two-part commercial block, which is the type to which the Job Mills Block belongs.

The two-part commercial block is the most common type of composition used for small and mid-sized commercial buildings throughout the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division between two distinct zones. These zones may be similar, while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects differences in use inside. The single-story lower zone, at street level, indicates public spaces such as retail stores, a banking room, insurance office or hotel lobby. The upper zone suggests more private spaces, including offices, hotel rooms, or a meeting hall. Prevalent from the 1850s to the 1950s, the two-part commercial block emerged as a distinct type during the first half of the 19th century.²⁸

In the Job Mills Block, the two zones of the main facade are clearly distinct from one another. The two first story storefronts extend across almost the entire width of the facade and they are primarily a glass wall that is framed by slender, simple, cast iron columns. The second story, however, consists of a ribbon-like grouping of seven tall, narrow windows, each of which was originally surmounted by a single transom, and all of which are enframed with red brick and bands of brownstone.

Unfortunately, neither the designer nor the builder of this building has been identified, but the overall design is one that could have been devised by any architect or competent builder of the day who was familiar with general trends in architectural design. According to the CRMP, Richardsonian Romanesque Revival style designs are typified by "masonry construction, a general massiveness, simplicity of form, and impressive strength and durability," and, being a variation on the Romanesque style, their designs also typically makes use of round-arched elements as well. All of these features are present to some degree in the design of the Mills Block's principal façade,

²⁸ Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington D.C.: The Preservation Press, 1987, p. 24.

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whose designer made sparing but effective use of them to produce a building that immediately became one of Lodi's most important commercial buildings.

Mills first began to seriously consider the construction of this building in March of 1895, and by the end of May his plans had been finalized and construction had begun.

Job Mills has the plans for his new two-story brick block to be located just below the Main Street bridge. The building will be 44x46, and 35 feet high. It will be divided into two stores, with a solid wall between. In the south half the postoffice will be located, with a room at the back to spare, and the north half will be rented for a store building. The upstairs has already been rented for living rooms. It will be a handsome building with a fine plate glass front. Work has already commenced on the cellar.²⁹

By mid July, the work was well advanced.

The walls on the building being erected by Job Mills on Main street are now in progress of construction. A portion of the front foundation will be laid with the Abelman brown stone.³⁰

By the end of the month, still more of the building was visible.

Workman on Job Mills' new building are now about to commence on the second story, the joists for the second floor being all in place. The side walls are of white brick from the Brownrigg kilns, while the front will be of red pressed brick and very handsome.³¹

By the time the building was completed, the biggest attraction was the new post office that occupied the larger of the building's two store spaces. As one local newspaper put it:

The new fixtures for the new postoffice arrived this week and are now in place. To say that the interior of the postoffice is handsome, is putting it mildly indeed. The fixtures are of oak, finished in oil, and are handsomely ornamented with pretty glass. There are a large number of boxes, and the lock boxes are made in the latest style, being very convenient to patrons. There is a general delivery window, box delivery window and money order window, the whole presenting a very metropolitan appearance. It is safe to say that no other town in the state the

²⁹ *Lodi Enterprise*, May 24, 1895, p. 1.

³⁰ *Ibid.* July 12, 1895, p. 1.

³¹ *Lodi Valley News*, July 27, 1895, p. 3. The Brownrigg brickyard was located in Lodi.

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size of Lodi can boast such a handsome postoffice. Patrons who have been used to the old fixtures for so many years will feel rather lost amid the new scenes and surroundings for a time, but that it is a pleasant change for everybody is unquestioned. Mr. Mills deserves great credit for the manner in which he has fitted up his new block for the convenience of the public.³²

It is interesting to contrast the design of the Mills Block with the Schmeidlin Bros. Building, located at 133 S. Main St., and the Bank of Lodi Building, located next door at 137-139 S. Main St., both of which were also built in 1895 and are located just up the street from the Mills Block. All three of them are two-story rectilinear plan buildings and all three are two-part commercial blocks that have facades whose first stories consist primarily of mostly glass storefronts and whose second stories and cornices are clad in brick and which also make use of elements fashioned out of rock-faced stone blocks. The Schmeidlin Bros. Building and the Bank of Lodi Building are both good representative examples of the more elaborate designs that Commercial Vernacular form buildings were adopting towards the end of the nineteenth century and their designs have no actual stylistic references. The Mills Block, on the other hand, utilizes the same materials in ways that are more akin to Richardsonian Romanesque Revival style practice. The Mills Block's use of brick as a wall cladding, for instance, is more restrained than either of the other two buildings, which use brick in a much more overtly decorative way, and its use of stone as an architectural feature is also different. The other two buildings only use stone for the lintels of their second story windows while the Mills Block utilizes stringcourses of rock-faced brownstone to tie various elements of its façade together and it also uses stone to create a contrasting texture that is at variance with the smooth brick that covers most of the wall surface.

Job Mills' new building was all the more distinctive for being physically isolated from the other commercial buildings that lined Main Street when it was first built. The lot to the left (north) of it consisted of the southeast corner formed by the intersection of Main and Lodi/Portage streets. This was the former site of the Excelsior Mill, but this building had been demolished by the time the Mills Block was built and the lot was then vacant. The lot to the right (south) was occupied by the bandstand that had originally been located on the Mills Block's lot and by a small building that housed the village's fire engine.

In addition to its design, the Mills Block is also notable as a very fine example of the speculative commercial buildings that were built as investments in Wisconsin's smaller communities in the last part of the nineteenth century. By the mid-1890s, the earliest commercial buildings in communities

³² *Lodi Enterprise*, November 8, 1895, p. 1.

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such as Lodi were typically being replaced by larger buildings that were built of more permanent and fireproof materials. Like many of the buildings that they replaced, these new buildings also tended to be two-stories-tall, their first stories were occupied by commercial space, and they also, more often than not, were owned by the person whose business occupied part or all of the commercial space in the building. Second stories were typically fitted out as rental space that was occupied by a lawyer, doctor, or some other type of professional, or else they were occupied as living space by the building's owner and family.

As these communities grew and as the surrounding farmland increased in value, however, another type of commercial building owner emerged as well. By the late 1880s, many pioneer farmers in the area surrounding Lodi had decided to retire and move into Lodi, and a few, after buying or building a house in town, still had money left over that they sought to invest. Few, however, had as much to reinvest as Job Mills, and his greater means enabled him to build a building that is both representative of its type and is also Lodi's finest and last nineteenth century example. In planning his new building, Mills did what any modern entrepreneur would have done: he made sure that when his building opened, at least half of his commercial space was occupied by a prime long-term renter, which in this case happened to be the U. S. Post Office. Leasing half of his space to the post office assured Mills of a steady income from a secure long-term lease and it also assured whoever rented the other half of his commercial space that there would be plenty of traffic coming to the building.

Mills was also responding to local market demands when he decided to fix up his second story as apartments, which, in 1895, were still a relatively new and untested idea in Lodi. That there was a need for this kind of housing was already well established. Lodi, like almost every other community of its size at that time, lacked rental properties that could house newcomers to the village and those who worked in the local industries. Periodic exhortations in Lodi's newspapers had urged local capitalists to invest their money in the creation of rental housing since the 1870s, but few did so and even as late as 1905 an article noted that there were then only five vacant houses available in the entire village.³³ It was just this need that the apartments in the new Mills Block were intended to address and it is this mix of conservative and forward-looking strategies, along with its size, that sets the Mills Block apart from the other two-story commercial blocks up the street that were built in Lodi in the 1890s.

³³ *Lodi Enterprise*, September 1, 1905, p. 1.

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The Job Mills Block is therefore being nominated to the NRHP because it is a fine representative example of the larger, masonry-clad Late Victorian style buildings that replaced Lodi's smaller original mostly wood-clad Greek Revival and Italianate style pioneer commercial buildings. In addition, the Mills Block is a fine example of the application of Richardsonian Romanesque Revival style design elements to a two-story commercial building, it is a fine forward looking example of the speculative commercial block of its time, and it has been a locally prominent landmark since the day it was built and it remains so today.

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Verbal Boundary Description

City of Lodi: Out Lot 70. Beginning NW corner of Mills Block on E. Side of Main Street; then East 110-feet; Southerly 51-feet; Westerly 110-feet; Northerly to the POB.

Boundary Justification

The boundary encloses all the land that has historically been associated with the Job Mills Block.

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Items a - d are the same for photos 1 - 6.

Photo 1

- a) Mills, Job, Block
- b) Lodi, Columbia County, WI
- c) Timothy F. Heggland, November 2006
- d) Wisconsin Historical Society
- e) General View, View looking SE
- f) Photo 1 of 6

Photo 2

- e) Main Facade, View looking E
- f) Photo 2 of 6

Photo 3

- e) Main Façade, South Storefront, View looking E
- f) Photo 3 of 6

Photo 4

- e) General View, View looking NE
- f) Photo 4 of 6

Photo 5

- e) Rear Elevation, View looking SW
- f) Photo 5 of 6

Photo 6

- e) Rear Elevation, View looking W
- f) Photo 6 of 6