

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet Lodi Downtown Historic District

Name of Property
Columbia County, Wisconsin
County and State

Section number SLR Page _____

Name of multiple property listing (if applicable)

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 08000980

Date Listed: 10-10-08

Property Name: Lodi Downtown Historic District

County: Columbia County

State: Wisconsin

Multiple Name: N/A

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation, subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Patricia Andrews
Signature of Keeper

10/10/2008
Date of Action

Amended Items in Nomination

Section 3, State/Federal Agency Certification

Section 3 is corrected as follows to reflect that a majority of property owners in the Lodi Downtown Historic District objected to its listing in the National Register of Historic Places:

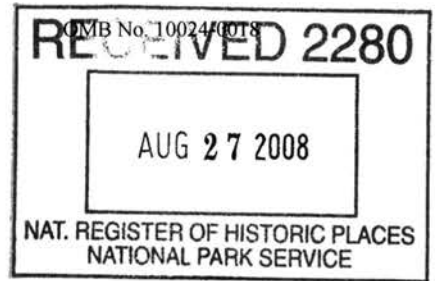
As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination x request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Notification and Distribution

The Wisconsin State Historic Preservation Office was notified of this amendment.

This notice was distributed to the following:

- National Register property file
- Nominating Authority, without nomination attachment



980

**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

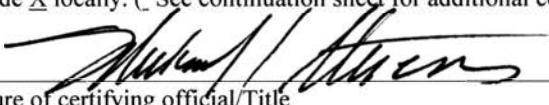
historic name Lodi Downtown Historic District
other names/site number N/A

2. Location

street & number 133, 137-139, 143, 147, 157, and 161-165 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 8/26/08

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

Lodi Downtown Historic District

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:)

Patrick Andrus
Signature of the Keeper

10/10/2008
Date of Action

5. Classification

Ownership of Property
(check as many boxes 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)

<input checked="" type="checkbox"/> contributing	<input type="checkbox"/> noncontributing
6	0 buildings
	0 sites
	0 structures
	0 objects
6	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

COMMERCE/TRADE/financial institution

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/specialty store

COMMERCE/TRADE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Italianate

LATE VICTORIAN

Materials

(Enter categories from instructions)

Foundation Stone

walls Brick

Limestone

roof Asphalt

other Stone

Narrative Description

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

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Continuation Sheet

Section 7 Page 1

Lodi Downtown Historic District
Lodi, Columbia County, Wisconsin

Description

The Lodi Downtown Historic District consists of a portion of one of the three city blocks that together form the historic downtown commercial section of the city of Lodi.¹ The district consists of six buildings, all of which are located in the 100 block of the north-south running S. Main Street, which has historically been the most important commercial thoroughfare in the city. All six of these Italianate style, Boomtown style, and Commercial Vernacular form buildings face southwest onto S. Main St. and are placed adjacent to each other. Together, these six buildings constitute a coherent, visually unified grouping that contains almost all of the most important and intact surviving nineteenth century commercial buildings that remain in this historic and highly important section of the city.

All six of the buildings in the district are contributing resources. The earliest of these buildings was built in 1866 and enlarged in 1876, two more were built in 1883 and 1885, and another two were built in 1895. These buildings range from two to three stories in height, they are either rectilinear or square in plan, and all but one, the Boomtown style Charles G. Cummings Building located at 143 S. Main St. and built between 1881 and 1892, are clad either in brick or dressed stone. The district's most architecturally significant buildings are its two very fine examples of the Italianate style (147 & 161-165 S. Main St.), and its three very fine examples of the Commercial Vernacular form (133, 137-139, and 157 S. Main St.). As is typical of older commercial buildings in other Wisconsin cities, all of the district's original first story storefronts have experienced subsequent modernization. Two retain their original cast iron posts and lintels. A third retains its later, but still historic, brick pilaster strips. The upper stories of these facades, however, along with their elaborate, original, decorative wood, metal, or brick cornices, are all still largely intact.

Originally, the historic commercial core of Lodi completely covered 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 are 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., which is also the oldest building in the Lodi Downtown Historic District. Most of the other surviving nineteenth century commercial buildings in the city, including the other five buildings in the district, are second-generation buildings that replaced earlier ones. With the exception of the

¹ The city of Lodi had a population of 2925 in 2002.

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Lodi Downtown Historic District
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district's buildings 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.

Size, design, integrity, and density set the buildings in the Lodi Downtown Historic District apart from the other historic commercial buildings in the downtown area. Most of the other nineteenth and early twentieth century buildings that originally flanked the buildings in the district have now either been greatly altered or have been demolished and replaced with modern examples, while the few other historic commercial buildings in the downtown core area that still retain integrity are located too far away to be included in the district. Consequently, the Lodi Downtown Historic District now constitutes the best and by far the largest remaining intact contiguous group of historic commercial buildings in Lodi's historic downtown.

INVENTORY

The following inventory lists every building in the district and, when available, includes the names of the original owners, the construction date, the address, and also the resource's contributing (C) or non-contributing (NC) status. The abbreviations given below for architectural styles and vernacular building forms are the same abbreviations used by the Wisconsin Historical Society's Division of Historic Preservation. These are as follows:

- BO = Boomtown
- COM = Commercial Vernacular
- IT = Italianate

C/NC	Address	Original Owner	Date	Style
C	133 S. Main St.	Schmiedlin Bros. Building	1895	COM
C	137-139 S. Main St.	Bank of Lodi Building	1895	COM
C	143 S. Main St.	Charles G. Cummings Building	ca.1881-1892	BO
C	147 S. Main St.	J. Frank Collins Building	1883	IT
C	157 S. Main St.	Joel Pruyn Block	1885	COM
C	161-165 S. Main St.	J. O. Eaton Building	1866/1876	IT

The following describes the resources in the district and tells what is known of their history. Names given in the heading are historic names, when known. The buildings are listed by style and are in chronological order within each style.

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Italianate Style

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
J. O Eaton Building	161-165 S. Main St.	1866/1876

The three-story-tall, highly intact Italianate style J. O. Eaton Building was built in two stages, the four-bay-wide north portion having been built in 1866, and the three-bay-wide south portion, in 1876. The combined portions create a symmetrical seven-bay-wide southwest-facing main facade whose first story consisted originally of two identical storefronts that were placed on either side of a centered entrance door that serviced the building's upper stories.

The first (north) portion of the Eaton block was built in 1866 and it is rectilinear in plan and measures approximately 30-feet-wide by 50-feet-deep.² This portion's main facade is clad in dressed limestone blocks that feature raised mortar joints, and historic photos show that this facade originally had a first story that was enframed by masonry pilaster strips at either end, while a third pilaster strip separated the storefront from the entrance door that serviced the upper stories.³ Placed to the left (north) was a three-part storefront that took up three-fourths of the width of the first story. This storefront consisted of two large single-light display windows that were placed on either side of a centered, slightly recessed entrance, the entrance consisting of a pair of single-light entrance doors that were surmounted by a single-light transom, and these three parts were separated from each other by very thin, flat cast iron supporting posts.⁴ Placed to the right (south) of the storefront and occupying the remaining fourth of this story was an entrance door that provided access to the upper stories and this door was also topped by a transom light. Today, however, this story's original elements have been replaced with later windows and doors, although the original size and layout of the openings is still extant.

The two stories above this storefront are both four-bays-wide, a dressed stone stringcourse separates them from one another, and the taller third story reflects the fact that this story housed a meeting hall. Each story of these bays contains a tall, flat-arched window opening that has a dressed stone sill and a simple, shaped, dressed stone head, and the facade is crowned by its original paneled and bracketed overhanging wood cornice. Remarkably, these upper story window openings still contain their original four-over-four-light double hung wood sash.

² A date stone that reads "1866" is centered between the second and the third of the third story's four bays. This stone also has a Masonic emblem placed on it as well.

³ *Lodi Enterprise*. June 12, 1997 (photo).

⁴ State Bank of Lodi Annual Historic Calendar, 1987.

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The south (right) portion of the Eaton Building was built in 1876, and it too had a first story storefront and two upper stories that were clad in dressed limestone blocks having raised mortar joints.⁵ Like the original portion, this new portion was also 50-feet-deep but it was only 26-feet-wide, which reflected the fact that its second and third stories were only three-bays-wide. Historic photos show that the first story storefront that comprises the entire first story of this portion was originally identical to the one described earlier and it too has now lost all its original elements, although the original size and plan of its openings is also still extant. In addition, the two upper stories of this portion are identical in every way to those on the original portion, and its façade is crowned by a paneled and bracketed cornice that is identical to and is a continuation of the original.

While most of the original northwest-facing side elevation of the 1866 portion of the building is now covered by the adjacent building, the entire southeast-facing side elevation of the 1876 portion is visible and it is fashioned out of coursed rubble stone rather than the dressed stone blocks found on the main façade.

The two commercial spaces that occupy the first story of this building have housed many different stores, including the E. E. Seville Clothing Store, a furniture store, and a general store, while the second and third stories once contained the Lodi Opera House and later, the Lodi Masonic Lodge Hall.

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
J. Frank Collins Building	147 S. Main St.	1883

The highly intact Collins Block was built in 1883 to an Italianate style design that was supplied by E. M. Hackett, a carpenter/architect in Reedsburg, Wisconsin.⁶ This building is two-stories-tall, it is rectilinear in plan, measures 30-feet-wide by 60-feet-deep, and its main façade faces southwest onto S. Main St. This entire façade is clad in cream brick, as are the building's other exterior walls, and it is enframed by two wide, two-story-tall brick pilaster strips that are located on either side of the façade. The façade's first story is likewise enframed by these pilaster strips and three-fourths of this story consists of a storefront that is comprised of two large single-light display windows that are placed on

⁵ *Lodi Valley News*: March 15, 1876, p. 3; April 12, 1876, p. 3; May 6, 1876, p. 3; May 10, 1876, p. 3; June 7, 1876, p. 3; June 28, 1876, p. 3; July 12, 1876, p. 3; January 17, 1877, p. 3; May 9, 1877, p. 3; November 20, 1886, p. 3. In addition, a second date stone that reads "1876" can be found on this portion's facade as well. It is located just above the third story's center window.

⁶ *Lodi Valley News*. April 7, 1883, p. 3; April 21, 1883, p. 3; June 23, 1883, p. 3; June 30, 1883, p. 3; July 21, 1883, p. 3; October 20, 1883, p. 3. In addition, there is also a date stone reading "1883" that is located at the base of the main façade to the left.

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either side of a centered, slightly recessed entrance. The fourth, right-hand portion of this story contains an entrance to the second story that consists of a pair of single-light wooden doors that may be original to the building or else are excellent modern reproductions. This first story is comprised of four nearly equal-width bays that contain, reading from left to right, a display window, the store entrance, a second display window, and the second story entrance. These bays are separated from one another by three thin, cast iron columns that are crowned with foliated capitals, and these columns and the now hidden cast iron lintel that they support were all manufactured by the Lodi Manufacturing Company's iron works.⁷

The second story of the main façade is also enframed by the two full-height pilaster strips placed on either side, and it is four-bays-wide. Each of these bays is separated from one another by thinner brick pilaster strips that line up with the cast iron columns used in the first story below, and each of these bays contains a tall, thin, segmental-arched window opening that is itself framed by thin pilaster strips and which is crowned by an elaborate decorated window hood. The upper portions of each of these bays contain decorative brick corbelling and the entire façade is crowned with a highly elaborate paneled and bracketed metal cornice.

J. Frank Collins and his brother operated a hardware store in their new building, which was one of the finest in Lodi when it was built, and the building is still in excellent condition today. Although the building's first story storefront no longer contains its original windows and doors, the openings themselves and the supporting posts that enframe them are still intact. Likewise, the second story window openings no longer contain their original windows. These missing elements, however, could be easily restored.

Boomtown Style

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Charles G. Cummings Building	143 S. Main St.	ca.1881-1892

The Cummings building is the only example of the Boomtown style in the district. It is also the district's only non-masonry building and its only free-standing building. This building is two-stories-tall, it is rectilinear in plan, measures 12.5-feet-wide by 45-feet-deep, and its main façade faces southwest onto S. Main St. An historic photo shows that the main façade of this building and its side and rear elevations were all originally clad in narrow clapboards. Today, however, the first story of the

⁷ There is a manufacturers' plaque located on the base of one of these columns and the story of their fabrication is contained in several of the cited newspaper articles.

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main façade is clad in vertical wood board and batten and the second story is clad in wood shingles. The façade is still crowned by its original, simple, projecting, overhanging cornice, however, which is supported by five small decorative wood brackets.

According to the same historic photo, the first story of the main façade was symmetrical in design and originally featured a storefront that was composed of two large single light plate glass windows that flanked a centered entrance door. The second story, meanwhile, was two-bays-wide and each bay contained a single flat-arched window opening. This is still the arrangement of this façade today, but the original window first story display window openings have now been reduced in size and the entrance door is modern. Likewise, the original second story windows have now been replaced with modern equivalents and they are also now flanked by modern plastic shutters.

The side and rear elevations of the building have also now been altered and are clad with modern aluminum or vinyl board and batten siding. Never the less, despite the changes that have occurred, the original form of the building is still intact and the very simple original design is one that could easily be restored.

The original construction date of this building has not yet been ascertained. The earliest surviving tax records for Lodi date to 1897, at which time the building was owned by C. G. Cummings. Charles G. Cummings first came to Lodi in 1881 and although it is not known if he caused this building to be built, by 1895 it was being called the Cummings building in the local newspapers. Cummings rented out this building to a variety of enterprises including a shoemaker and a milliner. In 1892, however, when the first Sanborn-Perris map of Lodi was published, this building housed a bank and it is believed that this was the Bank of Lodi, who would build a new building next door three years later.

Commercial Vernacular Form

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Joel Pruyn Block	157 S. Main St.	1885

The fine and largely intact Commercial Vernacular form Joel Pruyn Block was built in 1885 to a design that was supplied by E. M. Hackett, a carpenter/architect in Reedsburg, Wisconsin.⁸ This building is two-stories-tall, it is rectilinear in plan, measures 30-feet-wide by 85-feet-deep, and its main façade faces southwest onto S. Main St. This entire façade is clad in cream brick (it has now

⁸ *Lodi Valley News*. March 28, 1885, p. 3; June 13, 1885, p. 3; August 8, 1885, p. 3; November 21, 1885, p. 3.

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been painted a brick red color), the building's other exterior walls are also clad in cream brick, and the facade is enframed by two wide, two-story-tall brick pilaster strips that are located on either side of the facade. The facade's first story is likewise enframed by these pilaster strips but its original storefront and its second story entrance have now been replaced by modern elements consisting of four thin one-light windows that are placed to the right of a modern pair of entrance doors that occupy the left-hand portion of the story. The four windows are all separated from each other by four brick pilasters that are as wide as the original ones that enframed the facade, but these additional pilasters are believed to be modern work that attempts to emulate the two originals. In addition, the entire first story is now sheltered by a modern, full-width, metal-clad pent roof.

The second story of the Pruyn Building is largely intact, however, and it is symmetrical in design and three-bays-wide. The outer two bays are enframed by pilaster strips and they contain flat-arched window openings, while the recessed, shorter center bay contains a wider segmental-arched window opening. The sill levels of all three window openings are coincident with a stone string course that spans the width of the facade and a second stone stringcourse unites the heads of these windows as well. A plaque bearing the date "1885" is placed in a spandrel above the center bay and each bay is crowned by decorative corbelled brick work and the entire facade is crowned by the elaborate original pedimented and bracketed cornice.

Joel Pruyn was a successful Lodi merchant who had this building built to house the general store that was operated by his son, Judd B. Pruyn.

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Schmiedlin Bros. Block	133 S. Main St.	1895

The fine and largely intact Commercial Vernacular form Schmiedlin Bros. Block was built in 1895 and it is two-stories-tall, rectilinear in plan, measures 20-feet-wide by 50-feet-deep, and its main facade faces southwest onto S. Main St. This entire facade is clad in cream brick, as are the building's other exterior walls, and this facade's first story originally consisted of a storefront to the left and a second story entrance to the right, both of which were inserted into a single large opening whose width is spanned by a cast iron lintel. Historic photos show that this storefront consisted of a large single-light display window that was flanked on either side by an identical smaller single-light display window.⁹ Placed to the right of these display windows was the deeply inset entrance to the store, and to the right of this was the entrance door to the second story, which was placed in the same plane as the display

⁹ State Bank of Lodi Annual Historic Calendar, 1993.

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windows. The two thin, paneled, cast iron posts that originally flanked the entrance to the store are still extant, as is the original cast iron lintel that they support, but all of this story's other original elements have now been replaced with modern elements.

The five-bay-wide second story of this building, however, is still almost completely intact. A dressed stone stringcourse separates the two stories from each other and also acts as the sill for the five rectilinear second story window openings. These openings are separated from one another by four thin cream brick pilaster strips and the windows they contain are identical in size and they consist of double hung one-over-one-light windows that are surmounted by one-light fixed transoms. A rock-faced stone stringcourse that spans the width of the façade acts as a lintel above all the windows and the façade is crowned by a very elaborate corbelled brick and wood cornice that incorporates within it a small oblong group of four one-light windows.

The Schmiedlin Brothers operated a meat market and their new building was built on the site of a much smaller wooden building that the brothers had previously owned.¹⁰ This building was moved to the rear of their lot prior to the construction of their new building, and they operated their business out of it while the new building was being built. It was afterwards turned into a warehouse and is no longer extant.

<u>Historic Name</u>	<u>Address</u>	<u>Date of Construction</u>
Bank of Lodi Building	139 S. Main St.	1895

The fine and largely intact Commercial Vernacular form State Bank of Lodi Building was built in 1895 and it is two-stories-tall, is rectilinear in plan, measures 20-feet-wide by 40-feet-deep, and its main façade faces southwest onto S. Main St. This entire façade is clad in cream brick, as are the building's other exterior walls, and an historic photo shows that this façade's first story originally consisted of a centered storefront that had a pair of one-light entrance doors placed to its left that led to the second story, and a second pair of single-light entrance doors to its right that led into the bank. Both pairs of doors had single light transoms above and the storefront itself consisted of a wide, single light center window that was flanked on either side by less wide single light windows, and all three windows had transom lights above them and all of these windows and transoms were held in place by narrow, flat,

¹⁰ *Lodi Enterprise*: March 18, 1895, p. 4; April 12, 1895, p. 1; April 26, 1895, p. 1; June 28, 1895, p. 1; July 26, 1895, p. 1; August 16, 1895, p. 1; June 30, 1899, p. 3; April 15, 1904, p. 3; March 12, 1909, p. 1; August 21, 1997 (historic interior photo). *Lodi Valley News*: April 13, 1895, p. 3; April 20, 1895, p. 3; April 27, 1895, p. 3; June 1, 1895, p. 3; August 17, 1895, p. 3.

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cast iron or copper muntins.¹¹ At a later date, however, this façade's first story was modernized and achieved its present form. This new design still has a centered storefront flanked by doors on either side but the original paired doors are now single doors, although both also have a single large light, while the display window is now larger and consist of just one very large single light. In addition, both doors and the display window all now have transoms filled with prism glass above them and two thick brick pilaster strips now separate the doors from the display window.¹²

The original two-bay-wide symmetrical second story of this building, however, is still largely intact. Each bay originally contained a pair of one-over-one-light double hung wood sash windows that were set into openings that had rock-faced stone sills and rock-faced stone label molds above. The original windows have now been replaced with smaller modern ones but the openings themselves are still intact, as is the corbelled brick molding that spans the width of the façade just below the building's highly intact wood and metal decorative cornice.

The Bank of Lodi built their new building in 1895, having previously occupied the Charles G. Cummings building next door.¹³ Two years later, in 1897, the bank was reorganized as the State Bank of Lodi, and it continued to operate out of this building until moving into a new building in 1936. The bank is still in operation in Lodi today.

¹¹ *Historical Album: 1848-1973*. Lodi, 1973, p. 120 (photo).

¹² This later storefront is still totally intact today and it is believed that it has an architectural significance of its own as an intact early twentieth century example of modernizing.

¹³ State Bank of Lodi Calendar, 1993. Cover (historic photo). *Lodi Enterprise*: October 5, 1894, p. 1; October 19, 1894, p. 1; October 26, 1894, p. 1; December 21, 1894, p. 1; March 1, 1895, p. 1; March 8, 1895, p. 1; March 15, 1895, p. 1; June 7, 1912, p. 3; November 13, 1997, pp. 3 & 16 (historic photos). *Lodi Valley News*: October 6, 1894, p. 3; October 27, 1895, p. 3; March 9, 1895, p. 3; May 9, 1896, p. 3.

Lodi Downtown Historic District
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)

Commerce

Architecture

Period of Significance

1866-1958

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hackett, E. M.

Narrative Statement of Significance

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

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Significance

The Lodi Downtown Historic District consists of a portion of the historic commercial core of the city of Lodi that contains six adjacent historic commercial buildings located on the east side of the northwest-southeast-running S. Main Street, which is Lodi's principal historic commercial thoroughfare. The district was identified by the Lodi Intensive Survey in 1999 as being a potential historic district having local significance under National Register (NR) criteria A and C.¹⁴ Research was undertaken to assess the potential for nominating the district to the National Register of Historic Places (NRHP) utilizing the NR significance areas of Architecture and Commerce, themes which are also identified in the State of Wisconsin's *Cultural Resource Management Plan* (CRMP).¹⁵ This research centered on evaluating the resources within the district utilizing the Italianate, and Boomtown styles, and Commercial Vernacular form subsections of the Architectural Styles study unit of the CRMP. The results of this research is detailed below and shows that the Lodi Downtown Historic District is locally significant under NR Criterion C as an architecturally and historically significant collection of historic commercial buildings that together constitute a well-defined and visually distinct geographic and historic entity, and one that it is also eligible for listing under Criterion A. The period of significance begins with the construction of the first extant building in the district (1866) and continues through the end of the historic period (1958).

The Lodi Downtown Historic District is believed to be of architectural significance (Criterion C) because it contains the only intact historic streetscape of Victorian period commercial buildings remaining in the historic business center of the city of Lodi. Individually, the buildings in the district are very good representative examples of Italianate, Boomtown, and Commercial Vernacular form designs. Collectively, the buildings in the district have a significance that is even greater than the merit they possess individually. While other historic commercial buildings are scattered throughout the downtown area, they are found either in isolation or they have been greatly altered by insensitive modernization. Consequently, the buildings in the district now constitute the sole remaining intact concentration of historic commercial buildings in Lodi and since intact surviving streetscapes of such buildings are rapidly nearing extinction in the changing economic and social reality that characterizes the downtowns of Wisconsin's cities today, the preservation of the district's buildings is essential to the future of Lodi's historic downtown. In addition, the buildings in the district are believed to be of significance to the history of commerce in Lodi (Criterion A) because they represent the most intact group of surviving historic buildings in Lodi that are associated with that community's historic retail stores and other service-oriented commercial enterprises through the end of the

¹⁴ Heggland, Timothy F. *City of Lodi Intensive Survey Report*. Lodi: 1999.

¹⁵ Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin*. Madison: Historic Preservation Division, State Historical Society of Wisconsin, 1989, Vol. 2, (Architecture) pp. 2-6, 3-10.

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historic period.

Commerce

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.¹⁶ 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. The importance of the area as a commercial core continued through the 1950s.

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 capital 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 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, and he also served in the territorial legislature in 1842 and 1843. 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.

¹⁶ Main Street is divided into north and south sections at this intersection.

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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.¹⁷ 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. 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

¹⁷ Main Street is divided into north and south sections by the intersecting Lodi-Portage streets.

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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 as well. 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 were also adjacent to the village's three mills.¹⁸ The place where Lodi's business core first evolved was also, however, 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 in order to provide power for their three mills. The

¹⁸ 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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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, however, 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 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.¹⁹

¹⁹ *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.

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Not surprisingly, many and perhaps nearly all of the buildings associated with the early enterprises mentioned above have now 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.²⁰ 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 district.

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, though, 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 and usually larger buildings on the same site, examples of which include: the new Joel M. Pruyn Building (143 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 out of cream brick and 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 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, however, were built of brick and once again, three of these buildings are still extant and retain integrity: the Job Mills Block at 107-111 S. Main St., built in 1895; the Schmiedlin Bros.

²⁰ *Bird's Eye View of Lodi, Columbia County, Wisconsin*. Madison: J. J. Stoner & Co., 1874.

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Building at 133 S. Main St., built in 1895; and the Bank of Lodi Building at 137-139 S. Main St., built in 1895, the last two of which are also included within the district.

The same pattern of gradual change continued after the turn of the century as well, but new technologies and new architectural styles began to make their appearance in Lodi's downtown at this time. Concrete block was first used as a building material in Lodi in 1907 for the construction of two new commercial buildings, the two-story W. F. Breunig Building at 115 Lodi Street (non-extant), and the one-story Palmer and Andrews law office building at 114 S. Main Street (extant). Both, however, still represented the prevailing historic trend in Lodi that saw smaller wood frame buildings being replaced with larger ones constructed out of more permanent materials. The only difference was in the materials being used.

Just over a decade later, several more 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, ironically enough, on the former site of the W. F. Breunig Building, which had been built only seven years before.

Few other new retail buildings were built in the 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 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 for the most part on S. Main St. between 1866 and 1920, six of which constitute the small but very high quality Lodi Downtown Historic District that is the subject of this nomination. 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 get ready to begin their third century of useful service to the community.

Fortunately, for Lodi, the lack of construction in the downtown core of the city between 1920 and 1960 resulted in the retention of some of the most important historic commercial buildings in the city, and the only intact grouping of these buildings today is the one that constitutes the Lodi Downtown Historic District. The buildings within the district constitute the still intact heart of the historic business

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district of Lodi and they also bear witness to the way in which it has evolved from the late 1860s to the late 1890s. Besides their significance as the most intact buildings in the larger business district that once encircled them, these buildings have also been occupied by some of the more important commercial enterprises that existed in Lodi during the period of significance. These enterprises have included banks, restaurants, hardware stores, general stores, post offices, drugstores, grocery stores, and other usages, all of which were once central to the life of Lodi and the surrounding area. Consequently, the district's contributing resources are believed to be of local significance in the area of Commerce because they constitute the most intact surviving embodiment of the historic period of Lodi's historic commercial and retail life.

Architecture

The Lodi Downtown Historic District contains a small but excellent collection of nineteenth century commercial buildings and it is believed to be locally significant under NR Criterion C (Architecture) as a result. The district's resources constitute the most intact concentration of the surviving buildings within the city that were built specifically for commercial activity prior to 1895 and they also represent the city's finest commercial examples of Italianate Style and Commercial Vernacular form designs.

The district's excellent collection of mid-to-late nineteenth masonry construction commercial buildings is arrayed along a portion of a one-block-long stretch of S. Main Street. These buildings display a high degree of individual integrity for buildings of this type and they also have a considerable collective importance as an intact ensemble that represents the continuous evolution of the various architectural styles that are associated with commercial buildings in Lodi from the mid 1860s through 1895. All six of the buildings in the district are good, representative, largely intact examples of their styles and include buildings designed in the Italianate and Boomtown styles and the Commercial Vernacular form. These are architectural styles and vernacular forms identified in the Architectural Styles study unit of the *Cultural Resource Management Plan* and the buildings in the district display many of the salient characteristics associated with each of these styles and forms.

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Italianate Style

Surviving Italianate style commercial buildings are quite common in Wisconsin. These buildings are usually two-to-three stories tall and typically have bracketed cornices, flat or shallow-pitched shed roofs, and tall, often segmental or semi-circular-arched windows that are decorated with hood molds or pediments. Stone examples and wood frame examples exist but the vast majority of such buildings have main facades faced in brick and many have their other walls made out of brick as well. There are only two examples in the downtown area of Lodi and the oldest is the very fine three-story example built by James O. Eaton in two stages, the first (south) half in 1866, and the second (north) half in 1876. Always the tallest building in the downtown, the Eaton Block contains a still extant meeting hall space in its third story that served the community for many years, both as an opera house and theater and as the lodge hall of the local Masonic Lodge from 1866 until 1929, when they moved into a new home on First Street. Although the Eaton Building's first story storefronts are no longer original, nearly all the rest of the main facade is, including, remarkably, most of its original, characteristically tall, four-over-four-light double hung wood sash windows and its elaborate paneled and bracketed wooden parapet. The other example of the Italianate style in the district is the J. Frank Collins Building, which was built in 1883 to a design furnished by Reedsburg, Wisconsin architect/builder E.M. Hackett, and that is located at 147 S. Main St.

Boomtown Style

The Boomtown Style was a predecessor of the Commercial Vernacular form and it continued to be built alongside it until nearly the end of the nineteenth century. Boomtown Style buildings — sometimes also called "false front" buildings — were almost always intended to house a commercial enterprise and they can most easily be described as a simple one or two story Front Gable form building whose front-facing gable end has been completely hidden by a full width vertical extension of the main wall surface below. This vertical extension usually takes the form of a tall parapet wall that has either a flat or shaped cornice and this extension typically completely covers the building's front-facing gable end. Such buildings are typically associated with the earliest period of commercial development in a community and were intended to appear as more substantial buildings than they really were. Because the illusion they create is most effective when seen from directly in front, Boomtown Style buildings were most successful when placed adjacent to other examples in tightly packed rows. When seen in isolation, of course, as most rural examples are, the illusion is much more difficult to sustain.

Boomtown Style buildings were almost always built of wood, this typically being the most readily

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obtainable material in a growing community, and they were intended to be replaced by larger buildings made of more substantial materials as soon as economically feasible. Consequently, examples of this style are no longer common because they were usually replaced by later, larger, and more substantial fireproof buildings or, if the community did not flourish as hoped, by some other type of building or sometimes, by nothing at all.

There is just a single example of the Boomtown Style in the district, this being the Charles G. Cummings Building, located at 143 S. Main St., and it is now the only district building that has been resided. Historic photos show that this building, like most other examples of the style, was originally clad in clapboards.

Commercial Vernacular

Simply designed commercial buildings built between 1850-1910 are called Commercial Vernacular Form buildings. Examples are usually two or three stories-tall although one and four story-tall examples are also found. In multi-story examples, the first floor is given over to retail space and the upper floors are often used for apartments although other commercial uses such as offices are also common in upper floors. A typical original feature of such designs is a large ground floor show window and frequently transom windows placed above the show window help to light the ground floor. Upper stories usually have simple multiple window openings, which are treated identically on buildings of the simplest design. Commercial Vernacular Form buildings were often joined together by party walls though many freestanding examples exist. Unless a building occupies a corner site or is freestanding, decoration is usually limited exclusively to the main facade. A visually emphatic cornice featuring one or more decorative treatments such as brick corbelling, wooden moldings, and a stamped metal frieze usually terminates the main facade and the only other decoration is usually a decorative cornice or iron I-beam above the first floor display window(s). Doors leading to both the ground floor and the upper floors are simple and are generally of paneled wood with a single window. Commercial Vernacular Form buildings are most often built of brick although both wood and stone examples are also found. While the mixing of two or more materials in the wall cladding of an individual building is sometimes seen, most examples usually feature just one material. Nineteenth century examples of the form are taller and narrower than their twentieth century successors such as examples of the Twentieth Century Commercial Style, and they are sometimes somewhat more elaborately decorated (Twentieth Century Commercial Style examples are broader and less tall and often have some Prairie School or Period Revival style elements).

The Lodi Intensive Survey identified eight examples of the Commercial Vernacular form in Lodi that

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still retain most of their original design features and three of these buildings are contributing resources in the Lodi Downtown Historic District; 133, 137-139, and 157 S. Main St. These buildings were all built between 1883 and 1895, they are all clad in cream brick, and they are all two-stories-tall. What is especially fortunate is that all three still retain their original elaborate cornices, this being a feature that is often not present because of later remodeling activity. Still more fortunate is the fact that the identity of the designer of one of these buildings is known, and he is discussed below.

Architects

The great majority of the historically and architecturally significant buildings in Lodi and elsewhere were designed either wholly or in part by the persons who built them. These designers played an important role in the creation of the built environment and the best of them are now considered to be fully deserving of the term "master" as it is used in National Register Criteria C. These persons possessed widely differing skills and design capabilities but were generally distinguished from those persons calling themselves architects by their less formal education and design training and by their greater degree of physical involvement in the building process. These builders were usually skilled or semi-skilled carpenters and masons whose design sense developed out of the direct experience they acquired working with traditional building methods and designs. Prior to 1850, this experience was much the same for both builders and for those persons then calling themselves architects in Wisconsin. As a result, builders proved to be more than adequate designers for the vast majority of buildings built in this early period of Wisconsin's history, a period whose chief need was for shelter and functional utility. Even as the needs of society became more complex and buildings larger and much more numerous, builders were still able to satisfy the great majority of client's requests by resorting to pattern books for design ideas and to an ever-growing number of mail order catalogs, which made available an endless variety of increasingly complex architectural details. In its essentials this system continues to exist today and most residences in particular are still built "from plans" much as they were in the nineteenth century.

Not surprisingly, identifying historic builders and their works is difficult since almost the only sources that can be used for this purpose are historic local newspapers. Finding such information is therefore dependent, first, on the existence of such newspapers, and second, on the vagaries of their editors, some of whom were much more likely to include such information than others. Fortunately, Lodi's newspapers were both good sources of information about building activities in Lodi and included in them the identity of the designer of two of the buildings in the district.

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E. M. Hackett

Nothing is yet known about E. M. Hackett but he was presumably a carpenter and self-taught architect when his first identified work in Lodi was completed, this being the Italianate style J. Frank Collins Building (147 S. Main St.), 1883, for which he was both the designer and the carpentry contractor.²¹ In 1883, Hackett was based in Reedsburg, in neighboring Sauk County, Wisconsin, and he was still based there in 1885 when he undertook his second identified Lodi project: the Commercial Vernacular form Joel Pruyn Block (157 S. Main St.), 1855.²² By 1895, Hackett had moved to Lodi and was working in association with one of the Tirrill brothers in the firm of Hackett & Tirrill. His last known work in Lodi and as a partner in this firm occurred in 1896, when the local newspaper commented on one of the firm's out-of-town projects:

E. M. Hackett, architect, of the firm of Hackett & Tirrill, of this city, recently submitted plans to Rev. Dr. Irish, of Madison, for a handsome residence to be built on the lake front. Mr. Hackett's plans were accepted, there being several other competing architects. The residence will be one of the finest in Madison, and Mr. Hackett is to be congratulated on his success.²³

Other buildings that Hackett designed and/or built in Lodi include: the Henry Gunderson Residence (exact location unknown but on Main St. just north of the B. F. Northcutt residence), 1895; the Hans Dybdahl Residence (exact location also unknown, but on Main St. just north of the B. F. Northcutt residence), 1895; the Anton Haberman Residence (238 Lodi St.), 1895; the E. M. Hackett Residence (exact location unknown, but in Mills First Addition), 1895; and Mr. Lewis's \$5000 Residence (exact location unknown, but near Mr. Christopher Holborn's home), 1895.²⁴

Summary

The Lodi Downtown Historic District is therefore being nominated to the NRHP because the buildings within it constitute a visually impressive, architecturally significant grouping that is also representative

²¹ *Lodi Valley News*, October 20, 1883, p. 3

²² *Lodi Valley News*, March 28, 1885, p. 3. Hackett's known Reedsburg projects include the commercial building located at 213 E. Main St. and the Thomas R. Young Building at 296 E. Main St., built in 1887. See: Sesquicentennial History Committee. *Reedsburg Remembers 150 Years: 1848-1998*. Chelsea, MI: 1998, pp. 251, 261.

²³ *Lodi Enterprise*, February 7, 1896, p. 1.

²⁴ *Lodi Enterprise*, April 26, 1895, p. 1 and *Lodi Valley News*, June 22, 1895, p. 3; *Lodi Enterprise*, April 26, 1895, p. 1; *Lodi Enterprise*, August 23, 1895, p. 1; and *Lodi Valley News*, September 14, 1895, p. 3.

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of the historic patterns that shaped the larger historic commercial core of which the district is a part. Besides their importance as a group, the district's two examples of the Italianate style are also the best and the most intact examples to be found in Lodi and its Commercial Vernacular form buildings are also among Lodi's finest examples of this form.

Archeological Potential

The extent of any archeological remains in the district is conjectural at this time. Earlier buildings are known to have been located within the district and it is possible that some archeological remains from these buildings may still be extant despite the subsequent construction activity that created the district's existing buildings. No information about possible prehistoric remains in this area was found in the course of this research. It is likely, however, that any remains of pre-European cultures located within the district would have been greatly disturbed by the building activity associated with the subsequent development of this area.

Preservation Activity

Fortunately, the buildings in the district have not only survived changes in both architectural and retail fashion but they have also managed to attract owners who have taken pride in their buildings, and in some cases, are restoring them. In addition, the Lodi Historic Preservation Commission has been very active in educating property owners in the historic districts in Lodi as to the importance and value of historic preservation, including acting as the sponsor of this nomination.

Acknowledgment

This project has been funded with the assistance of a grant-in-aid from the Park Service, U. S. Department of the Interior, under the provisions of the National Historic Preservation Act of 1966 as amended. Historic Preservation grants-in-aid are administered in Wisconsin in conjunction with the National Register of Historic Places program by the Division of Historic Preservation of the Wisconsin Historical Society. However, the contents and opinions contained in this nomination do not necessarily reflect the views or policies of the National Park Service or the Wisconsin Historical Society.

Lodi Downtown Historic District
Name of Property

Columbia
County and State

Wisconsin

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:
—

10. Geographical Data

Acreage of Property 1.75 acres (approx.)

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

1 16 295200 4798480
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. Heggland/Consultant for the City of Lodi Historic Preservation Commission	date	August 22, 2007
organization		telephone	608-795-2650
street & number	6391 Hillsandwood Road	zip code	53560
city or town	Mazomanie	state	WI

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Lodi Downtown Historic District
Lodi, Columbia County, Wisconsin

Major Bibliographical References

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

City of Lodi Real Estate Tax Rolls, 1897-1999.

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

Historical Album: 1848-1973. Lodi, 1973.

Ligowsky, A. C. & C. Wasmund. Map of Columbia County, Wisconsin. Madison: A. Menges Co., 1861.

Lodi Enterprise newspaper (various issues).

Lodi Valley News newspaper (various issues).

Reinhold, Karen and Margaret Van Ness. *Historical Album: 1848-1973.* Lodi: 1973.

Sanborn-Perris Map Co. Fire Insurance Maps of Lodi, 1892, 1898, 1904, 1919, 1930.

Sesquicentennial History Committee. *Reedsburg Remembers 150 Years: 1848-1998.* Chelsea, MI: 1998, pp. 251, 261.

Wyatt, Barbara (Ed.) *Cultural Resource Management in Wisconsin.* Madison: Historic Preservation Division, State Historical Society of Wisconsin, 1989, Vol. 2, (Architecture).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Lodi Downtown Historic District
Lodi, Columbia County, Wisconsin

Verbal Boundary Description

The boundary of the district begins at a point on the east curblineline of S. Main St. that corresponds to the SW corner of the lot associated with 161-165 S. Main St. The line then continues E along the S side of said lot to the SE corner, then turns 90° and continues in a N direction along the rear lot line of 161-165. At the rear lot of the property associated with 157, the boundary turns E and runs to the rear lot line. It then continues N along the rear lot lines of 157, 147, 143, 137-139, and 133 S. Main Street to a point that corresponds to the NE corner of the lot associated with 133 S. Main St. The line then turns 90° and continues W along the N side of said lot to the E curblineline of S. Main St., then turns 90° and follows said curblineline S. to the point of beginning. These boundaries include approximately two acres of land.

Boundary Justification

The boundaries of the district enclose all the land that has historically been associated with the district's resources. Other historic commercial buildings that are located on the same side of S. Main St. either lack integrity or are of a recent date of construction and the same is true for commercial buildings located on the opposite side of S. Main St.

Lodi Downtown Historic District
Name of Property

Columbia
County and State

Wisconsin

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Various, see attached list	date
organization		telephone
Street & number		zip code
city or town	state	

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

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 1

Lodi Downtown Historic District
Lodi, Columbia County, Wisconsin

Items a -d are the same for photos 1 - 8.

Photo 1

- a) Lodi Downtown Historic District
- b) Lodi, Columbia County, WI
- c) Timothy F. Heggland, November 2006
- d) Wisconsin Historical Society
- e) General View, View looking N
- f) Photo 1 of 8

Photo 2

- E) 161-165 S. Main St., View looking NE
- f) Photo 2 of 8

Photo 3

- e) 157 S. Main St., View looking NE
- f) Photo 3 of 8

Photo 4

- e) 147 S. Main St., View looking NE
- f) Photo 4 of 8

Photo 5

- e) 143 S. Main St., View looking NE
- f) Photo 5 of 8

Photo 6

- E) 137-39 S. Main St., View looking NE
- f) Photo 6 of 8

Photo 7

- e) 133 S. Main St., View looking NE
- f) Photo 7 of 8

Photo 8

- e) General View, View looking SE
- f) Photo 8 of 8

**FIGURE 1: LODI DOWNTOWN HISTORIC DISTRICT
LODI, COLUMBIA COUNTY, WISCONSIN**

NORTH



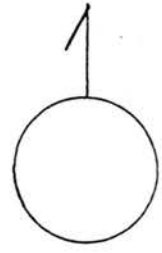
District Boundary Line



Not Contributing

234 Address

Not to Scale





Lodi, Downtown Historic District

Lodi, Colusa Co., WZ

1 of 8



Weber's
Bakery

MILCER'S TIME

1172

Leds Downtown Historic District

Leds, Columbia Co, WI

2 of 8



1885.

HAMRE
FUNERAL
HOME

157

Lead Downtown Historic District

Lead, Columbus Co., WI

3 of 8



BUSHNELL'S
JEWELRY

1888

HAMRE
FUNERAL
HOME

157

Leeds Downtown Historic District

Leeds, Columbia Co, WZ

4 of 8



mph MICHEL
PLUMBING HEATING, INC.

149-EDK

Leas Downtown Historic District

Leas, Columbia Co., WI

5 of 8



Lodi Downtown Historic District

Lodi, Columbia Co, WI

6058



Lodi Downtown Historic District

Lodi, Columbus Co, WI

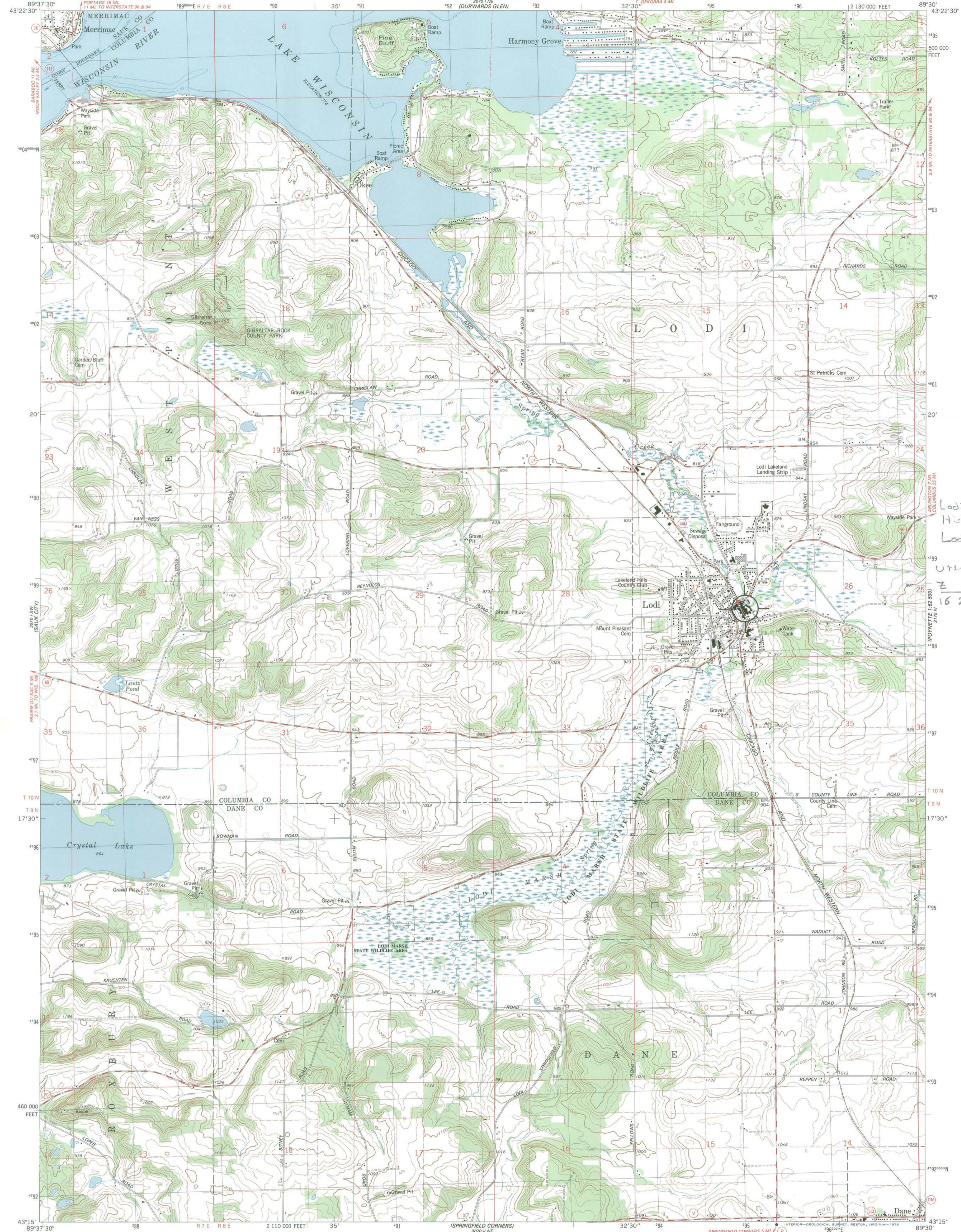
7 of 8



Lodi, Downtown Nisette District

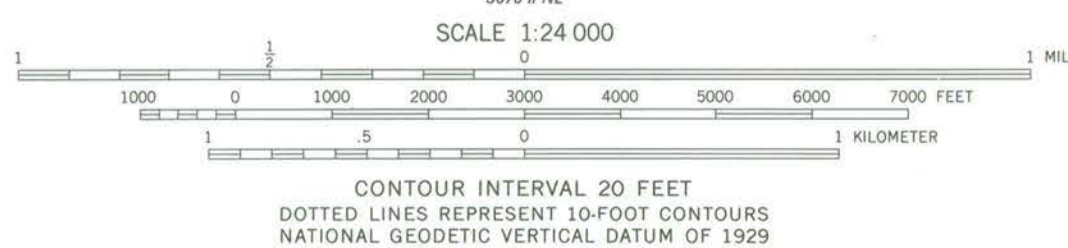
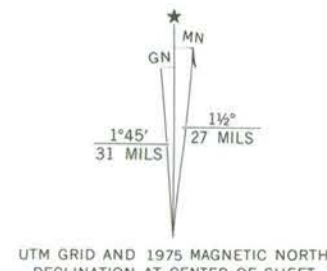
Lodi, Columbia Co, WI

8 c58



Lodi Downtown
Historic District
Lodi, Columbia Co,
WI
UTM Coordinates
E N
16 295200 4798480

Mapped, edited, and published by the Geological Survey in cooperation with the Wisconsin Division of Highways and Wisconsin Geological and Natural History Survey. Control by USGS and NOS/NOAA. Topography by photogrammetric methods from aerial photographs taken 1974. Field checked 1975. Hydrography compiled from information furnished by Wisconsin Department of Natural Resources. Projection and 10,000-foot grid ticks: Wisconsin coordinate system, south zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid, zone 16 1927 North American datum. Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked.



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092 AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

LODI, WIS.
SE/4 BARABOO 15' QUADRANGLE
N4315 - W8930/7.5
1975
AMS 3070 1 SE - SERIES V861

National Register of Historic Places

Note to the record

Additional Documentation: 2014

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Lodi Downtown Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Columbia

DATE RECEIVED: 8/27/08 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 10/13/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000980

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 4.11.14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA Accept

REVIEWER Edson Beall

DISCIPLINE History

TELEPHONE _____

DATE 4.11.14

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



WISCONSIN
HISTORICAL
SOCIETY

February 3, 2014

Carol Shull
Keeper, National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

The **Lodi Downtown Historic District** (NRIS # 08000980), located in Lodi, Columbia County, Wisconsin, was determined eligible for listing due to owner objection on October 10, 2008. In 2008, four of the original seven property owners submitted a notarized objection.

In recent years, owners have expressed an interest in having the objection lifted. On September 26, 2013, Daina Penkiunas attended a meeting in Lodi to discuss the district. All property owners, or a representative of an owner, were present at the meeting. On October 16, 2013, our office received a notarized lifting of an objection (enclosed). With this document, the majority of owners no longer object and we request that the district be listed in the National Register of Historic Places.

If you have any questions or require additional information, please contact Daina Penkiunas of my staff at (608) 264-6501 or daina.penkiunas@wisconsinhistory.org.

Sincerely,

Jim Draeger
State Historic Preservation Officer
Wisconsin Historical Society



Maynard-Schulgen

Post 216

RECEIVED

OCT 16 2013

DIV HIST PRES

October 14, 2013

Re: Historic Preservation/ National Register

The Lodi American Legion, Post 216 withdraws our previous objection of placing The American Legion Hall located at 167 South Main Street, Lodi, WI 53555 on the State Historic Preservation/National Register.

Eugene Neumaier

Eugene Neumaier



*State of Wisconsin, County of Columbia
This instrument was acknowledged before me in Lodi, WI
on October 15, 2013 by Eugene Neumaier.
Marci Higgins, Notary Public My Commission Exp. 7-20-14*

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: OWNER OBJECTION

PROPERTY Lodi Downtown Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Columbia

DATE RECEIVED: 08/27/08 DATE OF PENDING LIST: 09/15/08
DATE OF 16TH DAY: 09/30/08 DATE OF 45TH DAY: 10/10/08
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 08000980

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/9/2008 DATE

ABSTRACT/SUMMARY COMMENTS:

The Lodi Downtown Historic District consists of six commercial buildings on South Main Street in downtown Lodi, Wisconsin. It is listed in the National Register for its historical significance as a commercial center in Lodi, under Criterion A, and for its architectural significance, under Criterion C. The Period of Significance is 1866 to 1958. The district is the only intact collection of late nineteenth century commercial buildings in downtown Lodi, with its importance as a commercial center continuing through the 1950s.

RECOM./CRITERIA A & C
REVIEWER Barbara Wood DISCIPLINE Historian
Phone 202-354-2252 Date 10/9/2008

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.

RECEIVED

FFR 01 2008

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Lodi Downtown Historic District

Address of Property Owner: 143 S. Main St.

City: Lodi County: Columbia

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Francis J. Michel Date: 1-29-08

Print or Type Name: Francis J. Michel PR

Mailing Address: Verna Michel Estate
111 Strangeway Ave.

City: Lodi State: WI Zip: 53555

NOTARY

State of Wisconsin, County of Columbia

The above statement was subscribed and sworn before me this 29th day of Jan, 20 08

[Signature]
Notary Public Signature

My commission Expires: 11-28-



RECEIVED

FEB 01 2008

DIV HIST PRES

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Lodi DOWNTOWN HISTORIC DISTRICT

Address of Property Owner: 1637 SOUTH MAIN ST

City: Lodi County: Columbia

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Norman Neumaier Date: 1-29-08

Print or Type Name: NORMAN NEUMAIER ADJ
Lodi Region POST 216

Mailing Address: PO BOX 216

City: Lodi State: WI Zip: 53555

NOTARY

State of Wisconsin, County of Columbia

The above statement was subscribed and sworn before me this 29th day of Jan, 20 08

[Signature]
Notary Public Signature

My commission Expires: 11-28-10



RECEIVED

FEB 01 2008

DIV HIST PRES

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Lodi Downtown Historic District

Address of Property Owner: 157 S. Main St., P.O. Box 17

City: Lodi County: Columbia

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Carla Hamre Thoftna Date: 1/29/08

Print or Type Name: Carla Hamre Thoftna

Mailing Address: 240 Strangeway Ave.

City: Lodi State: WI Zip: 53555

NOTARY

State of Wisconsin, County of Columbia

The above statement was subscribed and sworn before me this 29th day of Jan, 2008

[Signature]
Notary Public Signature

My commission Expires: 11-28-10



RECEIVED

FEB 01 2008

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Lodi Downtown Historic District of Lodi

Address of Property Owner: 147 S. Main P.O. Box 243

City: Lodi County: Columbia

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Clarence M. Bushnell Date: 1/29/08

Print or Type Name: Clarence M. Bushnell

Mailing Address: 303 Prairie St P.O. Box 243

City: Lodi State: WI Zip: 53555

NOTARY

State of Wisconsin, County of Columbia

The above statement was subscribed and sworn before me this 29th day of Jan, 20 08

[Signature]
Notary Public Signature

My commission Expires: 11-28-



