

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 Greenman, Reynolds and Lois, House


other names/site number

2. Location

street & number	12 Merchant Row	N/A	not for publication
city or town	Milton	N/A	vicinity
state Wisconsin	code WI	county Rock	code 105
			zip code 53563

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

7/6/16

State Historic Preservation Office - Wisconsin

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

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:)

Barbara Dyall
 Signature of the Keeper

8-23-16
 Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	1	0
<input type="checkbox"/> public-local	<input type="checkbox"/> district		buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> structure		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site		structures
	<input type="checkbox"/> object		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
 previously listed in the National Register
 0

6. Function or Use

Historic Functions
 (Enter categories from instructions)

Current Functions
 (Enter categories from instructions)

DOMESTIC/single dwelling

COMMERCE/TRADE/professional

7. Description

Architectural Classification
 (Enter categories from instructions)

Materials
 (Enter categories from instructions)

LATE VICTORIAN/Italianate

foundation stone
 walls weatherboard

roof asphalt

other

Narrative Description

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

Greenman, Reynolds and Lois, House
Name of Property

Rock County
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

Period of Significance

1866-1902

Significant Dates

Significant Person
(Complete if Criterion B is marked)

Greenman, Reynolds

Cultural Affiliation

N/A

Architect/Builder

Narrative Statement of Significance

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

Name of Property

County and State

9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical DataAcreage of Property less than one acre

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

1 16 339520 4738360
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 Carol Lohry Cartwright, Consultant
organization Prepared for the City of Milton
street & number W7646 Hackett Rd.
city or town Whitewater

state WI

date July 15, 2015
telephone 262-473-6820
zip code 53190

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

DESCRIPTION

Site

The Reynolds and Lois Greenman House (the Greenman House), built in 1866, is a large Italianate style house located at the north end of the downtown commercial district in old Milton Junction, the western half of the larger community that is known today as Milton. (The eastern half of current-day Milton was also known as Milton; Milton and Milton Junction merged in 1967 as the City of Milton.) Reynolds and Lois Greenman lived in the house for almost 40 years. During the twentieth century, two families have owned the house, the first of which started an insurance business there. The second family carried on with the insurance business and an insurance office still remains on the first floor. The second story has been vacant for a number of years.

The house is located near Milton's commercial district, as well as on the edge of a residential neighborhood of houses built in the nineteenth and early-twentieth centuries. It occupies a prominent location at the corner of Merchant Row, the commercial street of old Milton Junction, and West Madison Avenue, a prominent residential street that extends from the west end of old Milton Junction all the way to the east end of old Milton; in other words, through the entire modern city of Milton. Although there is a neighborhood of primarily late nineteenth and early-twentieth century houses near the Greenman House, the building relates more toward the somewhat older group of houses that were built for prominent residents along West Madison Avenue.

The landscaping of the houses along West Madison Avenue near the house is typical of small town residential neighborhoods. The setbacks are fairly generous and most houses have large lawns and mature trees and shrubs. The Greenman House sits on three lots of Morgan's Addition, the first plat in old Milton Junction. West Madison Avenue is wide, but because it is a thoroughfare through Milton, there is no parking allowed on this street. Merchant Row is a wide street with both angled and parallel parking near the house. Like the rest of Merchant Row, there is no terrace on that street. The sidewalk extends right up to the street's curb and gutter. Along West Madison Avenue, though, there are sidewalks, terraces, and curbs and gutters.

Because the Greenman House occupies three lots, it has a large lawn at the front of the house and on the west side. Along the east and south sides, the land is paved for business purposes where grass might have been historically. Landscaping around the house consists primarily of mown lawns with shrubs and planting beds located near the house foundation. There is one very large tree that sits in the lawn along West Madison Avenue, but no trees have been planted in the terrace along that street.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

Section 7 Page 2

The asphalt paving on the east side of the house runs up to the pavement of the alley on this side of the building. This alley is formally known as First Lane, but it is primarily a service road for buildings on Merchant Row and First Street.

Description of the House

General Characteristics

The Greenman House has a generally rectangular plan with Italianate style details. It has a two-story square main block with a one-and-a-half-story rear ell. One-story bays project from the east and west walls of the rear ell and there is a modern, mid-twentieth century garage addition attached to the back of the house. The garage has a gabled roof and all of the other sections of the house have hipped roofs with overhanging eaves. The eaves are decorated with brackets and dentils attached to wood frieze boards. At the top of the main block roof there is an intact square cupola that has a hip roof with wide eaves decorated with brackets and dentils. The cupola has arched openings on all four sides filled with single-light, double-hung sashes. The garage addition has a gable roof.

The walls of the entire house, including the garage addition, are covered with clapboards and there is symmetrical fenestration on the main block, side bays, and rear ell. Most window openings have six-over-six light, double-hung sashes except in the rear ell on the second story, where there are smaller two-light, hinged windows. Most of the windows have decorative crowns and footed sills. Operating shutters decorate all the windows. The house sits on a stone foundation.

Additional information about each elevation will be given below.

Primary (North) Façade

The north side of the house faces West Madison Avenue. This primary façade has all of the characteristics described as well as the main entrance that is not currently in use. The entrance is located within a small portico. Originally, there was a full-width open porch and when the porch was altered; it appears to have been built using some components of that original porch. The portico is shallow and has an entablature with recessed panels at the top, sidelights on the east and west sides, and wide wood panels flanking the door. The panels feature a geometric design made of narrow moldings. The door itself is typical of doors from the period the house was built. It is of heavy wood with two long, narrow, arched openings above rectangular recessed panels. The door is decorated with what might have been the original surround of cornice and architrave molding.

The entry pavilion is covered with a shed roof that is decorated with brackets and modillions. Supporting the roof are two very narrow two-part posts that sit on narrow paneled bases. They are

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

attached to a frieze that is decorated with scroll brackets and delicate cut-outs. The porch deck is constructed of narrow boards on a wood frame.

East Elevation

The east side of the house faces First Lane. The main block has symmetrical fenestration that includes the six-over-six-light sashes with pedimented crowns. Two identical windows sit in the east wall of the one-story bay. The second story of the rear ell has small rectangular openings filled with two-light hinged windows.

The east wall of the garage has a pedestrian door with a wood and glass storm door and a large vehicle opening covered with a paneled garage style door with four lights.

Rear or South Elevation

The rear elevation consists of portions of the main block, rear ell, the one-story projecting bays and the garage. There are two upper windows under the eaves of the ell. These windows are non-original, two-light, hinged windows.

There is a one-story projecting bay on each side of the rear ell and each bay has a single south-facing window. The windows are six-over-six light, double-hung sash decorated with pedimented moldings. These windows do not have shutters. The garage has a single window centered on the wall.

West Elevation

The west side of the house faces Merchant Row. This side has details that are identical to those of the east elevation with the exception of the west wall of the garage and the enclosed porch addition that is attached to the main block. A modern two-light sash window punctuates the west wall of the garage and includes decorative shutters. The porch is a late twentieth century addition that was built with a hip roof, clapboard siding and numerous nine-over-nine-light sashes. The two original windows of the main block are extant inside the porch; they are six-over-six light sashes. There is a later wood paneled and glazed door that leads into a private office on the first floor. Inside the porch, the exterior wall has been covered with wood paneling and similar paneling covers the ceiling. The floor is carpeted.

Interior, First Floor

The house is currently used as offices for an insurance agency. The offices occupy the first floor while the second floor is vacant and is unaltered. The first floor has a large reception and waiting room area,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

an office, the original stair hall at the front of the house and a kitchen at the rear. The main entrance to the house is no longer at the north side (West Madison Avenue) but is now on the west side facing Merchant Row. The house is accessed through the enclosed porch and a non-original wood paneled and glazed door. This door enters into the large reception area. The reception space probably included the original dining room and one or more living or sitting rooms. One or more walls have been all or partially removed to create this large office reception space. Throughout the first floor, most wall surfaces have been covered with modern dry wall or paneling.

Despite the change to the floor plan, the reception space has some historic details intact, including wide moldings around doors and windows and original baseboards. Under the windows are original wood-paneled bases with heavy recessed panels. The ceiling is covered with modern acoustical tiles and fluorescent lighting panels. Original wide board flooring is extant under the carpeting in this area.

At the southeast corner of the reception area is a door that leads into the kitchen, which was the location of the original kitchen in the rear ell. The kitchen has been remodeled with late twentieth century kitchen cabinets, fixtures, and appliances, a carpeted floor, and the same acoustical tile ceiling seen in the reception area. The walls are covered with thin fabric-covered paneling, but there is still some original plain trim around the historic doors still extant in this room.

There are three, original four-panel wood doors with period hardware in the north wall of the kitchen. One door accesses a storage area, the second door accesses the basement staircase, and the third door accesses the back staircase to the second floor. The original exterior door located in the south wall now leads into the garage. At the northeast end of the kitchen is another four panel wooden door with period hardware that leads into a remodeled bathroom.

North of the kitchen, in the main block, is a small room that may have originally been a bedroom. It is now used for storage and includes two large modern closets. The walls of this office have been covered with thin, fabric-covered paneling and the floor is carpeted. The ceiling is covered with acoustical tiles and fluorescent light panels. The original moldings around the windows, along with their paneled bases are extant, as are original baseboards. Along the north wall is a small arched opening with a wide molding. Since the main staircase curves above this area on the other side of the wall, it may have been an under-staircase storage closet or bookcase.

One of the areas of the first floor that has most of its original plan and features is the private office at the northwest corner of the main block. The wall separating this office and the reception area appears to be original with a large opening that probably had pocket doors. The doorway retains the side moldings, but the upper part of the opening is hidden behind the modern ceiling and the opening is enclosed with drywall and two modern French-style doors.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

The wide moldings around this entrance on the private office side, along with the wide, heavy, architrave moldings around the windows in the private office suggest that this space was originally a formal parlor. Other than the original features still extant in this room, the finishes are the same as in the reception area. A remodeled entrance in the east wall of the office leads into the vestibule of the house. Evidence remains that this entrance was much larger and probably had pocket doors.

The vestibule and the second floor of the house have almost all of their original historic features. There are two doors in the vestibule, one that leads into the entry pavilion on the north elevation of the house, and one that covers an enclosed space where there is the evidence of the larger entry into the private office and evidence of a hallway that led from the vestibule into the rest of the main block. These four-panel wood doors are decorated with a light and dark varnish, as are their frames and moldings. The same type of two-toned finish decorates the window that sits to the east of the main entry door.

The vestibule has its original wood floor, wide two-toned baseboards, a plaster ceiling, and walls covered with vintage wallpaper. An open closet with an arched opening is located at the northeast corner of the room. The original curved staircase is located in the vestibule. This staircase has all of its original features including a walnut balustrade featuring hexagonal turned posts supporting a curved banister and decorated with a hexagonal newel post with a turned knob. The wall along the staircase curves to the second floor and about two-thirds of the way up the stairs a small arched niche is nestled in the wall.

Interior, Second Floor

The second floor of the Greenman House retains its historic appearance with original details and vintage decoration. The second floor landing is spacious and runs up to a central hallway in the main block. The features of the landing and hallway are the same, and include wood trim around doors and windows that feature the same two-tone varnish decoration that is seen in the vestibule. The baseboards also have this decoration. The original painted wood floor is extant and part of it in this area is covered with vintage linoleum. Ceilings have original plaster and walls are covered with vintage wallpaper. All of the bedroom openings in the main block are covered with four-panel wood doors finished with light and dark varnish and have period hardware.

There are three bedrooms in the main block, two of which are connected. All of the bedrooms have similar details and decoration. They have wide moldings around doors and windows, all painted white and the interior side of the doors are also painted white. There are wide baseboards painted white around original painted wood floors and two of the bedrooms have vintage linoleum "rugs" that cover much of the room. Ceilings have original plaster and walls are covered with vintage wallpaper.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

The bedroom at the northwest corner of the main block is connected to the one at the southwest corner of the main block via a non-original opening. The southwest corner bedroom is smaller and does not have a linoleum rug, although the other features in the room are the same as the previously-mentioned bedrooms. A decorative, round, cast-iron heating grate is extant in this small bedroom.

At the end of the hall of the main block, right before an opening that leads into the rear ell, there is a large chimney and next to it an enclosed staircase that leads to the cupola. The cupola has a wall covering of vertical boards, a plaster ceiling, and a wood floor. The opening at the end of the hall leads into a small vestibule between the main block and the rear ell. A smaller opening at the front of the hallway leads through to the rear ell. The hallway angles to the southeast before straightening and continuing toward the rear of the house, accessing those bedrooms and the back staircase.

The hallway in the rear ell has a wood floor, plain painted wood trim and baseboards and a plaster ceiling. The walls are covered with vintage wallpaper. The doors of the hallway are four panel wood doors all painted white with period hardware. A vintage wainscot-covered balustrade is located along the open sections of the back staircase. Two rooms and a closet are accessed off of the south end of this hallway.

A bedroom along the west side of the rear ell features an angled wall that matches the angled wall in the hallway. This room has a plaster ceiling, plaster walls, plain painted wood trim and baseboards, and a wood floor with vintage linoleum rug. The room at the southwest corner of the rear ell was probably a bedroom originally, but was later altered into a bathroom. It has the same plain painted wood trim as the other bedroom, plaster walls and a plaster ceiling, and a vintage linoleum-covered floor. Fixtures are early twentieth century, except for a modern toilet. A closet is located at the southeast corner of the rear ell, completing the space in this area of the house.

Basement

There is only a partial basement under the house that is used for mechanical equipment. It takes up about one-half of the main block and may originally have been a small space used just for a root cellar. The basement has stone walls and a concrete floor.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

SIGNIFICANCE

The Reynolds and Lois Greenman House is being nominated to the National Register of Historic Places under Criteria B in the area of Commerce, locally significant for its association with one of Milton's important businessmen, Reynolds Greenman. Greenman was an early resident of old Milton Junction who owned the community's only lumber yard and was partly responsible for the growth and development of this community during its formative years. He was the person who provided old Milton Junction with the materials it needed to grow into the commercial village it became during the mid- to late-nineteenth century. Lumber yards were one of the most important businesses necessary to the growth of any community and having a monopoly on this commercial activity made Greenman one of the most successful men in the area. His house, a showplace of lumber yard materials available in the mid-1860s, is a fine physical illustration of Greenman's career in Milton. Greenman also spent 10 years as part owner and editor of another popular commercial enterprise in old Milton Junction, a newspaper.

Period of Significance

The period of significance for this house is its date of construction of 1866 to 1902, when Reynolds and Lois Greenman left Milton to move to Virginia. These were the years of Greenman's civic and commercial influence in Milton which coincide to the years he lived here with his family.

Developmental History

Current-day Milton consists of the now combined, but historically separate, communities of Milton and Milton Junction. Pioneer immigrants settled old Milton in the late 1830s and one of these pioneers, Henry Beebe Crandall, made a land claim that included what eventually became the separate community of Milton Junction; however, little development occurred in Milton Junction until it "literally" became a junction of the Chicago and NorthWestern Railroad and the Chicago, Milwaukee, and St. Paul Railroad in 1858. The junction between two important rail lines was seen as a commercial advantage to one entrepreneur, William Morgan, who took the opportunity to build a small hotel and depot at the junction of the two rail lines.

¹ Carol Lohry Cartwright, *Architectural and Historical Survey of Milton, Wisconsin* (Milton: Milton Historic Preservation Commission and the City of Milton, 2013), 7.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

In 1861, Morgan replaced his small hotel with a large building he called the Morgan House. The main commercial enterprise in Milton Junction at the time, it was also used as the Chicago NorthWestern Railroad depot. A fire in 1872 destroyed the hotel. It was rebuilt, and the business lasted until 1923, just after the rail line built its own depot nearby. In 1862, Morgan purchased some of the Crandall land claim and laid out the first plat in Milton Junction, which was initially called West Milton. One year later, Reynolds J. Greenman brought his new wife, Lois, to Milton Junction to begin his career as a lumber dealer.²

Reynolds J. Greenman was born on July 24, 1840 in New York State. In 1851, he came with his family to settle in Milton. In Milton, Greenman attended the Milton Academy, a private school with a high school-like program. He also studied law, probably on his own or with a local attorney and was planning on making that his profession. But, by 1861, when he was 21 years old, he could probably see the economic opportunities that lay in the newly developing community of Milton Junction and he decided to move there and operate a business. He married Lois Collins in 1862 and in 1863 he and Lois came to Milton Junction to begin a lumber yard.³

Greenman established his lumber yard just south of where this house is located along Merchant Row and it extended for about a block to Crandall Street. Greenman built an office for his yard that was reportedly the first commercial business office on Merchant Row, the street that was to become the main commercial street in Milton Junction. In that same year, he built a house for his family a few blocks away on East Madison Avenue, reportedly the first private residence built in Milton Junction, but the Greenmans only remained in that house for three years. Greenman decided to build a new house right next to his lumber yard at the corner of Merchant Row and West Madison Avenue, and this house was completed in 1866.⁴

In 1866, the appearance of the subject house suggested he was already a successful businessman only three years after establishing his lumber yard. Greenman's ownership of the lumber yard probably influenced the house's size and style, but the house came to foretell his further business success in Milton Junction. At the same time Greenman was building his lumber business, he was also a popular community leader. His reading of the law reportedly gave him the knowledge to help settle disputes and counsel local citizens. Formally, he served as Justice of the Peace for 10 years, served many terms on the local school board, served six years on the Town of Milton Board of Supervisors and for five

² Cartwright, 7; *Portrait and Biographical Album of Rock County, Wisconsin* (Chicago: Acme Publishing Co., 1889) 759; Milton Bicentennial Committee, *The Bicentennial History of Milton* (Milton: Milton Printers, 1976), 66.

³ *Portrait and Biographical Album*, 759; Milton Bicentennial Committee, 67

⁴ Milton Bicentennial Committee, 75; Tax Rolls for Milton and Milton Junction, Rock County Courthouse, Janesville, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

years as the chairman, and from 1883 to 1885 he was the chairman of the Rock County Board of Supervisors.⁵

Commercial businesses along Merchant Row in Milton Junction continued to grow northward toward the lumber yard and when a commercial building was constructed at the south end of his yard in 1884, Greenman decided to move the yard across Merchant Row to vacant land. Greenman continued to operate the lumber yard until 1892, when he sold it to W. B. West. The West family operated the lumber business until around 1905, when it was again sold to the partnership of Fifield and Halverson. In 1920, the owners changed the name to the Milton Junction Lumber company. The business continued to operate into the 1960s as the Milton Lumber Company.⁶

Another commercial enterprise that Reynolds Greenman was involved in was one of the historic newspapers of old Milton Junction. Milton and Milton Junction had a long history of publishing newspapers. Two women began publishing the first newspaper in Milton Junction in 1868, the *Messenger*, but it was short-lived. In 1878, *The Register* began publishing in Milton Junction but soon moved to old Milton and changed its name to *The Express*. In the 1880s, the paper changed its name again to the *Weekly Telephone*. In 1894, the *Milton Journal* began publication in old Milton and in 1894, the *Weekly Telephone* moved back to Milton Junction.⁷

In 1889, the *Milton Junction News* began publication with Reynolds J. Greenman as joint proprietor and editor. It operated until 1899, when it was purchased by the *Weekly Telephone*, which merged in 1912 with the *Milton Journal* to become the *Journal-Telephone*. In 1946, this paper was renamed the *Milton Courier* and has been published out of old Milton Junction since that time.⁸

A few years after the *News* was sold to the *Telephone*, Greenman and his wife decided to move to Virginia, probably to a retirement home. According to historic tax rolls, they retained ownership of this house until Greenman died in 1912. In that year, the house was acquired by Almon and Mary Hull. Their son, Silas Chapman Hull acquired the house in the late 1920s and entered the insurance business in 1936. In 1952, he took on Hubert J. Wright as a partner and the insurance agency was known as Hull and Wright after that time. Hull died in 1966, but Wright continued the agency as Hull and Wright until he retired in 1984. His son, Stephen, held the agency until recent years, and he is the current owner of the house. The insurance office that is located in the first floor of the house is a direct descendent of the agency that S. C. Hull established in 1936.⁹

⁵ *Portrait and Biographical Album*, 759-760.

⁶ Milton Bicentennial Committee, 75

⁷ Cartwright, 47.

⁸ Cartwright, 47; *Portrait and Biographical Album*, 760.

⁹ Reynolds J. Greenman obituary, *Milton Journal-Telephone*, October 19, 1912, p. 1; Silas Chapman Hull obituary, *Milton*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 4

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

The 27 years that Reynolds J. Greenman operated the Greenman lumber yard in Milton Junction was significant for commerce because not only was Greenman the only lumber yard operator in Milton Junction, but he was highly successful for 27 years. He was significant because he provided the material to construct many of the buildings of Milton Junction and nearby Milton during the mid- to late-nineteenth century. He was especially important because he was directly involved in the earliest growth and development of Milton Junction, coming to the community only two years after the first plat was drawn. He is credited with one of the earliest, if not the earliest, homes in Milton Junction as well as one of the earliest commercial buildings. His lumber yard fueled the growth of this community that by 1891, when Greenman sold the business, was a thriving commercial town in southern Wisconsin. Reynolds could take credit for much of the success of Milton Junction during the time he owned his lumber business.

Also significant is the fact that the lumber company that Greenman had built for almost 30 years was sold as a successful business that lasted for at least 70 more years. Greenman's excellent management skills resulted in a thriving and profitable company. Subsequent owners carried the company forward for several generations.

Adding to Greenman's commercial significance is his tenure as joint owner and editor of the *Milton Junction News* during the 1890s. At this time, newspapers in small towns were seen not only as representatives of the media, but as business enterprises. After Greenman sold his lumber yard, he had the capital to invest in such an enterprise and made a success of it until it was sold to the newspaper that eventually became the only paper in the combined communities of Milton and Milton Junction. Not only did Greenman profit from partly owning a local media outlet, he could influence the politics and life of the community as a newspaper editor.

Greenman's public service to the community was notable. Serving on a number of local boards, including the County Board of Supervisors, Greenman had an impact on his community that went beyond its commercial success.

The Reynolds and Lois Greenman House, built at the site of Greenman's successful commercial business in Milton Junction, is a testament to his line of work and his significance in the community. It is a house that showcases lumber products available at his business in 1866 such as clapboards, brackets, dentils, multi-light windows, shutters, and fine interior moldings. It was a stylish example of the Italianate style, popular in the 1860s in Wisconsin, and its size suggested the success and prominence that Greenman had in Milton Junction.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

Integrity

The Greenman house has a good level of integrity, especially on the exterior and the second floor of the interior. The house's exterior wood features have been well-maintained and its architectural details are almost all extant. Of particular note are the intact original windows, cornice details, and cupola. The west porch and rear garage addition detract somewhat from the exterior integrity of the house, but do not overwhelm the majority of its historic character.

The interior has seen some remodeling and changes to the floor plan on the first floor, but some significant historic details remain, such as the moldings and panels around the intact windows, and the vestibule with its intact original staircase. The second floor is highly intact, having been vacant for some time, and although it is in need of some maintenance, its historic features are almost all extant and could be elegantly renovated. Most of the house clearly expresses its appearance during the time the Greenman family lived here. Alterations do not detract from the building's integrity as the house is easily identifiable as an Italianate style residence and retains enough of the original interior plan and many finishes where it would be recognizable to the Greenman family.

Conclusion

The Reynolds and Lois Greenman House is eligible for the National Register of Historic Places under Criterion B in the area of Commerce for its association with one of Milton's most successful and influential businessmen. Reynolds Greenman came to old Milton Junction, operated a successful lumber yard, and was partly responsible for the growth and development of this community during its formative years. As a long-time and successful businessman, Greenman is significant in the history of the development of commerce in Milton. His later involvement in operating a local newspaper, a commercial business of a different kind, also had a significant influence on Milton Junction. Throughout his business career, Greenman lived in this house that he built as a showplace for his lumber business, and it retains enough integrity to represent Greenman's association with the house.

ACKNOWLEDGEMENT

The activity that is the subject of this publication has been financed with Federal funds from the National Park Service, U.S. Department of the Interior, and administered by the Wisconsin Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior or the Wisconsin Historical Society. Nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior or the Wisconsin Historical Society. This program receives federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1975, as

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office of Equal Opportunity, National Park Service, 1849 C Street NW, Washington DC 20240.

PRESERVATION ACTIVITY

This nomination was supported by the very active Milton Historic Preservation Commission as a result of an historic and architectural survey conducted in 2012-2013. This property was suggested as potentially eligible for the National Register of Historic Places in the survey report. The Milton Historic Preservation Commission funded this nomination with a Certified Local Government subgrant from the National Park Service, U. S. Department of the Interior, and administered by the Historic Buildings and Preservation Division of the Wisconsin Historical Society. This nomination is one of four supported by this subgrant for the year 2014-2015. In 2013-2014, the Milton Historic Preservation Commission received a subgrant for the preparation of nominations for two historic districts and four individual properties that have been completed and are currently awaiting listing in the National Register. Listing properties in the National Register is only one of the Historic Preservation Commission's activities that include supporting historic walking tours, the preparation of a historic resources tour book for the entire community, and promoting general historic preservation in Milton.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

MAJOR BIBLIOGRAPHICAL REFERENCES

- Cartwright, Carol Lohry. *Architectural and Historical Survey of Milton, Wisconsin*. Milton: Milton Historic Preservation Commission and the City of Milton, 2013.
- Greenman, Reynolds J. Obituary. *Milton Journal-Telephone*, October 19, 1912, p. 1.
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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

Verbal Boundary Description:

The Reynolds and Lois Greenman House is located on a parcel described as: Morgan's Addition, Lots 22, 23, and 24.

Boundary Justification:

The house has occupied this historic parcel since its construction date in 1866.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 1

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

Name of Property:	Greenman, Reynolds and Lois, House
City or Vicinity:	Milton
County:	Rock County
State:	WI
Name of Photographer:	Carol Lohry Cartwright
Date of Photographs:	June, 2015
Location of Original Digital Files:	Wisconsin Historical Society, Division of Historic Preservation, 816 State St., Madison, WI 53706

WI_Rock County_Greenman, Reynolds and Lois, House_0001
Site view, camera facing southwest

WI_Rock County_Greenman, Reynolds and Lois, House_0002
View of east and north elevations, camera facing southwest

WI_Rock County_Greenman, Reynolds and Lois, House_0003
View of south and east elevations, camera facing northwest

WI_Rock County_Greenman, Reynolds and Lois, House_0004
View of west elevation, camera facing east

WI_Rock County_Greenman, Reynolds and Lois, House_0005
Interior, first floor, main block, reception area looking at the southwest corner

WI_Rock County_Greenman, Reynolds and Lois, House_0006
Interior, first floor, main block, reception area and private office

WI_Rock County_Greenman, Reynolds and Lois, House_0007
Interior, first floor, main block, reception area looking at northeast corner

WI_Rock County_Greenman, Reynolds and Lois, House_0008
Interior, first floor, main block, private office/old parlor

WI_Rock County_Greenman, Reynolds and Lois, House_0009
Interior, first floor, main block, main staircase

WI_Rock County_Greenman, Reynolds and Lois, House_0010
Interior, second floor, main block, landing

WI_Rock County_Greenman, Reynolds and Lois, House_0011
Interior, second floor, main block hallway

WI_Rock County_Greenman, Reynolds and Lois, House_0012
Interior, second floor, main block, northwest bedroom

WI_Rock County_Greenman, Reynolds and Lois, House_0013
Interior, second floor, main block, southwest bedroom

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 2

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

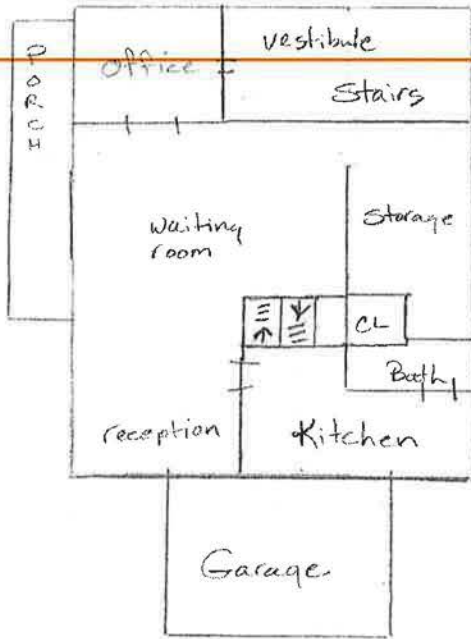
WI_Rock County_Greenman, Reynolds and Lois, House_0014
Interior, second floor, rear ell

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

**National Register of Historic Places
Continuation Sheet**

Section figures Page 1

Greenman, Reynolds and Lois, House
Milton, Rock County, Wisconsin

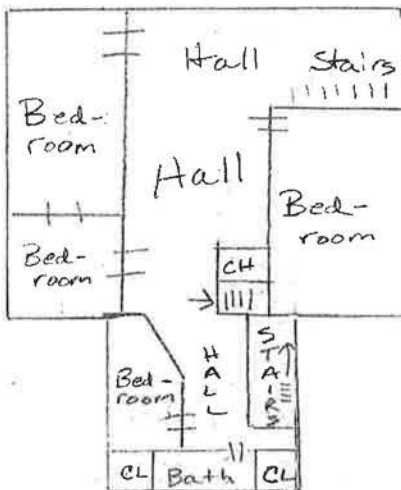


**GREENMAN, REYNOLDS AND
LOIS, HOUSE
Milton, Rock County, WI**

First Floor



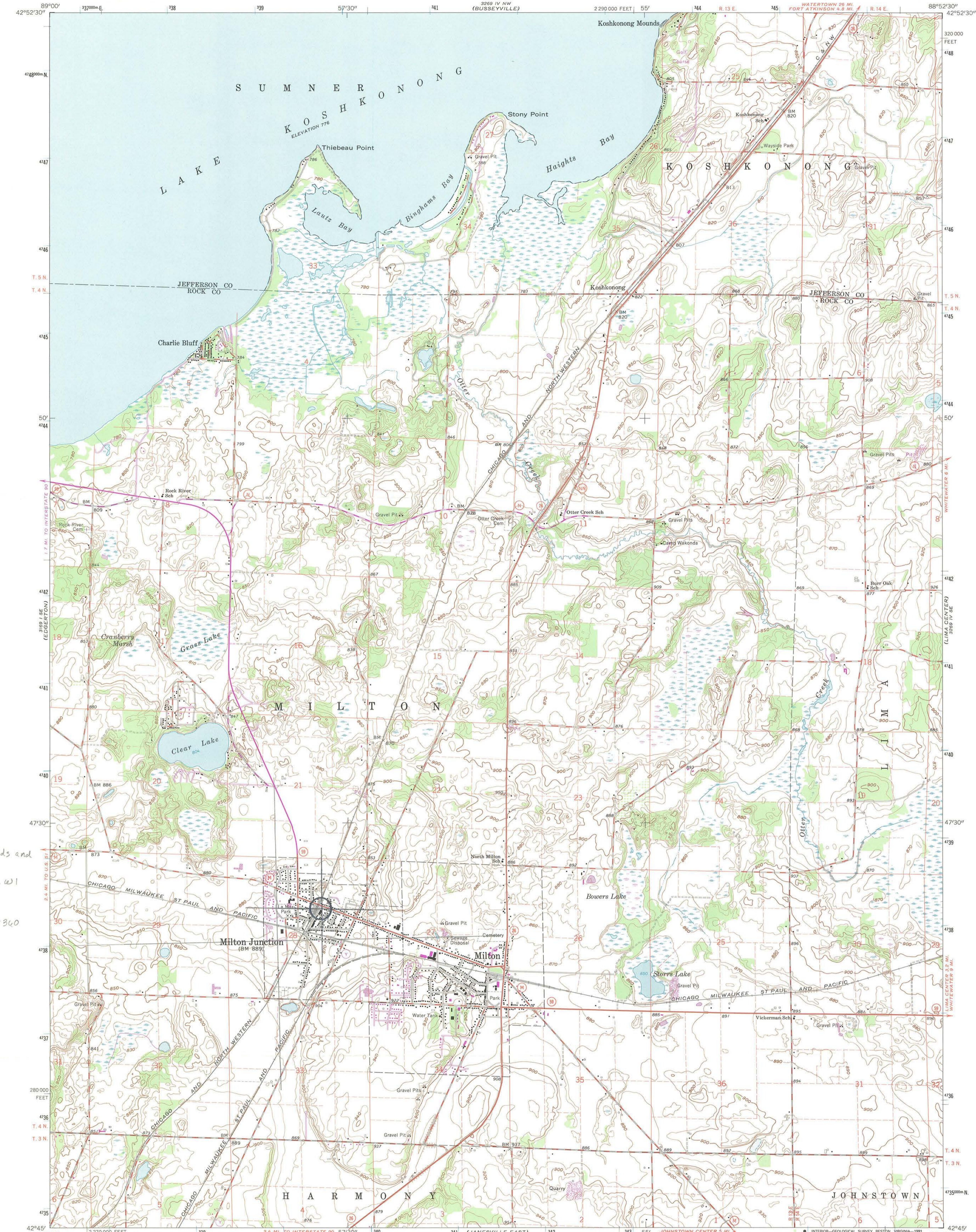
NOT TO SCALE



Second Floor

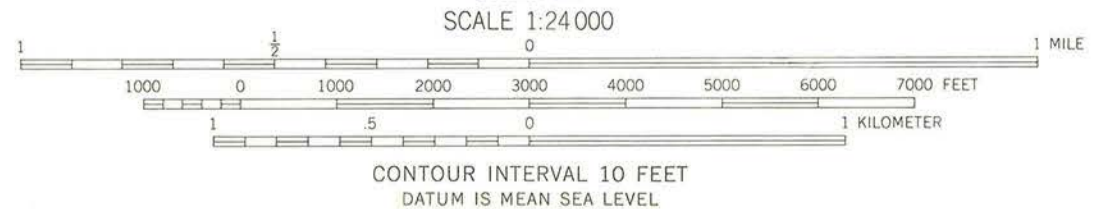
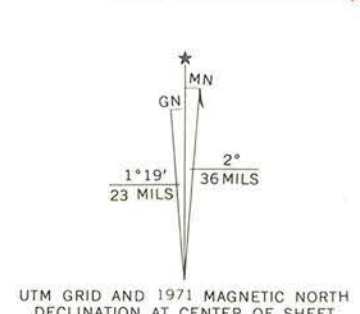
3197 1/4 E
(ROCK DALE)

3197 1/4 NE
(FORT ATKINSON)



Greenman, Reynolds and
Lois, House
Milton, Rock Co. WI
UTM:
16/339520/4758360

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1955. Field checked 1961
Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs
taken 1971. This information not field checked
Map photorevised 1976
No major culture or drainage changes observed



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

MILTON, WIS.
SW/4 FORT ATKINSON 15' QUADRANGLE
N4245-W8852.5/7.5
PHOTOINSPECTED 1976
1961
PHOTOREVISED 1971
AMS 3269 IV SW-SERIES V861



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BAKING

BAKING



FIRST ST
W MADISON AVE

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7807











UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Greenman, Reynolds and Lois, House
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, Rock

DATE RECEIVED: 7/08/16 DATE OF PENDING LIST: 7/26/16
DATE OF 16TH DAY: 8/10/16 DATE OF 45TH DAY: 8/23/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000567

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: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT _____ RETURN _____ REJECT _____ DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER Barbara Dye DISCIPLINE Historic

TELEPHONE 202-354-2252 DATE 8-23-16

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.

RECEIVED
MAY 13 2016



BY:

STATE SENATOR JANIS RINGHAND

May 3, 2016

Wisconsin Historic Preservation Review Board
c/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Dear Wisconsin Historic Preservation Review Board:

Thank you for considering the Haven-Crandall House in Janesville, the John and Margaret Owen House in Milton, the Reynolds and Lois Greenman House in Milton, and the Seventh Day Baptist Church in Milton for the National Register of Historic Places and the State Register of Historic Places. I urge you to list each of these buildings as historic sites.

The Haven-Crandall House was originally built in 1872, was lived in briefly by the Haven family before Albert Crandall purchased it. Mr. Albert Crandall taught at Milton College. He was one of the most important and best educated professors in Milton College history. Alberta Crandall, his daughter, was also a notable professor at Milton College, working as a professor of music until 1950. The Crandall family's 50 year association with Milton College is remarkable in the history of the college.

The John and Margaret Owen House, is a Queen Anne style home and was built in 1894. John Owen was one of the most successful businessmen in the City of Milton. In the late nineteenth century, Owen, with his partner, S. C. Chambers, built a business related to the tobacco trade in southern Wisconsin. By Owen's death in 1913, Chambers and Owen had become a regional wholesale distribution firm with markets throughout southern Wisconsin and northern Illinois. Owen built this house just as he and Chambers were achieving success and it is the second best example of the Queen Anne style in Milton.

In 1927, under the leadership of Owen's son, A. Paul Owen, the company moved to Janesville and grew even bigger, until today, under the fourth generation ownership of the Owen family, Chambers and Owen is one of the Midwest's largest suppliers of food products and management information systems to convenience stores.

The Reynolds and Lois Greenman House was built in 1866 and lived in by one of the most successful and significant commercial businessmen in old Milton Junction, the west side of today's City of Milton. Reynolds Greenman was a lumber yard owner and contributed considerably to the growth and development of the community.

In 1863, Greenman and his wife, Lois, came to Milton Junction, where Greenman opened a lumber yard. After Greenman sold his lumber yard in 1891 he had already started his second

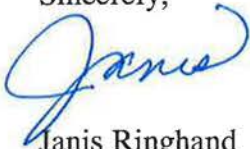
commercial career in Milton. In 1889, he bought a joint interest in a newspaper, the Milton Junction News. Additionally, Reynolds was also a popular public servant, serving on numerous local boards.

Finally, the Seventh Day Baptist Church was built in 1933-34 after a fire destroyed the original church. Noted Milwaukee church architect, Hugo Haeuser, designed the building in the Late Gothic Revival style. He also used his favorite material, limestone veneer known as "lannon stone."

The Seventh Day Baptist faith came with the first pioneers to Milton, including Joseph Goodrich, who built the unusual grout-constructed hexagonal-shaped Milton House. Goodrich and many of the families who came later were members of the Seventh Day Baptist faith in New York State and Milton became a center of immigration for church members. Known for their worship on the "seventh" day or Saturday, the faith has been an enduring institution in Milton.

Given the historical significance of these buildings, I strongly support adding them to the National Register of Historic Places and the State Register of Historic Places. If I can be helpful in any way please feel free to contact me.

Sincerely,



Janis Ringhand
State Senator
15th Senate District



WISCONSIN
HISTORICAL
SOCIETY

RECEIVED 2280

JUL - 8 2016

Nat. Register of Historic Places
National Park Service

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Seventh day of July 2016, for the nomination of the Reynolds and Lois Greenman House to the National Register of Historic Places:

1	Original National Register of Historic Places Nomination Form
1	CD with NRHP Nomination form PDF
	Multiple Property Nomination form
14	Photograph(s)
1	CD with image files
1	Map(s)
1	Sketch map(s)/figures(s)/exhibit(s)
1	Piece(s) of correspondence
	Other:

COMMENTS:

	Please ensure that this nomination is reviewed
	This property has been certified under 36 CFR 67
	The enclosed owner objection(s) do or do not constitute a majority of property owners
	Other: