

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED NOV 27 1979

DATE ENTERED

FEB 8 1980

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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

1 NAME

HISTORIC

North Main Street Historic District

AND/OR COMMON

LOCATION *N. Main St. and N. Parker Dr.*

STREET & NUMBER

CITY, TOWN

Janesville

— VICINITY OF

— NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

First

STATE

Wisconsin

CODE
55

COUNTY
Rock

CODE
105

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Multiple

STREET & NUMBER

CITY, TOWN

— VICINITY OF

STATE

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Rock County Courthouse

STREET & NUMBER

51 South Main Street

CITY, TOWN

Janesville

STATE

Wisconsin 53545

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Rock County Survey of Historic Sites and Buildings

DATE

1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Rock County Historical Society

CITY, TOWN

Janesville

STATE

Wisconsin 53545

7 DESCRIPTION

CONDITION

EXCELLENT
 GOOD
 FAIR

DETERIORATED
 RUINS
 UNEXPOSED

CHECK ONE

UNALTERED
 ALTERED

CHECK ONE

ORIGINAL SITE
 MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

INTRODUCTION

The proposed North Main Street Historic District comprises a concentrated two-block section of that part of Janesville's traditional downtown commercial center which is located on the east edge of the Rock River and north of Milwaukee Street. The district is mostly composed of a consistent grouping of traditional Victorian buildings which are located near the river and within Janesville's first Tax Increment Finance District (T. I. D.). The Rock River courses its way through the city and forms a natural western boundary both to Janesville's east side and to the historic district.

GENERAL DESCRIPTION

Although a secondary focal point is located on the west side of the river at the old Corn Exchange, the intersection of Main and Milwaukee Streets is the traditional commercial hub of Janesville. The strongest east side commercial corridors radiate from this intersection in four directions.¹ They are:

Northerly: the two city blocks on Main Street north of the intersection of Main and Milwaukee Streets, which include this proposed North Main Street Historic District;

Easterly: a block and a half of Milwaukee Street which runs northeasterly from Main, and which includes a proposed East Milwaukee Street Historic District;

Southerly: the two blocks of South Main Street between the Milwaukee Street intersection and the Neoclassic Revival former library of 1902, at 64 South Main, within a proposed South Main Street Historic District; and

Westerly: the half-block of Milwaukee Street which runs westerly from Main, the south portion of which, the Lappin-Hayes Block, is already listed on the National Register.

The three proposed commercial historic districts are considered separately because of gaps in the historic fabric at the northeast and southeast corners of the intersection of Main and Milwaukee Streets, which tend to isolate the historic areas from each other. Two contemporary buildings occupy these corners. Further, two major fires in 1977-78 burned historic buildings on either side of the new buildings, north and south, resulting either in the gaping holes of empty lots or, in one case, of a neighboring building being cut down to one story, thereby losing much of its historic character, and, in another case, of the demolition of a small structure isolated by the fire.

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North Main Street Historic District, Janesville, Rock County, Wisconsin

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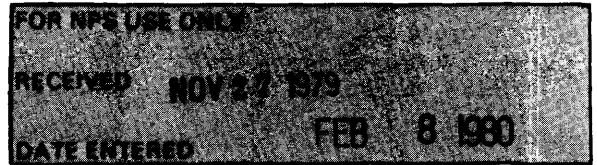
The Lappin-Hayes Block of 1855 on the southwest corner of Main and Milwaukee, one-half block from the proposed district, is the corner's last remaining pivotal building, architecturally as well as historically, and is already listed on the National Register. It forms an anchor and important link between the North Main and the South Main historic districts. One East Milwaukee, the three story building across the street to the north, but south of the North Main historic district, actually utilizes part of the historic Jackman Block of ca. 1860, which is obscured under its "modern" tile facing. This building was enlarged from four to five stories in 1899, but then shortened to three stories and extensively remodeled ca. 1960. Though parts of its limestone foundation remain visible (as part of a restaurant), and fragments of its first story stone facade can be seen between the newer commercial fronts, architecturally it has lost virtually all of its integrity and is therefore not included in the historic district.

The North Main Street Historic District is made up largely of two-to-four-story brick buildings, with a consistent 19th century block-row feeling. Nearly all ground stories have been altered in mid-20th century modes, and there is some interspersed early to late 20th century rebuilding and of alteration to the upper stories of older buildings. Nonetheless, there remains a consistency of material and scale above the first story, with compatible cornices and decorative Victorian bays, thus making a strong streetscape. On the ground story as well, many of the buildings are still unified by 19th century iron columns and pilasters, some of which bear dates. Even when not emphasized in current storefront design, they could be utilized as a significant part of the streetscape. In the past two years, and especially in the summer of 1978, abetted by a locally sponsored "Project Facelift", some owners have cleaned the brick and attempted to treat the storefronts in a manner compatible with their upper stories. "Project Facelift" aided 119-123 N. Main and 21 1/2 N. Main; and also provided design assistance for work which had previously begun on 15 North Main.²

Further economic impetus to the area is expected from the two major projects of the Tax Increment District (T. I. D.), within which the historic district is located. They are a six story elderly housing complex with an enclosed atrium, and a multi-level new bank building. Both of contemporary design, they abut the district on its northeast. The designers and the owners are all aware that the new buildings should be compatible with the historic fabric of the neighborhood.³ The brick pavement of East Wall Street, one of the few early 20th century brick pavements in the city which remains exposed, will be preserved between the new bank building and the historic district.

Enhancing the river front by providing walkways through the historic district is part of the T. I. D. plan, which also takes into account the long-neglected but picturesque

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back sides of the stores on North Main. Upgrading the area by the housing and bank projects, as well as listing on the National Register, should further encourage the rehabilitation of these structures by their private owners.

1. Because of the slight angle of the river, which the streets follow, the streets are not due north, etc., but in the abstracts are described as "north", "east", etc. for convenience.
2. "Project Facelift" was financially aided by the National Trust for Historic Preservation, which provided the services of an intern, and by two local charitable funds.
3. The architect for the housing project, Garden Court, is George Schipporeit of Evanston, Illinois, and the architect for the new Merchants and Savings Bank is Kenton Peters of Madison, Wisconsin.

DEFINITION OF BOUNDARIES

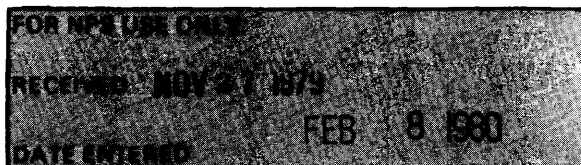
The proposed North Main Street Historic district is bounded on the west by the Rock River, a natural boundary. The westerly line commences at the south edge of the westerly boundary of 11 North Main on the Rock River. It then runs northwesterly along the west boundary lines, at the Rock River, from 11 North Main north to Prospect Avenue.

The northern district line is the south side of the short stretch of Prospect Avenue which leads northeasterly from the river to Main Street. The complex at the southwest corner of this intersection of Prospect and Main, the former Myers pork packing plant at 119-123 North Main, is a pivotal site at the northernmost edge of the district. Across Prospect Avenue to the north the character of the next block immediately changes, featuring several mid-twentieth century commercial and service structures, along with paved parking areas. One block north of the district, at the northwest and northeast corner of Main and Pease Court, are two 19th century factories of cream brick and other materials, formerly the historic Doty Company and now part of the Schlueter Company. Of the two, the building on the northeast corner has retained more of its integrity. Both are of some historic interest but may not be eligible, on their own merits, for the National Register.

Further northeast, beyond the Doty-Schlueter buildings, is a polyglot industrial and residential area. It is effectively distanced from the

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historic district by a commercial string along East Centerway (U. S. 51), which crosses the Rock River two blocks north of the historic district.

The district boundary then runs southeasterly one block along the west side of Main Street from Prospect Avenue to the north edge of Wall Street, and then juts easterly from Main along the north side of Wall Street for one block to Parker Drive and continues back (southeasterly) to the back (east) edge of 18-22 North Main. Thereby it includes the historic brick pavement between Main and North Parker Drive, whose preservation is important to the district and is part of the T. I. D. (c. f.) plans. The aforementioned elderly housing and bank buildings will occupy the two blocks to the northeast and directly east of the historic district, and further east of there, a residential section appears. Another possible historic district extends east across from the Myers-Newhoff house (NRHP), and North Parker Drive, one block east of North Main, rising up a hill two blocks to include the environs of the Hamilton-Richardson house (NRHP), but these areas are both effectively separated from Main Street and radically different in character.

From the northeastern corner of 18-22 North Main (88 feet east of Main Street's east edge), the line continues southeasterly to the south edge of 18 North Main (ca. 88.2 feet south of the corner) and then turns southwest, along the lot lines at a right angle, back to the west side of North Main St. This district boundary excludes a city parking ramp and a modern office structure on the south side of East Wall Street but includes the Odd Fellows building, 18-22 North Main, a striking Victorian commercial complex, which is a pivotal building.

The boundary line then continues southeasterly along the west side of North Main to an intersection with the southerly line of 11 North Main Street, at the south boundary of the district, and then turns westerly to the Rock River, on the south property line of 11 North Main to the point of beginning.

This boundary line thus excludes to the south two contemporary appearing buildings, One East Milwaukee (c. f.) and 7-9 North Main. After a destructive fire in 1960, the 1889 Waverly Block at 7-9 N. Main was almost completely rebuilt above the foundations as a one-story building which is out of scale and character with the Victorian fronts to its north. Also excluded to the south and east are the now vacant site of 16-14 North Main and the building reduced to one story (though its cast iron columns are still intact) at 10-12 North Main. The buildings here, which were closely related in date and design to 18-22 North Main, were badly damaged or destroyed by a 1978 fire, and so are excluded from the district, as is the large contemporary structure to its south. This contemporary office building southeast of the district, at the northeast

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corner of Main and Milwaukee, is the six-story Helgesen building. This structure blends well in scale and material with the historic buildings but obviously is not one of them.

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INVENTORY

Intrusions

Within the proposed boundaries of the North Main Street Historic district are the following intrusions (1-2):

1. East Wall Street extended: (Owner: City of Janesville)

Now a parking lot between 23 North Main and 101 North Main, at the west side of East Wall Street, this was the site of the 19th century fire station No. 2.

2. 115 North Main: (Owner: Helgesen Realty Corporation)

A vacant lot between 109 and 117 North Main, consisting essentially of the ruined wall and floor of a building demolished more than fifteen years ago.

✓ Pivotal Structures

North Main Street

11 North Main

(South 6 feet of Lot 2, North 16 feet of Lot 3, Block 43, original plat of Janesville. Owner: A. Henry Hempe)

This three-storied, painted brick building is important visually because it is the southernmost and the most imposing of the Victorian storefronts on the west side of Main Street, north of Milwaukee Street. It faces easterly and is located "kitty corner" across the street from the Odd Fellows (I. O. O. F.) complex at 18-22 North Main.

The lot at 11 North Main was bought in 1855 by Otto Frederick Meyer, with mortgages in 1862 and 1866. The facade has been virtually unaltered above the ground floor since the 1880's, except for paint. The cosmetically painted colors (gold, grey-blue and white) most recently applied ca. 1972, are perhaps a bit garish for a Victorian restoration, and its brick still needs pointing, but the colorful effect is generally pleasing. The paint articulates the subdivision of the wall into piers, lintels, and windows with radiating voussoirs. The flat south side wall was also embellished ca. 1972 with a contemporary mural by a young Janesville artist, Tom Darnold; it faces the contemporary looking buildings to its south. The storefront was remodeled in the spring of 1978, retaining the "Art Deco" flavor of the existing windows.

(Wise, Picturesque Janesville Illustrated, Janesville, 1888)

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13 North Main

(28 feet north of south 6 feet of Lot 2, block 43, original plat. Owner: A. Henry Hempe)

The first of the Victorian two story buildings to the north of 11 North Main has been handsomely facelifted. Details of the trim on the metal bay and first story frieze are tastefully brought out by brown and oyster color, which complements the coursed stone on its second story facade. In 1853 Allan Bates constructed a brick building on the site, described by 1867 as three stories; this three story facade was probably remodeled or rebuilt as a two story building about the turn of the century.

(Abstracts, Janesville Directories, 1859, p. 38 and 1884, passim; Wise, Picturesque Janesville Illus., Janesville, 1888.)

15, 17, 19, and 21 North Main is a continuous row of two-story Victorian buildings of various heights, with little alteration in proportion since 1888, though some fronts are more severely remodeled than others. Brick was cleaned and simple, attractive "facelifting" was undertaken on 15 North Main in the summer of 1978.

(Wise, Picturesque Janesville Illus., 1888.)

15 North Main

(North 22 feet of south 56 feet of Lot 2, Block 43. Owners: Wm. Sutherland and Harry J. O'Leary.)

The O'Leary building retains its second story intact, with metal cornice and brick arches with keystones. The pedimented first story entrance is 20th century.

17 North Main

(South 3 feet Lot 1, north 10 feet Lot 2, Block 43, original plat. Owner:

A smaller two-story brick building; its 19th century metal cornice is retained.

19 North Main

(14 3/4 feet of Lot 1, beginning 3 feet north of south edge of Lot 1. Owner: Chas. McKeown)

This brick building looks unprepossessing because all but the glass is painted avocado

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green. The wooden entrance is 19th or early 20th century; there is a simple bay on the second story, covered with brick textured material, also painted avocado.

21 North Main

(N 17 1/2', S 34 1/2' of Lot 1, Block 43, original plat. Owner: Leon DeLambert.)

Ground story was fronted with blue-green metallic sheets ca. 1970. The upper story is fronted with dark red, early 20th century brick; two round-arched windows flank a garlanded bay. Probably built ca. 1855, the building was presumably remodeled in the early 20th century.

18-22 North Main, Odd Fellows Complex

(88 feet west of Lot 5 and of the north third (22 feet) of Lot 6; Block 34, original plat of Janesville. Owners: 18 N. Main: Riley Pierson; 20-22 N. Main: Wisconsin Lodge #14, I. O. O. F.)

This is the remaining north half of the unified complex of four buildings erected between 1866 and 1868, following a fire in December 1865 which devastated this section of North Main, and to the east as far as Division Street. The south half of the complex (10-16 North Main) was itself destroyed or damaged by a tragic fire on April 28, 1978. Yet the north half is still one of Janesville's most imposing remaining Victorian commercial complexes, probably eligible on its own merits for the National Register as a distinctive example of architecture. Erected by different owners, there is still a unifying theme of material, scale and Victorian "Commercial Renaissance" style. The whole was a contiguous three-story complex of cream brick construction facing westerly, with shared party walls, identical bracketed overhanging cornices and related treatments of richly embellished arched lintels over second and third story windows. Cast iron Corinthian pilasters, labeled "RRIW," (Rock River Iron Works, a Janesville company) were used on the ground story and are probably still concealed under the 20th century facade of 22 North Main.

The most impressive remaining single portion of the complex is 22 North Main, a seven-bay building with brick voussoirs topped by keystones at the upper story windows, and brick filigree under the third and a dog-toothed frieze partially visible under the second story window. The Odd Fellows Block is and was the northernmost building in the complex. Owners Bentley and Caroline Wheeler took mortgages of \$5000 in 1866 and \$6000 in 1868, for a building 44' wide and 66' deep. The latter mortgage was assigned in 1866 to the trustees of Wisconsin Lodge No. 14 of the I. O. O. F. (Indepen-

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dent Order of Odd Fellows). They purchased the building and moved here from the Smith Block, which still stood at that time on the south end of this block, on the site of the present contemporary style Helgesen building.

Next south, the second and third buildings, two matched pairs, originally extended from 14- to 20 North Main; only the north half, 18-20 North Main, now remains. Built by different owners, these originally had ten bays, or two matched halves of five bays each; the south half is now destroyed but the heavy party walls contained the fire from spreading further. The center bay of each half was (and on the north half still is) emphasized by a variation in treatment from the windows on either side. At the center were three tiers of brick-arched lintels with keystones; brick pilasters connected the second and third stories. On the other bays, cast metal window hoods (of round arches on the top story and stilted arches on the second) were employed. However, a three-sided metal-clad bay has replaced the two north bays over 20 North Main. This was probably done after 1888 by the I. O. O. F., which had acquired the building. Double doors are shared by 18-20 (and were shared by 14-16) North Main, to lead to the upper story apartments. The north one of the cast iron columns of the entrance at 18-20 remains.

The 22 feet wide site of 18 North Main was bought by Anson Rogers, through his guardian A. C. Bates, in May 1866, following the first fire. The John Bauman family bought this section of the building in 1883; their heirs retained possession through the 1960's. It was first a saloon with their residence upstairs and then became a grocery. It is a tavern again.

(Records and abstracts, Modern Abstract Office, Janesville; Janesville City Directories, 1870-1913; Wise, Picturesque Janesville Illus., 1888; Souvenir, Janesville Fire Dept., 1902; Douglas and Hartung, RCHSB, p. 207, illus. p. 71 pl. 26 f.)

119-123 North Main, Myers-Koutsky

(North 66', Block 42, original plat of Janesville. Owner: Arthur Koutsky.)

The north quarter of Block 42, comprising this parcel, was purchased by Janesville entrepreneur Peter Myers direct from Rock County on March 19, 1851, and remained in the family's possession into the 1930's. A cornerstone plaque embedded in the north pier of the facade at the corner in inscribed "Erected by Peter Myers March 19, 1851". This is actually the date of the land sale. A building on this general site was mapped in 1858 but was shown as located south from the corner. The map legend indicated "P. Myers, Soap and Candles". The north building is traditionally believed to

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be Peter Myers' pork packing plant because of the plaque. Part or all of this complex may be the "neat brick block" erected by Myers on North Main which was mentioned in the 1859 Janesville Directory.

This two story complex of two related buildings is built of cream brick, and faces easterly. There are nine arched windows across the second story of the facade. The south two thirds, 119-121, is treated simply; its lintels are brick voussoirs flush with the walls. The roof is flat; a cornice was obviously removed. Mid-20th century metallic storefronts on the first story have been removed, and renovations recently completed blend with the original flavor. The north third, 123 North Main, was more richly treated. This portion of the building may well have been constructed after the other, or as an office for the "factory" part. Three-tiered brick arches radiate above engaged pilasters on the second story facade, and the cornice is of brick, well-laid in a varied pattern. Cast iron columns have been retained in the remodeling of the ground story. The side on the north was treated simply, with two stories of round-arched windows. The current remodeling largely retains the integrity of the building.

The building at 119-23 North Main is significant on historic grounds as the best preserved and probably the oldest remaining commercial building erected by Peter Myers, builder of the Young America Block, the Myers Hotel, the Myers Opera House, the Myers Armory block and the Galbraith stables. The Young America Block, 9-15 South Main, is altered beyond recognition; otherwise all but 119-23 North Main are destroyed, including the Myers Opera House, which was on the National Register.

Historically, 123 North Main is also significant as the site, by 1913, of the Rockford Interurban freight office; also at one time cigars were manufactured in 119 North Main.

(1858 Map of Rock County; Janesville Directories, 1859, p. 38; 1911, p. 54; 1913, pp. 55, 224; Peter Myers Obituary, 1888; Douglas and Hartung, RCHSB, pp. 207-209.)

East Wall Street between North Main and North Parker Drive. This is one of the few streets in Janesville still faced with early 20th century red paving brick. Brick pavement was first tried in Janesville ca. 1900 on West Milwaukee Street, followed by Main and East Milwaukee Streets.

(Brown, Rock County, 1908, Vol. II, pp. 586-587.)

Contributing Structures

These are buildings which contribute by scale, material, etc. to the district but are

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not of primary importance. Some of them are also of some historic and/or architectural significance as part of the whole.

21 1/2 North Main

(S 12' of N 32' of Lot 1, Block 43, original plat. Owner: Steve Ruchti.)

This mid-19th century vermilion brick building is remarkably intact. Slim cast iron columns remain on the first story; straight linteled windows on the second story. Simple "facelifting" in 1978 greatly enhanced the attractiveness of the building from the street. A "brick store of A. Horn" was on the lot by 1856.

(Abstract at Modern Abstract)

23 North Main

(20 north feet of Lot 1, Block 43, original plat; and 16 feet adjacent to the north. Owner: Dr. John Keating.)

This 19th century two-story brick building is the only gabled building in the district, but was fronted and backed long ago with a stepped gable front and rear. The front was remodeled ca. the 1920's with buff brick on the second story, and about in the 1960's "rustic" vertical wood siding was added to the first story entrance. The rear gable is of mixed vermilion-red brick; heavy straight lintels are over the rear windows. The north side is stuccoed smooth. This was the site of Zuri Doty's Mechanic's Block in the mid 1850's; by the turn of the century it was occupied by the Rock River Hay Tool Company.

(Abstract at Modern Abstract; Janesville Directories, 1903, etc.)

101 North Main *demolished - see letter 3/3/80*

(20 3/4 feet adjacent to south and south 20 1/2 feet of Lot 4, Block 42, original plat. Owner: Salvation Army)

This basically "Moderne" two-story, stepped front structure was built in 1936 (inscribed on the cornerstone) as Salvation Army headquarters. The building is presently in fair condition, with cracks and peeling stucco on its sides and rear, and needs roof repairs. It was vacated in 1978 with the construction of a new (metallic) Salvation Army building on another site, and is currently for sale.

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103-105 North Main

(103: N. 22.44' of S 41', Block 42, original plat. Owner: Larry Rochester. 105: N 18.12' of S 59.12', Block 42, original plat. Owner: Richard Flanagan)

Both addresses share a simple stepped front; the building is of vermillion brick, painted white. The metal pilasters of 102 show fluted fronts, but their capitals have been removed. The front of 105 has been modernized.

107 North Main

(S 29 1/3' of N 205 1/3', Block 42, original plat. Owner: Ernest P. Agnew)

This two-story, stepped front brick building probably dates from the 19th century, with a ca. 1920's dark red brick front, and a 1970's aluminum and glass first story entrance. Its silhouette blends with buildings to its south.

109 North Main

(S 22" of n 176', Block 42, original plat. Owner: Robert Handtke)

This is an 1850's, two story vernacular brick building (painted cream), with a straight wooden lintel over the ground story entrance and curved brick lintels over the second story windows. A dropped ceiling in the first story of the coffee shop probably hides an older ceiling above it.

117 North Main

(N 22' of S 88', Block 42, original plat. Owner: Mrs. LeRoy Britt)

The Britt tavern is of interest largely as an extension of the two story block appearance of 119-123 North Main. A cast iron front remains, with rosettes on the flat metal beam. The metal is inscribed "Lackawanna". The second story is fronted with harsh red brick of ca. 1900 vintage. It is relieved by a metal and wood bay with a palmetto frieze below the window.

8 SIGNIFICANCE

PERIOD

AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

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

SPECIFIC DATES ca. 1850 - 1900

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The North Main Street Historic District is significant on architectural and historic grounds as a concentrated business area consisting largely of small-scaled commercial structures only one or two store fronts wide. Two of the earlier structures, in fact, are 13' or less in width and their upper fenestration is limited to two window openings, rather than the normal three or more (these are 17 and 21 1/2 North Main Street). Because these small scaled buildings predominate, with the exception of the Odd Fellows Block on the east, the entire scale and character of this portion of Main Street is distinctive. In particular, it varies in scale from the nearby South Main Street Historic District (NRHP nomination in preparation), where nearly all the buildings are larger in scale, with several three, four or five storefronts in width.

The district is that remaining concentrated portion of the core of Janesville's business and commercial activity on the east side of the Rock River water front, which is located closer to the upper water power of 1844.¹ This section developed strongly through the mid and late 19th century, with the building up of several compact blocks of compatible Victorian buildings. Much of a two block section of these commercial buildings remains today, north of Milwaukee Street and along the river. The pivotal buildings retain enough of their integrity, especially above the ground story, to be considered architecturally significant as exemplifying the characteristics of a type of building: two-to-three story brick commercial buildings built in variations of the Renaissance Revival or High Victorian Italianate styles, as interpreted in a bustling growing mid-western community in the second half of the 19th century and at the turn of the 20th century.

The two block district is of historic interest for its connection with the commercial development of Janesville. The buildings were generally constructed as offices, stores, service places like blacksmith and feed shops, and small factories (like Myers' pork packing and candles). Later more restaurants and saloons occupied the premises, with modest hotels or boarding houses close by. By the turn of the century, cigar making had expanded into the district from a larger firm to the north. The larger and more imposing buildings (from 1855 on) were constructed closer to the corner of Main and Milwaukee; the block to the north, originally platted as "the landing", developed commercially after the building of dams precluded the use of the Rock as a truly navigable river. While the Jackman block consisted largely of offices, the buildings to its north and east included other businesses such as a near-by six-room photography studio (1870) in the complex which recently burned, south

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Abstracts, Modern Abstract Office, Janesville.

Brown, Wm. F., ed. Rock County, Chicago: Cooper, 1908, 2 vols.

Douglas and Hartung, Rock County Historic Sites and Buildings, Janesville, 1976, pp. 202-03; 206-09; 211-12.

**UTM NOT VERIFIED
ACREAGE NOT VERIFIED**

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY ca. 2 1/2

QUADRANGLE NAME Janesville West, Wis.

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 1,6 | 3,3,4 | 1,4,0 | 4,7 | 2,7 | 5,1,0

B 1,6 | 3,3,4 | 1,9,0 | 4,7 | 2,7 | 5,4,0

ZONE EASTING NORTHING
C 1,6 | 3,3,4 | 2,4,0 | 4,7 | 2,7 | 4,7,0

ZONE EASTING NORTHING
D 1,6 | 3,3,4 | 3,3,0 | 4,7 | 2,7 | 5,3,0

E 1,6 | 3,3,4 | 3,6,0 | 4,7 | 2,7 | 4,9,0

F 1,6 | 3,3,4 | 2,8,0 | 4,7 | 2,7 | 4,3,0

G 1,6 | 3,3,4 | 2,9,0 | 4,7 | 2,7 | 4,1,0

H 1,6 | 3,3,4 | 2,4,0 | 4,7 | 2,7 | 3,7,0

VERBAL BOUNDARY DESCRIPTION

See Item #7 - Description

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Nancy S. Douglas, National Register Officer

ORGANIZATION

Rock County Historical Society

DATE

July 19, 1979

STREET & NUMBER

P. O. Box 896

TELEPHONE

(608) 756-4509

CITY OR TOWN

Janesville

STATE

Wisconsin 53545

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Richard Murray

TITLE Director, State Historical Society of Wisconsin

DATE

11/19/79

FOR NPS USE ONLY

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

Carol O'Shea

DATE

2-8-80

KEEPER OF THE NATIONAL REGISTER

ATTEST: *Anna Marie Saxe*

DATE

1/3/80

CHIEF OF REGISTRATION

Regional Coordinator

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED NOV 27 1979

DATE ENTERED FEB 8 1980

North Main Street Historic District, Janesville, Rock County, Wisconsin

SIGNIFICANCE
CONTINUATION SHEET

ITEM NUMBER 8 PAGE 1

of the Odd-Fellows building. Dwelling units were also upstairs; some of them were inhabited by the owners of businesses beneath (like the grocery store in the Odd-Fellows block, 18 North Main).

Several of the buildings are also historically significant because of their connection with specific individuals or organizations meaningful in the history of Janesville. The most significant of these is the Odd Fellows Block, 18-22 North Main, which is of historic interest for its combination of commercial functions on the first story with fraternal club use above, following its mortgage, some remodeling, and eventual purchase by the I. O. O. F. Another is the Myers buildings at 119-123 North Main, which are historically significant as the best preserved commercial structures erected by one of the community's most prominent early settlers and entrepreneurs, Peter Myers.²

Another structure of significance is the brick pavement of Wall Street, one of the two or so remaining early 20th century brick pavements in the city which has not been resurfaced with blacktop or asphalt. Its preservation is planned as a part the T. I. D. project.

The first settlement of present downtown Janesville, by Henry F. Janes (from whom the city takes its name), was a log cabin built in the spring of 1836 at the intersection of present Main and Milwaukee Streets. This cabin was located on the site of the Lappin-Hayes Block (NRH), just across the street from the Jackman Block. In the cabin were the first post office (1837) and the first religious service (1837).³ Nearby, at the foot of Milwaukee Street, was the site of Janes' ferry across the Rock River (1836), and later Janesville's first bridge across the Rock River (1842). Downtown commercial Janesville grew from this point. The first three story brick building "for business purposes" was built about a half block south in 1844, on the site of the J. M. Bostwick building.⁴

By the early 1850's, brick commercial buildings were being constructed on North Main Street. The coming of the railroad to Janesville, about six blocks north of Main and Milwaukee, in January 1853, contributed to this ambitious "boom town" growth. The 1850's saw complete infill on North Main between Milwaukee and First (now Wall) Streets. There was some more widely spread commercial industrial building on the blocks to the north and east by 1858.

The decade of the 1860's saw ambitious rebuilding, particularly after a drastic fire in December 1865, which spread from North Main two blocks east to Division Street. Further rebuilding and expansion continued through the 1880's and 1890's. Though some store remodeling took place in the 1940's, more significant changes took place in the

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North Main Street Historic District, Janesville, Rock County, Wisconsin

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

1950's and 1960's, when "modern" alterations or reconstruction of entire buildings changed the face of downtown Janesville. An unfulfilled Janesville city master plan of 1971 would have completely destroyed the remaining character of most of the buildings on Main and Milwaukee Street. Due however to the relatively conservative nature of the owners of the buildings or to the lapsing of ownership into bank trusts, most buildings were maintained (if somewhat neglected) while business volume slowly shifted to the new outlying shopping centers. On the other hand, urban renewal projects which tended to lay waste to entire downtown blocks of similar cities were avoided in Janesville.

A Tax Increment District (whose west and southwest limits are almost the same as those of the proposed North Main Street historic district), was proposed in 1977 to infuse new money and building in to the downtown through projects such as an elderly housing project and the proposed bank. By then it was realized that a core of notable Victorian buildings remained, the preservation of whose character should be an asset to the "center city", unavailable in outlying areas. Such awareness of surroundings has been voiced by the architects of both projects, George Shipporeit and Kenton Peters, who intend to consider the environment in the planning of their contemporary buildings. It has also been taken into account by the planning and community development offices of the City of Janesville and by the ownership of the Merchants and Savings Bank, the respective sponsors of the projects.

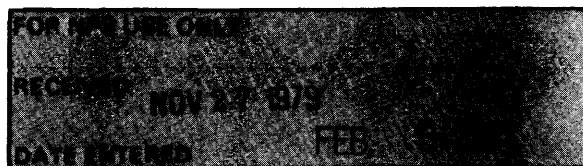
Also, in 1978, an association of downtown businessmen and firms, the Greater Janesville Corporation, hired a National Trust-funded intern. She designed several storefront projects in a manner sympathetic to the upper stories of the buildings, utilizing cleaning and surface (color scheme) design. Two local charitable funds supplied 25% of the funds for this surface rehabilitation, with the private owners paying the balance. To date, more than 10 buildings have been directly aided by this project, of which three are in the North Main Street District.

There is further interest in supplying such amenities as street furniture and water front design, with the possible inclusion of fountains or of sculpture in small parks put into present vacant lots. A citizens' and property owners' committee has been formed to study such projects. In short, there is presently an attempt to revitalize the area while treating the heritage of the Victorian buildings of the district as an asset to the area, for the first time since the early 20th century.

1. The lower water power, at Monterey, was built in 1846.

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INVENTORY -- NOMINATION FORM**



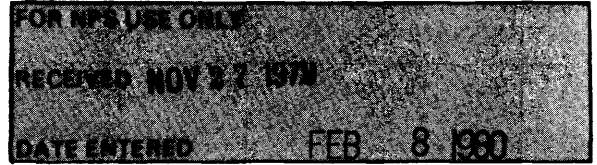
North Main Street Historic District, Janesville, Rock County, Wisconsin

SIGNIFICANCE
CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

2. Peter Myers' best known commercial building, the Myers Theatre (NRHP) was razed in 1977 for parking. It was located behind the Myers Hotel which had been razed in 1960 for the bank building which stands on the southeast corner of Main and Milwaukee, just southeast of the district. A livery building attributed to him, the historically significant Galbraith stables, was razed in the autumn of 1978, two blocks southeast of the district. His 1881 Armory building on West Milwaukee was razed ca. 1973. Just one block east of the Myers building on N. Main, but completely physically separated from the district by the site of the new bank, is the Myers-Newhoff house (NRHP) of ca. 1848, the only other remaining intact structure in Janesville known to have been associated with Myers. Another of his commercial buildings remains on South Main Street, but altered beyond recognition.
3. Souvenir, Fire Dept., Janesville, 1902.
4. Janesville Directory, 1859, p. 17.

UNITED STATES DEPARTMENT OF THE INTERIOR
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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

North Main Street Historic District, Janesville, Rock County, Wisconsin

BIBLIOGRAPHICAL REFERENCES
CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

History of Rock County, Chicago, 1879.

Janesville City Directories. 1859-ca. 1915.

Map of Rock County, 1858. Atlas 1873 and 1891.

Souvenir, Janesville Fire Dept., Janesville, 1902.

TIF Project Plan, Janesville: City Planning Dept., 1978.

Wise, George, Picturesque Janesville, Illus., Janesville, 1888.

MAIN STREET HISTORIC DISTRICT

(T.I.D. & environment, including intrusions: buildings outside the Main Street Historic District are in parentheses)

Neg. No.	Address	Orientation
RO "98"		
2	101 E. Milwaukee, Helgesen Building	S & W
3	N Main: 101 E. Milwaukee to Wall (22 N. Main)	W
3a-4	109-11 E. Milwaukee (Merchants or Ogden Hotel) front; 113-117 " " (Peters) rear	From SW
4a-5	11,13 N. Main	from E.
5a-6	13-23 N. Main	from SE
6a-7	100 Block of N. Main, west side (c.101-109)	" "
7a-8	" (101-123, including vacant lot, Helgesen Realty)	" "
8a-9	10-12 N. Main (reduced to one story after fire, 1978)	From Main St. Historic
(9a-10	200 Block of North Main, west side: n. of/district	from S
(10a-11	100 Block of West Main, east side (intrusion: vacant lot) E & NE of Hist. Dist.	from W-NW)
(11a-12	" " including Cronin Hotel (102 N. Main)	from NW)
(12a-13	213 W. Main: (L) Lathrop Agency & vacant lot: N. of Main St. Historic Dist.	from E.)
(13a-14	200 Block N. Main, E. Side: site of Elderly housing (E. of Hist. Dist.)	from NW)
(14a-15	309 N. Main Doty Co.-Schlueter Co. (N. of Hist. Dist.) (NW N. Main & Pease Ct.)	from SE)
(15a-16	NE N. Main & Pease Ct.-Doty-Schlueter	from SW)
(16a-17	200 B. N. Main, E. Side: 217 N. Parker to left (E. of Hist. Dist.)	from SW)
(17a-18	220 N. Parker (Coyne) (possible residential dist.) E. of Main. St. Hist. Dist.	from N)
(18a-19	214 N. Parker (Coyne)	from W-NW)
(19a-20	211 N. Parker Wis. Employment Office 217 " to right	from SE)
(20a-21	100 Bl. N. Parker, W. side 121 to right	from NE)
(21a-22	205 N. Parker (Filling Station)	from NE)
(22a-23	208 N. Parker, Debroux (possible residential dist; fire 1978)	from W)



FOUNDED 1948

440 N. JACKSON STREET

Main St. Hist. District RO "98", cont. T.I.D. & environs

Neg. No.	Address	Orientation
(23a-24	202 N. Parker (possible residential dist.)	from SW)
(24a-25	100 Bl. N. Parker 120 N. Parker, Weber Battery & Electric	from NW)
(25a-26	219 N. Prospect Judd (primary in possible residential dist)	from SW)
(26 a-27	108 & 102 N. Parker	from NW)
(27a-28	Parker & Wall St., including municipal parking ramp (SW corner)	from N-NE)
28a-29	Helgesen Bldg, rear, is in Main St. Hist. Dist. SE corner Parker & Wall 24 N. Parker, Siker's Furniture (Sikers is intrusion)	from NW
(29a-30	211 E. Wall GR with additional roof	from SW)
30a-31	214 E. Wall Allan Electric (intrusive in historic district)	from N-NW
31a-32	200 Block, East Milwaukee 205; Sig Olson ; 209, Muffler Center; 213 (secondary)	from SW
32a-33	Alleyway between London Hotel, 121 E. Milwaukee, and annex to rear	from E
33a-34	Rear of 113-117 E. Milwaukee (L) & 109-11 (R)	from N-NE
(34a-35	100 W. Milwaukee: First National Bank 1913 Neoclassic Revival building concealed under new front, 1977: Frelich, Angus & Young, archts. West of Main St. Historic Dist.	from S-SE)
35a-36	Milwaukee Street Bridge Jackman Block-One E. Mke. (L); Lappin-Hayes Bl. (R)	from W
36a-37	(Lappin-Hays in southern portion of Main St. dist.) North Main, west side, Wall. St. intersection (L) from the Rock River, M&S Bank	from W-SW

MAIN STREET HISTORIC DISTRICT
 (North, esp.) {South, in parentheses}
 (Outside, also in ")

SURVEY : 1975 RO 78

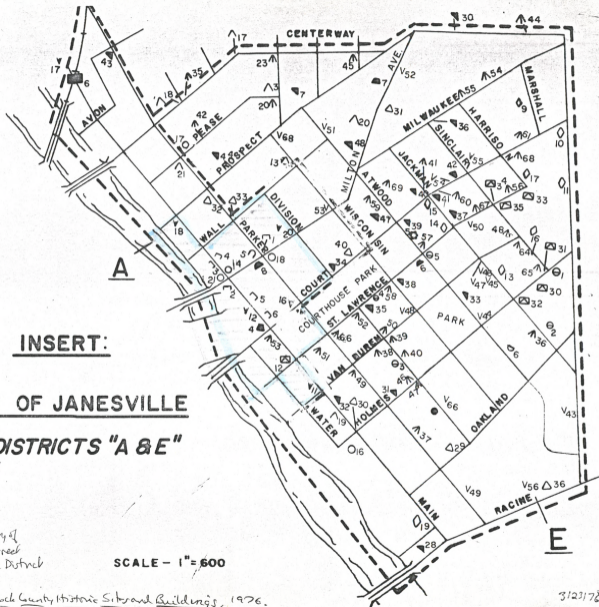
Neg. No.	Map No.	Address	Orientation
14	m 22	Galbraith Stables 215-219 E. Milwaukee	S
15	m 23	Hodge & Buchholz Carriage 201 E. "	S
16	m 24	London Hotel 121 E. "	S
18	m 26	Peters Block 113- 115 117 " "	S
(19-20	m 27	Myers Opera House (razed) South portion, Main St. Hist. Dist.)
(21	m 28	Lappin-Hayes Block SW Mke & Main South portion, Main St. Hist. Dist.	From NW)
22	m 29	Jackman Block One East Milwaukee	From W)
23		ca. 11-23 N. Main, rear	From SW
25	m 31	Odd Fellows Block 10-22 N. Main (18-22 " intact, 1978)	From SW
26		" 18-22 N. Main	"
(27	m 32	Behrendt-Cronin Hotel 102 N. Main (NE of district)	")
28	m 33	101-105 N. Main	From NE
29		11-17 N. Main	From NE
30		7 - 15 "	From SE
(31	m 34	9 - 15 S. Main South portion, Main St. Hist. District	From SW)
(32		" 21-27 S. Main " "	From W
(33	m 35	" 29-31 S. Main :fire 1977 " "	From NW)
(34		" Fredendall Block, SE Main and Court "	")
(35		" Kent Block, SW Main and Court "	From N)
(36		" Rost & Sons, Interiors 20 E. Court "	From N-NW)

INSERT:
CITY OF JANESVILLE
DISTRICTS "A & E"

Boundary of
 Main Street
 Historic District

SCALE - 1" = 600

Dagobrand Hartung, Rock County Historic Site and Buildings, 1976.



INSERT:
CITY OF JANESVILLE
DISTRICTS "A & E"

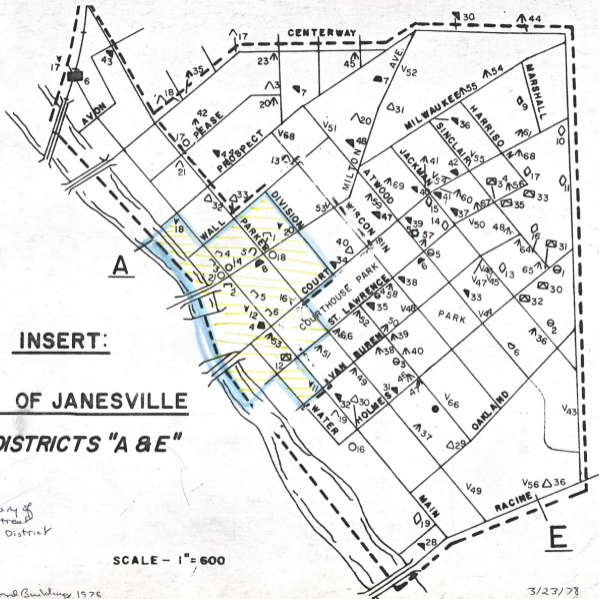
Boundary of
 Main Street
 Historic District

SCALE - 1" = 600

Douglas Hartung
 Rock Co. Historic Sites and Buildings 1976

3/23/78

209



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FEB 8 1980

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

North Main Street Historic District, Janesville, Wisconsin (Rock County)

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 1

<u>Property</u>	<u>Owner Name & Mailing Address</u>
11 N. Main Street	A. Henry Hempe 13 North Main Street Janesville, WI 53545
13 N. Main Street	A. Henry Hempe 13 North Main Street Janesville, WI 53545
15 N. Main Street	Wm. D. Sutherland & Harry O'Leary O'Leary, Sutherland & Krohn 15 North Main Street Janesville, WI 53545
17 N. Main Street	Bruce R. Olson 202 Jackman Street Janesville, WI 53545
18 N. Main Street	Riley M. Pierson 18 North Main Street Janesville, WI 53545
20-22 N. Main Street	Joseph H. Gurney Wisconsin Lodge #14 Independent Order of Odd Fellows 20-22 North Main Street Janesville, WI 53545
19 N. Main Street	Charles McKeown 722 Eisenhower Avenue Janesville, WI 53545
21 N. Main Street	Leon DeLambert 1420 Josephine Street Janesville, WI 53545
21 1/2 N. Main Street	Stephen H. Ruchti Ruchti Insurance 21 1/2 North Main Street Janesville, WI 53545
23 N. Main Street	Dr. John Keating 23 North Main Street Janesville, WI 53545

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DATE ENTERED	FEB 8 1980

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

North Main Street Historic District, Janesville, Rock County, Wisconsin

CONTINUATION SHEET

ITEM NUMBER 4 PAGE 2

<u>Property</u>	<u>Owner Name & Mailing Address</u>
Brick pavement, 100 block E. Wall St. & Parking lot between 23 and 101 N. Main Street	City of Janesville Philip Deaton, City Manager 18 North Jackson Street Janesville, WI 53545
101 N. Main Street	Salvation Army Captain Elvis Lodge, Commander 101 North Main Street Janesville, WI 53545
103 N. Main Street	Lawrence Rochester Ed & Larry's Fast Vacuum Service 103 North Main Street Janesville, WI 53545
105 N. Main Street	Richard A. Flanagan 822 Richardson Street Janesville, WI 53545
107 N. Main Street	Ernest P. Agney Agnew & Porter 107 North Main Street Janesville, WI 53545
109 N. Main Street	Robert Handtke 109 North Main Street Janesville, WI 53545
115 N. Main Street	Lester A. Helgesen Helgesen Realty 101 East Milwaukee Street Janesville, WI 53545
117 N. Main Street	Mrs. LeRoy Britt 512 Lincoln Street Janesville, WI 53545
119-123 N. Main Street	Arthur W. Koutsky Route 4, Fox Road Janesville, WI 53545

2-8-80

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

North Main Street Historic District, Janesville, Rock County, Wisconsin
NRHP February 8, 1980

CONTINUATION SHEET

ITEM NUMBER

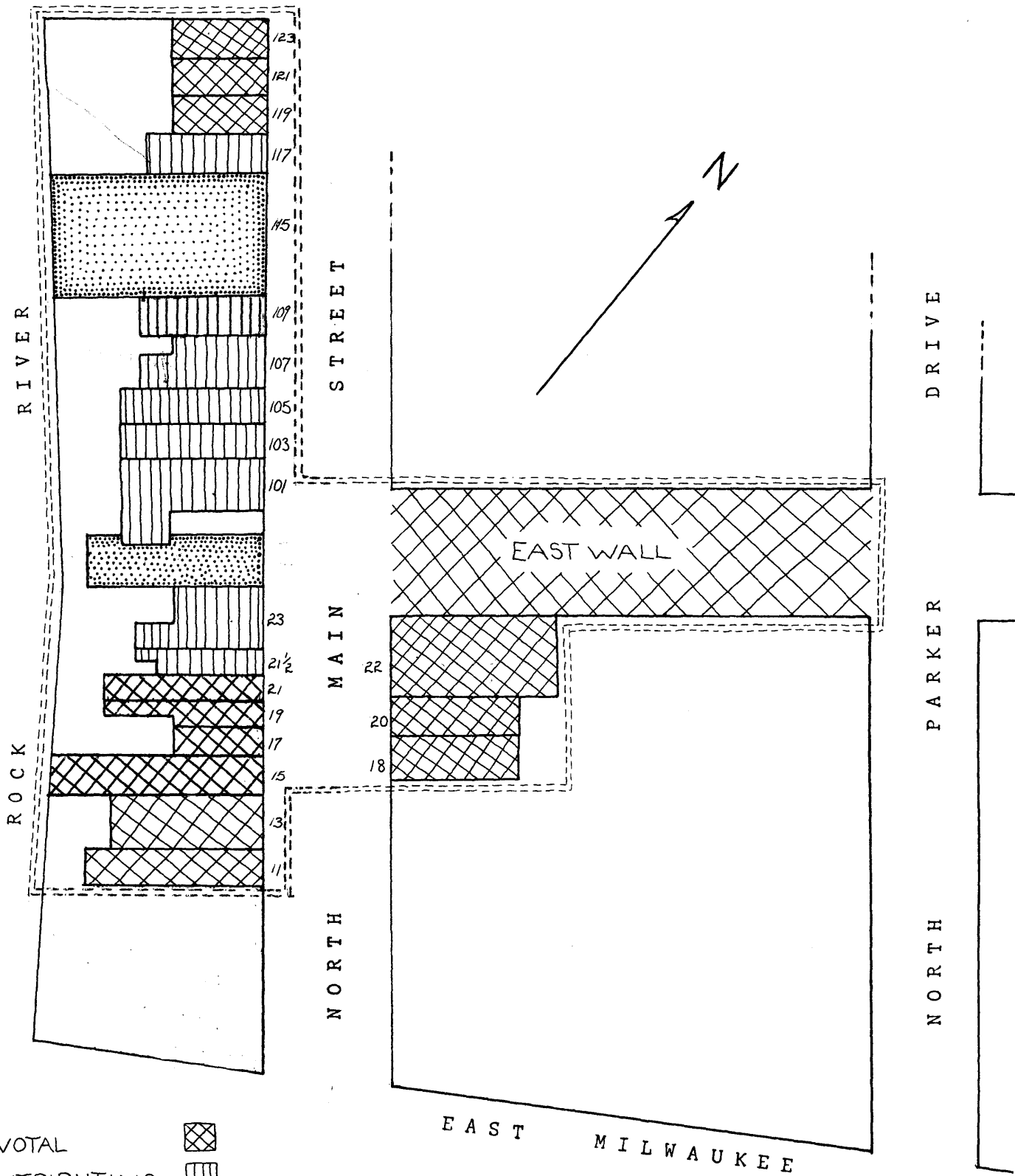
PAGE

4. Owner of property at 119-123 North Main Street: (Address correction)	Arthur W. Koutsky P. O. Box 456 Dryden, Ontario Canada T8N2Z2
--	--

7. Property at 101 North Main Street: Change from Contributing to Demolished

D. N. Anderson
D. N. Anderson
Historian & Registrar
March 14, 1980

NORTH MAIN STREET HISTORIC DISTRICT JANESVILLE, WISCONSIN



- PIVOTAL
- CONTRIBUTING
- INTRUSION

NOT TO SCALE