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United States Department of Interior
National Park Service

Nat. Register of Historic Places
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 Gray, William H. and Edith, Farmstead
other names/site number

2. Location

street & number	313 East High Street	N/A	not for publication
city or town	Milton	N/A	vicinity
state	Wisconsin	code	105
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

May 1, 2015
Date

Deputy State Historic Preservation Officer – 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

Gray, William H. and Edith, Farmstead

Rock

Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
- entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register.
 - See continuation sheet.
 - determined not eligible for the National Register.
 - See continuation sheet.
 - removed from the National Register.
 - other, (explain:)

Elson H. Beall

6-30-15

[Signature]

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property (check as many boxes 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)	8	1 buildings
<input type="checkbox"/> public-local	district		sites
<input type="checkbox"/> public-State	structure	1	1 structures
<input type="checkbox"/> public-Federal	site		objects
	object	9	1 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)

DOMESTIC/single dwelling

AGRICULTURE/animal facility

AGRICULTURE/storage

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN/Queen Anne

20th CENTURY REVIVALS/Colonial Revival

Materials

(Enter categories from instructions)

foundation stone

walls clapboard

wood

roof asphalt

other concrete

Narrative Description

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

Gray, William H. and Edith, Farmstead
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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1911-1930

Significant Dates

1911

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Unknown

Narrative Statement of Significance

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

Gray, William H. and Edith, Farmstead
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9. Major Bibliographic References

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

Previous Documentation on File (National Park Service):

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

Primary location of additional data:

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

Name of repository:

10. Geographical Data

Acreage of Property 2.837 acres

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

1 16 340780 4737200
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	date	July 1, 2014
organization	Prepared for the City of Milton	telephone	262-473-6820
street & number	W7646 Hackett Rd.	zip code	53190
city or town	Whitewater	state	WI

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Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

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

Photographs Representative black and white photographs of the property.

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

Property Owner

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

name/title	Philip L. and Lois A. Watson	date	July 1, 2014
organization		telephone	608-868-3801
street & number	313 E. High St.	zip code	53563
city or town	Milton	state	WI

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

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

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Section 7 Page 1

Gray, William H. and Edith, Farmstead
Milton, Rock County, Wisconsin

Start description on line below

DESCRIPTION

Site

The William H. and Edith Gray Farmstead, hereafter referred to as the Gray Farmstead, sits on an almost three-acre site along East High Street in the southwestern quarter of Milton, a small city in southern Wisconsin. The farmstead, once part of a much larger farm parcel, is located about one block west of the twentieth century expansion of Milton College. When the farmstead was built in the early twentieth century, this part of Milton was rural. Since the mid-twentieth century, subdivisions of houses have been built on the land south of the farmstead that was part of the Gray farm. To the north, the housing that sits near the old Milton College campus dates from the early twentieth century. Farther northwest of the farmstead, there are mid-twentieth century residential subdivisions and the large open campus of Milton High School.

Because the farmstead occupies almost three acres, it is the largest residential parcel in the neighborhood and still has much of its rural character. The house is on High Street, just slightly more set back than its neighbors. A long asphalt-covered driveway runs from the street to an oval turn-around at almost the center of the lot. The turn-around is not paved and has the remnants of a gravel surface. Around this oval sit most of the farmstead's outbuildings. These buildings include a large barn, silo, poultry shed, garage, workshop, granary, corn crib, and meat market shed. There is an asphalt-paved driveway extension that runs behind the house between the main driveway and the garage.

Surrounding all of these buildings are large open spaces. Around the house the spaces are landscaped with a large lawn punctuated with many mature trees and shrubs. Several planting beds sit close to the house and elsewhere within the lawn spaces. At the center of the oval turn-around there is another planting bed. Just to the southwest of the house, across the driveway, there is a small greenhouse structure (non-contributing) and another planting bed.

Around the barn and extending south there are grassy open spaces. The open space directly south of the barn appears to be the remnants of the old barnyard. To the east of the buildings around the oval turn-around is another large grassy area. A group of mature trees sit at the back of the lot and screen out the modern housing to the south. The trees surrounding the house screen this building from modern housing on the east and west sides of the lot. Also along the west side of the lot, the property has a line of mature conifers that begin behind the barn and extend to the rear property line. These trees screen the property from the modern housing west of the lot. Since the outbuildings are used primarily for storage today, some "volunteer" shrubs and vines have grown up around these buildings.

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Gray, William H. and Edith, Farmstead
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Farmhouse, c.1911

Exterior

The Gray farmhouse is a two-story Queen Anne and Colonial Revival transitional style house with a rectangular plan at the front and a perpendicular wing attached to the rear. Because two ells (enclosed porches) connect this wing with the front section of the house, it appears to have an almost square form in its overall plan (see floor plans in figures). The roof of the front of the house is moderately pitched with very wide overhanging eaves and exaggerated gabled end returns. Projecting from the roof on the main elevation is a dormer with a full pediment and a projecting pediment that tops a two-story bay. The rear wing has a very steeply-pitched gable roof and also features wide eaves and gabled end returns.

The entire house is covered with clapboard siding except for the front and side gables of the house and the gable peaks of the front dormer and projecting bay, which are have wood shingles. These gables feature scalloped wood shingles accented with rows of wood dentils.

Across the north (front) facade of the house is a full length porch. It has a very low-pitched hip roof with wide eaves that sit over a frieze. Supporting the porch are large round columns with Ionic capitals. A balustrade with turned balusters surrounds the porch and extends along the sides of the steps. A newel post with an urn sits at the top of the west side balustrade.

The openings of the house are varied in size and placement. On the main elevation there is a large single-pane window sitting in the first story to the east of the main entrance and above this opening is a small, narrow opening that sits in the center of the second story. The second story of the projecting bay has three openings. The central opening is filled with a single pane window. This window is flanked by symmetrical openings that are filled with single-light sashes. West of the main entrance on the first story, there is an opening that is filled with a single glass pane. The main entrance, itself, is filled with a wood and glass door covered by a modern aluminum storm door.

On the west (side) facade, the openings are also varied. On the second story there are two openings filled with single pane, one-over-one light windows, one with a transom. On the first story, there is a shallow square bay that is topped with a hip roof. The tripartite window of the bay features a small, raised single pane at the center flanked with narrow, one-over-one light sash. At the rear is an enclosed porch with a bank of modern sash windows.

On the east (side) facade, the openings are equally as varied. On the second story, there are two medium-sized symmetrical single-light sashes, while on the first story, there is a short and wide opening filled with a single pane that lights the dining room on the interior. Another shallow bay

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Gray, William H. and Edith, Farmstead
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projects from this elevation at the location of the interior parlor. It has a hip roof and the opening is filled with a picture-style window that has a large central pane flanked by narrow single light sashes.

In the second story of the rear elevation, there are three identical single light sashes in a row. On the first story, there is a modern sliding window that sits over the kitchen sink in the interior, a rear entrance covered with an aluminum storm door, and two entrances into the former porches that sit at the ends of the rear ell. The entrance into the enclosed west porch is a modern storm door, while a wood paneled sliding door sits over the entrance into the east porch, now a fully-enclosed utility room.

On all sides of the house, the gables demarcate the third, or attic, floor. Typically each gable has a wood window, except for the gable above the front door which is blank.

Interior, first floor

At the main entrance of the house, there is an entrance hall that features the main staircase to the second floor and entrances to a back bedroom and the parlor. The staircase is of stained oak. A short run of steps leads to a short landing that sits in front of the main run of steps. The staircase has a balustrade with turned balusters, a plain banister, and a square newel post with a simple cap. The staircase wall is of inset oak panels in a horizontal and vertical pattern. A small staircase closet with a horizontal inset paneled oak door sits next to the staircase wall.

There are several consistent decorative features seen throughout the first floor of the house. Unless otherwise noted, all wood trim and floors are of stained oak. The trim molding is generally narrow and flat. Doors are of stained oak having five horizontal inset panels and original hardware. Original plaster walls are extant and a few have been covered with wallpaper. Plaster ceilings are extant unless otherwise noted.

To the left of the entrance hall is a large framed opening that leads into the parlor. It is decorated with projecting bases that support fluted oak columns. In this room there is a large rug covering much of the floor and the walls are covered with wallpaper. Another large framed opening leads into the dining room through the south wall of the parlor. This entryway features a grille frieze of delicate scroll-sawn motifs including beaded spindles and curvilinear foliage.

The dining room also has a large rug over the floor and some walls covered with wallpaper. In the southwest corner of the dining room near the kitchen door there is a pass-through between the kitchen and dining room. It has a small inset panel door surrounded by heavy wood trim and there is a drawer below.

The kitchen doors and trim are identical to the other parts of the first floor, but in this room, all of the wood has been painted. Along the east wall of the kitchen, there is a floor-to-ceiling built-in cabinet

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Gray, William H. and Edith, Farmstead
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that is original to the house. It too is painted. A shelf sits between the upper and lower levels of the cabinet and the lower level consists of plain front drawers, while the upper doors each have five raised panels. To the right of the cabinet is a small staircase that leads down to a small landing that accesses the rear entrance. Along the south wall of the kitchen there is a set of mid-twentieth century cabinets and a modern central "island" cabinet sits in the center of the kitchen. The floor is covered with maple boards while the original plaster walls and ceilings are covered with modern materials, including mid-twentieth century acoustical tile and wainscot panels.

In the west wall of the kitchen, there is an entrance into the porch, which was enclosed in the 1990s. A door in the north wall leads into what appears to be a first floor bedroom, as it has a large closet. This room has the same decoration as the dining room and parlor.

To the left of the built-in cabinet, along the east wall of the kitchen, is another door that leads to what is now a utility room/bathroom. This room was probably originally an open porch, but was converted into a "mud" room sometime after the house was built. Old clapboards cover the north wall of this room indicating that it was once an exterior wall. The rest of the room has been remodeled with modern materials, including a shower stall, toilet and sink. When the room was a "mud" room, the south wall was partially open and covered by the sliding door seen on the south elevation of the exterior. The current owner built a new interior wall and entrance to weather-proof this room, but he retained the sliding door behind the new door that can be seen along the exterior wall.

Interior, Second Floor

At the rear kitchen entrance as described above, there is an enclosed staircase that leads to the back of the second floor. This staircase leads to the south end of a central hallway. The front or main staircase turns left at the end of the long run of risers and goes up another few steps to a short hallway that intersects with the central hallway. Off of this short hallway, there are entrances on either side to the northwest bedroom and the southwest bedroom. Straight ahead is the entrance into the northeast bedroom. The east bedroom entrance is off of the central hallway.

Like the first floor, there are architectural details that are the same in all the rooms of the second floor. There is oak trim that is identical to the first floor throughout the hallways, and the bedroom and bathroom doors are also identical to those of the first floor. But inside of the bedrooms, the trim is made of a soft wood that is stained a similar medium color as the oak trim. Floors of the bedrooms are also made up of soft wood boards. The bedrooms have original plaster ceilings and walls, although some walls are covered with wallpaper. The exception is the northwest bedroom, where the walls and ceiling have been replaced with drywall and a modern plaster coating or wallpaper.

There is a slight separation from the front of the house to the rear wing and it is marked by a separate oak trimmed entrance and oak door. In this section of the second floor, there are two small rooms

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Gray, William H. and Edith, Farmstead
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across from each other. On the west side is the bathroom and on the east side is a small room that may have been a maid's room. This room is currently used as an office and has a modern entrance into the east bedroom.

Dairy Barn, c.1911

The dairy barn has a rectangular plan and includes a lower level for housing animals and a large hayloft under a wide half-gable/half-gambrel roof. The gambrel form is on the north side and the gable form is on the south side of the roof. Although it is not clear from construction details, this half-gable section of the barn may have been an extension to the original building. The roof extends into a hanging gable on the west side that covers a large entry to the hayloft. Two large metal ventilation cupolas are located on the ridge of the barn's roof.

The walls of the barn are of board and batten siding and there are numerous openings in each of the barn's elevations. On the east elevation, there is a large opening at the north end that is covered by a sliding door made up of vertical wood boards. When open, it covers a smaller opening to the north. Three similar openings sit to the south of the main opening. They are filled with four-light windows. A larger window sits to the south of the three smaller windows and above this window is another sliding wood door that provides access to the hayloft.

The west elevation features the previously-mentioned entry in the peak that is flanked by two small windows. On the first story level, there are four openings filled with nine-light windows. To the south of these windows is a larger multi-light window.

Because of the shed roof, the south elevation of the barn is only one story in height, but it has a row of primarily symmetrical openings across the entire wall. These openings are filled with nine-light windows. Toward the west end of the wall, there is a narrow sliding door made up of vertical boards. The north elevation has a shed-roofed board and batten-sided addition toward the east end of the wall and at the center is the silo, described later.

The interior of the barn has two distinct sections. Most of the eastern portion of the barn is made up of a large area where there are built-in stalls for animals. The stalls are made up of wood boards and the floor is covered with both wood boards and poured concrete. A small room, possibly used as the milk house, sits to the north of the stalls. No milk house equipment appears to be extant. Behind this room is another large room that connects with the addition along the north wall. To the south of the room with the wooden stalls is a wall that separates this part of the barn from the long shed-roofed section along the south elevation of the building. In this area there are stairs to access the hayloft.

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At the back of the room with the wooden stalls is a set of mid-twentieth century double doors that lead into another room of the barn. This room has wood wall surfaces and wood plank flooring. Through a swinging wooden door at the back of this room is the other section of the barn where the milking operation was housed. This area has an L plan. There is a large room at the west end of the barn that connects with a long room running along the south elevation.

The L-shaped milking parlor has a concrete floor with troughs inset along what were the milking stalls. The walls are covered with horizontal boards and the ceilings are covered with mid-twentieth century ceiling panels. Much of the metal milking parlor stalls and other metal stalls are still extant in this part of the barn. Also extant is a track system along the aisle ceiling beams that held hanging tubs that could be pulled along the stalls to make distributing feed easier.

Silo, c.1911

The silo is a circular structure of poured concrete. It has a dome top and a concrete shaft that houses the interior ladder. A small concrete ell attaches the lower level of the silo to the barn. The silo was probably built at the same time as the barn.

Granary, c1900

This one-story shed-like building was probably used as a granary. It has a rectangular form with a gable roof and metal panel siding. On the main or north elevation, the granary has a rough vertical board constructed door and an opening that is filled with an old six-over-six-light window. The building sits on a concrete foundation.

Corn Crib, c.1911

The large, one-story, drive-through corn crib is a roughly-constructed wood building with both horizontal board and lap siding. The gable roof extends down on each side to form a shed roof over the slat-walled grain storage bins of the interior.

Poultry Building, c.1900

This small one-story building was used as a chicken coop for some time but it is unknown if it was constructed for that purpose. The building is small, rectangular in plan, and has a gable roof, vinyl siding, and openings on the south and east elevation that are filled with six-over-six-light double-hung sash windows. The entrance is on the south side of the building.

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Garage, c.1915

This small building was probably built in the 1910s for automobile storage. It has a size that was typical for small cars of that era. It has a rectangular plan, gable roof, lap siding, and a modern garage door. In the north elevation, there is an opening filled with a four-light sash window and a wood paneled pedestrian door.

Workshop, c.1870

The building known as the workshop has a rectangular form with a gable roof, clapboard siding, and several openings. On the main elevation, there is an entrance covered with a newer wood paneled door and an opening filled with a six-over-six-light double-hung sash. Similar windows are found on the west elevation, but they have been partially enclosed with wood boards so that only the upper part of the original six-over-six-light sash is extant. On the south elevation there is a large sliding door made of vertical wood boards.

The building sits on a concrete foundation, which does not match its architectural features that seem to date from the mid-nineteenth century. The building's form and openings also suggest it might have been a small school or town hall that was moved to this location to be used as an outbuilding. However, there is no direct evidence that verifies this.

Meat Market, c.1930

This small shed has a rectangular plan, a gable roof, and metal panel siding. There is a large opening east of the pedestrian door that is sometimes covered with a large modern door of wood and fiberglass panels. The pedestrian door, a storm door from the early to mid-twentieth century, is of wood and multi-pane glass. There are openings along the side walls which have been enclosed. This building may have been a shed originally, but was remodeled and used in the 1930s for a farm meat market operated by R. L. Hull.

Greenhouse Structure

A modern greenhouse structure, constructed in the late twentieth/early twenty-first century, is located near the poultry building. Its walls are of corrugated plastic. It is a non-contributing building.

___ End of Description of Physical Appearance

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Gray, William H. and Edith, Farmstead
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Insert Statement of Significance

SIGNIFICANCE

The William and Edith Gray Farmstead, hereafter referred to as the Gray Farmstead, is being nominated to the National Register of Historic Places because it is locally significant under Criterion C in the area of Architecture, as an intact early twentieth century farmstead. Not only is the Gray Farmhouse a fine and distinctive example of transitional Queen Anne-Colonial Revival residential architecture, it is part of a farmstead that includes an intact dairy barn with a silo and a complement of outbuildings that reflect an early twentieth century Wisconsin dairy farming operation. That this farmstead still exists within the city of Milton is unusual and distinctive in the community.

Period of Significance

The period of significance for the farm begins in 1911 with the construction of the farmhouse and ends in 1930 with the construction of the last contributing building on the farm, the meat market. The property is significant as an intact early twentieth century farmstead; therefore, the period of significance encompasses those dates when all of the buildings that define a farmstead were constructed. All of the built resources of the farmstead are intact from the historic period.

Historical Background

When it was developed, the Gray Farmstead was part of an 80-acre farm located just to the southwest of the old community of Milton, now part of the modern-day city of Milton. Despite its rural nature, the farmstead was only a few blocks away from the old campus of Milton College and during the mid-twentieth century, the campus expanded to the southwest, closer to the farmstead. As the campus and the entire community expanded in this area, modern residential housing and subdivisions were built around the farm and eventually the farmstead was parceled off into an almost three acre lot in the modern city of Milton.

Until the post-World War II era, this part of current-day Milton was rural with large parcels of land used for agriculture, and had been rural since the early settlers came to this part of Rock County in the late 1830s. On the historic 1858 Rock County plat map, the farm was part of two much larger farms, but in 1873, A. W. Baldwin carved out a 40-acre farm from the larger farms. A. W. Baldwin eventually increased his land holdings to 80 acres and established a small farmstead close to the road (High Street) before his death around 1885.¹

¹ *Map of Rock County, Wisconsin* (Chicago: A. B. Millar and Orrin Guernsey, 1858); *Combination Atlas Map of Rock County, Wisconsin* (Chicago: Everts, Basking & Stewart, 1873), 26; *Plat Book for Rock County, Wisconsin* (Minneapolis: C. M. Foote & Company, 1891), 37.

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Baldwin's heirs continued to hold on to the farm until 1909, when they sold the 80 acres to William H. Gray. It is interesting to speculate why Gray purchased this farm as he had an almost 200 acre farm in the nearby Town of Harmony that he had worked since 1883. In fact, Gray had worked hard to acquire his Town of Harmony farm. He had come to Rock County with his parents in 1856 and helped his family work a farm. As a young man, he rented his own farm in the Town of Johnstown, eventually purchasing it. He worked this farm for about 20 years, then sold it and purchased the large 199-acre farm in the Town of Harmony that he owned until he purchased the 80 acres from the estate of A. W. Baldwin.²

It may be that William H. Gray, then aged 64, was "downsizing," and wanted a smaller property. Also, he may have been making a change in farming. In 1901, he was reported to be a stock raiser of Holstein cattle, at the time one of a number of popular breeds of milk cows for dairy farmers. Perhaps, he was moving away from stock raising to just a dairy operation. Another reason may have been his relatively young wife. Gray married Harriet Osborn in 1867, but in 1898 she died from appendicitis. In 1901, Gray married [Sarah] Edith Dickinson, who was 20 years his junior. Perhaps Edith wished to live closer to a town. In any event, William and Edith Gray and their two young daughters moved to the old Baldwin farm.³

What is interesting about the Gray farmstead is that historic tax rolls suggest it significantly increased in the value of its improvements around 1911, suggesting that William and Edith Gray built this new house on the old Baldwin farmstead at that time. The architecture of the barn also suggests this time period, and the barn and silo were probably built around the same time. The large corn crib is typical of the early twentieth century, but the remaining buildings are vernacular and could date from a different time period. In fact, one of the buildings appears much older and could have been moved to this location or was part of the earlier farmstead.⁴

The large dairy barn and silo suggests that William Gray was a dairy farmer while he lived here and according to his obituary, he was an active member of the Odd Fellows fraternal lodge in Milton. In 1918, at the age of 73, Gray died, leaving his younger wife and his nine and 13 year old daughters. In 1920, Edith Gray sold the farm to James Palmer. Edith and her daughters lived in Milton for another

² *Commemorative Biographical Record of the Counties of Rock, Green, Grant, Iowa and Lafayette Wisconsin* (Chicago: J. H. Beers & Co., 1901), 421; *Milton Journal-Telephone*, March 28, 1918, 1; property abstract in the possession of the owner.

³ *Commemorative Biographical Record; Milton Journal-Telephone*, March 28, 1918, 1; *Milton Telephone*, November 17, 1898, 5.

⁴ Tax rolls for Milton, Rock County Courthouse, Janesville, Wisconsin.

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six years, but then Edith moved to San Diego, California. James Palmer owned the farm until 1930 when it was sold to R. Loyal Hull.⁵

When the Hull family owned the farm, they operated a small meat market in one of the sheds that is still extant. The Hull family owned the property until 1944, when it was purchased by the McWilliam family, who continued to farm and owned it for almost 50 years. In 1992, Phillip and Lois Watson acquired the almost 3-acre farmstead that had been parceled off from the farm. The Watsons have owned the property since that time, maintaining it as a historic farmstead as much as possible.⁶

Area of Significance: Architecture

The Gray Farmstead is locally significant for architecture for its fine collection of buildings including the farmhouse and agricultural buildings. The farmhouse is a fine and very intact example of a transitional design between the Queen Anne and Colonial Revival architectural styles. In 1911, at the time of this house's construction, the Queen Anne style was waning, but still being used. The Colonial Revival style had been popular since the first decade of the twentieth century and its classical forms were often used on late Queen Anne style houses. This farmstead would not be eligible without its group of intact agricultural outbuildings, from a fine example of a dairy barn and silo from the early twentieth century, to the complement of feed storage buildings and sheds that illustrate the type of farm operation from this era.

The overall significance of this building group is that it is a fine example of an intact farmstead from the early twentieth century, but the Gray Farmhouse, itself, is a fine example of a house that has features from both the Queen Anne and Colonial Revival styles, making it one of the most distinctive houses in Milton.

According to Wisconsin's Cultural Resource Management Plan, the Queen Anne style was popular in Wisconsin between 1880 and 1910. The style is characterized by asymmetry and irregularity of plan and massing. Queen Anne houses often express their asymmetry with a variety of surface materials such as wood shingles, stone veneer, or stucco. Common details of the style include steeply-pitched multiple gable or combination hip and gable roofs, gable projections, bays with elaborate hoodmoldings or cornices, round or polygonal turrets or oriels, classical details, and large, wrap-around porches. The early versions of the style tend to be more picturesque, while later versions, especially after 1900, reflect the emerging popularity of the Colonial Revival style and are more symmetrical with more classically-influenced details.⁷

⁵ Tax rolls; property abstract.

⁶ Information from Philip Watson, 2013 and 2014.

⁷ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin* (Madison: State Historical Society of Wisconsin,

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Between 1900 and 1940, a number of architectural styles known as the Period Revival styles were popular in Wisconsin. These styles were based on historic architectural styles and included the Colonial Revival. The Colonial Revival style featured symmetrical form and massing and simple classical details that reflected the Colonial period in American history.⁸

The Gray Farmhouse is an excellent example of the combination of these two styles. It has a much more symmetrical form than earlier Queen Anne houses, yet it still features some asymmetrical elements, such as a projecting two-story bay, a slightly irregular plan, and both clapboard and wood shingle siding. However, the symmetrical front porch with the emphasis on the classical columns with little other picturesque detail, and the overly emphasized returned eaves and classically-influenced dormer are details that suggest a transition to the Colonial Revival style.

The interior of the house largely relates to the Queen Anne style with its irregular spaces and picturesque details. The house has an outstanding array of wood trim, including an abundance of high-quality oak features. What is particularly impressive about the interior are the wood details in the formal areas of the house, including the main staircase with its paneled stair wall and heavy balustrade along with the classical columns that make a formal entrance into the parlor. Equally interesting is the more picturesque grille frieze that decorates the arch between the parlor and the dining room, a decidedly Queen Anne interior feature.

The details of the Gray Farmhouse are unexpected for a farmstead, where investment in agricultural outbuildings was usually higher than investment in the house. Rather, this house strongly suggests an urban home and may reflect either a desire to fit in with houses being built nearby in Milton or may reflect the tastes and desires of William Gray's younger wife. In any event, the house is distinctive for its style characteristics, size, and setting and is one of the most elegant houses from this era that were built in Milton.

While the house, itself, is architecturally impressive, it is the fact that this is an intact farmstead that makes it significant. The agricultural outbuildings and structures of the farmstead reflect a specific period of time in the history of Wisconsin farming, the industrial dairy era, when most of Wisconsin's farmers had transitioned from grain growing and stock raising to dairying. At this time, the early twentieth century, farmers were increasing the size of their herds of milk cows to meet the needs of larger milk plants, creameries, and cheese factories. This increase resulted in larger dairy barns and the addition of accompanying feed storage buildings and structures to keep herds productive throughout the winter months. It is this type of farming that William Gray engaged in and this type of farming

1986), Architecture, 2-15.

⁸ Wyatt, *Cultural Resource Management*, Architecture, 2-28—2-33.

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that is reflected in the agricultural outbuildings.

The barn was the most important structure on any farm, but in the industrial dairying era, a specific type of barn was desired. Known as the Wisconsin Dairy Barn, this type of building was promoted by the University of Wisconsin, which had been promoting dairying in the state for several decades. The dairy barn is a long, narrow barn with rows of stalls in the interior divided by a corridor running from one end wall to the other. Rows of symmetrical windows punctuate the side walls, or if built on a raised foundation, the foundation walls. During the time period when new dairy barns were most often built, many were constructed with concrete or concrete block foundations. Typical dairy barns were built with a large gambrel roof that provided generous space for hay storage, an important crop for the winter feeding of cows. Topping these roofs were large ventilators necessary for air circulation in haylofts. Often these barns had a large gable-end loft opening with a hanging gable or hay hood. Most of the barns had a ramp leading to large doors on a side wall that opened directly into the hay loft.⁹

The barn on the Gray Farmstead is an almost exact example of the above description. It has an unusual half-gambrel/half-gable roof form with hay hood over a loft opening, largely symmetrical windows on the lower level, a slight ramp to the upper level along a side wall, and an interior with a long row of stalls along the west end of the building. The ell along the south side of the barn, either original or an addition, adds another long row of stalls for milking cows. The floor of the barn still has the indentations in its concrete floor used as feeding troughs and the metal stalls, themselves. A feeding bin that runs along a track on the ceiling that was used to help move feed through the barn is also extant.

Attached to the barn is the second most important component of a dairy farm operation, the silo, used to store primarily corn silage to feed cows in the winter. Silos were initially square in plan, but very soon the round structure became preferred. Silos in Wisconsin were built of wood, stone, glazed brick, concrete, concrete block, or steel. One of the most common silos during the first few decades of the twentieth century was the poured concrete silo. It was made of separately poured, then stacked, concrete rings. Usually a concrete or metal dome was attached to the top of the silo.¹⁰

Like the barn, the silo on the Gray Farmstead is a close match to a typical early twentieth century poured concrete silo. It has a tall concrete shaft that attaches it to the barn for easy access. Both the barn and silo of this farmstead are fine and intact examples of these two essential resources for the industrial era dairy farm.

⁹ Wyatt, Architecture, 5-4; Allen G. Noble and Richard K. Cleek, *The Old Barn Book* (New Brunswick, NJ: Rutgers University Press, 1995), 123.

¹⁰ Wyatt, Architecture, 5-6; Noble and Cleek, 161.

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Corn cribs and granaries were also important for feed storage for dairy farms, and the Gray Farmstead has these two resources. Corn cribs in Wisconsin are usually rectangular buildings or structures built of lath or wood slats for ventilation. Often, corn cribs were built on blocks or pilings, had shed roofs, and sloped walls, creating a narrower base. Late 19th century corn cribs were generally smaller, while larger, often drive-through corn cribs, also known as crib barns, were built during the twentieth century. Sometimes corn cribs were built into the structure of barns or outbuildings, as well.¹¹

Granaries were very popular on early Wisconsin farms due to their necessity for wheat storage, the most important crop grown in Wisconsin prior to 1880. When the wheat frontier left Wisconsin for Minnesota and the Great Plains, these buildings were often altered for other uses, but many dairy farmers used them for storing oats, another crop that was used to feed milk cows. Most granaries were small rectangular buildings with gable roofs that sat on footings or blocks. They usually had few openings other than a door in either the gable wall or in a long side wall.¹²

On the Gray Farmstead, there is both a granary and a corn crib. The granary is a small building with a gable roof and a door and window in the gable end. It may date from the original Baldwin farmstead as it could have functioned for wheat storage, but it has an old concrete foundation suggesting it was either added in the early twentieth century or the building was moved to the farmstead in the early twentieth century. In either case, it was probably used by William Gray and subsequent owners for storing oats for the dairy cows.

The corn crib could also be called a crib barn, because it consists of two slant-walled, slat-constructed structures joined together by a long and low-pitched gable roof to form one complete building, a drive-through corn crib. The exterior walls have been improved with lap siding. The back of the building was also enclosed by a previous owner for additional animal shelter, so the drive-through function no longer exists. Both the granary and the corn crib or crib barn are good examples of this type of agricultural outbuilding, both necessary for a dairy farm operation.

The remaining outbuildings of the farmstead are typical of the miscellaneous buildings and structures found on Wisconsin farms. The small shed that was once used for a meat market for the owner of the farm in the 1930s is a relatively generic building that no longer has any specific features of a retail building, but is a good example of a simple shed that could have been used for equipment storage or other use.

The small shed near the house has been identified as a poultry building, and its many windows suggest that it could have been used for this purpose. However, it is not typical of a building constructed

¹¹ Wyatt, Architecture, 5-5; Noble and Cleek, 155-157.

¹² Wyatt, Architecture, 5-5.

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specifically for a profit-making poultry operation; therefore, it could have been a small shed used for this or another purpose on the farmstead. Its proximity to the house and its size suggests it could have been used to raise chickens and eggs strictly for family consumption and may have been converted from some other use.

The most intriguing building is the workshop, which also has a concrete foundation that does not appear to be original. In fact, the building looks like it was constructed as a town hall or school house in a rural area and was moved to this site. It was very common for farmers to acquire small abandoned buildings and move them to their property to use as small barns or sheds, so it would not be unusual for this building to have not originated on this farmstead.

Despite their unusual nature, the old meat market building, the poultry building, and the workshop add to the architectural significance of the farmstead because they reflect the many and varied building needs for an early twentieth century farmstead, from a simple storage shed to a chicken house to a workshop.

Completing the farmstead is the garage. Built for the small sized cars of the 1910s, the garage adds to the significance of this farmstead. Garages were an important part of the farmsteads of the 1910s and 1920s even when the farmers may have still been using horses to power equipment and before most farms had electrical service. The automobile was a faster way to make trips to town for necessary supplies and cars were embraced as much by farmers as they were by urban residents. They were also a harbinger of the mechanization of farm work that was to come to rural farms as soon as farmers could afford it.

The outbuildings of the farmstead are important components in the architectural significance of the Gray Farmstead because they reflect the make-up of a specific type of farm at a specific time in agricultural history. Many farmsteads reflect a long period of development with buildings from every era of a farm's existence. In the case of the Gray Farmstead, the majority of the buildings reflect a 1910s dairy farm not developed over the years, but developed during a short period of time. As such, the farmstead is an artifact of a farm operation from a specific time period, that of the early twentieth century industrial dairy era. The farmstead can be studied for important clues in the development of these types of dairy farms and how each building had an important function for the successful farm operation.

Summary

The Gray Farmstead is locally architecturally significant because its components, together, form a distinctive farmstead from the early twentieth century. In particular, the house is a fine example of transitional Queen Anne and Colonial Revival architecture, and the barn is a very good example of a

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Wisconsin Dairy Barn, a type of building strongly advocated by the University of Wisconsin as an important component for dairy farming. The other outbuildings are also good examples of their types, including the possible re-use of older buildings for new purposes. This intact farmstead is one of the most distinctive resources in Milton and unusual for its existence within a dense residential area.

Integrity

The Gray Farmstead has a high level of integrity that adds to its architectural significance. The farmhouse has its original plan, exterior siding materials and decorative features, and an interior that has been very little remodeled in over 100 years. The only significant remodeling was done to the side porches at the back of the house. This remodeling, though, does not detract from the overwhelming abundance of historic materials still extant on both the exterior and interior of the house. The kitchen still possesses an original large cabinet, and the floor plan is intact.

The outbuildings have not been used for their original purposes much in the last 50 years, but they have a good level of integrity overall. The barn is very intact and includes much of the mid-twentieth century milking parlor equipment that would have been in use until the farming operation ended. The intact concrete silo is in good condition, as well. The corn crib, due to its more fragile construction, has seen some deterioration, but its overall original features are extant and visible. The granary and the garage have good integrity, while the workshop has much of its features from when it was converted from its former use to a farm outbuilding. The meat market shed is a bit more deteriorated, but still functional as a shed, and the old chicken house is the only building that has had vinyl siding applied.

These various buildings, taken as a whole, define the overall integrity of the farmstead. All of the buildings that define an historic farmstead are present and further, all of the buildings from the historic period are intact.

The result of the high integrity of this farmstead is that William Gray and subsequent farm owners would have little difficulty in recognizing the components of this farmstead as the ones they used when they operated their dairy farms in the twentieth century.

Acknowledgments

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Gray, William H. and Edith, Farmstead
Milton, Rock County, Wisconsin

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.

The activity that is the subject of this Nomination has been financed entirely 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.

___ End of Statement of Significance

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National Park Service

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Gray, William H. and Edith, Farmstead
Milton, Rock County, Wisconsin

___ Insert References

MAJOR BIBLIOGRAPHIC REFERENCES

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___ End of References

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Gray, William H. and Edith, Farmstead
Milton, Rock County, Wisconsin

___ Insert Boundary Descriptions

Verbal Boundary Description:

The farmstead sits on a rectangular 2.837 acre parcel with the following description. Beginning at the intersection of the south right-of-way line of East High Street and the west lot line of 313 E. High Street, then south 400.18 feet to the south lot line of 313 E. High Street, then east 303.61 feet to the east lot line of 313 E. High St., then north 399.68 feet to the south right-of-way line of East High Street, then west 313.39 feet to the point of beginning.

Boundary Justification:

The boundary is equal to the current dimensions of the property's official legal parcel as described in the land records of Rock County, Wisconsin. It encompasses all of the buildings of the farmstead along with an appropriate amount of land that relays its rural character. The right-of-way line was used in the boundary description instead of the curb line as this was the line used in the property description map where the dimensions of the property were found in the Rock County land records.

___ End of Boundary Descriptions

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Gray, William H. and Edith, Farmstead
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Insert Photo Descriptions

Name of Property: Gray, William H. and Edith, Farmstead
City or Vicinity: Milton
County: Rock County
State: WI
Name of Photographer: Carol Lohry Cartwright
Date of Photographs: May and June, 2014
Location of Original Digital Files: Wisconsin Historical Society, Division of Historic Preservation,
816 State St., Madison, WI 53706

WI_Rock County_Gray, William H. and Edith, Farmstead_0001
Site view along High Street, camera facing southeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0002
Farmhouse, main elevation, camera facing southwest

WI_Rock County_Gray, William H. and Edith, Farmstead_0003
Farmhouse, west elevation, camera facing southeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0004
Farmhouse, east elevation, camera facing northwest

WI_Rock County_Gray, William H. and Edith, Farmstead_0005
Farmhouse, south elevation, camera facing northeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0006
L-R, workshop, granary, corn crib, meat market, camera facing southeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0007
L-R, dairy barn, poultry building, non-contributing greenhouse

WI_Rock County_Gray, William H. and Edith, Farmstead_0008
Dairy barn and silo, camera facing southeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0009
Dairy barn, interior showing milking parlor equipment

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WI_Rock County_Gray, William H. and Edith, Farmstead_0010
Garage, camera facing northeast

WI_Rock County_Gray, William H. and Edith, Farmstead_0011
Farmhouse, interior, original kitchen cabinet

WI_Rock County_Gray, William H. and Edith, Farmstead_0012
Farmhouse, interior, from parlor looking into entrance hall

WI_Rock County_Gray, William H. and Edith, Farmstead_0013
Farmhouse, interior, from dining room looking into parlor

WI_Rock County_Gray, William H. and Edith, Farmstead_0014
Farmhouse, interior, second story looking at main staircase area

WI_Rock County_Gray, William H. and Edith, Farmstead_0015
Farmhouse, interior, second story bedroom entrances

WI_Rock County_Gray, William H. and Edith, Farmstead_0016
Farmhouse, interior, east bedroom looking into current office (former maid's bedroom)

___End of Photo Description

United States Department of the Interior
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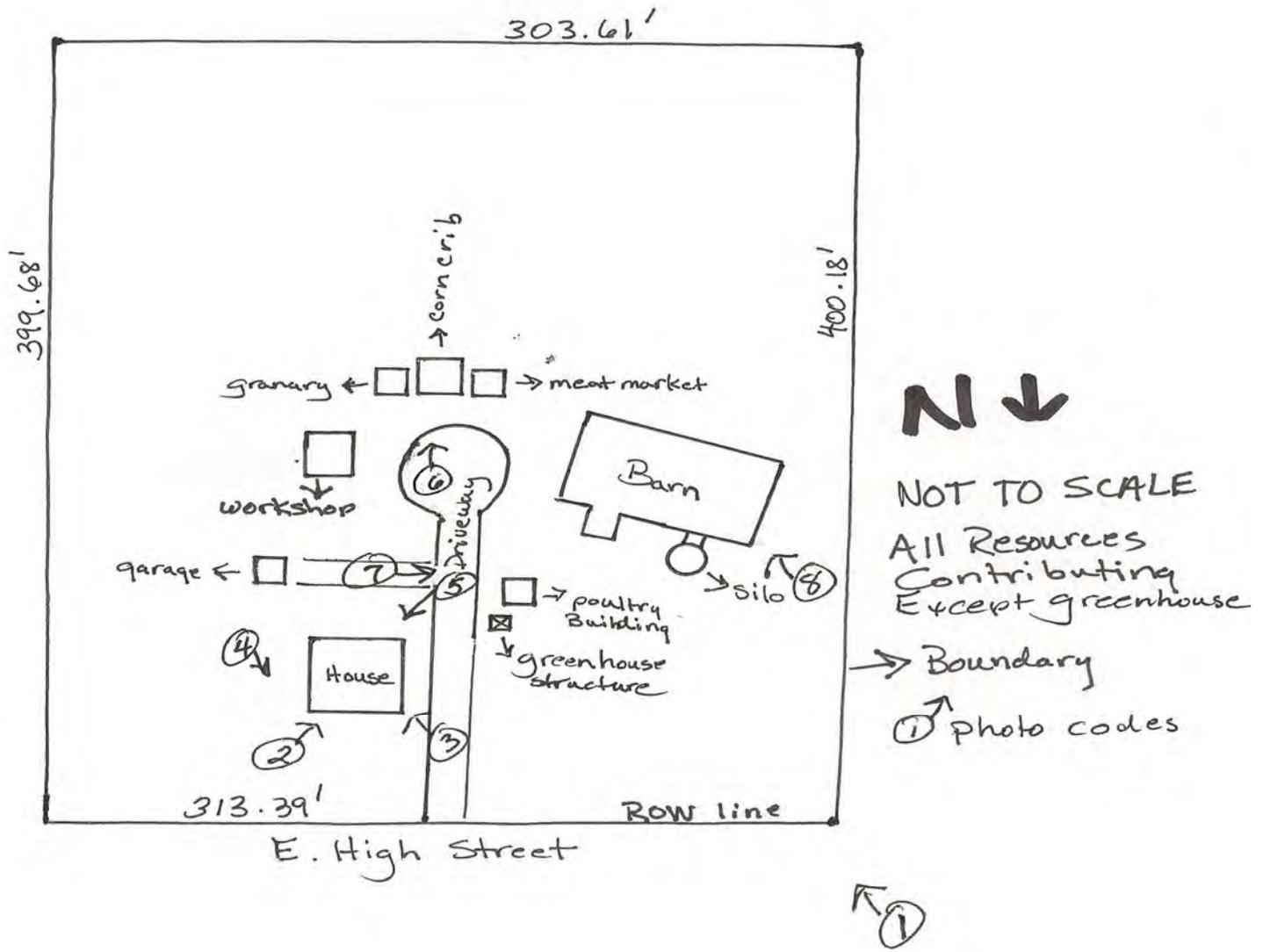
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Gray, William H. and Edith, Farmstead
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Section figures Page 1

Insert Figures

SITE MAP AND PHOTO KEY



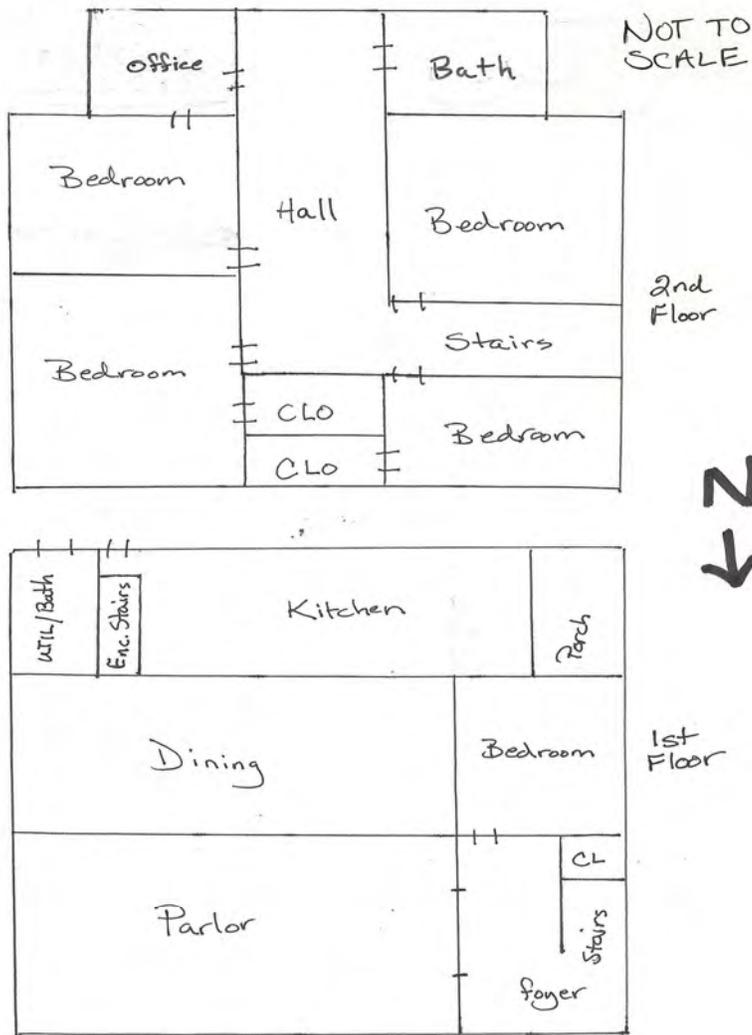
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Gray, William H. and Edith, Farmstead
Milton, Rock County, Wisconsin

FARMHOUSE FLOOR PLANS





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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Gray, William H. and Edith, Farmstead

MULTIPLE NAME:

STATE & COUNTY: WISCONSIN, Rock

DATE RECEIVED: 5/15/15 DATE OF PENDING LIST: 6/09/15
DATE OF 16TH DAY: 6/24/15 DATE OF 45TH DAY: 6/30/15
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 15000377

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6-30-15 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

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



WISCONSIN
HISTORICAL
SOCIETY

RECEIVED 2280

MAY 15 2015

Nat. Register of Historic Places
National Park Service

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination

The following materials are submitted on this 1st day of May 2015,
for the nomination of the William H. and Edith Gray Farmstead to the National
Register of Historic Places:

- 1 Original National Register of Historic Places Nomination Form
- 1 CD with NRHP Nomination Form Word Document
- Multiple Property Nomination form
- 16 Photograph(s)
- 1 CD with electronic images
- 1 USGS map(s)
- 2 Sketch map(s)/figure(s)/exhibit(s)
- 0 Piece(s) of correspondence
- Other _____

COMMENTS:

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