

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received DEC 5 1981
date entered JAN 14 1981

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Edgerton Public Grade Schools

and/or common Cornerstone Square Apartments

2. Location

street & number 116 North Swift Street

not for publication

city, town Edgerton

vicinity of

state Wisconsin

code 55

county Rock

code 105

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: vacant

4. Owner of Property

name Cornerstone Square Limited Partnership

street & number 100 North Hamilton Street, Suite 4000

city, town Madison

vicinity of

state Wisconsin

5. Location of Legal Description

courthouse, registry of deeds, etc. City Hall - Edgerton

street & number 12 Albion Street

city, town Edgerton

state Wisconsin

6. Representation in Existing Surveys

title Wisconsin Inventory of
Historical Places

has this property been determined eligible? yes no

date 1977

federal state county local

depository for survey records State Historical Society of Wisconsin 816 State Street, Madison

city, town Madison

state Wisconsin

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Edgerton School buildings are two-story, basically rectangular cream brick structures with simple Romanesque styling. The structures are on a raised basement of rusticated stone with heavy jack-arch and rectangular lintels. The buildings sit on a trapezoidal shaped lot near the center of the city of Edgerton. The downtown shopping and commercial district is less than one block to the south of the subject buildings.

The larger building (Building 1) on the north end of the property was built in 1892. The other, smaller building (Building 2) was constructed in 1903. Both buildings are on the same parcel of land. Hereforth, they will be referred to as Building 1 and Building 2.

Building 1

This building is rectangular in shape with both south and east projections. The roof style is hip with gabled dormers on the west, north, and east facades. The west dormer is ornamented on top with a square cupola, a style much resembling the main roof. There are eight round-headed openings on the cupola which are presently boarded up. The dormers have a grouping of 3 windows typically. The north and northwest dormers are flanked by short wood or concrete posts. Finial accents are noted. To the right of the east gabled dormer is a small dormer presently boarded up.

The flared roofs' eaves project dramatically beyond the wall the entire perimeter of the building. Wooden brackets attached to the wide cornice support the eaves.

The three main entrances of this building are heavy and substantial. The north and west entries feature recessed double doors with glass panels. Above the north doors is a semi-circular glass transom. The entrances are surrounded by concrete molding. The east (rear) exit is of the same fashion with a rectangular glass transom of three pane sections.

Single fire escape doors on the facade are also wooden with glass sections. A single glass transom is a common feature above these doors.

There are two individual skylights on this building. One is placed directly behind the north facade dormer. The other is immediately west of the dominant corbeled chimney at the center of the building.

The typical window is paired, long, and rectangular. Above a grouping of two are low-arched wooden panels with a garland-type motif. The segmental arches are emphasized by bricks layed with butt end exposed, creating a visually articulated lintel. The windows are all detailed with sizable stone sills. A single window with the same detailing is also a common feature. Window groupings differ at various facades. Fire escapes are prominent on the north and east sides of the buildings. The two buildings are connected via fire escape bridging.

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 checked="" type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1892 (1), 1903 (2) **Builder/Architect** Building 1 G.S. Schureman (3)
 Building 2 Frank Kemp (4)

Period of Significance: 1892-1907

Statement of Significance (in one paragraph)

Period of Significance: 1892-1907

The former Edgerton school buildings are of local historical and architectural significance. Relatively substantial examples of turn of the century academic design for rural southwestern Wisconsin, the Edgerton buildings are locally significant representations of the developing public school system in Edgerton between 1890 and 1910, and point out the community's progressive attitudes toward the education of its citizens. Among the oldest extant public facilities found in Rock County, the buildings also represent the work of influential Wisconsin architect Frank Kemp. Today they represent not only the lasting integrity of his work but the Edgerton pioneers' dedication to the future of their community.

Historical Significance - Education

Early formalized education was appreciated among the pioneers of this rural area on the northern border of Rock County. Evidence can be traced back to the first permanent settler of Edgerton (1842), William Bliven. In 1845, three years before Wisconsin became a state, a one room school was started out of Bliven's log home. Within that year a small red school house was built on Bliven's farm which would serve as the educational, civil, and religious meeting place for the next ten years. In 1856, the first school meeting was held and the district became School District No. 8 for the Town of Fulton.

In 1856, the small size of the school building and the increasing number of school children became the subject of concern and heated debate. A two-story brick structure was proposed to be built on the existing school site at the corner of Rollin, Swift and Henry Streets. (In 1858 this became the first official city block in Edgerton.) At the time, this was owned by H.S. Swift. Swift, an enterprising man with a large family, had strong faith in the future of Edgerton. He led the group in favor of building a new school. However, Stile Hakes, a man with grown children and no vested interest in the school, led the opposition to this venture. His main concern as the highest taxpayer in the village was that the building would remain unfilled and thus be an unnecessary expenditure. The debate peaked at one of the most controversial of the school meetings. The final vote would have been a tie had it not been for board member M. Chas Dickinson. Dickinson walked five miles after a day of painting to cast the determining vote in favor of erecting the new building.

At this time there were 250 school age children in the district, 46 of whom were in private schools. There were two parochial schools (German and Norwegian Lutheran); the others were in private homes. By 1858 the public school was overflowing, and in 1870 two rooms were added on.

9. Major Bibliographical References

See attached documentation

10. Geographical Data

Acreeage of nominated property 1.6

Quadrangle name Edgerton

Quadrangle scale 1:24,000

UTM References

A	<u>16</u>	<u>33108140</u>	<u>474441510</u>
	Zone	Easting	Northing

B			
	Zone	Easting	Northing

C			
	Zone	Easting	Northing

D			
	Zone	Easting	Northing

E			
	Zone	Easting	Northing

F			
	Zone	Easting	Northing

G			
	Zone	Easting	Northing

H			
	Zone	Easting	Northing

Verbal boundary description and justification Lots 14, 15, 16, 17, 18, 19, 20, 21 and the North 1/3 of Lot 22, all in Block 12, Swift's addition to the city of Edgerton, according to the recorded plot thereof. Also, Lot 13 in Block 12 and a rectangular strip of land 1 rod wide off the North side of Lot 12 in Block 12, all in Swifts Addition to the Village, now City of Edgerton, County of Rock and state of Wisconsin

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Eileen Propp, Rehab Coordinator

organization DiVall Real Estate Development Company date 3-28-86

street & number 100 North Hamilton, Suite 4000 telephone (608) 251-5559

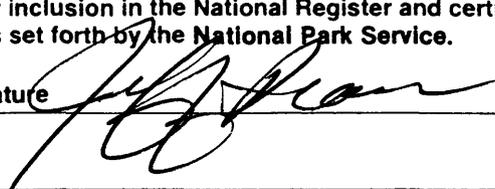
city or town Madison state Wisconsin

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

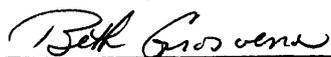
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National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

State Historic Preservation Officer signature 

title _____ date Nov. 24, 1986

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I hereby certify that this property is included in the National Register

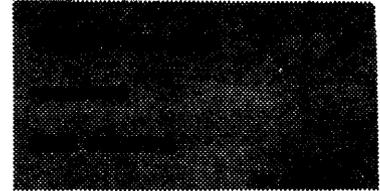
 Beth Groves date 1/14/87
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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6. REPRESENTATION IN EXISTING SURVEYS

Determination of Eligibility

The Edgerton Public Grade School properties were officially determined eligible for listing in the National Register of Historic Places on April 28, 1986 as a result of a Section 106/Compliance case.

(This determination included both Building 1 and Building 2.)

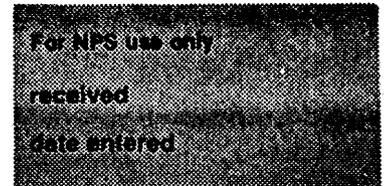
The buildings also received preliminary certification as part of a Tax Incentive rehabilitation project on 8/7/1985 through the Denver regional office of the NPS.

7. Nomination includes:

TWO Contributing Buildings .

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Building 2

This rectangular building, though constructed in 1903, is basically very comparable to Building 1. The roof style is the same - hipped, with flared edging and decorative brackets. The cupola is of the same design; however, it is more grand at the center of the building. The typical long rectangular windows are uniform in groupings of two to five, except at the west entry projection. This facade is more decorative with the incorporation of the rounded arch and fanned windows at the first and second levels, and the twelve paned rectangular transom above the recessed double door entry. Window openings feature distinctive key stone details and compound arches. To the rear of the buildings there are less windows. Fire escape doors interrupt the grouping of the windows. A fire escape is prominent on the east side of the building.

Building Modifications and Additions

In 1903, when Building 2 was constructed, additions and renovations were made to Building 1. The original flat roof was changed to a hip roof. Utilizing the same materials and design as Building 2, prominent flared roof edges and bracketing were added. The skylights were added at this time as well. A wing was built on the south end of the original building to accommodate more classrooms. Additional revisions - primarily the addition of concrete molding - were made to the entryways at the north and west facades. Because school records prior to 1921 were destroyed, however, more specific modifications are unknown.

Later in the 1920s, fire escapes were added to the buildings. On the north end of Building 1, first and second floor windows on both sides of the building were modified to accommodate doorways for first escape access. The top section of each window and detailing typically remained.

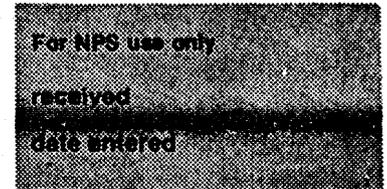
It was at this time the two buildings were connected via a steel bridging structure. Again, a window on the south facade of Building 1 and north facade of Building 2 was modified to make a doorway. Likewise, to the rear of Building 2 on both first and second floors a window in a grouping of four was adapted for the same purposes. A small storage and exit projection from the rear of Building 2 was also added - no date is attainable on this, however.

Building Interiors

The buildings have been vacant for the past six years. Thus, they are deteriorated, having become the home of vandals and pigeons. The ground floor, or basement, in both buildings has stone foundation walls, as well as remnants of piping, mechanicals, and lavatory facilities. Storage areas and unfinished areas are common. The floors are concrete. The first and second stories are comprised of various large rectangular classrooms. The stairways are neither elaborate nor decorative, but

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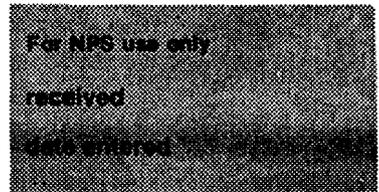
are more functional with plain railings. Small open areas at stair landings are common, serving as "lead-in" to classrooms. Pressed metal ceilings and wainscoting are intact. Paint on walls and trim is peeling. Some lite fixtures, windows, doorways, etc. have been destroyed. There is ladder access only to the uppermost (3rd) level of Building 1; one section of that area is finished off with walls and ceiling. The other areas have exposed rafters. A stair access to the third level of Building 2 appears to have been used as only storage area. The classrooms have hardwood floors, some of which have heaved.

There are no out buildings on the property. There are concrete walks around the buildings and up to the entrances which are in need of maintenance. Small shubbery on the north and west sides of the buildings is in need of trimming. The parking lot, which dominates the east area of the site, is enclosed by a chainlink fence on the north and east property lines. The buildings have not been moved.

Across Swift Street to the west are the other two buildings which, along with the subject buildings, comprised the four building campus of the Edgerton Public School. The red brick structure, built in 1907, simulates the architectural design of the subject buildings in terms of materials, features, elevations, etc. The last building added to the campus (late 1930s) varies in style but is comparable in terms of elevation. Residential housing and the downtown district neighborhood is of the same late 19th century Italianate and Romanesque styling.

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By 1892 the city of Edgerton was well established. The population was now 2000, an increase of 1500 in 30 years. Industry was prosperous: it had been 40 years since the first white bricks were made, and the tobacco industry had grown to such a point that in 1878 Edgerton was the largest producer of cigar leaf tobacco in the world. Immigrants from Germany, Norway, and Sweden who had first settled in the east continued to migrate to the west to find prosperity. A significant number settled in Edgerton.

With such growth in the early 1890s, the issue of school overcrowding once again confronted the people of Edgerton as well as those towns which comprised the Edgerton Joint District No. 8: Fulton, Porter, Center, Janesville, Milton, Albion, Dunkirk, and Sumner. In February, 1892, controversial Common Council meetings ensued. The high taxpayers were opposed and turned out in large numbers to voice their opposition to bond the city to complete the proposed new school building. The more liberal minded people, however, though initially voted down, did not give up. Determined to have a new structure to adequately fill the obvious need for additional space, they called for compromise. In the end, the city was bonded for 16 years for the amount of \$16,000.

G.S. Schureman, from Rockford, Illinois, was retained as architect. His design became a substantial nonornamented structure built of "Edgerton Creamery Brick," made from local clay, constructed to serve grades first through twelfth. Eleven years later (1903), a need for a separate primary school was assessed and a second building was added to the south of the already existing school building, the designs based on drawings by Frank Kemp.

Kemp also orchestrated the design of the third building for the Edgerton Public School campus, which is across Swift Street and directly to the west. This building served as the high school while the 1892 and 1903 buildings continued as primary and middle schools. In the late 1930s, with the assistance of Public Works Administration funding, a gymnasium was added to the south of the red brick high school building, completing this unique four building campus.

In 1957, a new elementary school was built on the northwest edge of Edgerton. This was joined in 1963 by a new high school. These served as middle schools as well until the new middle school was completed in 1979. Today, the "old high school" has been taken over by IKI Manufacturing for office space, while the "old gymnasium" building has been turned into a Tri-County Community Center. The subject centers have been vacant since 1979.

The school district sold the buildings at public auction in 1980, after which the Common Council rezoned the project site for multi-family use. In September of 1983, a local Historic Preservation Commission was formed to propose the creation of an

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date entered

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Historic District which would include the school buildings. The people of Edgerton are supportive of the action. Today they are active in their efforts to preserve the historic integrity of their small but significant community. The University of Wisconsin-Landscape Architecture Program has recently concluded a year-long "Visual Analysis" study of Edgerton, headed by Professor Steve McNeil. Currently the documentation is being compiled and will be forwarded to the Edgerton Downtown Renewal Association which was organized in early 1984 to enhance the revitalization process.

Architectural Significance

Relatively substantial examples of turn of the century academic design for rural southern Wisconsin, the Edgerton School Buildings are locally significant illustrations of Romanesque-influenced design and the work of an influential regional architect, Frank Kemp.

The integrity of the buildings has not been lost. They have retained much of their original exterior appearance and character. The Edgerton School buildings contribute to the downtown district a representation of turn of the century style and are quite likely the best representation of Frank Kemp's school building work still standing. Sound and intact after 93 years, they remain a visible daily reminder of the determination and concern the Edgerton pioneers had for future generations.

The noteworthy architect, Frank Kemp, from Madison and Beloit, Wisconsin, designed the 1903 structure and also made the revisions and addition on the existing 1892 building. Many residences and buildings (Circa 1895-1910) in Edgerton are the work of Frank Kemp. The Central Bank Shelter (one block from the schools on Swift Street), the Carlton Hotel, Culton House (which has received Preliminary Determination for the National Register), H.W. Childe-House, and the Ed Peters-House are some of them, all within a 2 to 5 block distance from the schools. Identifiable features of his architectural style are prominent on the school buildings: flared roofs, three dimensional facades, dormers, and cupolas. Kemp also designed other school buildings in Wisconsin: Merrill, Brodhead, Janesville, Stoughton, Beloit, and Evansville.*

Most historically noteworthy of former pupils of the subject schools is world-renowned child author Sterling North (1906-1974). He was author of 27 books including the best selling So Dear To My Heart and Rascal. Both were filmed as full length feature movies by Walt Disney Studios.

*Please see the Beloit Intensive Survey Report, per Mr. Rick Hartung, Director of Rock County State Historical Society, "Statement on Frank Kemp," July, 1985.

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SOURCES

Rock County Historic Sites and Buildings, Rock County State Historical Society, Janesville, Wisconsin. 1976.

Oral Interview with Mr. Rick Hartung, Director, Rock County State Historical Society, Janesville, Wisconsin, July 11, 1985.

Beloit Intensive Survey Report, Statement on Frank Kemp - July, 1985, Mr. Rick Hartung.

Edgerton Joint School District No. 8 Board Meeting Minutes and Records, Wisconsin State Historical Society, Madison, Wisconsin. 1921-1940.

Sanborn Maps, City of Edgerton, County of Rock, State of Wisconsin, Wisconsin State Historical Society, Madison, Wisconsin. 1898, 1904, 1909, 1920.

A History of Edgerton-1953, the Story of Edgerton, Compiled by the "Centennial Committee," Chairman, Chester Peters, Edgerton, Wisconsin. 1953.

The Edgerton Reporter, Volume XVIII, Number 6, January 1, 1892. Edgerton Public Library, Edgerton, Wisconsin.

The Edgerton Reporter, Volume XVIII, Number 12, February 12, 1892. Edgerton Public Library, Edgerton, Wisconsin.

The Edgerton Reporter, Volume XVIII, Number 14, February 26, 1892. Edgerton Public Library, Edgerton, Wisconsin.

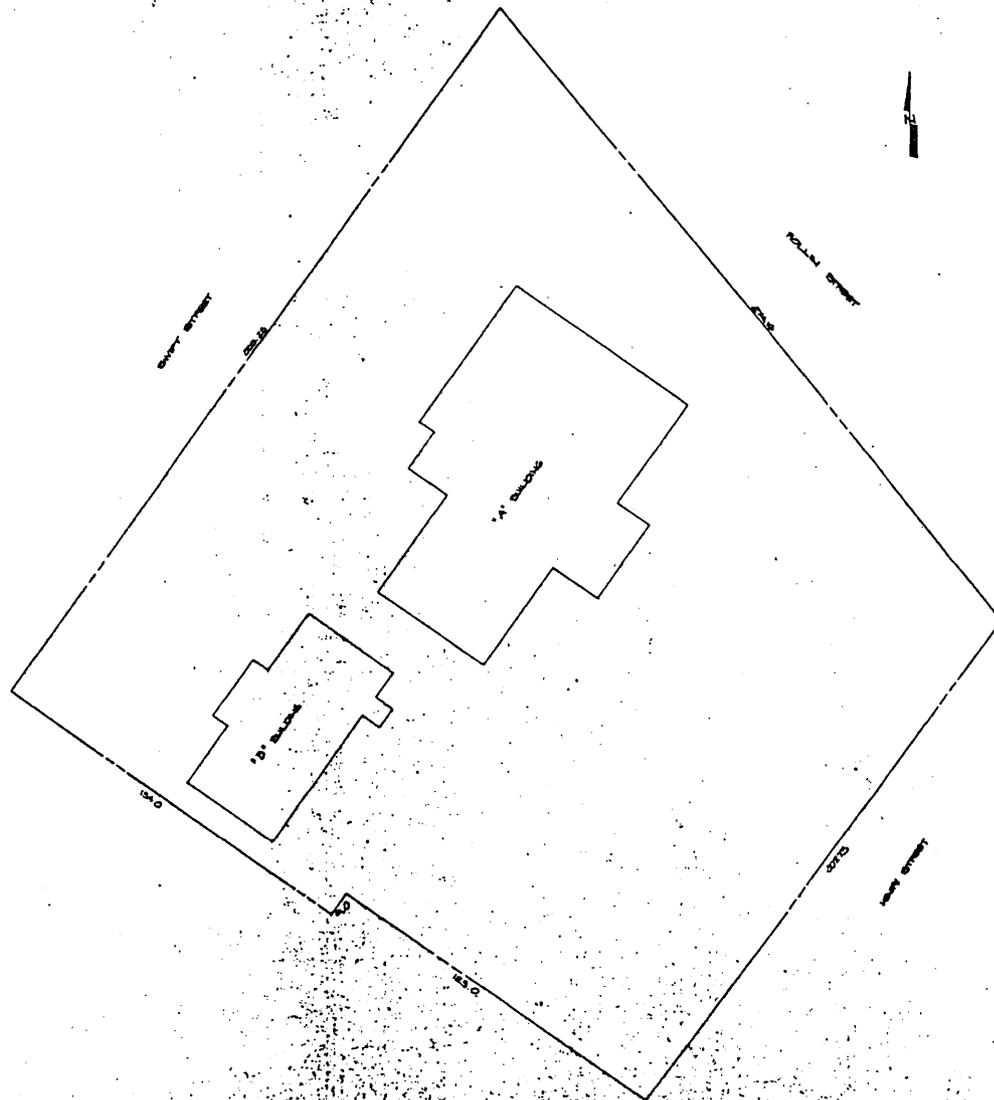
The Edgerton Reporter, Volume XVIII, Number 20, April 8, 1892. Edgerton Public Library, Edgerton, Wisconsin.

The Edgerton Reporter, Volume XIX, March 3, 1893. Edgerton Public Library, Edgerton, Wisconsin.

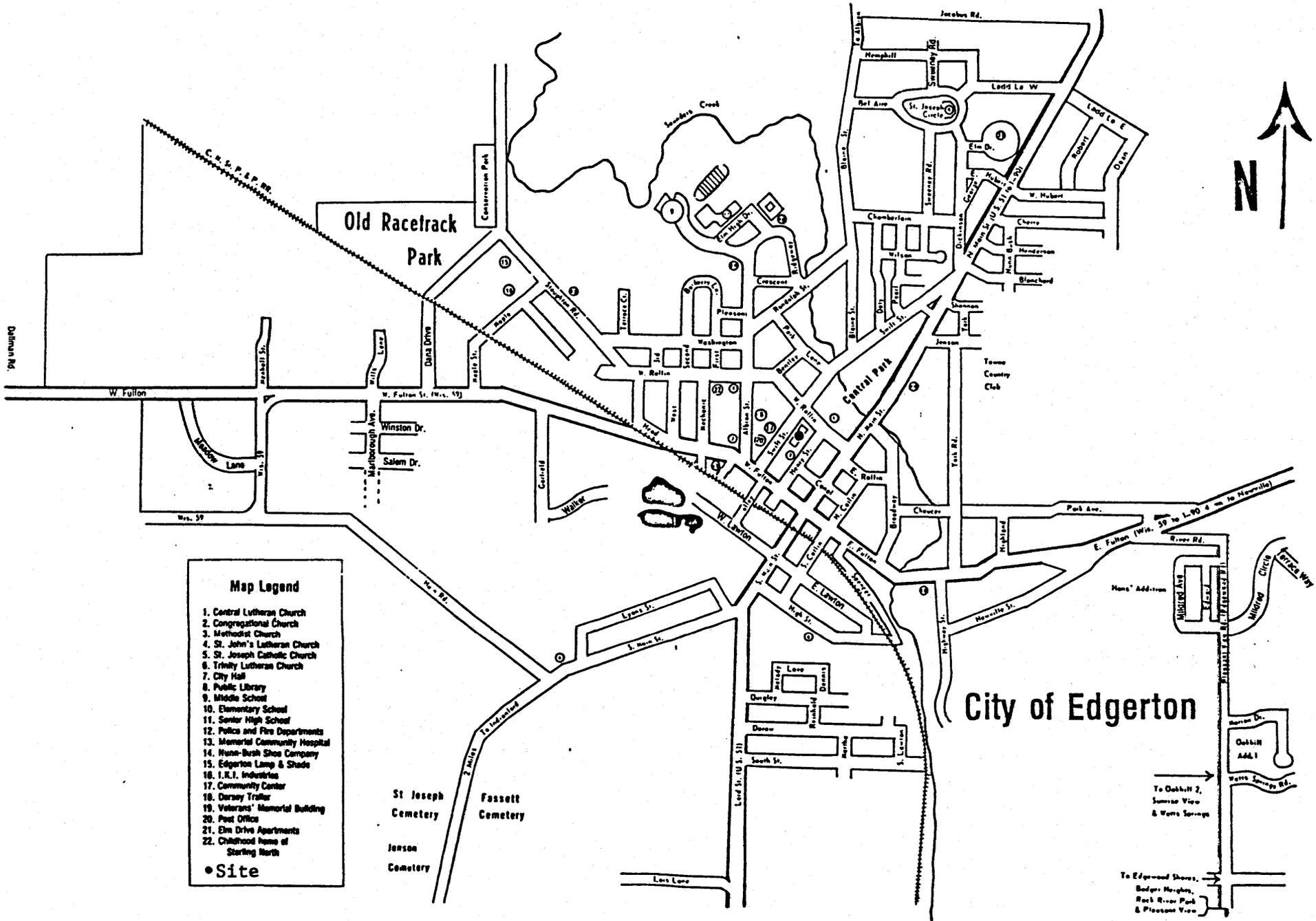
The Edgerton Reporter, Volume XXX, December 13, 1903. Edgerton Public Library, Edgerton, Wisconsin.

FOOTNOTES

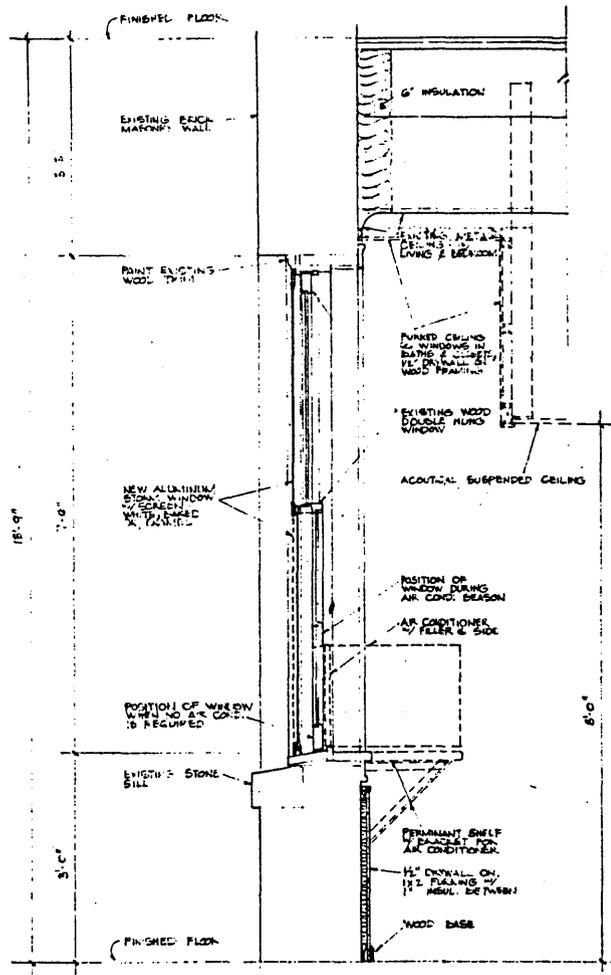
- 1 Building 1 Inscription - 1892
- 2 Building 2 Inscription - 1903
- 3 The Edgerton Reporter, Volume XVIII, Number 20, April 8, 1892. Edgerton Public Library, Edgerton, Wisconsin.
- 4 Oral Interview with Mr. Rick Hartung, Director, Rock County State Historical Society, Janesville, Wisconsin, July 11, 1985.



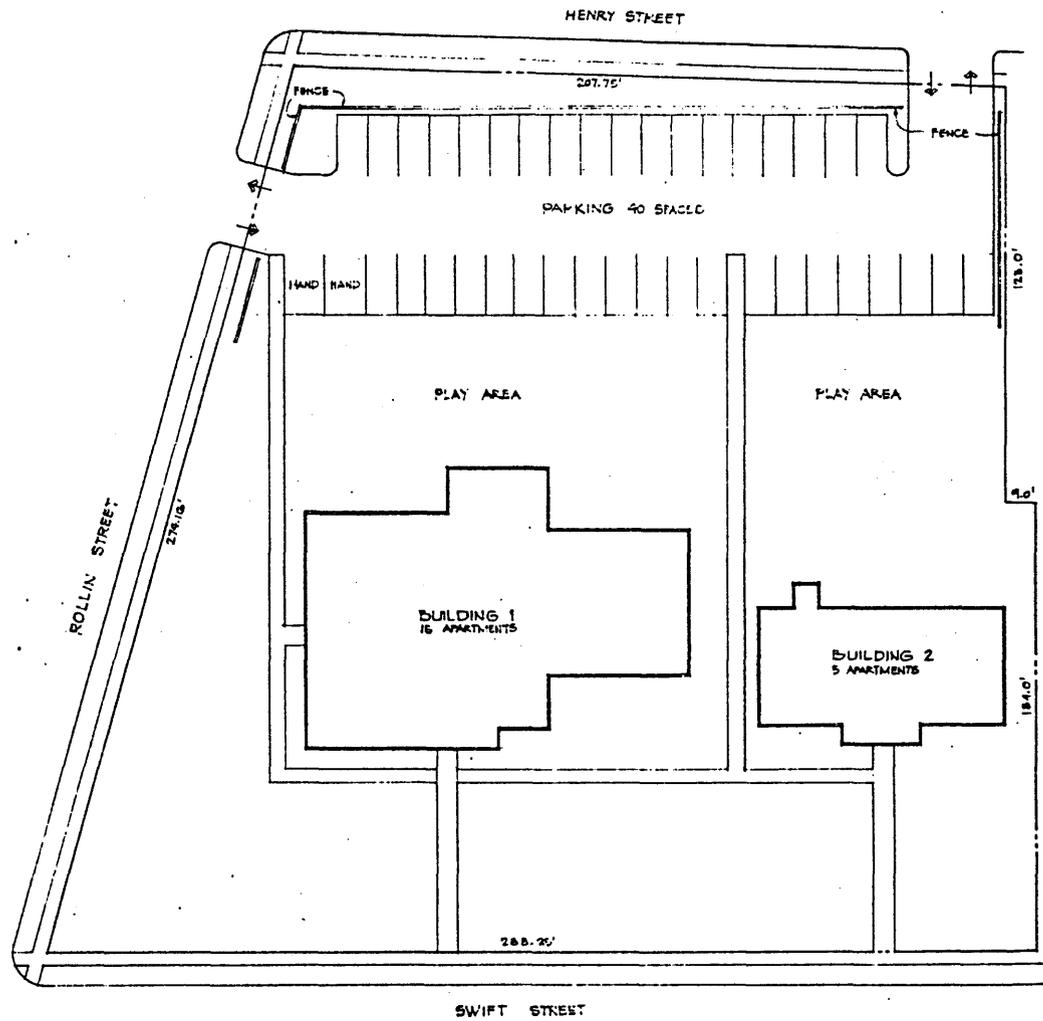
		VOGEL ARCHITECTS & ENGINEERS 1015 N. 10th St., Suite 101, Phoenix, AZ 85004	ROBERTSON SCHOOL BUILDING 1015 N. 10th St., Suite 101, Phoenix, AZ 85004	SITE PLAN	DATE: _____ SCALE: 1" = 20' DRAWN: _____ CHECKED: _____	3-80	
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- Map Legend**
1. Central Lutheran Church
 2. Congregational Church
 3. Methodist Church
 4. St. John's Lutheran Church
 5. St. Joseph Catholic Church
 6. Trinity Lutheran Church
 7. City Hall
 8. Public Library
 9. Middle School
 10. Elementary School
 11. Senior High School
 12. Police and Fire Departments
 13. Memorial Community Hospital
 14. Hunn-Bush Shoe Company
 15. Edgerton Lamp & Shade
 16. I.K.I. Industries
 17. Community Center
 18. Dorsey Trailer
 19. Veterans' Memorial Building
 20. Post Office
 21. Elm Drive Apartments
 22. Childhood home of Sterling North
- Site



TYPICAL WINDOW SECTION
SCALE 1" = 1'-0"



SITE PLAN
SCALE 1" = 20'-0"

after Rehabbing