

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED MAY 27 1976

DATE ENTERED NOV 7 1976

**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

Lappin-Hayes Block *HL*

AND/OR COMMON

Hayes Block

2 LOCATION

STREET & NUMBER

20 East Milwaukee Street

__ NOT FOR PUBLICATION

CITY, TOWN

Janesville

CONGRESSIONAL DISTRICT

First

STATE

Wisconsin 53545

__ VICINITY OF

CODE
55COUNTY
RockCODE
105**CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED (floors 1 & 2)	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED (floors 3&4)	<input checked="" 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 checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<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 type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Rock County Savings & Trust Company, Trustees of Dennis Hayes Estate

STREET & NUMBER

2021 East Holiday

CITY, TOWN

Janesville

__ VICINITY OF

STATE

Wisconsin 53545

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Rock County Courthouse

STREET & NUMBER

51 South Main Street

CITY, TOWN

Janesville

STATE

Wisconsin 53545

REPRESENTATION IN EXISTING SURVEYS

TITLE

Survey of Rock County Historic Sites & Buildings

DATE

September 1975

__ FEDERAL __ STATE COUNTY __ LOCALDEPOSITORY FOR
SURVEY RECORDS

Rock County Historical Society

CITY, TOWN

Janesville

STATE

Wisconsin 53545

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Lappin-Hayes Block is a four-story commercial Italianate structure originally constructed in 1855 and remodeled in 1899 with minor exterior and major interior changes. It is located on the southwest corner of the main intersection of downtown Janesville and is surrounded by other commercial structures, some less than a decade old and others older than the Lappin-Hayes block itself. Built of Milwaukee cream brick, now painted red, the structure is 67.5 feet long on Main Street (facing northeast) and 100 feet long on Milwaukee Street (facing northwest), but is somewhat trapezoidal in shape due to the angular configuration of Janesville streets.

The original interior layout of "Lappin's New Block" included at least five stores, two each on the cross streets and one at the intersection. The corner store has subsequently been divided into two separate units, and two additional units have been joined together via an archway. The second floor was apparently divided into three sections by bearing walls of masonry, and although it must have contained some windowless rooms, this floor's early tenants included at least eleven attorneys, the owner's real estate office, at least one doctor, and other professional and commercial tenants. The majority of the space on the upper two floors was occupied by Lappin's Hall, 41 x 100 feet in size, and seating 800 persons. From internal evidence and old views of the building it is believed that the Hall, equipped with a stage and a gallery, was located in the southern two thirds of the third and fourth floors, and was partially supported longitudinally down the center by a bearing wall. The remaining portion of the third and fourth floors, presumably that fronting on Milwaukee Street was occupied in 1859 by an architect, a "photographer" and an Odd Fellows Hall; there may have been additional tenants or unoccupied space. The upper floors were reached by two sets of stairs, one from each street. The Main Street stair on the south end rose only to the third floor, but was shared by the tenants of "Lappin's Old Block" next door south (first built in 1849, later known as the Apollo Building and now demolished or altered beyond recognition). As was frequently the custom, there is believed to have been a saloon in the basement.

With the exception of the ground floor layout, the locations of the stairs, and the bearing walls, the present interior layout of the building dates largely from the 1899 remodeling designed by Peabody & Beaulley of Chicago. The remodeling created Janesville's "first modern office building" (1908, II, p. 585), with what is believed to be the first elevator in Rock County (extant, but no longer operable) and "25 Business Offices on each (upper) floor with a swell barber shop in the basement" (Recorder, April 11, 1899, p. 4). The actual number of offices constructed varied on each floor, but was about 25. A central lightwell for the interior offices was created, the hall floors were ceramic tiled, and the new door-knobs had embossed initials "HB." In spite of the tie rods (probably 1899) and lally columns and beams which have been recently inserted (1960), there is a pronounced tilt to the floor in the north corridors; otherwise the structure appears to be relatively sound.

The original exterior included a series of articulated bays in a recessed arcade below the cornice. The windows, capped with hoodmolds, are oblong on the second and third stories and rounded on the fourth story. The window caps, of three different designs, were of cast iron and the sills of cut stone. The main corner,

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above the intersection of Main and Milwaukee, was curved. There was a cornice with brackets, presumably in wood, but it was removed between 1888 and 1892.

Exterior alterations in 1899 were limited to the installation of the projecting sheet metal cornice with modillions, the addition of two round bays or towers at the two exposed corners, and the insertion, in what had been blind bays, of original window hoods (and casings?) moved from the corners. The towers, covered with sheet metal embossed with strapwork, extend from the second to the fourth stories. The southernmost bay on Main Street was raised from three stories to four, again reusing an original window hood. Smaller 4 over 4 window panes were replaced with large 1 over 1 sheet glass. Iron cresting on the lintels disappeared, and ladder type fire escapes were added (one before 1892).

The principal facades today thus include the two 1899 round towers, wrapped around three of the original bays at the northeast corner and over two bays at the northwest corner, and 47 virtually unaltered windows in their original 1855 locations, plus another seven old windows in new locations. All bays on the Main Street (northeast) side have the original fenestration, with the exception of the one raised bay and added window at the south end, and the bay incorporated into the tower at the north end. The fenestration on the Milwaukee Street (northwest) side consisted originally of four alternating pairs of bays pierced with windows, flanked and separated by single blind bays, the whole grouping flanked on the ends by single bays pierced with windows (including the curved bay at the east end). Of these fifteen bays, two at each end were incorporated into the towers, two were converted from blind bays to bays with windows, and nine including the blind bay in the center remain unaltered.

The architectural features of the alterations confirmed the Renaissance character of the earlier Italianate structure, and above the ground floor the exterior today retains 100% of its 1899 appearance and more than 75% of its original 1855 appearance. The retail shop facades of the ground floor have undergone the usual metamorphosis over the years. In part because the usage of both the ground and upper floors has undergone relatively little change since 1855, the overall exterior appearance of the structure today is not materially different from what it was when new.

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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 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 1855, remodeled 1899 ~~BLIXNER~~/ARCHITECT 1855 - unknown
1899 - Peabody & Beasley, Chicago

STATEMENT OF SIGNIFICANCE

The Lappin-Hayes Block is located on one of the most historically important parcels of real estate in Janesville, if not in Rock County. In the spring of 1836 Henry F. Janes's timber house, one of the earliest habitations constructed by white men in Rock County, was erected on this site. Here Janes established a ferry across the Rock River, operated a tavern for the numerous cross-Territory travelers and set up the first post office in Rock County, named in his honor.

In 1839 another early settler, Thomas Lappin, established on Main Street the first retail business in Janesville. In 1840 Lappin walked to Chicago to replenish his stock and in 1842 he erected a frame two story store building on the present site of the Lappin-Hayes Block. (Twice moved, this structure is now a residence located some blocks from its original site.)

By May, 1855, Lappin had apparently for some time been "talking of building up his corner, and has always promised us that when he did build, he would excel all others." (Free Press, May 15, 1855). At the same time construction was reported as under way, and by October the "new block" was nearly enclosed, the roof was being tinned and the inside work was ready to begin. Less than two months later Lappin's Hall was in use and shortly thereafter commercial tenants began moving in. This "large and sightly block" was constructed at a cost of \$36,000, and was intended from the beginning to house professional offices on the upper floors, in addition to the Hall and to the space on the ground floor occupied by retail outlets and banking houses.

The most significant tenant in the structure, at any point in its history, was the Mutual Life Insurance Company of Janesville, known today as the Northwestern Mutual Life Insurance Company, headquartered in Milwaukee since 1859. Organized in 1857, with offices in the now demolished Exchange Block in Janesville, the company office was located in the Lappin Block in 1858. This site is considered by NML to be the second of their six home offices.

From the date of its opening, November, 1855, until its seats were sold to Ringling Brothers in 1899, Lappin's Hall on the upper floors was a center of cultural and social life in the Janesville area. For its first fifteen years, until Myer's Opera House was opened in 1870, it was the principal public Hall of the city.

In 1888 Thomas Lappin wrote out his will, specifying the order in which his executors might sell his real estate holdings, ending with the instruction that "in no event sell my four story Block unless my said Executors are unable to mortgage the same." However, after his death in 1899 it was sold to Dennis and Michael Hayes, Janesville contractors, for \$45,500. The Hayes Brothers then expended about \$35,000 renovating the building into the Hayes Block. This remodeling inspired a similar project across

9 MAJOR BIBLIOGRAPHICAL REFERENCES

A. D. Brigham, "A Brief Sketch of the History of Janesville", Janesville City Directory, 1859-60. Janesville, 1859, p. 37
Portrait and Biographical Album of Rock County, Wisconsin. Chicago: Acme, 1889, pp. 217-18
Commemorative Biographical Record. Chicago, 1901, p. 83
 Wm. F. Brown, ed. Rock County. Chicago: Cooper, 1908. Vol. II, pp. 551, 585

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1.0

UTM REFERENCES

A	1 1 6	3 3 4 3 0 0	4 7 2 7 3 5 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Richard P. Hartung, Director; Mrs. Richard B. Douglas, Preservation Coordinator

ORGANIZATION

Rock County Historical Society

DATE

March 18, 1976

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

James Horton Smith

5/21/76

TITLE Director, State Historical Society of Wisconsin

DATE

FOR NPS USE ONLY

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

James P. ...
 ACTING DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION
 ATTEST: *W. ...*
 KEEPER OF THE NATIONAL REGISTER

DATE

11/9/96

DATE

11/1/76

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the street, and in 1901 the Jackman Block was enlarged and converted. "The fixing up of these two magnificent office buildings had caused most of the professional men to change their offices." (1908, II, 585).

The architects for the remodeling were Arthur Peabody and William J. Beuley of Chicago. In 1905 Arthur Peabody moved back to Wisconsin, his home state, to become the architect for the University of Wisconsin and, from 1915 until his retirement, State Architect. The best known building associated with Arthur Peabody in his Madison years is the carillon tower on the university campus.

For many years the Hayes Block was fully occupied and was the home at one time or another of numerous doctors, lawyers, insurance agents and others deeply involved in the commercial and civic life of Janesville. With the growth of the community into outlying areas, construction of new office buildings or rehabilitation of old ones nearby, and the gradual obsolescence of the Lappin-Hayes block, including particularly its 1899 mechanical parts, occupancy began dropping off long before the upper floors and elevator were closed in 1974. Nonetheless the ground floor remains fully occupied and the structure is a prominent landmark of the city.

Because of the early importance of the Janes cabin, the career of Thomas Lappin, the social importance of Lappin's Hall, the early connection with Northwestern Mutual Life, the importance of the structure in Janesville's commercial life throughout the past 120 years, and the significance of Arthur Peabody as a Wisconsin architect, in addition to its interest as a combined example of 1855 commercial Italianate and 1899 office architecture, both the Lappin-Hayes building and the site it occupies are highly significant in Janesville's history.

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Form No. 10-300a
(Rev. 10-74)

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6. Wisconsin's Historic Preservation Plan, Volume II: The Inventory
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 State Historical Society of Wisconsin
 Madison, Wisconsin 53706

9. Henry and Elsie R. Withey, Biographical Dictionary of American Architects.
 Los Angeles: New Age, 1956, pp. 461-462.
 H. Williamson & O. Smalley. Northwestern Mutual Life. Evanston: North-
 western University, 1957, p. 12, illus.
 Rock Co. Historical Soc. Files, including excerpts from the 1857-58, 1858 and
 1859-60 city directories; from the following newspapers (Janesville)
Free Press, 1855-57, Janesville Gazette 1857 and 1899, and the
Janesville Recorder, 1899; and from Rock County probate and Register
 of Deeds records.
 The Lappin Block is illustrated in George Wise, Picturesque Janesville
Illustrated, Janesville, 1888; also in Janesville, Wis. Illustrated,
 Milwaukee, 1892. The Hayes Block is illustrated in Souvenir, Janes-
ville Fire Department, Janesville, 1902