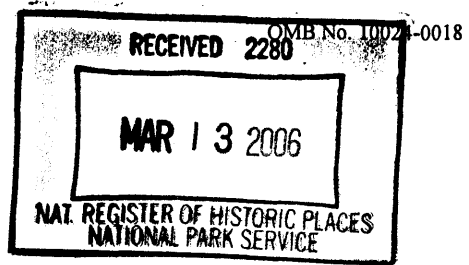


NPS Form 10-900
(January 1992)
Wisconsin Word Processing Format (Approved 1/92)



United States Department of Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Bostwick Avenue Historic District
other names/site number N/A

2. Location

street & number 404-436 Bostwick Avenue and 1118 and 1128 Grace Street N/A not for publication
city or town Janesville N/A vicinity
state Wisconsin code WI county Rock code 105 zip code 53545

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] Date Mar 9, 2006
Signature of certifying official/Title State Historic Preservation Officer-WI

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

Bostwick Avenue Historic District

County 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:)

[Handwritten Signature]

4-24-06

[Handwritten Signature]
Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

Private

public-local

public-State

public-Federal

Category of Property
(Check only one box)

building(s)

district

structure

site

object

Number of Resources within Property
(Do not include previously listed resources
in the count)

Contributing

noncontributing

7

0 buildings

1

sites

structures

objects

8

0 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)

N/A

**Number of contributing resources
is previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th/20th Century Revivals/Tudor Revival

Late 19th/20th Century Revivals /Colonial Revival

Materials

(Enter categories from instructions)

Foundation Stone

walls

Weatherboard

Brick

roof

Asphalt

other

Wood

Narrative Description

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

Bostwick Avenue Historic District
Name of Property

County Rock
County and State

Wisconsin

8. Statement of Significance

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

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

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

Property is:

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

Areas of Significance
(Enter categories from instructions)

Architecture

Period of Significance

1921-1940

Significant Dates

N/A

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Narrative Statement of Significance

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

Bostwick Avenue Historic District
Name of Property

County Rock
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Wisconsin

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

Acreeage of Property 3 acres

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

1 16 335296 4727363
 Zone Easting Northing

3 16 335347 4727206
 Zone Easting Northing

2 16 335347 4727338
 Zone Easting Northing

4 16 335200 4727257
 Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title Carol Lohry Cartwright, Consultant
organization For the City of Janesville
street & number W7646 Hackett Rd.
city or town Whitewater

state WI

date August 29, 2005
telephone 262-473-6820
zip code 53190

Bostwick Avenue Historic District
Name of Property

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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	various			date
organization				telephone
street&number				zip code
city or town		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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Continuation Sheet

Section 7 Page 1

Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

GENERAL DESCRIPTION

The Bostwick Avenue Historic District contains a small group of medium-to-large sized period revival style houses in a picturesque area of southeastern Janesville, a medium-sized city in south-central Wisconsin. Janesville is one of two medium-sized communities in largely rural Rock County. About 10 miles south of Janesville is the city of Beloit, close to the Illinois-Wisconsin border. Janesville has been the county seat from the mid-nineteenth century and has a mixed economy from retail business, industry, and professional services. Rock County has a reputation for having some of the best agricultural soils in the world and Janesville has been a center of agri-business, as well as a hub of commercial business since its founding.

Several major highways intersect near Janesville, including U. S. Highway 51, which runs through the city; U.S. Highway 14 and State Highway 11, which run around the outskirts of the city; and Interstate Highway 90, which runs through the eastern edge of the city. Also, State Highway 26 ends in the city. At the northeastern edge of the Janesville, highways 26, 14 and 90 intersect and it is here that the modern retail center of the community has shifted in the form of a shopping mall, numerous "big box" stores, and many strip malls. It is an extension of the northeast end of Milton Avenue, where post-World War II retailing developed.

After the first pioneers entered the area that is now Janesville in the late 1830s, initial residential development occurred primarily on the west side of the Rock River, west and south of the commercial center. After the Civil War era, the hilly areas east of the river began to be developed and soon became the residential area of choice for middle and upper class city residents. During the twentieth century, this east side expansion continued and after World War II, the bulk of suburban development moved eastward and continues to do so today.

The hilly areas east of the Rock River made for more picturesque neighborhoods. Streets were often shorter than normal or dead-ended. The grid pattern was generally used for residential plats in these hilly areas, but the land had to be platted within the confines of the topography and the fact that some main streets, like East Milwaukee and Milton Avenue, were laid out at an angle. As residential construction continued east, much of the land flattened, and except for a few "garden" style developments, most developments were successfully platted with the grid system.

The first important residential neighborhood that developed east of the Rock River is now largely within the boundaries of the Courthouse Hill Historic District (NRHP, 1985). The Courthouse Hill

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Section 7 Page 2

Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

Historic District developed as Janesville's most prominent historic neighborhood of large Italianate, Queen Anne, and period revival style homes. It is in this neighborhood that the most irregular streets and lot sizes occur. The Bostwick Avenue Historic District lies southeast of this district and just south of the proposed Jefferson Avenue Historic District, which contains a number of Queen Anne and period revival style houses.

The Bostwick Avenue Historic District is located in one of the areas on the east side of Janesville's Courthouse Hill Historic District that was not developed on the grid system. The district, itself, sits on a triangular-shaped block and Bostwick Avenue curves through the center of the block. Wells Street to the northwest also curves and Forest Park Boulevard on the east does not directly connect to its continuation to the north. Part of the reason for this is the topography, which rises and falls in the area around the district. Another reason is that this area continued the east side development of larger, more distinctive houses in "garden-like" settings, such as those seen in the eastern part of the Courthouse Hill district.

Part of the "garden-like" setting of the district is the small park that sits at the intersection of Forest Park Boulevard, Grace Street, and Bostwick Avenue. The seven houses in the district face inward toward this park that is almost like an entrance into the district. The houses also face "inward" toward the park, giving the impression that this is an enclosed neighborhood. These factors help give the district its cohesive appearance.

Also giving the district cohesiveness is the fact that the area outside of the small group of houses is different, containing buildings of much smaller scale and different eras of construction. The seven houses are all period revival designs from the Colonial and Tudor Revival styles. All of the houses are contributing with a good level of integrity. Their common style elements and the fact that they were built within a 13-year period, 1927-1940, also makes them form a cohesive group.

While the topography outside of the district rises and falls, inside the district that land is relatively flat. The large lots in this district have well-groomed, mature, landscaping with an abundance of trees and shrubs. The park, with its lawn punctuated with many large trees, blends in with the type of landscaping of the individual lots of the district. The streets have concrete curbs and gutters and sidewalks and there are terraces in front of the houses. These "lush" landscaping features and the appearance of the houses being a separate entity within a much larger neighborhood makes this district stand out.

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Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

DESCRIPTION OF BUILDINGS

Colonial Revival

404 Bostwick Ave.
Bradley Conrad, 1933

The Conrad House is a two-story, simple, Colonial Revival style house with a rectangular form and a long, sloping gable roof. The second story projects slightly over the first story on the main elevation and is covered with vinyl siding. The first story has a covering of stone veneer. A one-story, one-car, garage ell projects from the east elevation. Window openings are symmetrical and filled primarily with six-over-six-light, double-hung sashes accented with decorative shutters. The main entrance is undecorated. A large brick chimney projects from the west elevation of the building.

418 Bostwick Ave.
Henry Bogardus, 1937

This variation of the Colonial Revival style is often referred to as the "Cape Cod." The main block of the house has a two-story rectangular plan with a gable roof. Projecting from the east wall of the main block is a two-story ell that is slightly lower than the main block. It also has a gable roof. Attached to the east wall of the ell is a one and one-half story two-car garage wing. Gable-roofed dormers project from the roof of the main block, the ell, and the garage wing.

Until the spring of 2005, this house was covered with wood shingles and had its original windows. The wood shingles have been replaced with wide board vinyl siding and openings have been filled with modern "faux" multi-light sashes. On the first story, these include two large sashes on the west side of the main entrance and a bay window projecting from the ell. Windows in the dormers are also "faux" multi-light sashes. The main entrance is decorated with a simple cornice and frieze supported by plain pilasters. A modern door leads into the garage wing and modern garage doors cover the garage openings.

1118 Grace St.
Frank & Erna Slawson, 1921

This variation of the Colonial Revival style is known as the Dutch Colonial Revival. It is a two-story house with a rectangular plan and long, sloping, gambrel roof. Large shed-roofed dormers span the roof sides. The dormers are covered with clapboards. The rest of the house is constructed of red

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Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

bricks and features symmetrical fenestration of primarily sash windows with narrow border "muntins" that may be modern. In the gambrel peaks are fanlights. The main entrance is topped with a fanlight and with a shallow projecting gable with returned eaves.

1128 Grace St.
Paul Grubb, 1929

The Grubb house has a main block that is two stories in height, a rectangular plan, and a side gable roof. A frieze decorates the roof eaves and is slightly returned at the end walls. The walls are covered with clapboard siding and punctuated with symmetrical fenestration of primarily six-over-six-light, double-hung sashes decorated with shutters. On the first story of the main elevation, the symmetrical openings flanking the main entrance are 15-light windows also decorated with shutters. The main entrance sits at the center of the main elevation. It is decorated with narrow sidelights, a narrow transom, and a frontispiece of full pediment, cornice and frieze, and narrow pilasters.

A chimney projects up the west elevation side wall and splits a fanlight in the gable peak. Attached to this wall is a one and one-half story ell that is decorated in a similar manner to the main block. It has a large brick chimney projecting up the main elevation, which is also covered with an ell porch. The porch has a balustrade with plain posts and geometric designs and plain posts support the porch roof.

Tudor Revival

410 Bostwick Ave.
William Kardux, 1927

This Tudor Revival house has an unusual orientation to the street. The two-story, rectangular main block sits parallel to the street and is largely covered with a projecting one and one-half story ell that has its end wall fronting the street. The house has a steeply-pitched roofline and both the west end wall of the main block and the front ell end wall have chimneys that rise from the gable peaks. A large shed-roofed dormer projects from the east roof of the front ell. The house is covered with stucco and the dormer has applied vertical half-timbering.

The openings of the house are irregular, but generally narrow and filled with sashes. On the end wall and on the first story of the east end wall of the main block, the windows are topped with narrow wooden hoods. The main entrance is in an extension of the front ell on the east elevation. On this side of the front ell, the roof slopes down to create a one-story entry pavilion. A small porch projects from the entrance. There is also a matching garage on the property.

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Bostwick Avenue Historic District
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426 Bostwick Ave.
Aubrey Pember, 1932

The Pember house is a two-story Tudor Revival style building that has a gabled ell plan and steeply pitched gable roofs. The walls are constructed of brick and there is a large rusticated "lannon" stone chimney that projects up the main elevation of the ell. Similar rusticated stone accents the corners of the house. The window openings are irregular, but are primarily filled with both individual and paired multi-light casements decorated with rusticated stone lintels and sills. On the main elevation, next to the chimney is a tripartite set of multi-light casements under a large flat wooden lintel.

436 Bostwick Ave.
James Tait, c.1940

This is the largest house in the district and has a "mansion-like" size and appearance. It sits on a very large lot that has large lawn spaces and an abundance of mature trees and shrubs. Along the street elevation is a wrought-iron fence attached to "lannon" stone veneer posts.

The Tudor Revival style house has a main block that is two stories in height with a gable roof. A two-story gable-roofed ell projects from the southeast corner of the main block and a two-story garage ell projects from the northeast corner of the house. The entire house is covered with a rusticated "lannon" stone veneer with gable peaks clad with horizontal wood board siding. The roof is covered with wood shingles. On the main, or south, elevation of the main block, and on the east elevation of the ell, there are dormers with gable peaks clad with wood. Also on these elevations and the main elevation of the garage wing, upper story openings rise above the roof eaves, as if they are inset into the roof.

Window openings are irregular and include both individual and grouped sashes. On the first story of the main block and the ell, there are grouped sashes decorated with large wood lintels and a bay with a metal-clad hip roof. The main entrance sits under a small shed-roofed overhang and is slightly inset into the wall.

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Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

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RESOURCE INVENTORY

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date of Construction Date</i>	<i>Status</i>
404 Bostwick Ave.	Bradley Conrad	Colonial Revival	1933 ¹	C
410 Bostwick Ave.	William Kardux	Tudor Revival	1927 ²	C
418 Bostwick Ave.	Henry Bogardus	Colonial Revival	1937 ³	C
426 Bostwick Ave.	Aubrey Pember	Tudor Revival	1932 ⁴	C
436 Bostwick Ave.	James Tait	Tudor Revival	c.1940 ⁵	C
1118 Grace St.	Frank & Erna Slawson	Dutch Colonial Revival	1921 ⁶	C
1128 Grace St.	Paul Grubb	Colonial Revival	1929 ⁷	C
Bostwick Avenue Park			1892 ⁸	C

¹ Tax Rolls for the City of Janesville, on file in the Treasurer's Office, Rock County Courthouse, Janesville, Wisconsin.

² *Ibid.*

³ *Ibid.*

⁴ *Ibid.*

⁵ City Directories for the City of Janesville, on file in the Hedberg Public Library, Janesville, Wisconsin.

⁶ Tax Rolls.

⁷ *Ibid.*

⁸ The park was platted as part of the subdivision in 1892. This was a subdivision of Block 9 of the Forest Park Addition. The parcel was called Woodland Park on the plat. However, that name has not been used in recent memory.

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Section 8 Page 1 Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

SIGNIFICANCE¹

The Bostwick Avenue Historic District is nominated to the National Register of Historic Places under criterion C, for local architectural significance, because it contains seven fine examples of period revival architectural styles, in particular the Colonial and Tudor Revival styles. Each of the buildings in the district is a slightly different interpretation of the styles and is largely individually distinctive. As a group, they make up a small, but important, district whose architectural significance lies in the fact that they illustrate the growth and development of the period revival styles in Janesville, particularly during the later part of their popularity.

Historical Background

The first settlers came to the Janesville site in 1835 and by 1836, three separate communities were platted. Two of the plats, Wisconsin City and Rockport failed, but Henry Janes' plat, which included present-day downtown Janesville, was a success. Eventually, the city grew and encompassed both the Wisconsin City and Rockport plats located southwest of Janes' original plat. Due to the hilly topography east of downtown, that area was developed later for residential housing than the area west and southwest of downtown. Much of that residential area is today included in the Look West and Old Fourth Ward Historic District.²

During the nineteenth century, Janesville grew as a commercial center, a county seat, and an agribusiness center. Janesville's nineteenth century industries processed agricultural products from both local and outside sources. The mills of nineteenth century Janesville turned out lumber, flour, and textiles, getting their power from the Rock River. In the mid-nineteenth century, two rail lines came to Janesville, helping the industrial and commercial growth of the city. In the late nineteenth century, another agricultural product, tobacco, became an important cash crop for local farmers and Janesville was a center for the trading and processing of this product.³

¹ The period of significance for this district is 1921-1940, when the buildings of the district were constructed.

² Carol Lohry Cartwright, Scott Shaffer, and Randal Waller, *City on the Rock River: Chapters in Janesville's History*, Janesville: Janesville Historic Commission, 1998, pp. 43-45.

³ *Ibid.*, p. 59.

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Section 8 Page 2 Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

The location of the county seat at Janesville and its location in the center of one of the most fertile prairies of the state helped the city become a bustling commercial center in the nineteenth century. The industries also drew workers who lived in the city and traded in its downtown. Local farmers came to the community to engage in commercial activities and there were special hotels that specifically attracted the farmers who would come to the city from greater distances to trade. By the late nineteenth century, Janesville had a multi-block downtown on both sides of the Rock River filled with shops, department stores, specialty stores, and professional offices. Between the late nineteenth century and the 1960s, Janesville's downtown was a regional commercial center.⁴

During the later nineteenth century, extensive residential development began to conquer the hill east of downtown and eventually formed the city's most prestigious residential neighborhood, the Courthouse Hill Historic District. This neighborhood was filled with large Italianate, Queen Anne, and Period Revival houses and extended for several blocks east of the courthouse and downtown Janesville. The Look West and Old Fourth Ward neighborhoods had areas of high-style houses built in the nineteenth century, but during the late nineteenth century, most wealthy families moved to Courthouse Hill, and these neighborhoods grew primarily with middle and working class houses.

Between 1900 and 1940, Janesville was transformed from a balanced community of commerce and industry to a community with a much more industrial profile. Commerce continued to be important in the community, along with professional services, but during the first several decades of the twentieth century, industry became the dominant economic force. The industrial changes in the twentieth century also included a change from agribusiness to the production of consumer goods.⁵

The Parker Pen Company was one of the first of the new major industries in Janesville. In the early twentieth century, Parker Pen grew into a major manufacturer of high-quality writing instruments in the United States. In 1918, General Motors came to Janesville, at first to manufacture a motorized tractor, farm equipment and trucks. The tractor was a failure, but by 1922, Janesville businessmen convinced General Motors to use its new facility to build Chevrolet automobiles. This proved highly successful and the factory expanded several times in the 1920s. Hundreds of new workers came to Janesville to work in the Chevrolet plant that would eventually employ thousands.⁶

⁴*Ibid.*, p. 95.

⁵*Ibid.*, p. 59.

⁶*Ibid.*, pp. 59, 69-70.

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Section 8 Page 3 Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

The GM plant continued to expand until the 1980s, when foreign competition caused changes in the American automobile industry. The plant remained in operation, manufacturing light-duty trucks and large sport utility vehicles, but its work force has been considerably downsized. Other industries that added to Janesville's industrial boom in the early twentieth century included a shade manufacturer, a large canning factory, and a large dairy plant, among others.

The industrial boom between 1900 and 1930 resulted in a housing boom and much of this boom was on east side of the community, north, south, and east of the Courthouse Hill Historic District. The residential boom included both houses for the generally well-paid factory workers of Janesville's industries and the growing middle-class who were associated with the new industries in town. Commercial businessmen, who also profited from the industrial growth, built new houses in both older neighborhoods and in newly established neighborhoods. Despite the Great Depression, houses for both industrial workers and the middle-class were built during the 1930s as Janesville seemed to weather the Depression better than most communities, probably because the GM plant continued to operate and unionization gave workers better wages and more job stability.

The Bostwick Avenue Historic District's growth was a direct result of the continued twentieth century growth in Janesville. According to the 1891 plat map for Janesville, the area just north of this district was not developed, but by 1910, 27 houses had been built and many more were added during the 1920s. The development of large, period revival, houses built in the eastern area of the Courthouse Hill Historic District continued east of the district until reaching this area in the 1920s and 1930s. Three large houses were built in this district in 1932, 1937, and around 1940, suggesting that this area is at the boundary between pre- and post-World War II development.

Statement of Significance—Architecture

The Bostwick Avenue Historic District is architecturally significant for its small, but distinctive, period revival style houses clustered in a group that is geographically separate from its neighbors. The houses in the district are from the Colonial Revival and Tudor Revival styles and each of the houses has both typical and unusual style features that reflect their date of construction. For example, the houses from the 1920s are more typical of common period revival architecture. The later-constructed houses show a modernism that reflects their dates of construction.

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Section 8 Page 4 Bostwick Avenue Historic District
Janesville, Rock County, Wisconsin

The period revival styles were popular between 1900 and 1940 and include styles such as the Georgian, Colonial, and Tudor Revival. Some period revival houses were designed to almost replicate houses from the original styles, but most were new adaptations of the old styles. The period revival styles were so popular in the twentieth century that even small, modest, houses were given historic style elements. The most popular of the period revival styles were the Georgian, Colonial and Tudor Revival. The Georgian and Colonial Revival styles featured formal and symmetrical plans, symmetrical openings, often of multi-light sashes, and classical details, such as returned eaves, pediments, pilasters, dentils, and modillions. Georgian Revival houses are generally more formal and heavily detailed with an emphasis on a central entry pavilion and portico. The Tudor Revival style has several variations, all based on forms of English Tudor castles, houses, and cottages.⁷

All seven of the buildings in this district are example of either the Colonial or Tudor Revival styles. All are good examples of the style, but with different interpretations. The best and most traditional of the Colonial Revival styles is the Grubb house (1128 Grace St.), built in 1929. This house has the typical features of the style, including symmetrical fenestration and simple classical details. It is a well-proportioned house that has the distinctive formal elegance expected of the style.

Next door is a good example of the Dutch Colonial Revival variation of the Colonial Revival style. This house is typical of this style as interpreted in a modest, more middle-class, home. It has the distinguishing gambrel roof that is a hallmark of the style. The remainder of the house is symmetrical, with simple classical details, like the main entrance. Although not as large and elaborate as other examples of the style in Janesville, it illustrates the range of interpretations of this popular style.

The Henry Bogardus House (418 Bostwick Ave.), built in 1937, is a very good example of a popular variation of the Colonial Revival style, the Cape Cod house. It emerged in smaller, cottage-style, versions in Janesville during the 1930s, and remained popular into the 1940s and 1950s. But, there are few large-scale or more high-style examples like this house from that period. The main block of the house has a simple rectangular form with projecting dormers that is not unlike smaller versions of the style. But, the added ell gives the house a larger size and complexity. Prior to the application of vinyl siding, the house was covered with wood shingles, which added to its colonial Cape Cod appearance, but even with the new siding, the house retains its overall form and massing and style elements as a good example of this Colonial Revival variation.

⁷ Barbara Wyatt, ed., *Cultural Resource Management in Wisconsin, Vol. 2*, Madison: State Historical Society of Wisconsin, 1986, Architecture, p. 2-15.

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The largest of the Tudor Revival style houses, the Tait house (436 Bostwick Ave., c. 1940), is the most modern interpretation of the style. The overall form and massing, the stone exterior, wooden gable peaks, and grouped windows of the house are all features of the style. But, these features seem somewhat stripped down and modern. The windows, for example, are not decorative casements, but more simple sashes. The stone veneer, although attractive, is not accented by different materials, such as half-timber or different types of stone accents. The inset second story windows create an almost flat modern-looking surface rather than a picturesque appearance that turrets and extensive dormers would provide. Overall, it is the lack of added ornamentation, rather than the abundance of it, that makes this house distinctive. Its construction date close to World War II may provide important information on how this style was beginning to be modernized in the mid-twentieth century.

More traditional are the Kardux house (410 Bostwick Ave., 1927) and the Pember house (426 Bostwick Ave., 1932). These houses have the steeply-pitched rooflines typical of the Tudor Revival style and their exterior details are most commonly seen. For example, the Kardux house has a stucco covering accented by half-timbering suggesting an English cottage. The irregular windows with picturesque hoods also promote the idea of the English cottage. The Pember house has a more common brick exterior, but the windows and corners are liberally decorated with stone accents and the multi-light casements are typical of the style. Both are modest-sized houses without the "mansion" quality of the Tait house, but their features reflect a more decorative version of the style.

The onset of the Great Depression may have had an impact on the construction of the Tudor Revival houses. The Kardux house, built in 1927, is the most typical of modest-sized Tudor Revival houses in the city. The Pember house, built in 1932, is slightly less picturesque, which may be a result of a belt-tightening on the part of the owner or an early modernization of the style. The Tait house, although very large, has a more stripped-down appearance that may be both a result of the modernization of the style and economic conditions of the times.

Note on Integrity

The style elements of the individual buildings of the district that have been mentioned above make up the most important argument for the architectural significance of this district. But, adding to this significance is the good degree of integrity of the district's buildings. The majority of the buildings in the district have most, if not all, of their original exterior details and few alterations or inappropriate additions. The modern siding materials of two of the houses lowers their integrity somewhat, but this alteration does not detract from the overall significance of the district. The buildings have been well-maintained and it is this good level of integrity that helps give the district its historic appearance.

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Conclusion

This district is architecturally significant for its small, but important, concentration of period revival houses that have a good level of integrity. The district consists of fine individual examples of both the Colonial Revival and Tudor Revival styles and their similarity of style elements make the buildings in the district distinctive as a group. The district appears almost as an island filled with only seven buildings facing toward each other and the little park that sits at the entrance to the district. This orientation gives the building group a cohesiveness that is enhanced by their period revival details. This factor, added to the landscape features surrounding the district that separates it from its neighbors, gives this small district a significance similar to the other, larger, historic districts in Janesville.

ARCHEOLOGICAL STATEMENT

This historic district is in a community of known prehistoric and early historic activity in south-central Wisconsin. Because the district was part of the city of Janesville's expansion into the unoccupied area east of the city during the early twentieth century, there may have been other historic or prehistoric activities here prior to the development of the neighborhood. A comprehensive archeological investigation was beyond the scope of this nomination project, but given what is known about Janesville's prehistory and nineteenth century history, it is likely that there are prehistoric and/or historic archeological resources located within the district boundaries.

HISTORIC PRESERVATION STATEMENT

This nomination project is part of a long commitment that the Historic Preservation Commission and the City of Janesville have had for historic preservation. For over 20 years, the City of Janesville and its preservation commission have comprehensively surveyed the historic areas of the city and made nominations to the National Register of Historic Places for districts and individual properties. The city has published numerous walking-tour and informational brochures about most of these projects, and promotes historic preservation as part of their entire community development planning efforts. In the area of historic preservation, few cities of their size have as distinguished a record in historic preservation activities as the City of Janesville.

This nomination was a result of a survey of an area developed primarily during the late nineteenth century and the mid-twentieth century conducted during 2002-2003. It joins the many other historic neighborhoods in Janesville that have been nominated to the National Register of Historic Places as historic districts during the past 20 years.

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DISTRICT BOUNDARY

The boundary of the district is as follows: Beginning at the intersection of the west curb line of Forest Park Boulevard and the south lot lines of 1118 and 1128 Grace Street, then west along the south lot lines of 1118 and 1128 Grace Street to the west lot line of 1118 Grace Street, then north along this line to the west curb line of Bostwick Avenue, then west along a line across Bostwick Avenue to the southwest lot line of 436 Bostwick Avenue, then northwest along this line to the east curb line of Wells Street, then northeast along this line to the north lot line of 404 Bostwick Avenue, then southeast along this line to the west curb line of Forest Park Boulevard, then south along this line to the point of beginning.

BOUNDARY JUSTIFICATION

This boundary encloses the seven buildings of the district, along with the small park at its entrance. The boundary was drawn to include these buildings, while drawing out the rest of the neighborhood. Outside of the district, to the south and east, the houses are smaller and less distinctive than those of the district. To the north and west there is a modern re-plat with buildings primarily from the post-World War II era that are not a continuation of the buildings in the district. The orientation of the seven buildings in the district, as well as their architectural features, along with landscape features outside of the district make the boundaries around these buildings obvious and allow for no non-contributing or intrusive elements.

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Begin Photo Descriptions

Bostwick Avenue Historic District, Janesville, Rock County, Wisconsin. Photos by Carol Cartwright, June 2005. Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society, Madison, Wisconsin.

Views:

1 of 5: District view looking at 426-436 Bostwick Avenue, view from the southeast.

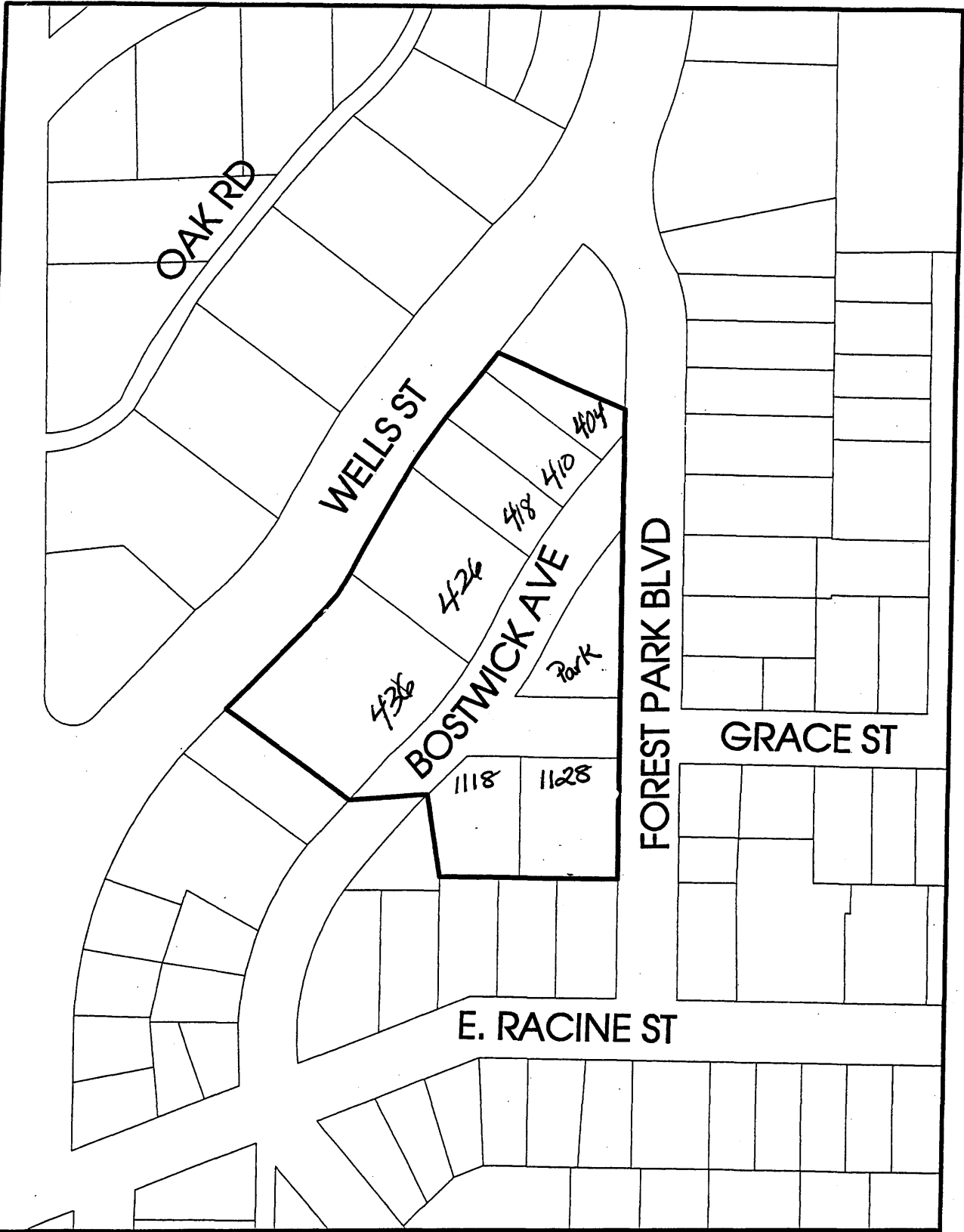
2 of 5: 410 Bostwick Avenue, view from the south.

3 of 5: 426 Bostwick Avenue, view from the southeast.

4 of 5: 436 Bostwick Avenue, view from the southwest.

5 of 5: 1128 Grace Street, view from the northwest.

End of Photo Descriptions



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NORTH