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United States Department of the Interior
National Park Service

FEB 27 1989

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "X" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Copeland-Ryder Company

other names/site number N/A

2. Location

street & number 411 Wisconsin Drive N/A not for publication

city, town Jefferson N/A vicinity

state Wisconsin code WI county Jefferson code 055 zip code 53549

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
2	0
	buildings
	sites
	structures
	objects
2	0
	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

[Signature]
Signature of certifying official
State Historic Preservation Officer-WI

2/2/89
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this 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.
- removed from the National Register.
- other, (explain:)

Beth Boland

4/13/89

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

INDUSTRY/ Manufacturing facility

DOMESTIC/ Multiple dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Other: Astylistic Utilitarian

foundation stone

walls brick

roof Other: Wood

other Wood

Describe present and historic physical appearance.

The historic Copeland-Ryder Company shoe factory remains today as a complex of brick buildings on Wisconsin Drive in Jefferson, near the junction of the Crayfish and Rock Rivers. It is a short distance from Jefferson's commercial district which lies a few blocks north and east of the plant across the Rock River. The buildings primary facades are one Wisconsin Drive and Linden Drive. These facades include two three-story cream brick buildings (1895, 1903) and two modern brick additions (1965, 1972). Not readily visible from the streets are three attached brick buildings (one and two story) predating the 1895 building, and a detached one-story cream brick building (1893). The surrounding neighborhood is residential, dating to the late nineteenth century.

The site includes two parcels of land bisected by Wisconsin Drive. The buildings are located on the westerly parcel. The easterly parcel is vacant land on the shore of the Rock River. The two parcels vorder the junction of the Crayfish and Rock Rivers.

Site Development Chronology

The Copeland-Ryder Company was founded in 1868 as the Jefferson Boot & Shoe Company, and occupied a two-story frame building on the site of the present 1895 building.¹ Two frame buildings were added to the facility during the following years. In 1881, the company built a long two-story frame addition, almost doubling the production and storage space.² Further frame additions and the construction of ancillary structures also took place in the 1880s and early 1890s. These included a cream brick enging room and shed (Buildings A and B on site plan) along with other small frame buildings.³ Of the structures built prior to 1892, the frame buildings were removed in later expansions and only the brick structures remain. In 1893, a small detached cream brick building was built nearby for the storage of oil and other flammable materials (Building C).⁴

In 1895, the floor area was again almost doubled with the construction of the three-story fireproof cream brick building (Building D). This building housed the offices, sample room and additional production space.⁵ Another three-story cream brick building (Building E), similar in appearance to the former, was built adjoining it in 1903.⁶ Sometime later, the small cream brick shed (Building F) adjacent to the engine rooms was rebuilt or expanded.⁷ An enclosed entry was then added to the north side of the three-story building (Building E). In 1909, the present chimney was added to the engine room.⁸ The plant then for many years underwent few exterior changes except for the construction of a cast-concrete coal room added to the engine room in 1945 (demolished).⁹

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It wasn't until recent decades that the plant was again expanded in a building program in which all the frame buildings were demolished and replaced with three-story reinforced concrete and brick buildings in 1965 and 1972.¹⁰ (Buildings G and H). Only five years later in 1977, the parent company closed the facility, removed the equipment, and leased it for storage, during which time only minor alterations took place. In 1987, the buildings were rehabilitated for apartments.

Building Descriptions

These are listed in order (chronological) based on maps and records physical evidence such as mortar joints and brickwork.

Building A (1885 +): The one story cream brick shed roof building was one of two early brick additions to the original frame buildings to house the heating plant, mechanical equipment and workshop. Only the south wall is visible.

Building B (1885-1892): The two story cream brick building with a low pitched gabled roof was added as a boiler and mechanical roof during this time. Its attached chimney was built or rebuilt later in 1909.

Building C (1893): The small one-story cream brick oil storage building was built on the southwest corner of the lot. It has a shingled, gabled roof. It retains its original six-over six double-hung windows, now covered for protection, and its simple double wood doors.

Building D (1895): This building is a three-story rectangular building with a slab on grade ground floor. Exterior walls are 16-inch-thick unpainted cream brick bearing walls with wood windows. The windows are six-over-six double-hung, regularly spaced, set in openings with segmental brick arches. The interior structures are wood beam with wood and steel column construction, wood joists and hardwood flooring. The gable roof structure is wood truss/beam construction with intermediate purlins and wood rafters. On the 4 in 12 pitched hipped roof is a composition roofing material. Partitioning of the formerly open floor plan was done in the recent rehabilitation to apartments. No historic interior features or finishes had remained prior to that time.

Building E (1903): This three-story building has 15-inch-thick cream brick masonry bearing walls over a full basement. Patterned after the adjoining 1895 building, the windows and fenestration are similar. The wood windows are six-over-six double-hung set in segmental arch openings on the first and second floors. On the third floor the roof and simple wood cornice trim serve as window head trim. The structural system is similar to that of Building D. The west wall is sloped with a parapet wall capped with a tile coping rising above the low-pitched gable roof.

Building F (1885-1892?, remodeled c. 1907): This simple cream brick building has a low-pitched shed roof. Portions of its south and west walls are visible. It is an expansion or reconstruction of an earlier mechanicals and workshop building.

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Building G (1965) and H (1972): These additions are three-story slab on grade buildings with exterior brick and concrete block bearing walls. Parapet walls extend above the flat roofs. Windows are single and paired or grouped double-hung windows.

The recent rehabilitation of the buildings have resulted in several changes, all of which have had little or no impact on the historic integrity of the building. Structures which were demolished included a 1970s loading dock on the north face of Building E and a 1945 poured concrete boiler room addition attached to the west face of Building B. The windows were all replaced; those of the historic portions of the plant were replaced to match originals based on the Secretary of the Interior's Standards. The steel sashes of the more modern portions of the plant, were not subject to the same consideration and were replaced with one-over-one double-hung sash windows. Although the 1965 and 1972 additions served the plant in its period of growth, they fall outside the 50 year rule and are not considered significant.

Note on property count: Buildings B, D, E, F, & G are all physically attached to building A and are considered "additions." They are therefore not represented separately in the resource count. Building A and building C represent the two buildings in the resource count.

Notes for Section 7

1. History of Jefferson County, Wisconsin; Chicago: Western Historical Company, 1879, p. 480.
2. Jefferson Banner, "Woman's Club Edition," Fall 1925.
3. Sanborn-Perris Insurance Maps, Bird's-eye view, published by C.J. Pauli, Milwaukee, 1893.
4. Jefferson Banner, 4/3/1893, p.5, col.2.
5. Jefferson Banner, 3/21/1895, p.5, col. 3.
6. Interview with Jim Copeland, January 22, 1987.
7. Sanborn-Perris Insurance Maps.
8. Jefferson Banner, 2/16/1909, p.5, col. 3.
9. Copeland interview.
10. Copeland interview.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Industry

Period of Significance

1885-1938

Significant Dates

see text

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Copeland-Ryder Company is locally significant historically as a leading Jefferson industry of the late nineteenth and twentieth centuries, and as one of the two best and most intact remaining factory complexes in Jefferson. The buildings' period of significance ranges from the construction date of the earliest of the remaining buildings (1885) through 1938 due to the 50 year rule.

Early in its history, the Copeland-Ryder Company attained a competitive lead among dozens of shoe factories in the state, most of which were small shops operated by German cobblers working by hand and therefore had limited production capabilities. Copeland-Ryder's success was due to the applied experience of its founders, George Copeland and Lewis Ryder, both of whom had worked in large factories in the Boston region, then the center of the boot and shoe production of the nation. Their early mechanization of the plant, coupled with the development of an extensive market spurred the company's growth and raised it to the league of large shoe factories, placing it among dozens of others in the state, but among only a few outside the port cities of Milwaukee and Racine, where the large companies were concentrated. The company's products were marketed throughout the United States, which gave Jefferson name recognition afar and contributed greatly to a broadly-held sense of community pride and achievement.

Development of the Company

In 1867, George Copeland came to Jefferson from Plymouth County, Massachusetts. Jefferson had been the home of his cousin, Edward Copeland for 20 years. The following year, Lewis Ryder came from Plymouth County, Massachusetts to marry George Copeland's sister. The two soon joined in starting a shoe shop and set up operations in a two-story frame building on the site of the present building. For several years the venture was known as the Jefferson Boot and Shoe Company. It was later incorporated in 1887 as the Copeland & Ryder Company.¹

The partner's work at factories in West Bridgewater, Brockton and Lynn, Massachusetts gave them a practical understanding of large scale production and mechanization that aided them in the development of their company.² Their early investment in machinery,

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shipped from Boston, soon increased their competitive lead among other boot and shoe manufacturers. This advantage, coupled with the company's extensive use of the rails in shipping supplies, marketing and distributing the products, rather than relying on a local market, explains its growth to become one of the larger inland shoe factories in the state.³ While the majority of large companies were concentrated in the port cities of Milwaukee and Racine, other inland factories were located in Fond du Lac, Madison and few other cities.⁴

From its beginning, the company was known for the outstanding quality of its products. During its early years, the finest quality of leather was procured in New York, Chicago, Boston, Milwaukee and elsewhere. In more recent years the fine leathers were increasingly imported from West Germany and Argentina.⁵

One technical innovation devised by Edward Copeland in more recent years was the Copeg, a series of handset maple pegs in the heel of a shoe which increased its durability. However, the process was time consuming and expensive. When the patent lapsed, no other company⁶ in the industry picked up the process, although Copeland-Ryder continued to use it.

The company sold its products directly to the retail trade with a small force of traveling sales representatives plying the rails. An extensive regional market was first developed throughout the northern and western states, a market which later grew to include all the states.⁷

By 1900, the company had grown to become the largest manufacturer in Jefferson, employing a labor force of over 100, as well as the traveling sales department. At that time Jefferson had a population of almost 3000. In 1900, the company's annual sales had reached over \$150,000.00, representing about three percent of the total sales of the industry in the state.⁸

The high regard for the quality of the company's products was maintained largely due to the fact that the original partners participated in its operation until their deaths (Ryder in 1907 and Copeland in 1922), at which times management and operations were passed onto members of the Copeland family and a few other long-term employees. This tradition was continued following the sale of the plant to Dr. Scholl Shoes in 1946 and until the plant closing in 1977. Even after the Scholl purchase, the company retained its independence and identity.⁹

Growth of the company was gradual but slow through the mid-1960s. A new building was erected replacing the original frame buildings that housed the company, and the plant was refitted throughout. By the early 1970s increasing sales justified another addition in 1973, however the success was short-lived. In 1977, the plant was closed when the parent company quit making shoes citing losses due to the growing sales of cheaper imports. The plant was then dismantled and leased as warehouse space until its rehabilitation as apartments in 1987.¹⁰

Industrial Development in Jefferson

The Copeland-Ryder has occupied a significant position in Jefferson's development. Jefferson developed largely as an agricultural trade center but was also home to numerous industries beginning concurrently with the settlement of the surrounding farmlands in the 1850s.

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These industries, in turn, attracted people to populate the small community, many of whom were German immigrants. The period of greatest growth in Jefferson was associated with the growth of its industries, from the 1850s through the 1920s. As a leading industry, the Copeland-Ryder Co. was a significant player in Jefferson's growth, directly as an employer and indirectly in the numerous businesses it dealt with.

Among the significant industries in Jefferson during this period were furniture, plow and cheese factories, a foundry, woolen mill, rope works, tanneries, three brickyards, three breweries and a meat packing plant. The greatest amount of plant construction and most intensive operation was during this period. Of these industries, the Copeland-Ryder Co. stands out as having the greatest longevity of operation, 1868-1977. Stoppenboch Packing Co., now Jefferson Meats will soon match that record.

Among the early shoe manufacturers in the state, Copeland-Ryder was one of only a few large plants built in the state outside the port cities of Milwaukee and Racine, the center of Wisconsin's tanning and boot and shoe production. In comparison to Milwaukee's large factories, the Copeland-Ryder may be considered a medium-sized facility, however it is comparably sized with those in other inland communities.

In Jefferson, only one other shoe company of any size existed. The John Beck Shoe Co., founded by two former employees of Copeland-Ryder in 1910, never made significant inroads into the market and was dissolved in 1918.

Only a few manufacturing concerns in Jefferson had plants which rivalled that of Copeland-Ryder in size. The two are the Bruenig's Brewery (NRHP, 1984) and the Heger Brewery (demolished). One publication, in 1899, decidedly conferred the title of Jefferson's largest and most important industry upon the Copeland-Ryder Co. (Perhaps the publisher wasn't completely unbiased about Copeland-Ryder, its largest client in Jefferson. The publication was a promotional piece by the North Western Railroad.)¹¹ The author likened Copeland-Ryder's relationship to Jefferson's fame as the manufacture of beer was to Milwaukee.

Copeland-Ryder also has the distinction of being one of only two relatively intact industrial plants remaining from the heyday of Jefferson's early growth. A review of the development and demise of these facilities will illustrate the point.

A Review of Jefferson's Industrial Growth

This review is made to identify comparable facilities and indicate their present and varying degrees of integrity where they are extant.

Early in Jefferson's history, the Rock River was the location of several plants which required water, water power, or convenient waste disposal. Among the large plants on the river was the Jefferson Woolen Mills, built on the west bank in 1856, of which only mid-twentieth century buildings remain.¹² The Wisconsin Manufacturing Co., founded in 1866, a large furniture factory, was demolished by 1935.¹³ It stood at the present location of the west bank of the Racine Street bridge. Another plant, the Stoppenbach Packing Co., founded in 1879 and built on the east bank of the river, has grown to become the largest employer in Jefferson.¹⁴ Within the plant (now Jefferson Meats), a small brick office building on Dodge Street stands intact and two other large brick factory buildings have been altered and incorporated into newer structures. There exists no comprehensible sense of the historic character of these buildings.

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Plants located elsewhere obtained water from artesian wells, as did the breweries. Jefferson's predominantly German population enjoyed the product of several breweries of which three built large facilities which attained some longevity. Bruenig's Brewery, 1863-1892, later Beischel's Brewery from about 1895 to 1917, survives incorporated into a retail complex first built by Bruenig and later expanded and altered as part of Puerner's Department Store. Bruenig's sample room was located in the building at the northeast corner of N. Main and E. Racine Streets and the brewery buildings are immediately behind it on Main.¹⁵ It is a handsome group of cream brick buildings featuring Italianate detail. Neuer & Geiglein's Brewer (early 1850 though 1890s) stood on E. Racine Street opposite Marion Street (demolished).¹⁶ The third, Rudolf Heger's Brewery (1873-1960) was architecturally quite impressive, though it was demolished.¹⁷

Jefferson was important regionally for its cream-colored brick. However, of its three¹⁸ brickyards, only the Kemmeter Bros. shop, office and homes on Whitewater Avenue stand. All the production buildings, sheds and kilns are gone. Both the John Puerner yard (1872-?) formerly on N. Main Street,¹⁹ and the extensive Jefferson Brick and Tile yard (dates unknown) south of the river near the C.&N.W.R.R. are gone though the house believed to have been associated with the business survives.²⁰

Two tanneries had extensive facilities of which no buildings remain: the John Heimerl Tannery on Elizabeth Street,²¹ and the Beirentner Tannery (later Troeger's) on Whitewater Avenue at Green Street.²²

Of three other companies, little remains. The Riverside Cheese Factory (1877-about 1915) adjacent to the C.&N.W.R.R. on the south side of the river yet stands, though considerably altered, as a part of the old Carnation Milk Co. (1915).²³ The Union Upholstering Co. (dates unknown) occupied buildings now altered and incorporated into Jefferson Meats on E. Washington Street.²⁴ A small operation, the John Beck Shoe Co. (c.1910-1918) occupied a small one-story frame building on Candise Street, though it is not known whether the firm built it.²⁵

Of these few buildings remaining, only those of the Copeland-Ryder Co. and the Bruenig Brewery survive as the most intact, visible, identifiable representations of early Jefferson industries.²⁶

The Copeland-Ryder Company is historically significant to the industrial development of Jefferson. While it was not one of the leading shoe factories in the state, its local impact is undeniable. The company's products were marketed throughout the United States and as a leading local industry and employer, the Copeland-Ryder Company contributed significantly to the overall economic growth of the city of Jefferson. Few local industrial concerns rivalled Copeland-Ryder in either size or industrial success and even fewer retain such a high degree of historic integrity in their remaining manufacturing facilities. Therefore, Copeland-Ryder is a visible, identifiable and significant representation of the industrial history of Jefferson.

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Jefferson, Jefferson Co., WIArchitectural Integrity

The Copeland-Ryder Co. buildings are locally significant architecturally as relatively intact nineteenth and early twentieth century factory buildings. They are remarkably intact in contrast to the majority of Jefferson's remaining industrial buildings of the same period, the 1850s through the 1920s. All but the Bruenig Brewery have been significantly altered, incorporated into larger buildings, or as in most cases demolished. A brief assessment of these remaining properties leads to the conclusion that only the Bruenig Brewery, other than the Copeland-Ryder Co., are the best representatives of Jefferson's historic industrial architecture. It may be suggested that a case may be made for determining the National Register of Historic Places eligibility of the Kemmeter brickyard office and homes, though the production outbuildings and kilns are gone, due to the importance of the industry in this region.

The style of the prominent Copeland-Ryder buildings (Buildings D and E) are decidedly an industrial manufacturing type with an abundance of windows for light and ventilation. The practical simplicity of the buildings required no further architectural expression. The utility of fireproof brick construction was a safety and cost consideration in its employment. Its bearing capabilities permitted a three story structure thereby maximizing an efficient distribution of power, materials, production lines and ease of supervision, a consideration in the layout of "modern" manufacturing lines requiring specialization of the laborer. Although the Copeland-Ryder was not unlike other plants built in Jefferson, it is the last of its kind to display its present level of integrity in a simple factory-type building.

Notes for Section 8

1. Memorial and Geneological Record of Dodge and Jefferson Counties, Wisconsin, Chicago: Goodspeed Brothers, 1894, pp. 518-519.
Jefferson County, Wisconsin, and Its People, Chicago: The S. J. Clarke Publishing Co., 1917, p. 47-48.
Jefferson Banner; 1/13/1887, p. 3, col. 4.
2. Memorial and Geneological Record of Dodge and Jefferson Counties, p. 518-519.
3. Schefft, Charles E., "The Tanning Industry in Wisconsin: A History of Its Frontier Origins and Development," an unpublished masters thesis.
Jefferson County, Wisconsin, and Its People, p. 47.
4. Wisconsin Gazetteers
5. Interview with Jim Copeland, January 22, 1987.

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Notes for Section 8, continued

6. Ibid.
7. Jefferson Banner, Women's Club Edition, Fall 1925.
Copeland interview.
8. Headlight: Souvenir Edition, Jefferson, Wisconsin, Sights and Sounds Along the North Western Line, Chicago: c. 1899, p. 5.
9. Jefferson County, Wisconsin, and Its People, p. 47.
Copeland interview.
Jefferson Banner, Women's Club Edition, Fall 1925.
10. Copeland interview.
11. Headlight, p. 5.
12. Bird'seye view, Published by C.J. Pauli, Milwaukee, 1893.
13. History of Jefferson County, Wisconsin, Chicago: Western Historical Co., 1879, p. 478.
14. Jefferson County Wisconsin, and Its People, p. 231.
15. History of Jefferson County, Wisconsin, P. 481.
National Register of Historic Places Nomination for Bruenig's Brewery and Puerner's Block, Jefferson.
16. History of Jefferson County, Wisconsin, p. 481.
17. Headlight, p. 17.
18. History of Jefferson County, Wisconsin, p. 482.
19. Headlight, p. 11.
19. History of Jefferson County, Wisconsin, p.482.
20. Headlight, p.7.

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Copeland-Ryder Company
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Notes for Section 8, continued

21. History of Jefferson County, Wisconsin, p. 482.
22. Ibid., p. 482.
23. Ibid., p. 483.
Souvenir Program, Jefferson Centennial, 1936.
24. Ibid., Souvenir Program
25. Copeland interview.
26. Headlights, p.10.
History of Jefferson County, Wisconsin, pp. 479, 480, 483.
27. Site survey conducted by Gary Tipler in January, 1988.
S
Follow-up survey November 19, 1988.

9. Major Bibliographical References

1. Memorial and Geneological Record of Dodge and Jefferson Counties, Wisconsin, Chicago: Goodspeed Brothers, 1894, pp. 518-519.
2. Jefferson County, Wisconsin, and Its People, Chicago: S.J. Clarke Pub. Co., 1917.
3. Jefferson Banner, 1/13/1887, and the Women's Club Edition, Fall, 1925.
4. Schefft, Charles E., "The Tanning Industry in Wisconsin: A History of Its Frontier Origins and Development," an unpublished master's thesis, University of Wisconsin.
5. Headlight: Souvenir Edition, Jefferson, Wisconsin, Sights and Sounds Along the North Western Line, Chicago: c. 1899.
6. History of Jefferson County, Wisconsin, Chicago: Western Historical Company, 1879.
7. Souvenir Program, Jefferson Centennial, 1936.
8. Wyatt, Barbara, ed., Cultural Resource Management in Wisconsin, Vol. 2, Madison: State Historical Society of Wisconsin, 1986.
9. Sanborn-Perris Insurance Maps
10. Jefferson Banner, 4/3/1893, 3/21/1895, 2/16/1909
11. Jefferson and Milwaukee Directories
12. Bird's-eye view, by C.J. Pauli, Milwaukee, 1893 See continuation sheet

Previous documentation on file (NPS):

- 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:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 1.77 acres

UTM References

A

1	6
Zone	

3	5	2	2	5	0
Easting					

4	7	6	2	3	7	0
Northing						

C

Zone	

Easting							

Northing									

B

Zone	

Easting							

Northing									

D

Zone	

Easting							

Northing									

See continuation sheet

Verbal Boundary Description

See continuation sheet

See continuation sheet

Boundary Justification

The nominated property consists of the entire parcels which have historically been associated with it.

See continuation sheet

11. Form Prepared By

name/title Gary Tipler
organization _____ date 11/4/1988
street & number 511 E. Main Street telephone 257-2318, 255-1523
city or town Madison state WI zip code 53703

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Copeland-Ryder Co.
Jefferson, Jefferson County, WI

Verbal Boundary Description

- Parcel 1: Lots 1, 2 and 3 in Block 10 in that part of the Village (now City) of Jefferson known and platted as West Jefferson, according to the recorded plat thereof.
- Parcel 2: The E.1/2 of Lots 4 and 5 in Block 10 in that part of the Village (now City) of Jefferson known and platted as West Jefferson, according to the recorded plat thereof; excepting and reserving therefrom the W. 6 feet thereof.
- Parcel 3: Lot 9 in Block 3, in that part of the Village (now City) of Jefferson known and platted as West Jefferson, according to the recorded plat thereof; excepting and reserving therefrom the N. 60 feet thereof, the S. line of said parcel so excepted and reserved being parallel with and distant 60 feet S.ly of the N. line of said Lot 9.
- Parcel 4: Also the E.1/2 of the vacated part of Third Street lying W. of and contiguous to the aforesaid Lot 3 in Block 10.

Which Property is also described as follows:

- Parcel A: Lot 1, 2 and 3 and a part of Lots 4 and 5, Block 10, Plat of West Jefferson and a part of vacated Third Street in the N.W.1/4 of Section 11, T6N, R14E, City of Jefferson, Jefferson County, Wisconsin, to-wit: Beginning at a railroad spike at the NE corner of said Block 10; thence S.12°27'00"W., along the west line of Wisconsin Drive, 362.13 feet to a 1" iron pipe, being a meander point, 32 feet more or less from the Crawfish River; thence N.48°14'21"W., along a meander line, 257.41 feet to a 1" iron pipe, being a meander point, 21 feet more or less from said Crawfish River; thence N.01°46'10"E., along the centerline of vacated Third Street, 62.41 feet to a 3/4" iron pipe; thence S.87°21'46"E., along the south line of said Lot 4 and its extension, 94.92 feet to a 1-1/4" iron pipe; thence N.01°42'29"E., 131.77 feet to the South edge of a 2" iron pipe; thence S.87°26'45"E., along the South line of Linden Avenue 169.57 feet to the point of beginning, including all lands between said meander line and the Crawfish River.
- Parcel B: Part of Lot 9, Block 3, Plat of West Jefferson in the N.W.1/4 of Section 11, T6N, R14E, City of Jefferson, Jefferson County, Wisconsin, to-wit: Commencing at a 1" iron pipe at the NW corner of said Lot 9; thence S.15'W., along the E. line of Wisconsin Drive, 60.20 feet to a 1" iron pipe at the point of beginning; thence continue S.15°W., along said east line of said Wisconsin Drive, 297.78 feet to a 1" iron pipe, being a meander point, 2 feet more or less from the Rock River; thence N.35°14'06"E., along a meander line, 305.43 feet to a 1" iron pipe being a meander point, 2 feet more or less from said Rock River; thence N.68°56'41"W., 106.23 feet to the point of beginning, including all lands between said meander line and the Rock River.

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Section number Photos Page 1

Copeland-Ryder Co.
Jefferson, Jefferson Co., WI

PHOTOGRAPH NOTES

The following information pertains to all photographic prints:

Property: Copeland - Ryder Co.
Location: Jefferson, Jefferson Co., Wisconsin
Photographer: Gary Tipler
Date: November 19, 1988
Negative
Location: WI Historical Society

Individual photographs are noted:

<u>Photo No.</u>	<u>Direction of View and Notes</u>
1.	View looking NW over the Rock River.
2.	View looking NW across Washington Drive.
3.	View looking NE at rear of plant.
4.	View looking SE at old oil storage building.
5.	View looking SE at Linden Street facade of building.
6.	View looking SW at Washington Drive facade of building.

FIGURE 1

COPELAND-RYDER COMPANY, JEFFERSON, JEFFERSON CO., WI
PLANT GROWTH CHRONOLOGY
REFER TO TEXT

