

NPS Form 10-900  
 (Rev. 8/86)  
 Wisconsin Word Processing Format  
 (Approved 2/87)

DEC 1 1987

United States Department of the Interior  
 National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
 REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties of 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 on a letter quality printer in 12 pitch, using an 85-space line and a 10-space left margin. Use only 25% or greater cotton content bond paper.

1. Name of property

historic name East Dayton Street Historic District

other name/site number n/a

2. Location

street & number See description n/a not for publication

city, town Madison n/a vicinity

state WI code WI county Dane code 025 zip code 53703

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>2</u>	<input type="checkbox"/> buildings
<input type="checkbox"/> public-state	<input type="checkbox"/> site	<input type="checkbox"/>	<input type="checkbox"/> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<input type="checkbox"/>	<input type="checkbox"/> structures
	<input type="checkbox"/> object	<input type="checkbox"/>	<input type="checkbox"/> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing:

n/a

No. of contributing resources  
 previously listed in the  
 National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria.

[Signature]  
Signature of certifying official

11/21/88  
Date

State Historic Preservation Officer - WI  
State or Federal agency and bureau

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

\_\_\_\_\_  
Signature of commenting or other official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of 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      12/27/88

\_\_\_\_\_  
Signature of the Keeper      Date

6. Functions or use

Historic Functions  
(enter categories from instructions)

Current Functions  
(enter categories from instructions)

Domestic/single dwelling  
Domestic/multiple dwelling  
Commerce/Trade/Specialty Store  
Social/Meeting Hall

Domestic/single dwelling  
Domestic/multiple dwelling  
\_\_\_\_\_  
\_\_\_\_\_

## 7. Description

Architectural classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>Astylistic Utilitarian Building</u>	foundation <u>Concrete</u>
	walls <u>Wood, asphalt</u>
	roof <u>asphalt</u>
	other _____

Describe present and historic physical appearance.

The East Dayton Street historic district is a grouping of three frame buildings six blocks east of the Capital Square in downtown Madison. Located at the edge of an industrial/warehouse area, it is part of the "Old Market" neighborhood, a low-income residential area that is in the beginning stages of revitalization.

All of the buildings in the district are circa 1850s structures moved from the downtown in the early 20th century. The buildings are close to the street and the lots are small. The removal of a house (at 118 N. Blount, see map) in 1976 added some open space to the area.

**647 E. Dayton Street.** This two-unit building, which is already listed on the National Register, was originally built in downtown Madison in 1853 and moved to its current site in 1908. Since 1979, when it was listed on the National Register, the building had been vacated and fell into severe disrepair. In 1986, Developer Randall Alexander restored the exterior of the building to its ca. 1908 appearance, using old photographs and the advice of Lucile Miller as his guide. The asbestos shingle siding was removed, revealing the original clapboards underneath. The old porches were restored, one across the front (northwest) of the building and another on the southwest. The porches now have railings with plain two-by-two balusters and chamfered posts with simple decorative brackets. The yard was relandscaped, retaining the old lilac bush at the northwest corner of the porch. The house is a vernacular two-story clapboarded structure with a steeply-pitched gable roof facing the street and an interesting shallowly-pitched gable at the rear. Windows are two-over-two double-hung. On the second floor of the front facade, three windows are placed asymmetrically to center over the first floor fenestration. The wide, double door is located up a flight of five steps at the northeast side of the front facade. The doors have been stripped and refinished and have large segmentally arched windows in each one. To the southwest of the door are two large double-hung windows that extend almost to the floor of the porch. A tall, narrow double-hung window is placed in the center of the attic story. Other windows on the house are placed as needed for functional purposes. The roof material is asphalt, the foundation concrete.

**649-653 E. Dayton Street.** This property is actually made up of two buildings joined together. The western section, at 649 E. Dayton, was moved onto the site in 1901. It is a two-story commercial vernacular structure clad in clapboard. The foundation is concrete and the roofing material asphalt. The gabled roof faces the street and is steeply pitched. A one-story shed roofed addition projects to the rear. The street (northwest) facade is composed of a large shop window to either side of the small projecting central entrance vestibule with a shed roof. Another shop window faces northeast. Upstairs on

8. Statement of significance

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

     nationally           statewide        x   locally

Applicable National Register Criteria   x   A      B      C      D

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

Areas of Significance  
(enter categories from instruction)

Period of Significance

Significant Dates

<u>  Ethnic heritage/Black  </u>	<u>  1901-1937<sup>2</sup>  </u>	<u>  n/a  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>
<u>                          </u>	<u>                  </u>	<u>                  </u>

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 three buildings in the East Dayton Street historic district are historically significant under Criterion A for Ethnic Heritage as the last remaining cluster of buildings associated with Madison's first black community.

In the pioneer days before the Civil War, very few black families lived in Madison. The few that did choose Madison as a home lived in rented houses, apartments, or rooming houses scattered throughout the City. Most of the early black workers were employed in low-paying service occupations (e.g., domestic servant, laundress, odd jobs) and their personal histories are lost in time. Two early black families are remembered, however, because of their entrepreneurial spirit. George and Carrie Williams came to Madison in 1850 and opened a barbershop and hairdressing salon. Through the years they also manufactured hair goods, operated a "Bazar (sic) of Fashion", and cleaned and dyed clothing. Their shop and residence were located at 120 S. Pinckney Street, in the old Opera House building, which Mr. Williams was also in charge of maintaining (extant, in altered form). Mrs. Williams' brother, William Noland, was also a barber by trade who branched into other activities. He manufactured a locally well-known health tonic, milled hominy and rye coffee, kept at various times a saloon, a grocery and a bakery and worked as a veterinarian and a chiropodist. In his spare time, he conducted a popular band. In 1857, Gov. Coles Bashford appointed Noland a notary public, making him the first black to be named a state officer. The buildings in which Noland lived and worked all appear to be gone.

After the Civil War, a few blacks who mustered out of the Union Army at Camp Randall in Madison decided to remain here.<sup>2</sup> Probably one of the more interesting young men of this group was Benjamin Butts, a twelve-year-old youth from

9. Major Bibliographical References

Building permit records, City of Madison Department of Planning and Development.  
Butterfield, Consul W. (ed.), History of Dane County, Wisconsin, Chicago: Western Historical Company, 1880, p. 1046.  
Capital Times, April 17, 1920 and June 25, 1976.  
City directories for Madison, 1866 - present.

  x   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:  
  x   State Historic Preservation office  
   Other State agency  
   Federal agency  
  x   Local government  
   University  
   Other  
Specify repository:  
  City of Madison Department of Planning and Development  

10. Geographical Data

Acreeage of property   0.4 acre  

UTM References

A   1  /  6     3/0/6/3/6/0     4/7/7/2/3/3/5   B   /     /  /  /  /  /  /     /  /  /  /  /  /    
Zone Easting Northing Zone Easting Northing  
C   /     /  /  /  /  /  /     /  /  /  /  /  /   D   /     /  /  /  /  /  /     /  /  /  /  /  /  

   See continuation sheet.

Verbal Boundary Description

The northwest three-fourths of Lots 8 and 9, Block 135, original plat, City of Madison.

   See continuation sheet.

Boundary Justification

  x   See continuation sheet.

11. Form Prepared By

name/title   Katherine Hundt Rankin, Preservation Planner    
organization   City of Madison   date   December 9, 1987    
street & number   215 Martin Luther King Jr. Blvd.   telephone   608-266-6552    
city or town   Madison   state   WI   zip code   53710

DEC 1 1987

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 7 Page 1 East Dayton Street Historic District  
Madison, Dane County, Wisconsin

---

the main facade are two six-over-six windows, and a smaller six-over-six window lights the attic. An open stairway on the east side leads up to a vertical board entrance vestibule that jetties out over the first floor. A grocery store operated here from the 1910s until the early 1908s. The display cases, light fixtures and advertising signs of the old grocery store remain on the interior, which is currently unused.

A low, one-story wing connects the 1901 building to another structure moved onto the property to the northeast in 1912. This T-plan vernacular house has very shallowly-pitched gables trimmed with returned eaves. The top of the "T" faces northeast onto Blount Street.

This building is faced with clapboards, with a concrete foundation and asphalt shingled roof. Large, simple porches without decorative details project from each of the two street facades. Windows on the first floor are six-over-one double-hung windows and windows on the second floor are six-light single-sash frieze lights. On the Blount Street face, a window is located to each side of the central doorway with a corresponding frieze light above. The porch on this side has a gable roof and two-by-two balusters on the railing. On the Dayton Street side, a doubled window flanks the entrance from the porch which is located in the corner of the two main blocks. The roof on this porch is a shed roof and the porch railings are solid wood panels. Other windows on the house are placed functionally without regard to symmetry.

**114 N. Blount Street.** This small, clapboarded, vernacular house was the last one moved into the district. The main block is one-and one-half stories high with a moderately pitched gable roof. The ridge of the gable runs northeast to southwest with the front gable end facing northeast onto Blount Street. A one-story, gable roofed wing projects to the southwest and a one-story shed roofed addition extends toward the back (southwest). In the "ell" created by the main block and the southeast wing is the front porch, which is decorated with Victorian turned posts and a spindled frieze. On the front of the main block is a centered Chicago-style window on the first floor with two double hung windows symmetrically placed above. The main entrance is reached from the porch and enters into the side of the main block. The only other fenestration on the front of the house is a double-hung window on the southeast wing placed close to the southeast end of the house. Other windows are double hung and are placed asymmetrically around the other sides of the house. The roof material is standing seam metal and the foundation is concrete.

This building was moved to this site in 1923 and is in very good condition, both inside and out.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number   7   Page   2   East Dayton Street Historic District  
Madison, Dane County, Wisconsin

---

The three buildings in the district retain a great deal of their exterior integrity.

Preservation Activities

The house at 647 E. Dayton Street was renovated last year and recently received a City-County Preservation Award. The City is currently working on creating a redevelopment district in the area to provide funds for renovation and revitalization activities. This nomination has been prepared at the request of the Old Market Neighborhood Association.

Archeological Potential

The archeological potential of this area is unknown. The land was formerly a cattail swamp, filled in the late 19th century. No previous archeological studies have been undertaken in this area.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 8 Page 1 East Dayton Street Historic District  
Madison, Dane County, Wisconsin

---

Petersburg, Virginia. In 1864, Butts was hanging around a Union Army camp when a colonel from Oshkosh noticed his fascination and asked him if he would like to come along to hold his horse. Butts jumped at the chance and took off with the troops without a word to his parents. In 1867, Butts settled permanently in Madison, working as a porter while learning to be a barber. For 28 years, he worked as a barber in the basement of the First National Bank. Later he spent many years as a porter and messenger for the State Historical Society and worked in the evenings as a doorman for most of the important public receptions held in Madison at the time.<sup>3</sup>

Butts was one of the few black military personnel who stayed in Madison permanently. In 1900, he and his family were one of only 19 black households in Madison. The 1900 census records indicate that these black families were still scattered throughout the City. The 25 black working men and women listed in the census held mostly low-paying jobs, such as day laborer, cook, teamster, and carpet cleaner. Ten of the 25 people reported that they had been unemployed for part of the year. Despite this apparent poverty, three families owned their own homes, including John and Martha Turner. In 1898, the Turners had come to Madison from Kentucky with their adopted son, Alfred, and purchased a tiny house at 118 N. Blount Street (gone). John Turner was at the time a middle-aged man who worked as a day laborer. Soon after the Turners arrived in Madison, they established the Douglas Beneficial Society to serve as a self-help group for Madison's black families. They also operated a boarding house and in 1900 or 1901 rented a room to William Miller. Miller had been attending law school in Chicago and was working at a summer job waiting tables at the Plankinton House Hotel in Milwaukee when Gov. Robert M. LaFollette, Sr., invited him to come to Madison to work as a messenger in the executive's office. In 1901, the Turners moved the building at 649 E. Dayton Street into <sup>4</sup>the site to house Douglas Beneficial Hall, a charitable association. At the same time, another black family, the Hendersons, bought a house at the corner of Blount and East Mifflin Street (gone) and Russell Bates purchased a building at 210 N. Blair Street (gone) which he then rented to newly arriving black families.

In 1902, Turner, Miller and others organized the first black church in Madison, the African Methodist Episcopal Church. In other communities, the A.M.E. Church had been a strong advocate for Negro rights and provided leadership for a variety of community needs, including moral reform, education, self-help, temperance and economic cooperation.<sup>5</sup> The small Madison group purchased the old frame Norwegian Lutheran Church and had it moved to a site near the Turners' home (631 E. Dayton Street, gone). The establishment of the beneficial society and the church, along with active encouragement by the Turners and Millers, induced other black families to move into the area.

DEC

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 8 Page 2 East Dayton Street Historic District  
Madison, Dane County, Wisconsin

---

In 1904, William Miller married Anna Mae Stewart from Kentucky and bought two cottages at 643 and 647 E. Dayton Street, one for their home and one to rent out (both gone). Allan Shephard and Louis Henderson moved an older building to 641 E. Dayton Street (extant, but in ruinous condition) to be a rental house and Russell Bates bought another apartment building at 104-114 N. Blair Street (gone). In 1905, Albert Weaver built a house at 637 E. Dayton Street (gone) and in 1906, Pioneer Benjamin Butts moved a house into the neighborhood for his family (639 E. Dayton Street, gone). In 1906, another significant black institution, the Capital City Lodge #2 of the Prince Hall Free and Accepted Masons, was formed by residents of the area, along with a womens' auxiliary. The groups must have met in the beneficial hall or the church, because no record of a separate clubhouse exists in the historic period.

In 1908, William and Anna Mae Miller moved a large, substantial house into the neighborhood to serve as another rooming house for new black immigrants to the City (647 E. Dayton Street, extant, NRHP). In 1909, Mrs. Miller organized the Book Lovers' Club, an active, but short-lived literary society that was intended "to engender awareness of the accomplishments of the Negro in American Society and encourage self-betterment" through recitations of poetry and song, presentations of essays and discussions of politics and current topics.

By the time the federal census takers came through in 1910, the East Dayton Street area had become a concentrated black community with several strong support organizations. In 1910, three of the six black homeowners in Madison lived near the corner of Dayton and Blount, and 19 of the 39 black households were located in this area. The rest were scattered throughout the City, although a secondary concentration of four families existed around the corner of State and Henry Streets (all buildings gone). Of the 42 wage earners in the East Dayton Street Neighborhood, 17 did odd jobs, 5 were porters, 3 private servants, 3 cooks, 3 laborers, 2 messengers, 2 janitors, 1 minister and 1 musician. The others held a variety of semi-skilled or unskilled jobs.

In the 1910s and early 1920s, the East Dayton Street community continued to grow. In this era, the vicinity:

served as a portal of entry to the Negro community in Madison for individuals and families from Kentucky and other southern states and Chicago, Milwaukee and other urban centers. . . . They stayed until they found jobs and became established or quite frequently, especially in the case of the educated Negroes, job opportunities (i.e., teaching) did not exist and departure for other cities or communities occurred.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number 8 Page 3 East Dayton Street Historic District  
Madison, Dane County, Wisconsin

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In 1912, an old house was moved to the corner of Dayton and Blount to serve as the home of Caroline and C. H. Thomas, the minister of the A.M.E. Church (653 E. Dayton Street, extant). In 1915, local resident Albert Weaver opened a grocery store one block east of the district (gone, but a second grocery building erected by Weaver in 1920 remains, although quite altered). Also in 1917, John and Amanda Hill bought the Douglas Beneficial Hall and operated a grocery store there while Mr. Hill ran a shoe shining parlor in a downtown office building. With the money they earned, the Hills sent all three of their children to college. John Hill was an active and dedicated trustee of the A.M.E. Church for many years.

In 1923, an old house was moved to 114 N. Blount Street to serve as the home of Ida Carmichael, the widowed mother of Amanda Hill. This was the last "new" building to be moved into the area. After the early 1902s, the neighborhood stabilized and did not grow. New black immigrants to Madison instead chose to move to a second neighborhood in the Greenbush addition which began to develop as a combination Italian, black and Jewish neighborhood about a decade after the East Dayton Street area was settled. The "Bush", as it was called, was completely obliterated by urban renewal in the 1960s. The East Dayton Street community continued to hold its own with activities centered around the A.M.E. Church. In 1959, the East Dayton Street area was home to 20 black families, about the same number it had in 1910.

But in the 1960s, the loss of residents to new housing opportunities in the suburbs, combined with the expansion of parking lots and storage yards in the old neighborhood, contributed to a decline in the area. Several of the old houses were demolished, including the original Turner, Butts, and Miller residences. In 1963, the church burned down. In 1979, the Miller's daughter, Lucile, moved out of the family home and in the early 1980s, John Hill died and his grocery store was closed.

Today, the three buildings remaining are only a tiny fragment of the old black neighborhood that once flourished on East Dayton Street. But despite its reduced size, the East Dayton Street historic district is historically significant because the extant buildings are associated with some of the area's leading black pioneer families, including the Turners, the Millers, and the Hills. The few remaining structures also housed one of the black community's major social institutions (the Douglas Beneficial Society at 649 E. Dayton), a neighborhood commercial center (the Hill grocery store at the same address), a parsonage of the A.M.E. Church (the Thomas house at 653 E. Dayton), and a rooming house (the Miller house at 647 E. Dayton) that was the first residence in Madison of many black families looking for opportunity and a better way of life.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section Number   8   Page   4   East Dayton Street Historic District  
Madison, Dane County, Wisconsin

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The history of Madison's early black families parallels the stories of Madison's Yankees, Norwegians, Germans and Italians -- pioneering families lending support and aid to newcomers by providing housing and establishing religious, charitable, social and commercial institutions. But whereas the stories of these other ethnic groups are well-known, the determination and courage of our early black pioneers is almost forgotten. By recognizing the buildings remaining connected with this early black history, we wish to commemorate this important chapter in Madison's history.

<sup>1</sup> Noland did not actually become a notary public, however, because the Secretary of State, David W. Jones, refused to file his bond, stating "this man is a nigger" (Capital Times, June 25, 1976).

<sup>2</sup> Kim Efrid, "A History of the Blacks in Madison", 1970.

<sup>3</sup> Wisconsin State Journal, December 24, 1918.

<sup>4</sup> Tax records and City directories.

<sup>5</sup> Gary Tipler, "A Summary".

<sup>6</sup> Tipler, Miller House National Register nomination.

<sup>7</sup> Tipler, "A Summary".

<sup>8</sup> "Negro Housing in Madison", 1959.

<sup>9</sup> The period of significance begins with the year in which the first extant building was moved into the district. It ends 50 years ago since the history of the area as an early black community extends to the 1960s, but is not considered significant enough to warrant waiving of the 50-year rule. The area qualifies despite the fact that all of the remaining buildings were moved into the area because the buildings achieved their historical significance after they were moved.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number   9   Page   1   East Dayton Street Historic District  
Madison, Dane County, Wisconsin

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- Efrid, Kim, "A History of the Blacks in Madison," 1970, ms. in possession of the City of Madison Municipal Reference Service.
- Hamilton, Velma, "Flecks of Soul in Madison. . .A History," n.d., ms. in possession of City of Madison Municipal Reference Service.
- "Historic Beginnings," ms. in possession of the City of Madison Department of Planning and Development.
- Interview with Frank Custer, local historian, June 18, 1987.
- Mollenhoff, David V., Madison: A History of the Formative Years, Dubuque: Kendall/Hunt, 1982, p 150.
- "Negro Housing in Madison," NAACP Housing Committee, 1959, in possession of City of Madison Municipal Reference Service.
- Sanborn-Perris insurance maps, 1902, 1908 (updated) and 1942 (updated).
- Tax assessment records, City of Madison Department of Planning and Development.
- Tipler, Gary, "A Summary," and "Significance Outline," mss. in possession of City of Madison, Department of Planning and Development.
- Tipler, Gary, Miller house National Register nomination form, 1979.
- U. S. Census records, 1870, 1900, 1910.
- Wisconsin State Journal, December 24, 1918, March 27, 1893.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number 10 Page 1 East Dayton Street Historic District  
Madison, Dane County, Wisconsin

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Boundary Justification:

The boundaries of the East Dayton Street historic district are drawn to include almost all that remains of the properties owned by members of the Black community who once lived in this area. Originally, eleven black owned structures were clustered in the eastern half of this block, and these three are the only buildings to remain (one other, the house at 641 E. Dayton, remains but in ruinous condition). Another four black owned properties were located in the block to the west, but two have been demolished, one is significantly altered and one is less than 50 years old.

To the west of the district is the house at 641 E. Dayton and another old house moved to this site in 1958. Beyond that is a large storage yard for a neighboring trucking concern. Across Dayton Street is a ca. 1910 city horse barn. Historically, a large lot around the horse barn was used for bus storage and a large water reservoir, but the site has been cleared and will soon be redeveloped as cooperative housing designed to blend in with the historic character of the neighborhood. Across North Blount Street from the district is a six-story brick factory building constructed for the Badger Shoe Company, and to the south is the old City Market, a prairie style farmers' market building currently being rehabilitated for housing. To the east are turn-of-the-century houses built for white people as rental and owner-occupied residences.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

Section number Photographs Page 1 East Dayton Street Historic District,  
Madison, Dane County, Wisconsin

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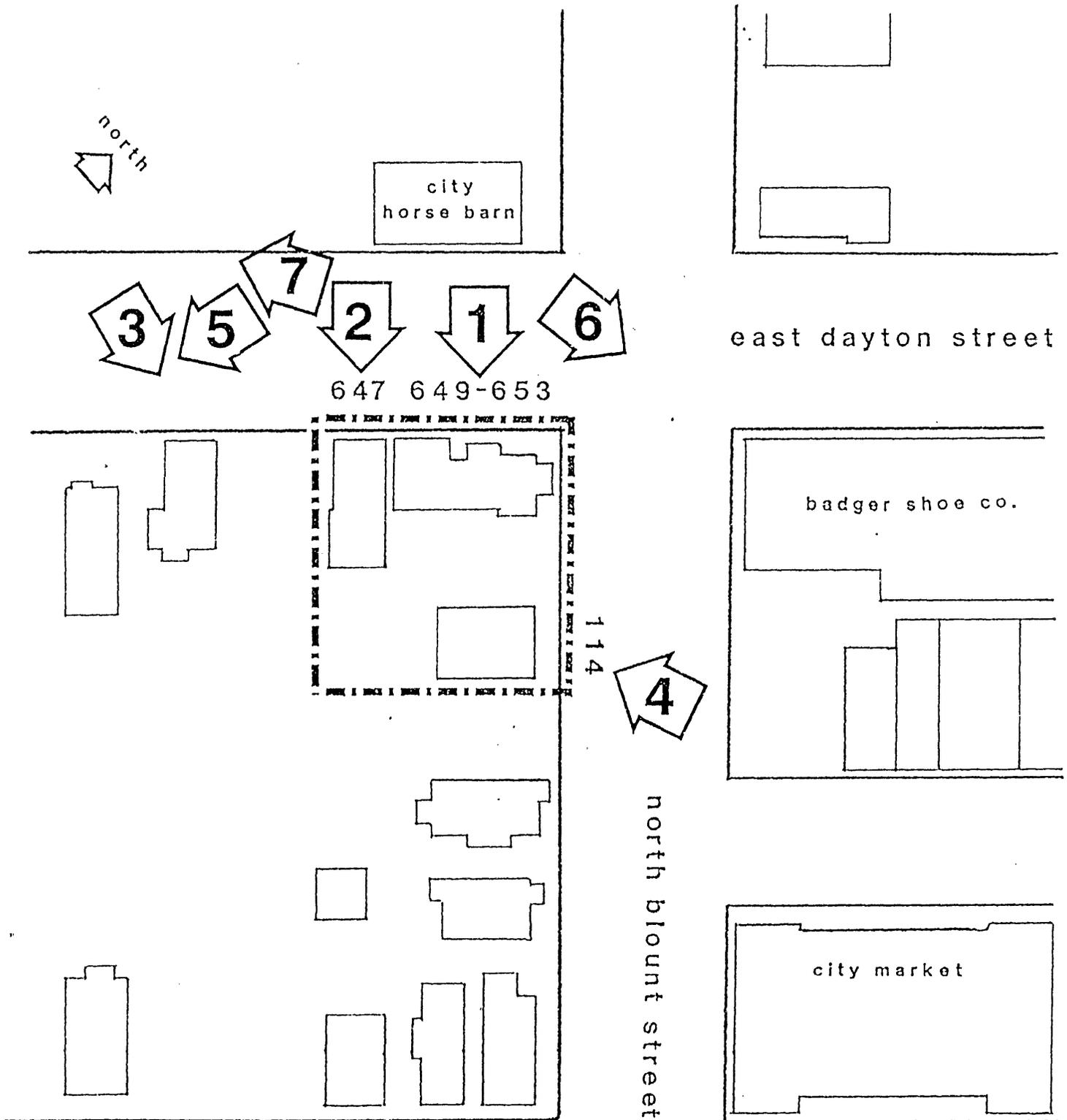
Photographs were taken by K. H. Rankin in September, 1987.  
Negatives in the possession of the City of Madison Department of Planning and  
Development.

- Photo #1: Douglas Beneficial Hall and Thomas house, 649-653 E. Dayton  
Street, view from northwest.
- Photo #2: Miller house, 647 E. Dayton Street, view from northwest.
- Photo #3: Shepherd-Henderson house, 641 E. Dayton Street, just outside of  
district, view from west.
- Photo #4: Carmichael house, 114 N. Blount Street, view from east.
- Photo #5: 639 E. Dayton Street, just southwest of district, showing house  
moved to site in 1950s and truck storage lot beyond, view from  
north.
- Photo #6: Badger Shoe Company, east corner of E. Dayton and N. Blount, just  
outside of district, view from west.
- Photo #7: Northwest side of E. Dayton Street, just northwest of district,  
showing new infill housing development on site of old reservoir,  
view from east.

# Location of Photographer

## east dayton street historic district

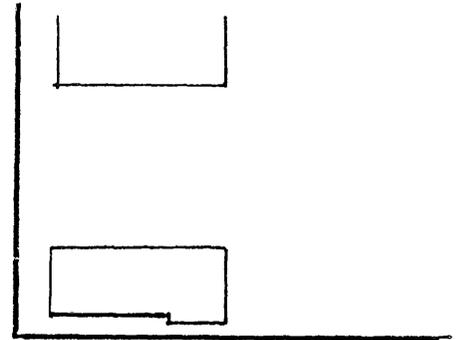
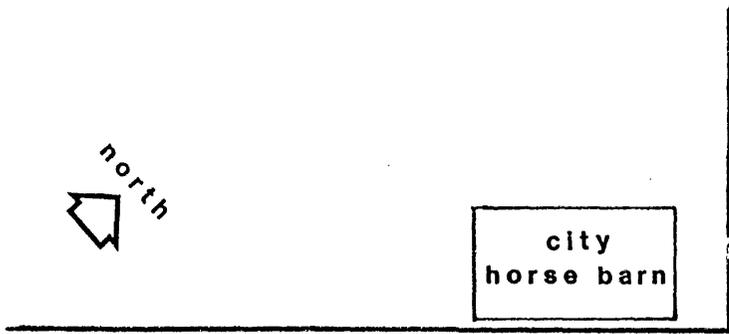
madison, wisconsin



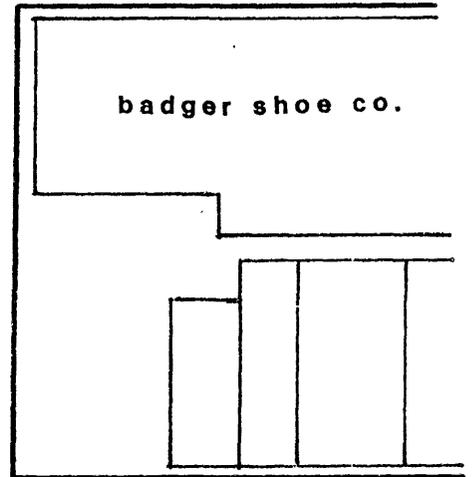
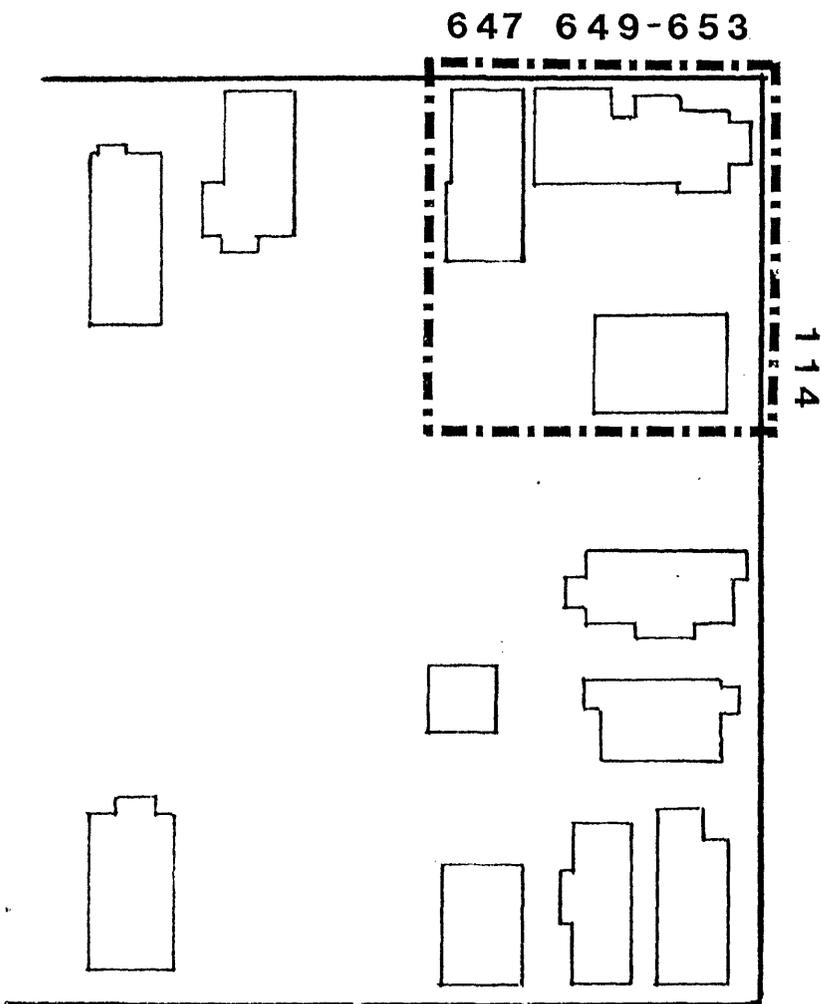
not to scale

# east dayton street historic district

madison, wisconsin



east dayton street



all buildings contributing

--- boundary

not to scale