State Street, Madison WI 1913

Volume 26, Issue 1 March 2012

WISCONSIN LANDMARKS NEWSLETTER

WAHPC Members

Commissions:

Appleton
Beloit
Cedarsburg
Columbus
Eau Claire
Evansville
Fond du Lac
Hales Corners
Janesville
La Crosse County
Marshfield
Menasha
Milwaukee
Monroe
Neenah
Neilsville
New Berlin
Oregon
Oshkosh
Reedsburg
Richland Center
Sauk City
Stoughton
Thiensville
Waukesha
Town of Westport
Whitewater
Winneconne

Individuals:

Mary Poser, *Columbus*
Bill and Lynn Weinshrott, *Fond du Lac*
Judith Adler, *Janesville*
Carol Krug, *Madison*
Ruth Voss, *Marshfield*
Buddy Lucero, *River Falls*
Kathy Grace, *Winneconne*

Wisconsin Association of Historic Preservation Commissions

Spring Conference to be held at Goodman Center, Madison

Goodman Center, Madison

The annual spring conference of the Wisconsin Association of Historic Preservation Commissions will be held on Saturday, April 28th at the Goodman Center in Madison. The Goodman Center was selected as the site of the conference because it is an exceptional example of rehabilitation and adaptive reuse of a historic structure.

The original section of the building was built in 1903 for the American Shredder Company. The building which is characterized as a one-story production shed is a heavy-timber structure 80 feet wide by 180 feet long. It demonstrates a classic factory form characterized by an abundance of ground floor windows and two rows of high central clerestory windows, maximizing natural light and ventilation. In 1906 Steinle Turret Lathe Machine Company took over and added to the building until it ran the entire length of the block. In 1940 the Theo Kupfer Iron Works purchased the building and erected a 320-foot long steel gantry. The last business to be housed in the building was the Durline Scale Company which moved in about 1990.

The building and grounds lay vacant and deteriorating until 2005 when an anonymous donor gave money to purchase the property for a community center. The building was listed on the National Register of Historic Places on July 20, 2007 thus making it eligible for historic tax credits. In 2009 the Madison Trust for Historic Preservation bestowed an award to the building noting the following: The building and grounds had to be tested and cleaned of industrial contaminants including lead, PCBs and asbestos. An insulation-and-finish system was stripped from the exterior revealing the original brick construction. Brick window sills were reconstructed. Boarded window openings were re-glazed with historically appropriate windows, and clerestory windows were uncovered and repaired. Interior wood posts, steel cranes, and structural members were incorporated into the new interior spaces. A large steel loading gantry behind the building was stripped of lead-based paint and incorporated into the design of the community center's courtyard.

For a complete agenda and registration form for the spring conference refer to pages 5 and 6 of this newsletter.

Wisconsin Association of Historic Preservation Commissions

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The Future of Preservation

On January 30 of this year, I attended an event at the beautiful Pabst Theater in downtown Milwaukee entitled *'Remarkable Milwaukee,'* a roundtable discussion put on by Historic Milwaukee Incorporated (HMI). As some of Milwaukee's most prominent and forward-thinking citizens discussed the future of Milwaukee, one of the speakers commented that Milwaukee needs its younger generation to get more involved and asked, *"Where are the young people?"* Sitting with a number of my peers, I looked around the audience to see many other young people amongst the crowd, leaned to my friend and said, *"We are here."* Preservation is important to our generation as it creates a physical manifestation of history, a lesson experienced tangibly through historic structures that teaches us who we are and where we came from. Current practices in historic preservation are seeing a transition from a static nature, where restoring a building to its original use or conserving it as a museum leaves the building as an artifact, to more dynamic uses, converting a building into a space that functions for the needs of our modern time. This idea of reuse is important, as preservation creates an expression of not just a moment in time, but an overlap of histories and legacies in a single place, constructing a rich and vibrant atmosphere that passes on the stories of one generation to another. Through the built environment, my generation wants to impart our story without forgetting those of the generations before us. Through reuse, the ability to do just this shows the wonderful power of preservation.

At the University of Wisconsin – Milwaukee's School of Architecture and Urban Planning (SARUP), several preservation classes are offered, as well as certificate program for master's students, which aim to prepare students for professional opportunities in the field of architecture. The introductory course discusses the history of the preservation movement in the United States, examining the designation of historic properties, the legality and the economics which must be addressed in the planning of preservation projects. The next course examines the history of building technologies, investigating the materials and technologies that illustrate historic construction trends. This course intends to help students acquire a hands-on understanding of materials to enable more sensitive approaches when restoring or converting a historic structure. Finally, the preservation design studio allows for the application of the lessons learned in the introductory courses. Students are challenged with adaptive reuse projects for buildings in Milwaukee, where the hands-on skills developed facilitate creative, responsive design interventions. For those pursuing the certificate will complete their master's thesis project based on the principles of historic preservation.

Exciting for young designers working in preservation is that the tight parameters set by the economics, ordinances and existing structure of historic buildings demand progressive and creative solutions. During this current time of economic hardship, the approaches toward preservation need to be even more innovative, yet still respectful of the legacies left by historic structures. Many of my peers are motivated by the reuse of the existing, historic built environment and eager to get involved in advocacy for historic preservation. The courses offered at UW – Milwaukee's SARUP help prepare students to approach preservation with the sensitivity it requires, yet support the creative thinking needed to validate preservation as we move into the future.

"Where are the young people?" We are here.

Lucille Strawn

University of Wisconsin – Milwaukee's School of Architecture and Urban Planning 2013

John Angeli wins Historic Preservation Award

John Angeli, the retired Director of the Redevelopment for the City of Fond du Lac, was nominated for the Wisconsin Historical Society's Historic Preservation Award by the city of Fond du Lac Preservation Committee. His leadership in historical preservation and the promotion of responsible preservation practices for the City over his 25 plus year career has enabled the City to protect numerous irreplaceable historic properties. John's guidance in the application of the Secretary of the Interior's has assisted untold historic property owners retain and maintain their properties while adding value to the City's quality of life for its residents.

His list of accomplishments is lengthy. John started securing funds from the Wisconsin Historical Society in 1988 to conduct intensive surveys of the city. These surveys of almost 3,000 properties provide the informational foundation which assists the preservation Committee in carrying out its local duties.

Mr. Angeli successfully directed the application process and subsequent designation of the East Division Street -Sheboygan Street Historic District to the National Register of Historic Places in 2010. The designation culminated a decade's worth of property owner education and was important because this neighborhood encompasses a concentration of many significant historical residences. This nomination is just one of the 16 National Register nominations, encompassing over 200 properties, produced within the City during his tenure.

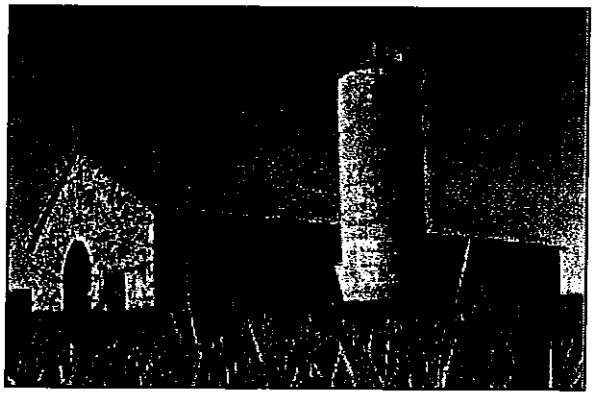
Mr. Angeli was also instrumental in researching and initiating the preparation of local rehabilitation guidelines. These guidelines provide both citizens and the Preservations Committee a decision making framework for preservation activities. The rehabilitation and restoration of several buildings in the downtown has been led by Mr. Angeli. Due to his vast knowledge of these commercial buildings and his administration of the City Facade Grant program, he assisted many historic property owners rehabilitate their properties. His ability to lead property owners through the process by applying historic property principles enabled the projects to be completed to the satisfaction of the owners while maintaing their historical significance.

John Angeli's passion for historic preservation in the City of Fond du Lac was shown throughout his career with the City. He was the historic preservation leader in Fond du Lac and the steadfast City representative to the Wisconsin Historical Society. His exemplary performance as an historic preservationist makes him an easy choice for this year's Historic Preservation Award from the Wisconsin Historical Society.

John will be accepting the award from Joe DeRose, who wrote the above article, at the spring conference in Madison.

Deadline Approaches for Chase Stone Barn Matching Grant

In 2011 the Chase Stone Barn Committee issued a document detailing the plans to restore the barn to make it the focal point of the Chase Stone Barn Park. Work toward this plan started in 2007 when the barn was purchased by the town of Chase, Oconto County. The town invested $36,000 in 2008 to have a historic structures report completed and the report estimated the cost of restoration to be $430,000. In 2009 the town received a challenge grant from the Jeffris Family Foundation to the effect that if the town raises $287,000 by June 30, 2012, the foundation will give $143,000 toward the project. The town has raised about $210,000.



The Chase Stone Barn is one of the last all fieldstone barns and was listed on the State and National Registers in 2000 through work by the Pulaski Area Historical Society. The complete plan for restoration of the barn and design for the park is available at the Town of Chase website - http://www.townofchase.org/

WAHPC Board Recommends Changes to By-law

WAHPC's board of directors recommends to the membership a set of revisions to the association's bylaws. The amendments will be presented and voted upon at the annual business meeting on April 28 at the Goodman Community Center in Madison. The text of the revisions is contained with this newsletter.

The revisions are intended to broaden the criteria for eligibility to serve on the board of directors. Former, as well as current members of historic preservation commissions will be eligible to serve on the board of directors. The size of the board is set at 7 members, and 1 of the directors may be a current or former officer or chief staff member of a historic preservation advocacy organization.

Starting at the 2012 annual meeting, directors will be elected to 3-year terms, and the officers (president, vice-president, secretary and treasurer) will be elected by and from the board of directors for 1-year terms. Board terms will be staggered.

Questions about the proposals can be directed to association secretary John Decker at (608) 882-5528 or grovesociety@gmail.com.

Each member commission will receive one printed copy of the by-laws. If any commissioners or individual members would like a copy please send an email to wahpcmail@gmail.com requesting one and an electronic copy with be sent in reply.

Candidates for Board Positions

For three (3) year term:

Peter Sorensen is a retired educator with 35 years experience. He has been a member of WAHPC for 10 years and on its board for the last 3 years. Peter has also been on the Fond du Lac Historic preservation commission for the last 10 years. Peter is a member of the Preservation Action Foundation, Wisconsin Historical society, Civil War trust and the Fond du Lac Historical society.

Kathy Grace has been a member of WAHPC for three years, serving on the board the last year. She was a member of the Winneconne Historical Preservation Commission for eight years and was involved in creating the local register for Winneconne. Kathy is a member of the Winneconne Historical Society and is employed as a librarian at the Oshkosh Public Library.

Arlan Kay, AIA, Architect, built an architectural practice that is most noted for work with existing and historic buildings. He founded and is President of the firm, now known as Architecture Network in 1976. His advocacy for Historic Preservation earned him the 2010 Life Time Achievement Award by the Madison Trust for Historic Preservation and is currently serving on the State of Wisconsin State Capitol and Executive Residence Board and as President of Village of Oregon Historic Preservation Commission.

For two (2) year term:

John Decker has been a member of the Evansville Historic Preservation Commission since 2006, and is president of the community's local historical society, Evansville Grove Society, Inc. He is also a member of the Administrative Committee of the Wisconsin Council for Local History, and chairs the host committee for Evansville's annual Civil War living history weekend.

John is a past president of Mid-Continent Railway Historical Society and of the State Bar of Wisconsin. He is chairman of the board of directors of Evansville Manor, Inc. and chairman of the Evansville Redevelopment Authority.

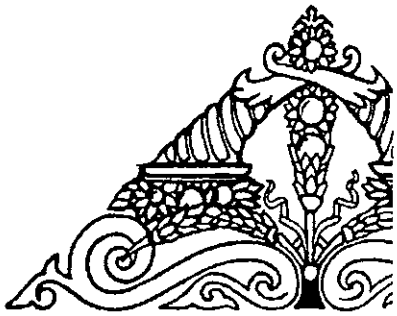
Bill Weinshrott has been WAHPC member since 1987, serving as president since 2009. He was a member of the Fond du Lac Historic Preservation Commission from 1995 to 2011, serving as the president four times. Bill feels his biggest accomplishment was preserving and saving the 1800's original water works brick building which today is modern inside, and today still working as a water works, but looks the same as the 1800's from the out side.

Bill has been a member of the Fond du Lac historical society since 1973 and served as president of that organization two times.

For one (1) year term:

Barbara Field Ellefson is a past president of WAHPC. She served as Vice Chair of the Cedarburg Landmarks Commission for 11 years. She is a charter member of the Wisconsin Trust for Historic Preservation and has served as an Advisor. Barb was also was a member of the Preservation Coordinating Council in Milwaukee and worked closely with the Milwaukee Landmarks Commission. She is a member of the Wisconsin Society of Architectural Historians. Currently she lives in Beaver Dam and serves on the board of the Dodge County Historical Society.

Pat Wolfe is a member of the West Allis Historic Preservation Commission.



2012 Spring Conference

Saturday, April 28, 2012

Presented by the Wisconsin Association of Historic Preservation Commissions with support from the Wisconsin Trust for Historic Preserveration

Registration..... 9:00 – 9:30

Refreshments

Welcome..... 9:30 – 9:45

Bill Weinshrott, *President, WAHPC*

Historic Preservation in Madison: A Good Example of a Public-Private Partnership..... 9:45– 10:15

Amy Scanlon, *Preservation Planner, City of Madison*

Jason Tish, *Executive Director, Madison Trust for Historic Preservation*

Break ..... 10:15 -10:45

Joe DeRose, Historian, Wisconsin Historical Society .... 10:45 - 11:15

Tips on applying for a Certified Local Grant

Tips for obtaining/retaining your Certified Local Grant status

Adding and Updating Records in the WHS's Architecture/History/Inventory

Presentations..... 11:15 – 12:00 pm

Cliff Goodhart, *Eppstein-Uhen Architects*

"Combining Green and Historic Preservation Standards in Rehabbing the Goodman Center"

Becky Steinhoff, *Director, Goodman Center*

"What it Took Financially and Politically to Make this Project Possible

Lunch .....12:00 – 1:30

- Business Meeting
- WAHPC bylaw vote
- **Board of Curator Historic Preservation Award**

  Historic Preservation Award , Board of Curators, Wisconsin Historical Society, John Angeli, Retired Director of Redevelopment, City of Fond du Lac

  Award Presented by Joe DeRose, *Wisconsin Historical Society*

HPC - Roundtable Discussion.... 1:30 – 2:30

Each Historic Preservation Commission has 5 minutes to share what's happening in their community.

Tour of East Side History Club.. 2:30 – 4:00

Ann Waidelich, *East Side History Club*

2012 Spring Conference Registration

Registration Deadline: April 20, 2012

name _____

commission _____

address _____

city _____ state _____ zip _____

phone _____

email _____

Fee:

- ☐ Members: $40
- ☐ Non-members: $50
- ☐ Madison residents: $30

$10 fee will be added for on-site registration.

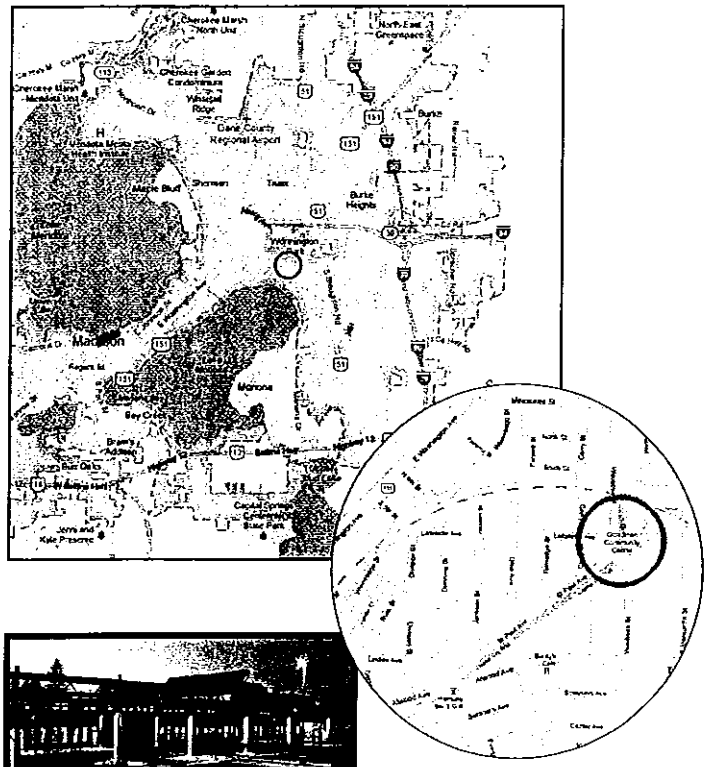
A Buffet lunch has been arranged.

☐ Check here if you would prefer vegetarian plate.

Fee includes morning refreshments and lunch:

Send this form with check payable to WAHPC to:

WAHPC, PO Box 166, Winneconne, WI 54986



Goodman Community Center
149 Waubesa Street
Madison WI

Save the Date

State Conference

Wisconsin Historical Society Local History
and Historic Preservation Conference

September 28-29, 2012 • Sheraton Hotel, Madison

Interested in History?

Then take the next step and become a member of Wisconsin Association of Historic Preservation Commissions. Join a vibrant community that enjoys, and takes pride in Wisconsin history. Help to ensure that we continue to support preservation for generations to come.

Commission membership dues $40.00, Individuals and Groups $25.00. Please submit a list of commission members with email addresses.

Send this form with check payable to WAHPC to: WAHPC, PO Box 166, Winneconne, WI 54986

2012 Membership Form

commission name _____

contact person name _____

address _____

city _____ state _____ zip _____

phone _____

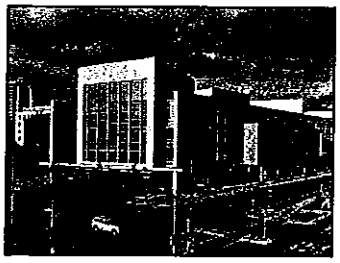
email _____

web address _____

Madison Trust's 2011 Historic Preservation Awards

The Madison Trust for Historic Preservation has presented its annual Historic Preservation Awards since 1989. The Awards recognize building, design and construction projects that seek to maintain the character of historic places or rehabilitate them for contemporary uses. There are also categories for long-term stewardship of historic places and preservation advocacy, and the Future Landmark Award for Distinctive New Contemporary Design.

The Future Landmark Award

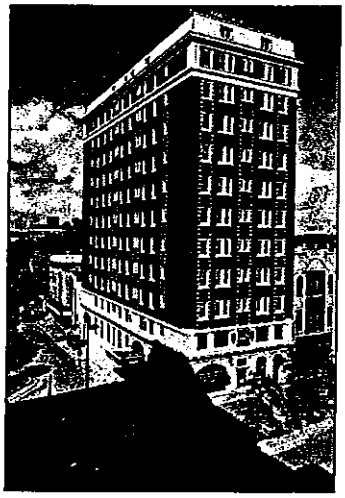


The advocacy award was presented to Michael Bridgeman of Madison

Wisconsin Institutes for Discovery

Awards presented in 2011 include:

Edward E. and Gladys Milligan house, Shorewood Hills



Former Belmont Hotel, 29 N. Pinckney St.

831 Williamson St., Madison

923 Williamson St., Madison

Bellevue Apartments, 29 E. Wilson St.

Wesley Foundation Chapel, 1127 University Ave.

218 N. Pinckney St., Madison

Former Baker manufacturing office building, Evansville

Wisconsin Association of
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Have a Story to Tell?

Have a story or historical tips you'd like to share? Put it in Wisconsin Landmarks. We are always looking for contributions or ideas for stories from our readers. Contact Kathy Grace at 920-582-3256 or by e-mail at gendiva@charter.net.

Wisconsin Landmarks Newsletter is published quarterly to inform and update local Historic Commissions and Indivdiuals on new historic information and up coming programs.

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Saving the Soldiers Home

In the six months since the National Trust named the Milwaukee VA soldiers home one of the 11 most endangered historic places in the country, the Milwaukee community has rallied its support, taking significant steps toward restoration. The Milwaukee VA has committed to stabilizing two of the most threatened buildings and a Community Advisory Council has been formed.

In September 2011, an agreement was signed between the Milwaukee VA and a number of consulting parties including the National Park Service and the Wisconsin State Historic Preservation Office. As part of the agreement the Old Main and the Ward Memorial Theater will be stabilized. The historic stained glass window that the Ward Memorial Theater has been known for was removed, cleaned and placed in protective storage until the stabilization is complete

A consortium of interested parties, including the Milwaukee Preservation Alliance, the National Trust for Historic Preservation and the Soldiers Home Foundation, convened a broad groups of veterans, neighbors, preservationists, civic, community and business leaders to form a Community Advisory Council for the Milwaukee VA Soldiers Home. The CAC has come together to advocate for the repair and rehabilitation of the Milwaukee VA Soldiers Home and identify a vision for the future use of the historic buildings. They will also provide advice, counsel and support to assist in executing its vision in partnership with the National Trust and the Milwaukee Preservation Alliance