

# WISCONSIN LANDMARKS NEWSLETTER

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



## Milton Proves to be a Perfect Location for Conference

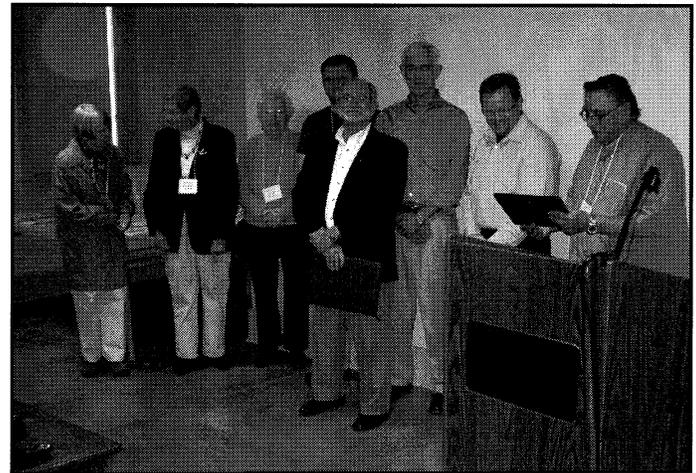
The annual conference was held on April 27th at the Milton House in Milton. The day started with Cori Olson, director of the Milton House and a member of the Milton Historic Preservation Commission, telling of the history of the building and of the recent activities of the Commission. Milton has contracted with Carol Cartwright to complete a Historic Resources Survey for the city. Carol explained the techniques of conducting a survey and gave numerous visual examples.

A presentation was then given by Rick Bernstein, Field Services Representative, Wisconsin Historical Society, about designating local historic properties. The final session of the event was a program on legal strategies for historic preservation commissions conducted by Chip Brown, Local Government Assistance Coordinator, Wisconsin Historical Society.

As always the regional roundtable gave the attendees a chance to share stories regarding the achievements of their commissions. Barbara Ellefson and Patricia Wolfe were re-elected to serve three-year terms on the board of directors.

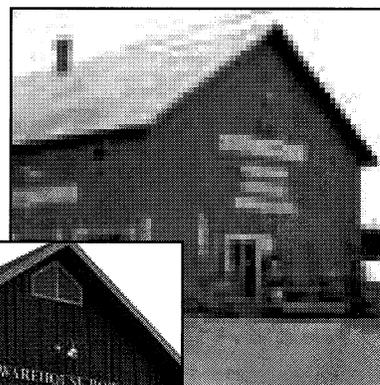
Tours of the Milton House, Northleaf Winery and Milton College followed the programming.

The 2013 Historic Preservation Excellence Award was presented to Cameron Aslaksen Architects for "Warehouse Row" which



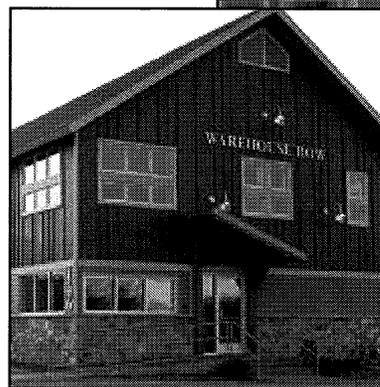
Bill Weinsrott presents award to Jan Aslaksen, Dave Cameron and Richard Smith as Reedsburg commission members Monica Liegel, June Albertus and Jeanine Mueller and Reedsburg city planning administrator Brian Duvalle look on.

demonstrates creative and adaptive reuse of a historic building. When looking for space



Before

for their expanding architectural firm Jan Aslaksen, Dave Cameron and Richard Smith decided to purchase the building which was originally a seed and produce warehouse. The building is located at 146 Railroad Street and sits at the west gateway to the city's oldest industrial corridor and one block from downtown.



After

Design elements meld the building's history with modern sensibilities of energy efficiency and sustainability.

Loft-style openness showcases exposed, old-growth timbers. The original freight elevator was preserved as a sculptural element. The renovated warehouse offers retail and office space.



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# Vets and Volunteers Restore Cow Palace



The US Forest Service sponsored a pilot program this past summer to help veterans develop job skills through service learning. They teamed with HistoriCorps, a Colorado nonprofit specializing in historic building rehabilitation, the Student Conservation Association and other volunteers to train veterans in historic preservation techniques.

One of the projects chosen for the program was restoration of the Cow Palace, which is part of the Forest Lodge complex in the Chequamegon National Forest. The Forest lodge was listed on the National Register in 2002.

The Cow Palace is a one-story, vertical half log-sided building designed in the Rustic style of the early 20th Century. The

I-shaped structure consists of a concrete-floored cow milking parlor adjoined by a cream separator room on one end of the building, a machinery maintenance bay in the middle, and living quarters for about eight people on the other end. Part of the living quarters was built in the 1940s.

The work of the veterans crew at the Cow Palace involved replacing the moss-covered cedar shakes on the 7,000-square foot roof with new shakes and repairing the structure underneath where needed, restoring the three cupolas on the roof, splicing in new pieces into rotted ends of logs and replacing ship-lap boards.

The building has lead-lined pure silica glass windows. "They're a little distorted, 6-over-6 paned windows typical of that era, almost like stained glass," said project leader Michael Salisbury. "The building is rustic, almost an Adirondack style, with stone decorative work on the foundation and rough-hewn doors.

The Veterans Historic Preservation Team consisted of seven military veterans from across the U.S. and their Student Conservation Association crew leader. They have joined 12 national forest "Passport in Time" volunteers to work on the structure.

## Brookfield Residents Hope to Preserve Buildings on Ruby Farms *From Brookfield Now*

Commercial real estate firm Irgens purchased the 66-acre Ruby Farms site in September with plans for a mixed-use development that could include offices, retail and residences.

A concerned group of citizens hopes Irgens will retain some of the historical buildings, which include a farmhouse, barns, a granary, a milk-processing facility and other outbuildings built in the mid-1800s. The group has sent a letter to Irgens with their concerns. "This should be the cornerstone of your development," the group's letter reads. "How many other developments



The property sits along Calhoun Road between Interstate-94 and Bluemound Road.

can boast of a gem like this nestled within its borders?"

The Ruby Farms property has been deemed potentially eligible for the National Register of Historic Places by the Wisconsin Historical Society due to its Greek Revival architecture. In 2005, the farm was named one of the state's 10 most endangered historic properties by the Wisconsin Trust for Historic Preservation.

# Awards Announced Across the State

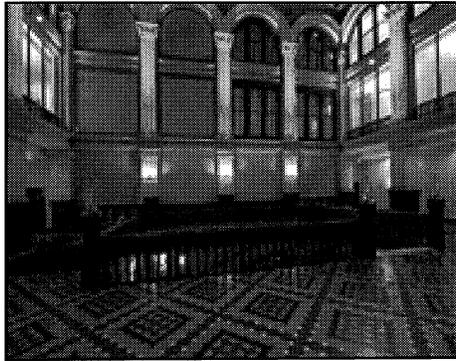
Wisconsin Historical Society has announced that the First Hospitality Group of Rosemont, Illinois has been awarded the 2013 Historic Restoration Award for the interior and exterior rehabilitation work on downtown Milwaukee's Hilton Garden Inn. The project has also received a Cream of the City award from the Milwaukee Historic Preservation Commission and the Mayor's Design Award from the City of Milwaukee.

## Others receiving Cream of the City awards include:

1. Milwaukee County Parks/Recreation for restoration of the South Lion Bridge and lookout area in Lake Park. Mead & Hunt provided design engineering services and assistance during construction for this project.
2. Giuffre VIII LLC for restoration of the Milwaukee gas light company building which is now the headquarters of the Zimmerman Architectural Studios, Inc.
3. River Park Properties, LLC for restoration of the Bancroft flats.

## Appleton

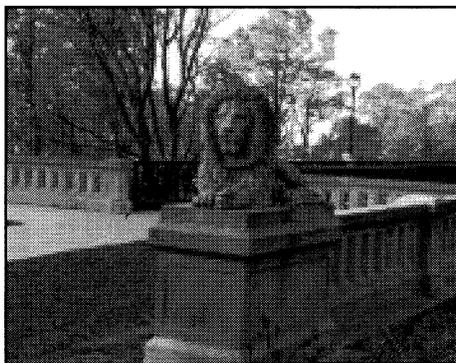
The City of Appleton Historic Preservation Commission's Historic Restoration Certificate Awards were presented to John and Karen Chavlovich for their home at 303 North Drew Street and to Erika Regennitter for her home at 832 East College Avenue. Both property owners have restored the exterior of the buildings using colors used during the time period the historical style of the buildings.



1. Interior of the Hilton Garden Inn



3. Zimmerman Architectural Studios, Milwaukee



2. Lion bridge in Lake Park



303 North Drew Street, Appleton

## Kenosha

Kenosha's Historic Preservation Commission honored three recent, prominent building restoration projects.

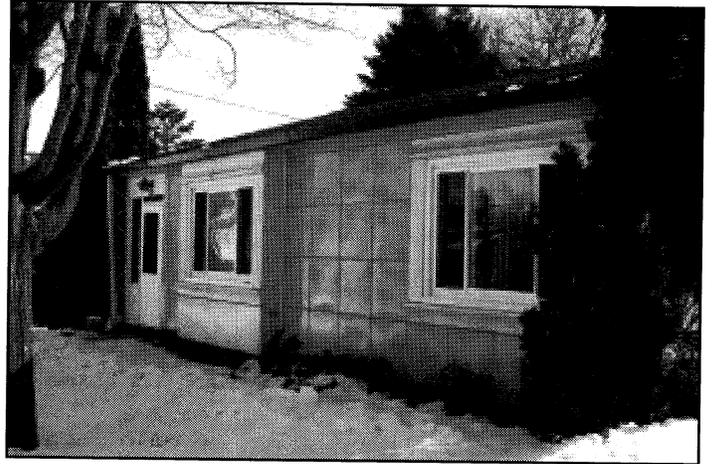
- Kenosha County Courthouse, 912 56th Street - A \$5.5 million exterior restoration included a detailed assessment and cleaning of the limestone facade, repair of mortar joints and replacement of damaged blocks, new landscaping and the installation of energy-efficient exterior lighting.
- Reuther High School, 913 57th Street - An \$8.2 million exterior restoration included a comprehensive assessment of the causes of stone movement and severe deterioration in several steel areas behind the limestone facade, particularly around cornices, parapet walls and around third-floor windows. The entire exterior was cleaned, mortar joints were repaired and damaged limestone blocks were repaired or replaced.
- Southport lighthouse keeper's residence – 5117 Fourth Avenue - The project involved the restoration of the house to its 1908-era appearance. Exterior work included replacement of windows, relocation of the rear entrance to its original location, the recreation of a long-gone front porch, plus brick replacement and cleaning. Interior work involved re-plastering of walls and ceilings and refinishing of floors and stairways.

Note: If your preservation/landmark commission presents awards please send the information, with a photograph to Kathy Grace at [wahpcmail@gmail.com](mailto:wahpcmail@gmail.com) and they will be highlighted in a future issue of this newsletter.

# Lustron Homes Built to Last

American veterans returning from WW II battlefields were faced with a critical shortage of affordable housing. Carl G. Strandlund, an executive with Chicago Vitreous Enamel Products, saw an opportunity to use the porcelain-enameled steel panels popular for filling stations to create mass-produced steel houses.

Strandlund hired two Chicago architects to create several 1,025-square-foot, two-bedroom, ranch-style prototypes. Consumer appeal came from the homes' openness and flexibility, and they featured postwar innovations for comfort and convenience, including an efficient heating system and built-in storage in the form of kitchen cabinets, bookshelves, china closet and a bedroom vanity. Certain models also boasted a combination dishwasher-washing machine dubbed the "Automagic." Structurally, a Lustron house consisted of two-foot-square enameled-steel panels bolted to and covering a steel framework set on a concrete slab. The interior panels were even embossed to resemble wood graining. In promotional material, Lustron boasted of its homes being nearly maintenance-free, with a roof that never needed new shingles, walls that never needed painting, and a steel structure that was impervious to fire, lightning, rust and rodents.



Lustron home in Marshall, Wisconsin

Originally priced at about \$10,000, not counting the lot, Lustron homes were assembled by various builders from pieces made in the former Lustron factory in Columbus, Ohio, and shipped by flatbed truck to building sites. They took about 350 hours to assemble.

Buffeted by problems including an erratic post-war steel supply, reportedly poor distribution systems, higher prices than existing fabricated homes and resistance from traditional builders, Lustron filed for bankruptcy in 1950, long before most of the 20,000 orders for homes it had taken between 1946 and 1948 could be filled. Before the end, nearly 2,500 homes were sold. Many still stand throughout the country.

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## Historic Preservation Institute Receives Gift

David and Julia Uehlein have donated \$500,000 to the University of Wisconsin-Milwaukee's School of Architecture and Urban Planning to support the Historic Preservation Institute. The Institute, which is housed within the school, is dedicated to the preservation and adaptive reuse of historic buildings and environments. It gives students the chance to gain hands-on experience in the field of preservation. The gift will help fund a graduate level historic preservation design studio, which will focus on the challenges of retaining key historic buildings and neighborhoods in Milwaukee as well as other projects of importance in Milwaukee.

Matt Jarosz, director of the Institute, commented "This grant will significantly elevate our educational resources. The city of Milwaukee will serve as our laboratory of study in building documentation, historic research, re-use design proposals, and studies in the economics of heritage retention."

## Very Brief Notes

Strong support is being voiced by municipalities and organizations for State Bill 132 which would increase historic preservation tax credits to 20 percent.

Milton and New Holstein showcased their recently completed Historic Surveys to the public. These surveys were completed through grants from the federal government received because of these communities status as a Certified Local Government.

Gorman & Company of Oregon won an award from the National Housing & Rehabilitation Association in the category of Best Commercial/Retail/Non-Residential Project for their work on the old Pabst Brewery and the creation of the Brewhouse Inns & Suites.

## Wisconsin Association of Historic Preservation Commissions Membership

If you are interested in History it's time to 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.

Please check one:

- Commission membership \$40.00  
Please include a copy of commission members name, address, phone and e-mails.
- Individuals and Groups \$25.00

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

2013 Membership Form *(please print clearly)*

commission name \_\_\_\_\_

contact person name \_\_\_\_\_

address \_\_\_\_\_

city \_\_\_\_\_ state \_\_\_\_\_ zip \_\_\_\_\_

phone \_\_\_\_\_ email \_\_\_\_\_

web address \_\_\_\_\_

## Ringling Mansion Sold *From Baraboo New Republic*

The Albrecht C. Ringling House, added to the National Register in 1976, has been sold to two circus professionals and a New York businessman. Joe Colossa, a trainmaster with Ringling Bros. circus, and his wife Carmen, a circus motorcycle performer, have jointly purchased the mansion, located at 623 Broadway, Baraboo, along with Donald G. Horowitz, owner of the New York-based Wittendale's Florist and Greenhouse. Their goal is to transform the mansion into a museum and tribute to the Ringling family. That eventually will mean restoring the interior of the home to its 1910 appearance. Within two years the hope is also to use the museum as a bed and breakfast.

Al and Lou Ringling built the mansion in 1905. The Baraboo Elks Club, which acquired the property in 1936 and has since used it as its headquarters, sold the facility for an up-front payment of \$250,000. As part of the deal, the Elks will have a 10-year lease valued at \$180,000 on the mansion's lower level. The mansion had become a financial burden for the Elks, who spent \$87,000 on roof repairs about two years ago. The service club also has deferred a number of much-needed maintenance projects, including electrical and plumbing repairs, in recent years.



The facility is open for tours by appointment. To schedule a tour call (608) 448-7455.



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## Have a Story to Tell?

Has your commission experienced a recent success or disappointment? Do you have any story to share from your experience? The Wisconsin Landmarks Newsletter is always looking for contributions or ideas for stories from our readers. Contact Kathy Grace at 920-582-3256 or at wahpcmail@gmail.com.

Wisconsin Landmarks Newsletter is published quarterly to inform and update local preservation/landmark commissions and individuals on recent topics in preservation and upcoming events.

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## Upcoming Events

### 7th Annual Local History and Preservation Conference

Wisconsin Historical Society and the Wisconsin Council for Local History present

#### The 7th Annual Local History and Historic Preservation Conference

Wisconsin Rapids  
Hotel Mead & Conference Center  
October 11-12, 2013  
Section 106: an introduction

#### A Seminar from the National Preservation Institute in cooperation with the Wisconsin Historical Society

November 6-8, 2013  
Madison, WI  
<http://www.npi.org/sem-106i.html>

