

WISCONSIN LANDMARKS NEWSLETTER

WAHPC Members Commissions:

Appleton
Beloit
Cedarsburg
Columbus
Eau Claire
Evansville
Fond du Lac
Hales Corners
Janesville
La Crosse County
Lake Geneva
Marshfield
Menasha
Milwaukee
Monroe
Neenah
Neilsville
New Berlin
Oregon
Oshkosh
Reedsburg
Richland Center
River Falls
Sauk City
Stoughton
Thiensville
Waukesha
Waupaca
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*



2014 Spring Conference Historic Preservation of Economic Development

"In economics it is the differentiated product that commands a monetary premium. If in the long run we want to attract capital, to attract investment to our communities, we must differentiate them from everywhere else. It is our built environment in general and our historic buildings in particular that express, perhaps better than anything else, our diversity, our identity, our individuality, our differentiation."

Donovan D. Rypkema in *The Economics of Historic Preservation*

— A Community Leader's Guide.

The Annual Wisconsin Association of Historic Preservation Commission Conference will be held on April 26, 2014 at the Holly History & Genealogy Center in Waupaca.

The annual Wisconsin Association of Historic Preservation Commission conference will be held on April 26, 2014 at the Holly History & Genealogy Center in Waupaca.

Waupaca is a city with a population of around 6,000 and is the county seat of Waupaca County. It is the home to 12 buildings and 2 districts that appear on the National Register of Historic Places. Situated on the Waupaca and Crystal Rivers the city was home to lumber and flour mills after settling in the 1850s. Tourism became a major factor in the early 1900s because of its location near the resorts and lodges on the Chain O'Lakes. In the mid 1900s some major



industries were found there, an example being the Waupaca Foundry.

Located in Waupaca's historic Carnegie Library Building, the Holly History & Genealogy Center was opened in early 2001 by the Waupaca Historical Society. Major funding from the Holly family enabled the purchase of the building and the center provides the community with a history and genealogy library as well as an exhibition area.

The conference will include presentations from representatives from the City of Evansville and the City of La Crosse detailing how these two communities have used historic preservation to revitalize their downtown and residential areas.

The ever popular roundtable will be the last in-house session of the day. Because of the limited time we request that only one representative from each commission share the highlights from the previous year. To give every commission the ability to participate there will be a five-minute limit for each.



WAHPC Board

President/Treasurer

Kathy Grace
914 Maple Street
Winneconne, WI
54986 (920) 582-3256
gendiva@charter.net

Vice President

Peter Sorensen
281 East Merrill Ave.
Fond du Lac, WI 54935
(920) 923-0657

Secretary

John Decker 143 W.
Main Street
Evansville, WI 53536
(608) 882-5528
deckercorp@charter.net

Past President

Bill Weinshrott 412
Willow Dr.
Fond du Lac, WI 54935
(920) 923-2373
wein57@hotmail.com

Director

Barbara Ellefson
PO Box 643 Beaver
Dam, WI 53916 (920)
885-6334 Barbara @
absoluteonestop.com

Director

Arlan Kay 5685 Lincoln
Rd. Oregon, WI 53575
(608) 835-5882
Arlan_archnet@tds.net

Director

Patricia Wolfe 9428
W. Manitoba St. West
Allis, WI 53227 (414)
541-3930
gmawolfe@yahoo.com

Advisor

Rick Bernstein Wisconsin
Historical Society
(608) 264-6583
Rick.Bernstein@
wisconsinhistory.org

WAHPC

PO Box 166,
Winneconne, WI 54986
WAHPCmail@gmail.com

Conference Tour Sites

WAHPC is honored to be able to offer conference attendees the option of touring these two historic buildings. Please mark on the conference registration form if you plan on visiting either or both of these sites.

One of the last building projects of the original Wisconsin Central Railway before it was leased by the Soo Line was the construction of the Waupaca passenger station in 1907.

The 27 x 70 foot building incorporates sandstone walls and a Spanish tile roof. Inside are a general waiting room, ladies parlor, smoking room, agent's office with a bay window and a baggage room. There were three fireplaces, one in each waiting room.

The Soo Line discontinued passenger service in 1965 but continued to use the depot as an agent's office and section crew quarters until 1987. The building stood empty and deteriorating until the Waupaca Historical Society was able to purchase the building in 2004. Hours of volunteer work have enabled the Society to restore the depot.

The house displays exuberant Queen Anne details both inside and out. Wide horizontal bands of

fish-scale shingles and wood panels define the two and one half story structure. A full-height tower supports the northeast corner while a large oriel sits at the northwest corner. It features elaborate

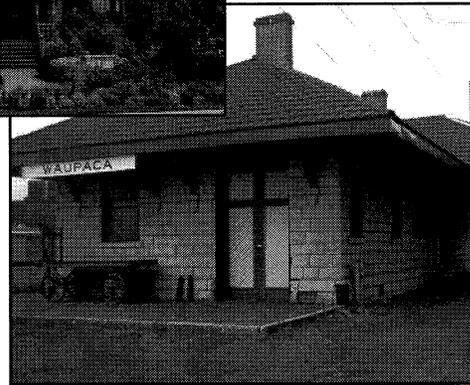
cut-work porches, window-heads, and a matching carriage barn.

The interior is just as impressive as the exterior. The front vestibule opens into a grand stairhall

with spooled fretwork and paneled trim. Various geometric room configurations correspond to the beveled corners, bays, and tower outside. There are a number of fireplaces; the most impressive one is located in the sitting room.



Shearer-Cristy House



Soo Line Railroad Depot - 525 Oak Street

The house is known locally as the residence of two Waupaca businessmen: Caleb Shearer, the original owner, and Joseph Christy. Shearer was responsible for the Eagle Planing Mill. Within a few years of moving into the new house he suffered financial problems and was forced to leave. Cristy was the owner of a dry goods store; he purchased the house in 1907.

Board of Directors Candidates Sought

WAHPC will have a number of board of director openings this year and needs to have members volunteer to lead the association. The only requirements for the positions are a commitment to and basic knowledge of the principles of historical preservation.

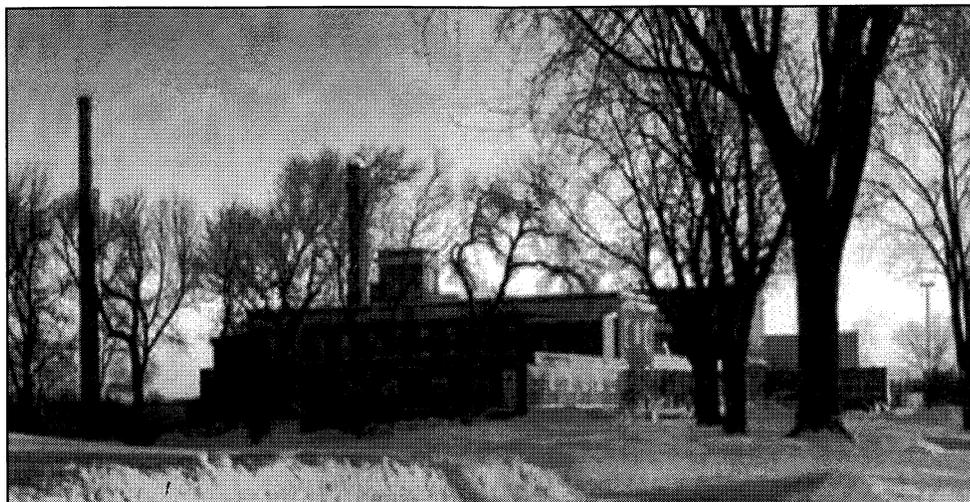
Expectations for board candidates:

- 1) Membership in WAHPC
- 2) Participation in at least 6 (1-2 hour) conference calls per year
- 3) Attendance at the annual spring conference
- 4) Attendance at conference planning meeting (in person)
- 5) Access to email
- 6) Willingness to take part in various committees as appointed

Fight to Save the Moor Mud Baths in Waukesha

The Grand View Health Resort was opened in 1911 by John Weber after he discovered the rich, dark mud on his property that was found to be similar to the black “moor” that was famous in German spas. When the resort opened it had only 30 guestrooms, as well as dining facilities and the bathing rooms. As it prospered, the resort grew to 200 rooms with major additions in 1921 and 1927. The resulting resort building is a large, H-shaped block, with a large wing extending to the rear. A colonnaded portico (now enclosed) joins the two hyphens. Also located on the grounds are the Moor Baths Spring House, located over the original spring on the property, and the Moor Downs Golf Course.

The hotel closed in 1959 and was reopened as Mt. St. Paul Seminary in 1962, then as a co-educational college



Waukesha County Health and Human Services building, previously the Grand View Health Resort

in 1968. Waukesha County took possession in 1972 and had used it as an office building until 2013.

At a recent Waukesha County Board meeting a proposal was brought before the board to allow an option to lease the building to a private developer. The amendment was denied and a resolution passed by a 21-2 margin that

will allow the building to either be sold and then relocated, or torn down. A 70-car parking lot is proposed for the site.

The Waukesha Preservation Alliance has been taking an active role in trying to save this National Register site from demolition. For more information visit <https://www.facebook.com/SaveMoorMudBaths>

Proposed By-law Changes

The WAHPC board is requesting that the following changes be made to the by-laws of the organization. A vote will be taken during the business meeting at the annual conference regarding these updates. Provisions 1 and 2 are needed for the board to conduct business in a timely fashion. Provision 3 is needed to comply with IRS regulations

1. The total number of members on the board of directors shall be no fewer than five (5), and no more than eleven (11). A change in the number of directors may be made by resolution at an annual meeting of the members, or at a special meeting of the members called and noticed for that purpose, but no reduction in the number of directors shall shorten the term of any director then in office.
2. Effective as of the annual meeting of members on April 26, 2014, a director who is absent from any three (3) meetings of the board of directors during any period of twelve (12) months may be removed from office by action of the board of directors. This provision applies to directors whose terms of office begin on or after April 26, 2014.
3. Upon dissolution of this organization, its assets shall be distributed for one or more exempt purposes within the meaning of section 501 (c) (3) of the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose.

BOTH

Annual Meeting and Conference

CONFERENCE

2014 SPRING CONFERENCE
Wisconsin Association of Historic Preservation Commissions in Waupaca, Wisconsin

MEETING & CONFERENCE SCHEDULE

9:00Registration

9:30Welcome and Introductions
– Kathy Grace, WAHPC President

9:35Waupaca Historic Preservation Commission Remarks
– Scott Christie, Chairperson

9:55Introduction to “Historic Preservation as Economic Development” Program
– John Decker, WAHPC Secretary
Our program will explore the ways that two diverse Wisconsin communities have harnessed historic preservation to revitalize, sustain and differentiate their historic downtowns and residential neighborhoods.

10:00Philosophy and Practice in Evansville
– Nicole Sidoff (*Community Development Director for the City of Evansville*) and
– Sue Berg (*Marketing professional and member of the City of Evansville Economic Development Committee*)

10:55Break

11:10Philosophy and Practice in La Crosse
– Tim Acklin, Assistant City Planner for the City of La Crosse in charge of Planning & Heritage Preservation.

12:05Luncheon

12:30**Annual Business Meeting**
– Kathy Grace, presiding

1. Approve agenda
2. Approve minutes of 2013 meeting
3. President’s report
4. Motion to approve bylaw amendments
5. Resolution to increase size of board of directors from 7 to 9
6. Election of directors (three for 3-year terms; one for a 2-year term)
7. Presentation of Historic Preservation Award(s)
8. Adjourn

1:00Roundtable

2:00Guided tours of historic sites in Waupaca*

- **Shearer-Cristy House**
315 E. Lake Street, Waupaca, WI
- **Soo Line Railroad Depot**
525 Oak Street, Waupaca, WI



Saturday, APRIL

26TH 2014

REGISTRATION

Registration Deadline April 20, 2014

Fee:

- Members: \$40
- Non-members: \$50
- Waupaca residents: \$30

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

name _____

commission _____

address _____

city _____ state _____ zip _____

phone _____ email _____

Tours*

(please check one so we know how many to plan for.)

- Cristie House
- Railroad Depot
- Please check if you plan on visiting both sites
- Will NOT be going on the Tour

Buffet lunch provided

- Check here if you would prefer vegetarian plate.
(Fee includes morning refreshments and lunch)

Send To

Send this form with check payable to WAHPC to:

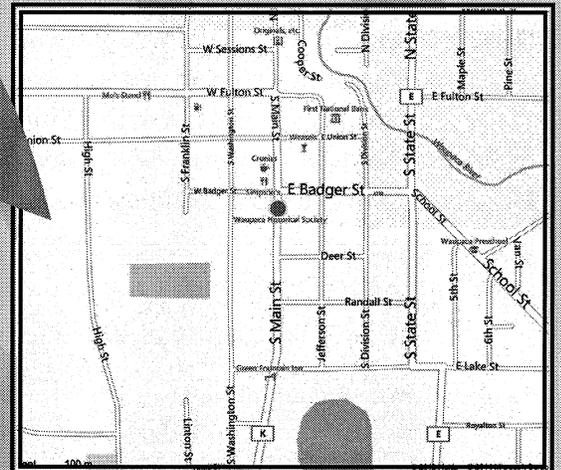
WAHPC
PO Box 166
Winneconne, WI 54986



DIRECTIONS

Holly History & Genealogy Center

Waupaca, Wisconsin
321 S Main St. Waupaca WI
www.waupacahistory.org



Parking

Please use the Deer Street entrance to the Lower Level Conference Room
Only street parking is available, West side of Main Street and Deer and Jefferson Streets.

The New Wisconsin Historic Preservation Tax Credit Bill

In November 2013, the State of Wisconsin passed 2013 Wisconsin Act 62, legislation increasing the state's existing tax credit for rehabilitating historic buildings from 10%

to 20%. In a press release, Wisconsin Governor Scott Walker explained "The passing of this legislation will revitalize downtown districts across the state, restoring these buildings will create a temporary and permanent economic increase for local and state economies."

The increased 20% tax credit will apply to qualified rehabilitation expenditures for taxable years beginning after December 13, 2013, for properties placed in service after December 31, 2013. Of particular note, Wisconsin's new state tax credit can be applied to both older and historic buildings. The legislation defines the two building types as follows 1) Certified Historic Structures: an individual property that is listed in the National Register of Historic Places, eligible to be listed in the National Register of Historic Places, or listed in the Wisconsin State Register of Historic Places, or a property that is a contributing part of a historic district that is listed in the National Register of Historic Places or Wisconsin State Register of Historic Places and 2) Non-Historic Buildings: buildings built before

1936. In order for certified historic structures to qualify, the individual seeking the tax credit must have obtained written documentation from the Wisconsin Historical Society



Governor Walker signed the tax credit bill at the historic Hotel Northland in Green Bay.

approving the proposed preservation or rehabilitation plan. For non-historic buildings to qualify for the credit, owners must invest at least \$50,000 of qualified rehabilitation expenses, the building must be placed in service after December 31, 2012, and wall retention requirements must be met in accordance with the rules stipulated by the 10% Federal Rehabilitation Tax Credit (26

USC § 47). Wisconsin's enhanced state tax credit offers a substantial new economic incentive for the rehabilitation of older and historic buildings, especially when combined with existing 10% or 20% federal rehabilitation tax credits.

Under the bill, in 2017 the Wisconsin Economic Development Corporation, the Department of Revenue and the Wisconsin Historical Society will have to recommend to continue the tax credit. The Legislature's Joint Finance Committee would then have to decide whether to take their recommendation.

2014 Local History and Historic Preservation Conference

October 25-25, 2014
Osthoff Resort and Conference Center
Elkhart Lake

2015 Wisconsin Association of Historic Preservation Spring Conference

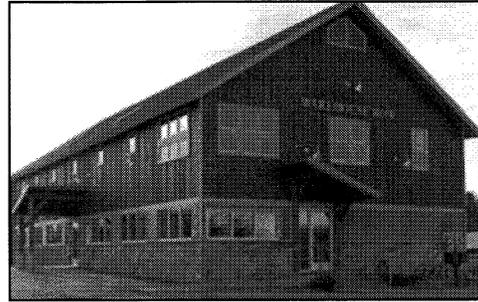
April 25, 2015
La Crosse



Historic Preservation Excellence Award

The Wisconsin Association of Historic Preservation Commissions is accepting nominations for the 2014 Historic Preservation Excellence Award.

Nominations can be for individuals, owners of locally designated landmarks or any notable effort or project related to your commission.



Warehouse Row, Reedsburg, Cameron Aslaksen Architects, recipient of the 2013 Historic Preservation Excellence Award

Submit Form with Pictures by April 10, 2014 to:

WAHPC
PO Box 166
Winneconne, WI 54986

Nominee name _____

Nominee address _____

Reason for nomination: _____

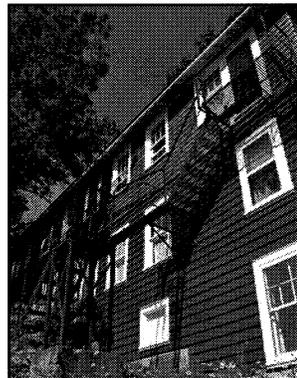
Historic property name and background (as it applies)

Preservation achievement _____

Camp Wandawega – *Recipient of Fuldner Heritage Fund*

The Fuldner Heritage Fund was established in 2011 from a donation of \$500,000 from the Jeffris Family Foundation. It supports the preparation of National Register nominations in small towns and rural areas that are not eligible for other funding.

Camp Wandawega has been selected as a project to seek national designation. Located near Elkhorn in Walworth County the camp is now known as the Wandawega Lake Resort. It was started in 1925 with the construction of the Wandawega Hotel by Chicagoans to bypass prohibition laws. Organized crime was involved and used the hotel as a distribution site for liquor and for gambling and prostitution. It was raided by the Federal



government in 1931. After prohibition came to an end the brothel continued to function until the madame Anna Beckford Peck “Orphan Annie” was sentenced to Taycheedah in 1942.

During the 1950s the resort was re-vamped as a family resort and

cabins were built. In the 1960s the property was bought by the Catholic church as a retreat for Latvian priests. It transformed into a summer camp for Catholic Latvians and continued as such for nearly 40 years. The resort was purchased in 2004 by Tereasa Surratt and David Hernandez and transformed into a rustic camp experience.



Wisconsin Association of
Historic Preservation Commissions
PO Box 166, Winneconne, WI 54986

Contributors

Writer and editor:
Kathy Grace
gendiva@charter.net

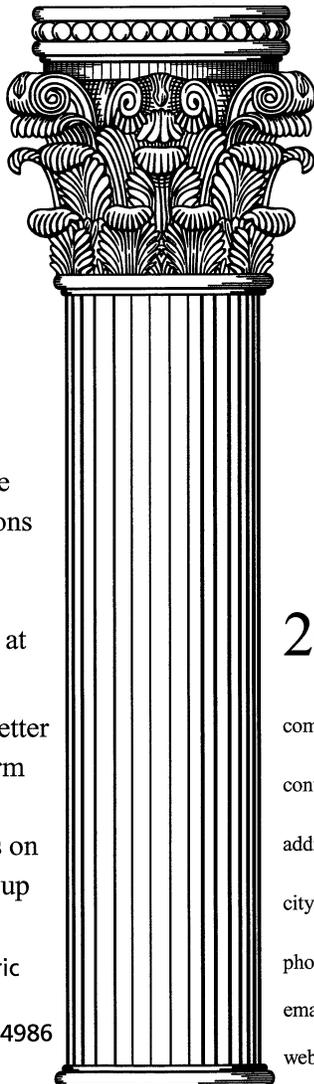
Graphic designer:
Beth Sever
bsevermn@gmail.com

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 Individuals on new historic information and upcoming programs.

Wisconsin Association of Historic Preservation Commissions
PO Box 166, Winneconne, WI 54986
WAHPCmail@gmail.com



Interested in Preservation?

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.

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

2014 Membership Form

commission name _____

contact person name _____

address _____

city _____ state _____ zip _____

phone _____

email _____

web address _____