

Southeast Quadrant of
Jefferson County, Wisconsin
Architectural and Historical
Intensive Survey Report



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Abstract

This report documents an architectural and historical intensive survey of resources located within the boundaries of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan, comprising the southeast quadrant of Jefferson County, Wisconsin as of 2013. A reconnaissance survey of this area was conducted by the principal and assistant investigators as the first part of the survey. After which, a research effort was conducted to ascertain the architectural and historical significance of the resources identified during the reconnaissance survey. The resulting products of the project were produced according to standards set by the Wisconsin Historical Society's Division of Historic Preservation and include the following:

Intensive Survey Report

The intensive survey report includes a summary of the research and a brief history of the community. It provides a historical context for the evaluation of historic resources and serves as a means for identifying significant properties, farmsteads, and districts eligible for listing in the National Register of Historic Places. It also contains recommendations for future survey and research needs, priorities for National Register listing, and strategies for historic preservation.

Survey and District Maps

Survey maps indicate all previously and newly surveyed properties as well as properties already listed in the National Register of Historic Places. Corresponding maps identify boundaries and all resources in the potential historic districts, complexes, and farmsteads. These maps are included in the Survey Results Chapter in this intensive survey report.

Electronic Documents

The Wisconsin Historical Society's website contains an electronic database, called the Architecture and Historic Inventory (AHI), for all inventoried properties. Also, an electronic copy of this report is saved on compact disc and held at the Wisconsin Historical Society and the Jefferson County Courthouse.

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Introduction

The Jefferson County Historic Sites Preservation Commission received a Historic Preservation grant-in-aid from the National Park Service, U.S. Department of the Interior to hire Legacy Architecture, Inc., an architectural and historic preservation consulting firm based in Sheboygan, Wisconsin, to conduct an intensive survey of architecturally and historically significant resources within the boundaries of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan, comprising the southeast quadrant of Jefferson County, Wisconsin. The major objective of the project was to identify structures, farmsteads, complexes, and districts of architectural or historical significance that are potentially eligible for listing in the National Register of Historic Places.

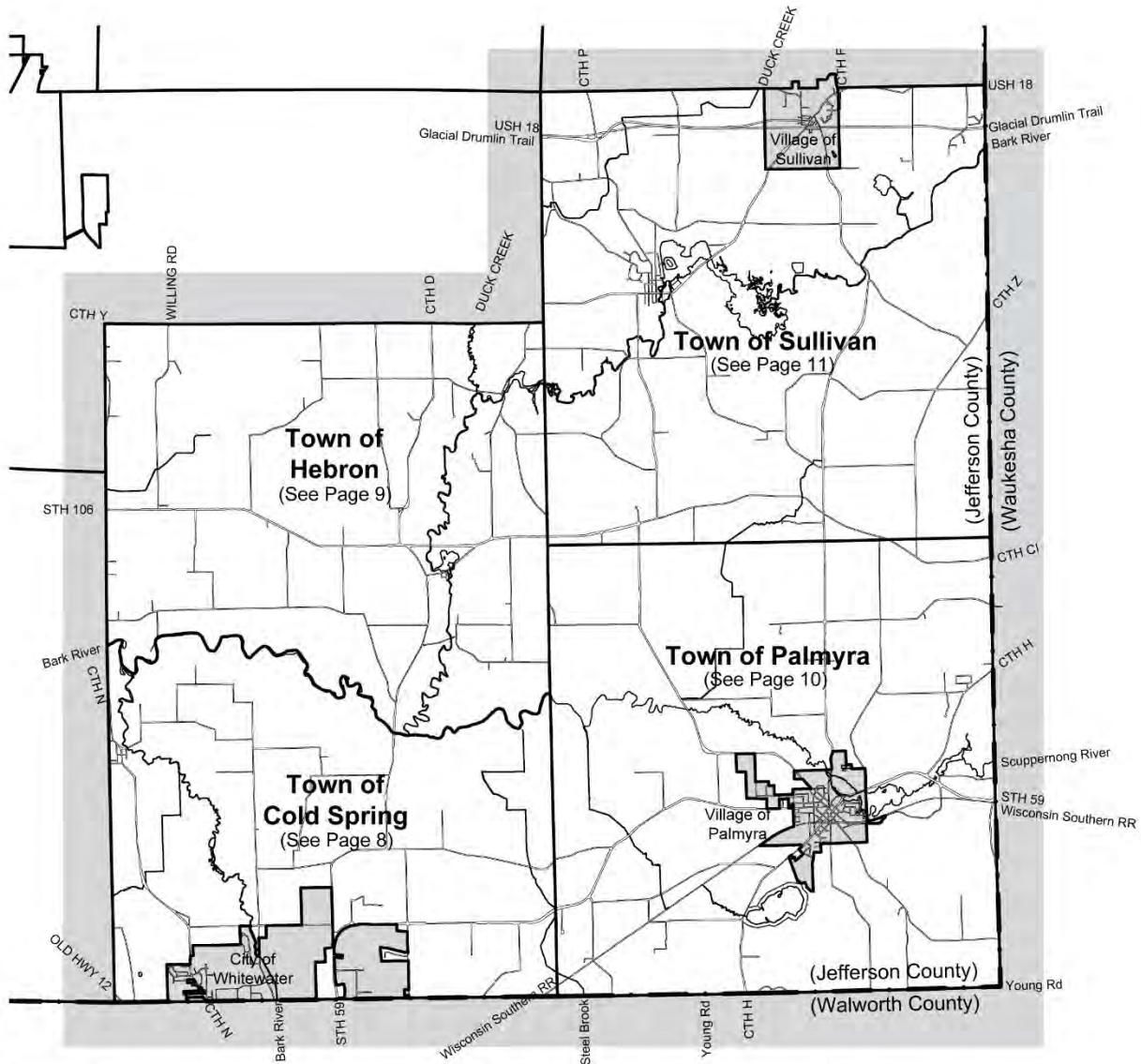
The survey was executed during the period from October 2013 to June 2014 by principal investigators Robert Short and Rowan Davidson with assistance by Jennifer L. Lehrke and JoAnn Veldman, all of Legacy Architecture, Inc. It consisted of several major work elements: completing a reconnaissance survey, conducting research, evaluating resources, and preparing an intensive survey report. The boundaries of the survey were delineated as shown on the Survey Boundaries Map on the next page. The survey identified approximately 264 resources of architectural and historical interest as well as 8 potential farmsteads. Although the resources include a small quantity of public buildings such as schoolhouses, churches, and commercial buildings; the majority of the surveyed resources are farmhouses and agricultural buildings.

The purpose of this survey report was not to write a definitive history of the four towns comprising the southeastern quadrant of Jefferson County, but rather to provide an overview of the history of the towns and their buildings in relation to a series of themes or study units, and to provide basic information on the resources that were identified during the reconnaissance survey, which can be used in future planning decisions and increasing public awareness of the history and architecture of the community.

This architectural and historical intensive report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison, and a copy of the report is kept at the Jefferson County Courthouse and Jefferson Public Library.

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Southeast Quadrant of Jefferson County Survey Boundaries Map



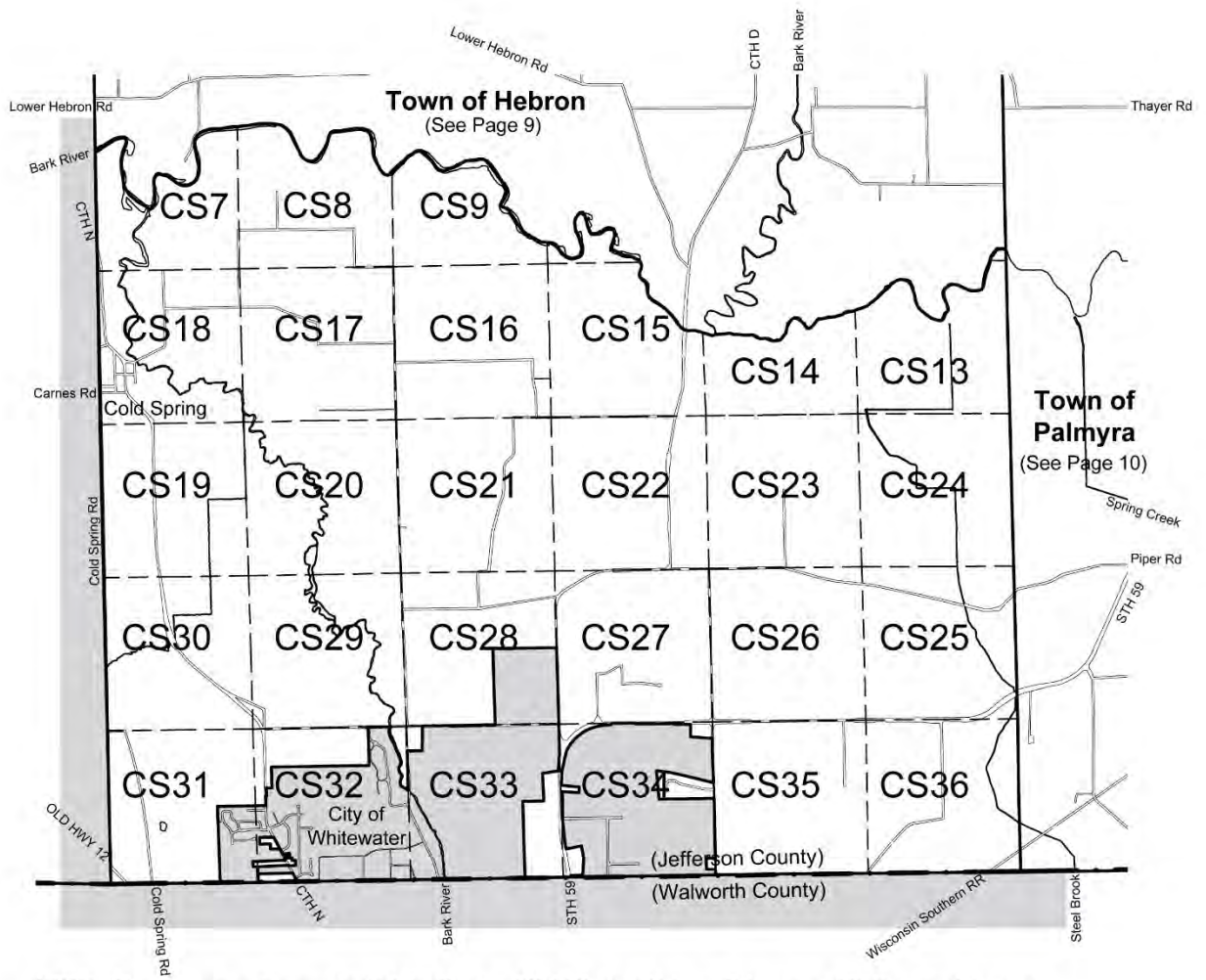
NOTE: The survey area is comprised of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan and does not include the incorporated municipalities located within these townships.



SURVEY AREA MAP



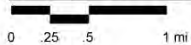
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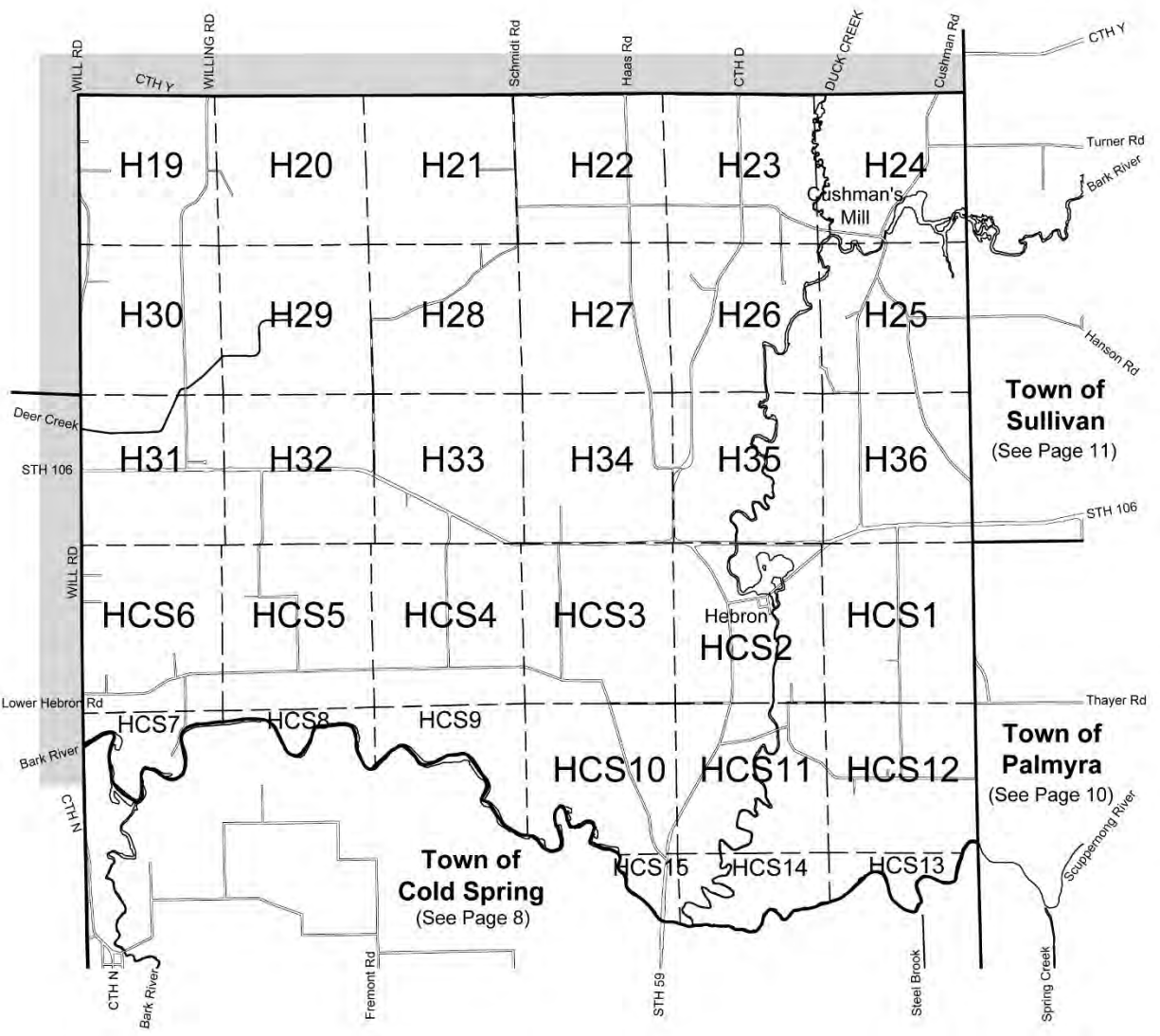
NOTE: The survey area is comprised of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan and does not include the incorporated municipalities located within these townships.




TOWN OF COLD SPRING MAP

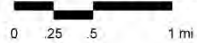


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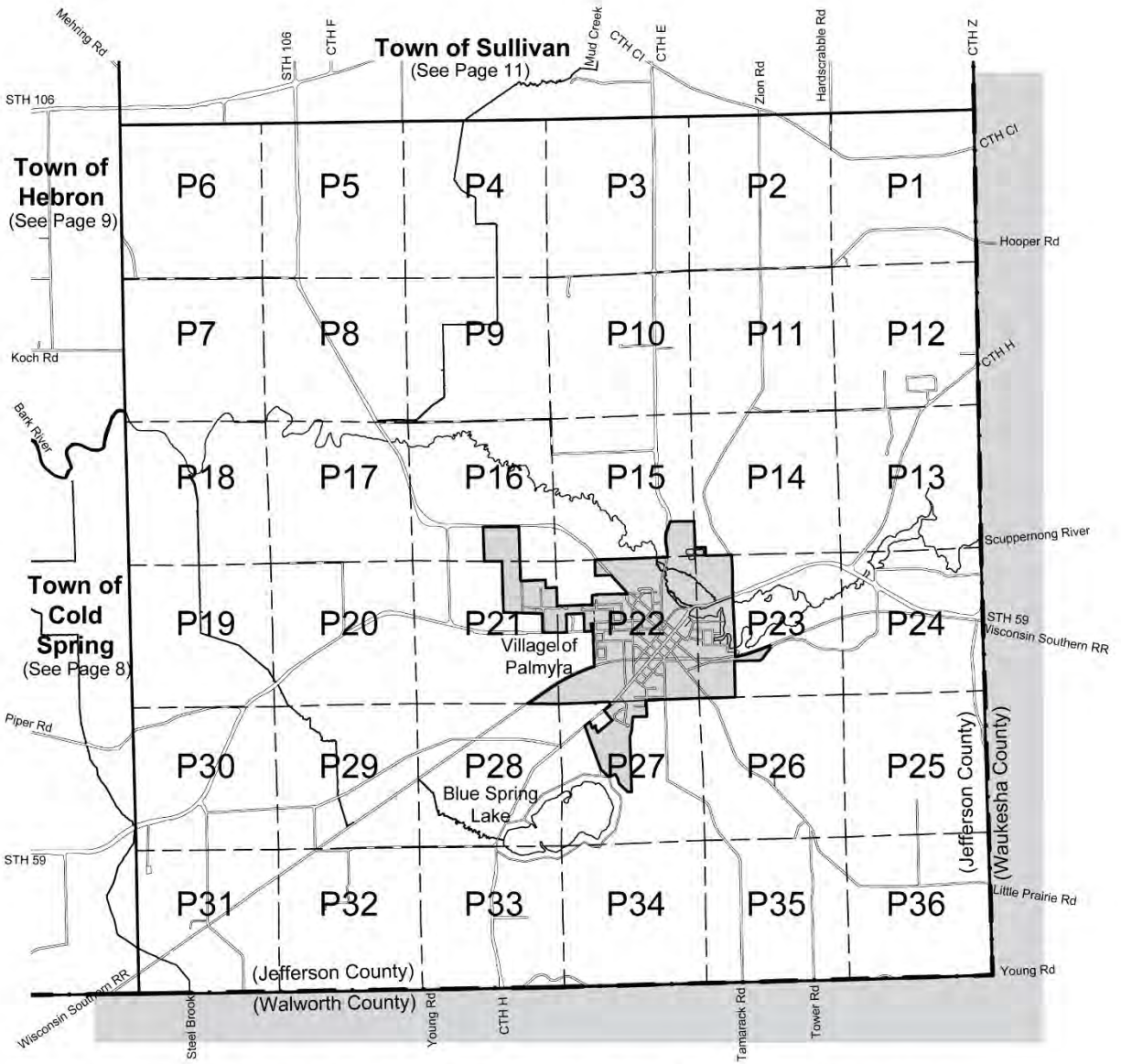


NOTE: The survey area is comprised of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan and does not include the incorporated municipalities located within these townships.

 **TOWN OF HEBRON MAP**



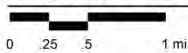
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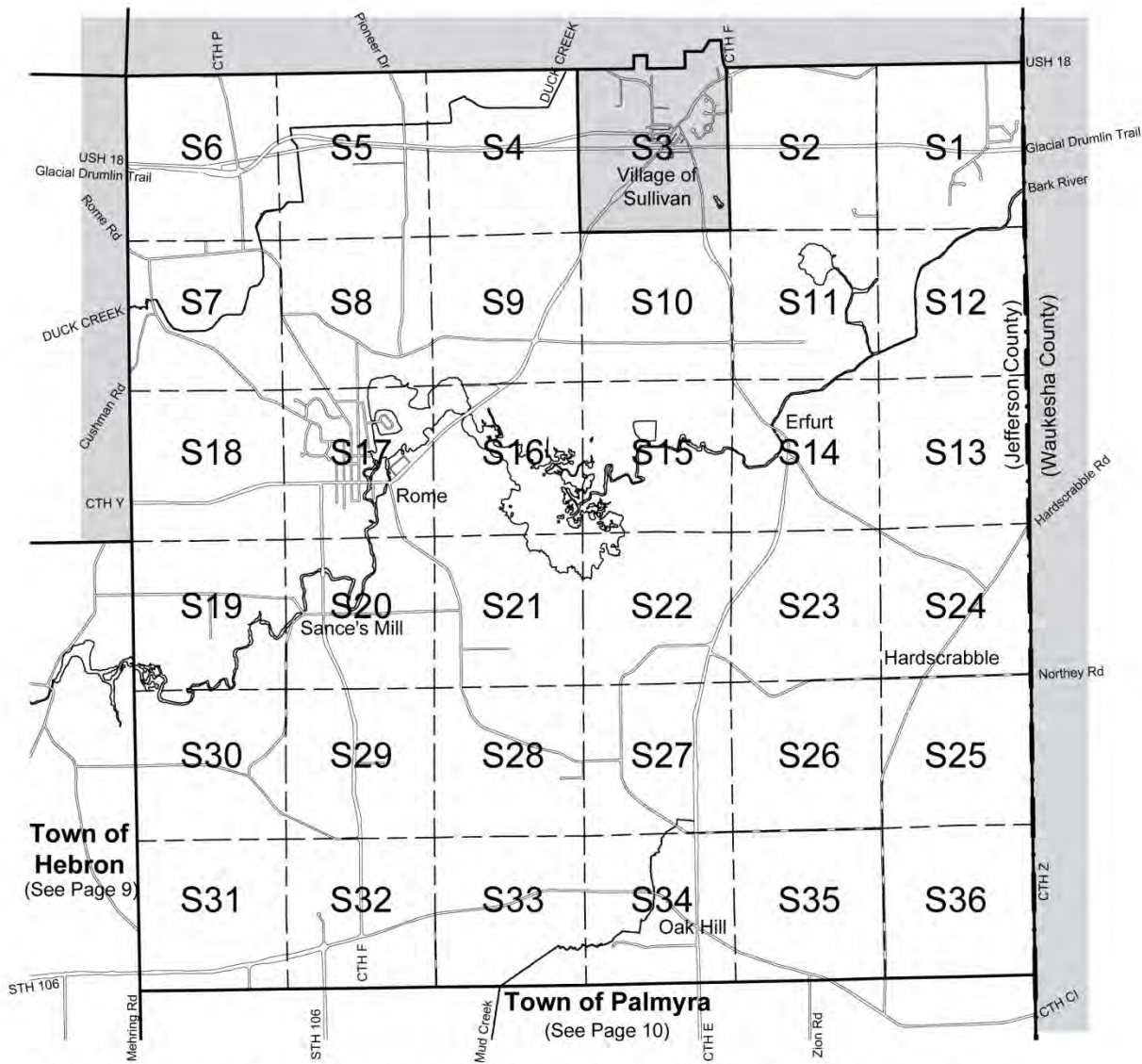
NOTE: The survey area is comprised of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan and does not include the incorporated municipalities located within these townships.



TOWN OF PALMYRA MAP



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NOTE: The survey area is comprised of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan and does not include the incorporated municipalities located within these townships.



TOWN OF SULLIVAN MAP

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Survey Methodology

Introduction

The Architectural and Historical Intensive Survey was conducted in the Towns of Cold Spring, Hebron, Palmyra, and Sullivan, comprising the southeast quadrant of Jefferson County, Wisconsin, over a period of several months, beginning in October of 2013 and concluding in June of 2014. The architectural firm of Legacy Architecture, Inc. of Sheboygan, Wisconsin, executed the survey. The principal investigators, Robert Short and Rowan Davidson, conducted the reconnaissance survey fieldwork, prepared the survey maps, performed historical research, and authored the intensive survey report. Jennifer L. Lehrke and Robert Short edited the intensive survey report and generally oversaw the survey. JoAnn Veldman provided clerical support and data entry.

The Southeast Quadrant of Jefferson County Architectural and Historical Survey consisted of four major work tasks: (1) reconnaissance survey, (2) architectural and historical research, (3) evaluation of significant resources for inclusion in the intensive survey report, and (4) preparation and presentation of the intensive survey report.

Reconnaissance Survey

In November of 2013, a windshield survey of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan was conducted that resulted in the identification of approximately 264 resources of architectural and historical interest. The portions of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan within the delineated boundary area as described in Chapter 1 were surveyed street-by-street and structure-by-structure for resources of architectural and historical significance.

Records for approximately 68 previously surveyed resources in the Wisconsin Historical Society's Architectural and Historical Inventory (AHI) were updated. Information contained in the AHI, particularly the address, was confirmed and corrected if needed, and field observations were recorded if any alterations, additions, or demolition work had been done to the structure since last surveyed. A new digital photograph of each property was taken to be added to the AHI. There were 7 resources that were previously surveyed that now lack integrity and are no longer survey worthy, and there are 7 resources that are believed to have been demolished. Therefore, the records for those resources were updated accordingly. As is customary; resources already listed in the National Register of Historic Places were excluded from the survey.

In addition to updating the 68 previously surveyed resources, 210 new resources of interest were observed and documented. Information such as address, name, and architectural style were noted, and field observations were recorded which were later entered into the AHI. A digital photograph of each property was also taken for inclusion in the AHI. In areas where a potential historic complex or farmstead was identified, all buildings within the potential complex or farmstead boundaries were observed and documented. In addition, all of the existing and newly surveyed properties were identified by AHI record number on maps which are included in the Survey Results Chapter.

Architectural and Historical Research

Architectural and historical research of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan was conducted by the principal investigators throughout the course of the project in an effort to provide a historical context to evaluate resources. Of great importance were items located at the Area Research Center at the University of Wisconsin-Whitewater, including, but not limited to, their extensive collection of research on local history. Secondary information was also found at the Wisconsin Historical Society, the Jefferson County Courthouse, Bark River Mills Historical Society, Palmyra Historical Society, Rome-Sullivan Historical Society, Whitewater Historical Society, the Town of Cold Spring Assessor, the Town of Hebron Assessor, the Town of Palmyra Assessor, and the Town of Sullivan Assessor.

Summaries of the history of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan are included in this report and are arranged in themes according to guidelines set forth by the Historic Preservation Division of the Wisconsin Historical Society. Areas of research include historic Indians, government, settlement, agriculture, industry, transportation, architecture, education, social & political movements, religion, art & literature, commerce, planning & landscape architecture, recreation & entertainment, and notable people. Structures deemed eligible for listing in the National Register were evaluated based on their association with these themes.

Evaluation of Significant Resources

After the reconnaissance survey and research were completed, the data was analyzed to determine which individual properties, farmsteads, complexes, and districts were potentially eligible for listing in the National Register of Historic Places. The evaluation of these historic resources was also reviewed with the Historic Preservation Division of the Wisconsin Historical Society prior to inclusion in this report. The evaluation was performed according to the National Register's Criteria for Evaluation and Criteria Considerations which are used to assist local, state, and federal agencies in evaluating nominations to the National Register of Historic Places. The Criteria for Evaluation and Criteria Considerations are described in several National Register publications as follows:

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily, cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions, or used for religious purposes, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location, but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic period or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significant within the past 50 years is it is of exceptional importance.

As noted above, a historic district is placed in the National Register of Historic Places in a manner similar to individual property; using essentially the same criteria. A historic district is comprised of resource; that is, building, structures, sites, or objects located in a geographically definable area. The historic district is united by historical factors and a sense of cohesive architectural integrity. District resources are individually classified as contributing or non-contributing.

- A. A contributing building, site, structure, or object adds to the historic architectural qualities, historic associations, or archeological values for which a property is significant because (a.) it was presented during the period of significance and possesses historic integrity reflecting its character at that time or is capable of yielding important information about the period, or (b.) it independently or individually meet the National Register criteria.
- B. A non-contributing building, site, structure, or object does not add to the historic architectural qualities, historic associations, or archeological values for which a property or district is significant because (a.) it was not present during the period of significance [less than 50 years old or moved to the site], (b.) due to alterations, disturbances, addition, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or (c.) it does not independently meet the National Register criteria.

Preparation and Presentation of the Intensive Survey Report

This survey report describes the project and survey methodology, gives an overview of the history of Towns of Cold Spring, Hebron, Palmyra, and Sullivan that comprise the southeast

quadrant of Jefferson County, summarizes the thematic research and survey results, and gives recommendations for the Jefferson County Historic Sites Preservation Commission. This report does not include a definitive history of the towns. Rather, it provides a broad historical overview of many themes in one publication. It is intended to be a work in progress which can lead to future research and can be updated over time as new information is collected.

Copies of the final survey report were issued to the Historic Preservation Division of the Wisconsin Historical Society and the Jefferson County Historic Sites Preservation Commission.

Legacy Architecture, the Jefferson County Historic Sites Preservation Commission, and the Historic Preservation Division of the Wisconsin Historical Society conducted two public information meetings regarding the survey. The first meeting was held on November 21, 2013 to introduce the survey team and the project process to the community. A second meeting, held on June 19, 2014, presented the results of the project including the survey report, potential historic districts, complexes, and farmsteads to Jefferson County and to the Historic Sites Preservation Commission.

Historical Overview

Jefferson County

The rural southeast quadrant of Jefferson County, consisting of the Towns of Cold Spring, Hebron, Palmyra, and Sullivan, has historically been similar to the rest of the county. The area is largely rural but is dotted with the small villages of Palmyra and Sullivan, and several unincorporated communities including Cold Spring, Hebron, and Rome. A small portion of the larger City of Whitewater in neighboring Walworth County crosses the county line into the Town of Cold Spring. The proximity to Interstate Highway 94 between Milwaukee and Madison has had a lesser effect on the area's strong rural, agricultural history that has continued through the nineteenth and twentieth centuries to present day.

Typical to Jefferson County's 576 square miles of land, the Towns of Cold Spring, Hebron, Palmyra, and Sullivan generally feature flat land, gently rolling hills. The Bark River and the Scuppernong River, winding generally east-west through the center of the survey area, their many small tributaries, and their abundant adjacent marshland dominate most of the landscape. These two rivers widen into several small lakes, including Green Isle Lake, Rome Pond, Spring Lake, and Upper Spring Lake. The Kettle Moraine, dotted with glacial-formed kettles, hills, and valleys, prominently crosses the southeastern corner of the survey area in the Town of Palmyra.¹

Prior to permanent white settlement, the southeast quadrant of Jefferson County was the domain of the Potawatomi with the occasional temporary habitation of French fur traders. Jefferson County was included in territory ceded to the United States by the Potawatomi under the Treaty of 1833. By the end of that year, most of the land in southeastern Wisconsin was surveyed by the federal government. A land office was established in Green Bay in 1835 from which to sell the land, and private land claims began to be made. The first settlers of Jefferson County were attracted to waterfalls to power mills and transportation routes along the Rock River and Bark River.² Most of the earliest land claims in Jefferson County were made by Yankee settlers. Jefferson County was set off from Milwaukee County in 1835.³

One of the first land claims in the county was made by the Rock River Land and Claim Company at the settlement of Hebron in 1836 in its search for mill sites to develop along the Rock and Bark Rivers.⁴ Settlement continued rapidly along the Bark River, and the county's population doubled from just under 500 to 914 between 1838 and 1840.⁵

Early settlers established community-building businesses such as saw mills, grist mills, hotels, and general stores; many were simply land speculators, purchasing land to sell to other settlers. In rural areas, many established wheat farms, the cash crop of the day. By the mid-nineteenth

century, Wisconsin became a leading wheat-producing state. The wheat craze eventually faded and was supplanted by a brief period of the successful cultivation of hops, and ultimately dairy farming.⁶

The Town of Bark River, covering the entire Southeast quadrant of Jefferson County, was established in 1838, during the county's first wave of settlement. Across Jefferson County, many small settlements were established during the late 1830s and 1840s. Several of these experienced sustained growth, incorporated, and grew to become small and medium-sized municipalities; these include the City of Watertown, the largest in the county, as well as the Cities of Fort Atkinson, Lake Mills, and Jefferson and the Villages of Johnson Creek, Palmyra, and Sullivan. Another of these villages, Rome, experienced early growth but eventually unincorporated. Many settlements founded during that same time period failed to grow and remain unincorporated communities that dot the rural landscape. In the survey area, these include Cold Spring in the Town of Cold Spring, Hebron in the Town of Hebron, and Erfurt, Hardscrabble, and Sense's Mill in the Town of Sullivan.⁷

The population of Jefferson County grew rapidly between 1840 and 1850, increasing from less than 1,000 residents to over 15,000. The vast majority of residents lived in family groups on farms at this time.⁸ By 1860, the county's population doubled to over 30,000 residents. The 1870 Census found a small decrease in the county's population, followed by thirty years of a stabilized population starting in 1880.⁹ By this time, the county's farmland was largely developed, and its larger communities slowed in their industrial growth.¹⁰

Each federal census since the early twentieth century has shown a slight increase in the county's population. During the mid-twentieth century, the school districts within each of Jefferson County's towns were consolidated and eventually absorbed by those of their surrounding incorporated municipalities.¹¹ Today, almost all educational, religious, commercial, and healthcare services are only available within the County's incorporated municipalities. As of 2010, Jefferson County has a population of 83,693.¹²

Town of Cold Spring

The Burnt Village Winnebago Settlement, located at the confluence of the Bark River and Whitewater Creek, was a notable native settlement by the early nineteenth century.¹³ In the wake of the Blackhawk War, most of the native Indians in southeastern Jefferson County, including this village, dispersed to unsettled territories farther west.

The first permanent white settlers in what is now the Town of Cold Spring were Alexander Henderson in 1837 and Abram Brink in 1838 who settled along Whitewater Creek approximately one mile south of its confluence with the Bark River. As more Yankee settlers arrived and the community grew, it became known as Brink's Mill after the saw mill that Brink constructed there in 1838.¹⁴ The first school in the Town was built there in 1840.¹⁵

Also in 1838, the entire southeastern quadrant of Jefferson County and a portion of the present Town of Jefferson was established as the Town of Bark River. The first Bark River town

meetings were held in 1843. In 1846, the name of the settlement of Brink's Mill officially became Cold Spring, a name derived from a nearby cold water spring tributary of Whitewater Creek.¹⁶

In 1846, the eastern half of the Town of Bark River was set off and established as the Towns of Palmyra and Sullivan. That same year, the northern half of the remaining Town of Bark River, the entire Township 6 North Range 15 East, was established as the Town of Tunbridge; however, it dissolved back into the Town of Bark River the following year. In 1848, the north half of the former Town of Tunbridge was set off to the Town of Jefferson; and the southern half of the former Town of Tunbridge was set off with all of the land north of the Bark River in the remaining Town of Bark River and established as the Town of Hebron.¹⁷ At this time, the rest of the Town of Bark River south of the Bark River was renamed the Town of Cold Spring.¹⁸ Spring flooding had made it difficult to cross the Bark River and bridges could not be maintained; this geographical feature was the reason for the legal separation of the two closely-related early communities.¹⁹

During the second half of the nineteenth century, dairy farming became the primary economic endeavor in the Town of Cold Spring. Much like the rest of Jefferson County, the combination of new scientific approaches, quality control, formal dairying organizations, and the influx of German immigrants made dairy products the main agricultural output of the area. Six cheese factories were constructed in the Town of Cold Spring from 1865 to 1879, including the large Cold Spring Cheese Company which operated additional factories throughout the county.²⁰

The settlement of Cold Spring had a well-regarded coffin factory in the 1860s and 1870s, though little is known about it. Much like the neighboring towns of Hebron and Sullivan, the major non-agricultural industries of the area were furniture making.²¹

The early twentieth century saw stagnation in the Town of Cold Spring. As such, development in the town throughout the twentieth century consisted primarily of suburban residences, especially on the outskirts of the City of Whitewater.²² The Town of Cold Spring had a population of 455 in 1954 which only increased to 727 by 2010, making it the least populous town in the survey area and the in County as a whole.²³

Town of Hebron

In 1835, the Rock River and Land Claim Company sent an expedition down the Bark River from Milwaukee in search of good locations for settlement.²⁴ In November of that year, a claim was staked near the present settlement of Hebron. In early 1836, the Rock River and Land Claim Company constructed a dam and saw mill along the Bark River, the first such structures in Jefferson County, and it became the site of the first white settlement in the county, known as Bark River Mills.²⁵ The first road through the Town of Bark River, connecting Waukesha to Fort Atkinson, was constructed through Bark River Mills in 1842. The town's first school was constructed northwest of the settlement in 1843.²⁶

A small settlement known as Cushman's Mill began in section 24 of the Town of Hebron in the early 1840s around the dam and saw mill. A brickyard was soon established at Cushman's Mill as well.²⁷

By 1844, the settlement of Bark River Mills, presently named Hebron, was the second largest in Jefferson County. That year, Joseph Powers platted the settlement of Bark River Mills as a village; however, it never incorporated.²⁸

In 1846, the eastern half of the Town of Bark River was set off and established as the Towns of Palmyra and Sullivan. That same year, the northern half of the remaining Town of Bark River, the entire Township 6 North Range 15 East, was established as the Town of Tunbridge; however, it dissolved back into the Town of Bark River the following year. In 1848, the north half of the former Town of Tunbridge was set off to the Town of Jefferson; and the southern half of the former Town of Tunbridge was set off with all of the land north of the Bark River in the remaining Town of Bark River and established as the Town of Hebron.²⁹ Spring flooding had made it difficult to cross the Bark River and bridges could not be maintained; this geographical feature was the reason for the legal separation of the two closely-related early communities.³⁰

The Town of Hebron was named after a town meeting held at the first Munro School, during which the attendants sang a hymn titled *Hebron*, and decided upon the name for the new Town.³¹

Bark River Mills remained the second largest community in Jefferson County through the 1850s.³² Additions to the original plat of the settlement were made in 1856. During the 1840s and 1850s, several new facilities and businesses were established at Bark River Mills. A post office and hotel were established in 1846, and the town's first church was built there in 1856. By the 1870s, the community had a new grist mill and saw mill, two general stores, two shoe shops, and two blacksmiths.³³

In 1866, the furniture factory and mills at Bark River Mills were destroyed by fire. Instead of rebuilding, the businesses relocated down river to Fort Atkinson and many residents of Bark River Mills followed.³⁴ After their departure, the economy of the settlement and the entire Town of Hebron suffered and never regained its prominence in the county.³⁵ The settlement of Bark River Mills ultimately became known as Hebron in 1869, to match the name of the town.³⁶ In 1875, a railroad was proposed to be built through the settlement; however, it was voted down. No railroad was ever constructed through the settlement.

The late nineteenth and early twentieth century saw stagnation in the Town of Hebron. By the 1880s, a factory, brickyard, milliner shop, and hotel all closed. As such, development in the town throughout the twentieth century was limited.³⁷ By 1910, the flour mill, five creameries, at least two saloons, and three stores still operated in the Town of Hebron. A state fish hatchery was established in 1900, but closed in the 1940s. Between 1900 and 1948, only 10 houses were constructed in the Town of Hebron, and all five creameries had closed. By the 1960s, with the exception of a new school, development was limited to residential building for commuters to other parts of Jefferson County.³⁸ The Town of Hebron had a population of 830 in 1954; the town's population was 1,186 inhabitants by 2010.³⁹

Town of Palmyra

Two years after Jefferson County was established, the southeast quadrant of the county was set off as the Town of Bark River. The first settler in what is now the Town of Palmyra, Cyrus Norton, settled along Scuppernong Creek northeast of Spring Lake in 1839.⁴⁰ In 1842, Abram Brink constructed a non-extant dam and saw mill along the creek there, creating a mill pond known as Upper Spring Lake. A settlement soon grew around the mill. Brink sold the dam and saw mill to Joseph Powers in 1844, and the settlement continued to grow.⁴¹ In 1846, the eastern half of the Town of Bark River was set off and established as the Towns of Palmyra and Sullivan.⁴²

In 1850, the dam and saw mill on Upper Spring Lake were destroyed in severe flooding, and the center of settlement in the Town of Palmyra shifted downstream to the west side of Spring Lake.⁴³ The settlement there began to grow rapidly with the introduction of the Chicago, Milwaukee, and St. Paul Railway in 1852 and incorporated as the Village of Palmyra in 1866.⁴⁴ Since that time, almost all notable growth in the town has occurred in the Village of Palmyra due to the majority of the town's geography of glacial formed moraines and marshland being unsuitable to settlement or development. As such, much of the employment, commercial, medical, religious, and social needs of the Town of Palmyra residents would be fulfilled in the village.

In 1871, the first of over a dozen mineral springs were discovered around Spring Lake which began attracting visitors seeking cures for their ailments by "taking the waters."⁴⁵ The Village of Palmyra became a resort destination by the 1880s with Mineral Springs Park on the northwest shore of the lake being its most prominent resort. This industry declined by the turn of the twentieth century, and the area's last large hotel was converted into a sanitarium in 1904.⁴⁶

The early nineteenth century saw stagnation in the Town of Palmyra. In 1927, Kurt Froedtent, a Milwaukee industrialist, purchased the Great Geyser Spring and surrounding land a mile south of the Village of Palmyra and built a dam in order to flood the area. Froedtent then platted a residential subdivision around the resulting man-made lake, named Blue Spring Lake. In 1949, the Advanced Realty Company purchased the subdivision which had been slow to attract development. The post-World War II housing boom finally sparked the large subdivision's growth.⁴⁷

The marshland of much of the Town of Palmyra restricted intensive agriculture for much of history of settlement until the 1950s, when muck farming, the raising of crops in water-saturated drained areas, became profitable. Dean Kincaid, in particular, pioneered this approach in the Town of Palmyra, growing root vegetables and herbs.⁴⁸ During the mid-twentieth century, thousands of acres of land were added to the Kettle Moraine State Forest.

Palmyra had a population of 617 in 1954. That same year, the Young Engineering Company established a manufacturing plant south of Blue Spring Lake. Since that time, the Town of Palmyra has experienced primarily suburban, or ex-urban growth, with many houses built in the post-war period for commuters to the City of Whitewater and other nearby cities. The town's population increased to 1,094 inhabitants by 2010.⁴⁹

Town of Sullivan

The present Town of Sullivan was settled first by Cyrus Curtis and Lewis Whitney in 1837.⁵⁰ The Town of Bark River, covering the entire southeast quadrant of Jefferson County, was established the following year.⁵¹ Additional settlers were slow to arrive; by 1840, only twelve families lived in the Town of Sullivan, despite being one of the first areas of Jefferson County to be settled.⁵²

George Senz settled at a bend in the Bark River in section 20 in 1840 and constructed a dam and saw mill there, around which a settlement soon grew that became known as both Senz's Mill and Slabtown.⁵³ Three years later, a dam and saw mill were constructed along the Bark River approximately a mile north of Senz's Mill, creating a mill pond that became known as Rome Pond. The settlement of Rome soon sprung up around the mill there, eclipsing Senz's Mill and essentially stopping the first settlement's development.⁵⁴

Around this time, the settlement of Hardscrabble was established in section 25; however, it also never incorporated and failed to grow.⁵⁵ William Warren settled in section 14 in 1845 and constructed a dam and saw mill along the Bark River; and a settlement originally known as Erfurt soon sprung up there. That same year, Seth Dustin settled in section 34 and established a tavern there, around which the settlement of Oak Hill soon grew.⁵⁶ The Town of Sullivan was set off from the Town of Bark River and established in 1846. The town's first meetings were held at Hardscrabble but soon moved to Rome.⁵⁷

The settlement of Rome grew rapidly during the mid-nineteenth century at the geographic center of the Town of Sullivan and quickly became the economic center of the Town as well.⁵⁸ The community's first school was established in 1846. Rome was platted as a village and incorporated in 1848. A post office was established at Rome that same year. Soon after, several mills, a cheese factory, blacksmith, brick maker, wagon maker, taverns, hotels, and stores were operating in the village. The community's first church was constructed in 1859.⁵⁹ Rome continued to dominate the Town of Sullivan through the second half of the nineteenth century with town hall functions eventually operating from its village hall.

Erfurt became known as Heath's Mill when John Heath purchased the mill there and converted it into a flour mill by the 1850s. A post office named Sullivan was established there in 1854.⁶⁰ The following year, Heath platted the settlement as the village of Sullivan; however it failed to incorporate and remained known primarily as Heath's Mill. In the mid-1880s, the settlement was destroyed by flooding and was never rebuilt.⁶¹

Several businesses were established during the mid-nineteenth century at the settlement of Oak Hill, including a cheese factory, sorghum mill, two blacksmith shops, and a store. Abiathar Waldo platted the settlement as the village of Pleasant Valley in 1867; however, it never incorporated and soon declined.⁶²

In the 1860s, a settlement called Winfield was established in section 3. A post office was established there in 1879. The settlement was platted under the name Sullivan by Earl Newton and Enoch Fargo in 1881 with the expectation of the new Chicago, Milwaukee and Northwestern

Railway stopping in the community; which arrived in 1883 giving the community the nickname Sullivan Station.⁶³ The settlement grew rapidly with the support of the railway and was incorporated as the Village of Sullivan in 1915, eventually rivaling Rome's prominence in the Town of Sullivan.⁶⁴

The early twentieth century saw stagnation in the Town of Sullivan; however, following World War II, new suburban style residential developments became common for commuters to nearby cities. In 1954, the Town of Sullivan had a population of 1,003. Despite the notable scale of new residential development during the mid-twentieth century in the Village of Rome, that municipality unincorporated in 1970 and was reabsorbed by the Town of Sullivan. Most of the population increase in the Town of Sullivan since that time can be attributed to continued growth in the population of commuters.⁶⁵ In 1989, the National Weather Service constructed a weather station to serve all of southeastern Wisconsin in the Town of Sullivan southeast of the Village of Sullivan.⁶⁶ The population of the Town of Sullivan increased to 2,208 inhabitants by 2010, making it the most populous town in the survey area.⁶⁷

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Historic Indians

Paleo-Indian and Archaic Cultures

There is archeological evidence of settlement in Jefferson County by several Native American groups. The earliest known group, Paleo-Indians and those of the archaic cultures, are known to be hunters and gatherers who made stone tools prior to 1000 B.C. While it is possible for there to have been additional Paleo-Indian and Archaic Culture activity within the boundaries of the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Woodland Cultures

The Early, Middle, and Late Woodland cultures were mound builders and left distinctive landscape features across the State of Wisconsin, including Jefferson County. Members of the Early Woodland culture constructed conical burial mounds between the years of 1000 and 1 B.C. Mounds constructed during the Middle Woodland period, from approximately 1 to 500 A.D., were situated in large groupings. From approximately 500 to 1000 A.D., members of the Late Woodland culture constructed effigy mounds in shapes of stylized animal, symbol, religious, or human figures.⁶⁸ These mounds are roughly three feet in height and spread over large areas in shape of various animals. There are approximately 1,500 known effigy mounds in Jefferson County. While it is possible for there to have been additional Woodland Culture activity within the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Mississippian Cultures

Members of the Mississippian Culture, from approximately 1000 to 1500 A.D., constructed a large platform mound at a settlement along the west bank of the Crawfish River in the neighboring Town of Aztalan.⁶⁹ When the site was discovered by white explorers in the 1830s, it was named Aztalan after a report by Baron Alexander von Humboldt, a well-known early-nineteenth century German anthropologist who studied American Indian antiquities, which told of the Aztec people coming to Mexico from a land by flowing waters far to the north by that name. While it is possible for there to have been Mississippian Culture activity within the boundaries of the survey area, it was outside of the scope of this survey to identify archeological resources from that time period.

Potawatomi

While Wisconsin was inhabited by several groups of Native Americans during the past several hundred years, including the Dakota (Sioux), Winnebago (Ho-Chunk), Menominee, and Ojibwa (Chippewa); the Potawatomi were one of the more significant in Jefferson County prior to white settlement in the area. The Potawatomi first came to Wisconsin to escape the Iroquois Wars fought to control the fur trade in the eastern United States during the mid-seventeenth century. After initially settling in the Green Bay and Door County areas, they soon began working with French traders and overcame smaller tribes, becoming a powerful force in the fur trade in southeastern Wisconsin, southern Michigan, and northern Illinois. It is estimated that there were around 100 Potawatomi villages in Jefferson County with populations of 10,000 residents by 1820. However, pressures from whites to settle rose at that time. Treaties with the federal government in 1829 and 1833 ceded Potawatomi lands to the United States Government. Many sought refuge in central and northern Wisconsin to resist removal.⁷⁰ No historic resources were found to be associated with the Potawatomi.

Winnebago

There were a number of Winnebago (Ho-Chunk) villages in the Jefferson County prior to white settlement in the 1830s. Treaties with the federal government in 1829 and 1833 ceded Winnebago lands to the United States Government. Some Winnebago remained in Jefferson County until as late as 1850, not wanting to leave the land of their fathers. Several attempts were made by the federal government to remove the Winnebago from the area; however, these attempts were unsuccessful. Plans were eventually made to provide the tribe with a reservation near Blue Earth, Minnesota.⁷¹ A Winnebago settlement, referred to as "Burnt Village," occupied a site at the confluence of the Bark River and Whitewater Creek in the Town of Cold Spring from the 1400's to the 1830s.⁷² It is estimated that as many as 5,000 Winnebago's inhabited the surrounding area.⁷³ No historic resources were found to be associated with the Winnebago.

Government

Introduction

Throughout its early history, the area that is now the State of Wisconsin was under the jurisdiction of the Northwest Territory from 1788 to 1800, the Indiana Territory from 1800 to 1809, the Illinois Territory from 1809 to 1818, and the Michigan Territory from 1818 to 1836. During that time, the area was ceded to the United States by a treaty in 1833 from the Potawatomi and other local American Indian tribes. The survey area was set off from the territory's original Brown County as part of the newly formed Milwaukee County in 1834. The Wisconsin Territory was organized and opened for settlement in 1836.⁷⁴

The Town of Bark River, covering the entire southeast quadrant of Jefferson County, was established in 1838. In 1846, the eastern half of the Town of Bark River was set off and established as the Towns of Palmyra and Sullivan. That same year, the northern half of the remaining Town of Bark River, the entire Township 6 North Range 15 East, was established as the Town of Tunbridge; however, it dissolved back into the Town of Bark River the following year. In 1848, the north half of the former Town of Tunbridge was set off to the Town of Jefferson; and the southern half of the former Town of Tunbridge was set off with all of the land north of the Bark River as the Town of Hebron and south of the Bark River as the Town of Cold Spring.⁷⁵

In 1848, the settlement of Rome at the center of the Town of Sullivan incorporated as a village, but in 1970 returned to the Town of Sullivan's jurisdiction. In 1866, the settlement of Palmyra at the center of the Town of Palmyra incorporated as a village. In 1881, the settlement of Sullivan on the northern edge of the Town of Sullivan incorporated as a village. A significant portion of the southern half of the Town of Cold Spring along the southern county line was eventually annexed into the neighboring City of Whitewater.⁷⁶

Federal Government

United States Postal Service

A post office was established at the settlement of Cold Spring in the Town of Cold Spring west of the Cold Spring Mill during the 1860s and operated into the early twentieth century.⁷⁷ No historic resources were found to be associated with the Cold Spring Post Office.

A post office was established at the settlement of Hebron in the Town of Hebron in the 1840s. The post office was re-built in 1868 adjacent to home of Joseph Powers. For more information on Joseph Powers refer to chapter 8, Industry. The Hebron post office was discontinued in 1905.⁷⁸ No historic resources were found to be associated with the Hebron post office.

A post office was established at the settlement of Hardscrabble in the Town of Sullivan in 1846 and operated until 1883, when its mail service was transferred to the Oak Hill Post Office.⁷⁹ No historic resources were found to be associated with the Hardscrabble Post Office.

A post office was established at the settlement of Pleasant Valley in the Town of Sullivan in 1847 and was renamed the Oak Hill Post Office in the 1870s. It was discontinued in 1904.⁸⁰ No historic resources were found to be associated with the Pleasant Valley/Oak Hill Post Office.

A post office was established on the north side of Main Street in the settlement of Rome in the Town of Sullivan in 1850. A new post office building was constructed on the same site in the 1880s, and the post office remained open until 1953 and was eventually demolished.⁸¹ No historic resources were found to be associated with the Rome Post Office.

A post office was established at the settlement of Erfurt in the Town of Sullivan in 1861. The Erfurt Post Office closed in 1893, and its postal service transferred to the Post Office in the Village of Sullivan.⁸² No historic resources were found to be associated with the Erfurt Post Office.

National Weather Service

The National Weather Service (NWS), an affiliate of the National Oceanic and Atmospheric Administration (NOAA) within the United States Department of Commerce, is the primary source for almost all public weather forecasting information as it collects and analyzes data and observes and forecasts weather patterns across the entire country. During the 1980s, NOAA advocated for modernization of the NWS and advised the construction of three advanced weather forecast stations in the State of Wisconsin, of which one was constructed in La Crosse and one in Green Bay. In 1989, the station to serve all of southeastern Wisconsin was constructed in the Town of Sullivan. The National Weather Service Forecast Office, located at N3533 Hardscrabble Road in the Town of Sullivan, was not included in the survey as it is not of age to be considered an historic resource.⁸³

State Government

Wisconsin Governors

George Wilbur Peck was born in New York State in 1842 and moved with his family to the settlement of Cold Spring in the Town of Cold Spring the following year. He attended school in Cold Spring as a child. From 1855 on Peck pursued a successful career as a newspaper writer, journalist, and editor. Peck's newspaper *Peck's Sun* became known for humorous sketches

including *Peck's Bad Boy*, article series and in 1882 Peck published the popular book *Peck's Bad Boy and His Pa*.⁸⁴

George Wilbur Peck was elected mayor of Milwaukee on the Democratic ticket in 1890. That same year, Peck was nominated as the Democratic candidate for Governor of Wisconsin against the incumbent governor, William Dempster Hoard, also a native of Jefferson County. Peck's campaign focused on the issue of the Bennett Act, which made compulsory the teaching of English in all schools across Wisconsin. Peck, with his party's platform against the act, won the election.⁸⁵

Winning a second term, Peck served as Wisconsin Governor from 1891 to 1895. In the 1894 election, Peck was defeated by Republican William H. Upham. Peck continued in the newspaper business and ran for governor again unsuccessfully in 1904. He retreated from public life after that election and lived in Milwaukee until his death in 1916.⁸⁶ For more information on George Wilbur Peck, refer to Chapter 18 Notable People. No historic resources were found to be associated with Governor Peck.

Local Government

Village of Rome

The Ungermire hotel constructed in 1879 and was converted into a village hall for the former Village of Rome by 1883.⁸⁷ The Ungermire Hotel / Rome Village Hall, located at W1935 Main Street in the Town of Sullivan, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of nineteenth century vernacular architecture. Today the building appears to be vacant.



*Ungermire Hotel / Old Rome Village Hall, 1879
W1935 Main Street, Town of Sullivan*

Town of Cold Spring

By 1899, a non-extant Town Hall for the Town of Cold Spring had been established at the northeast corner of County Highway U and Fremont Road. In 1966, the Cold Spring Town Hall was moved to the former Stone School after its closing. For more information on Stone School refer to Chapter 11 Education.⁸⁸ The original town hall building was sold in 1984 and later moved and demolished. The former Stone School continues to serve as the town hall and community center to this day.

Town of Hebron

A town hall of the Town of Hebron was constructed in 1902 on the southwest corner of Green Isle Drive and Museum Road at the settlement of Hebron. The Hebron Town Hall, located at W3087 Green Isle Drive in the Town of Hebron, is listed in the National Register of Historic Places. For more information on the Hebron Town Hall, refer to the National Register Nomination. The town hall served as the center of local government until 1981 when town hall functions relocated to the former Hebron School.

Hebron School, located at N2313 County Highway D in the Town of Hebron, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of contemporary style architecture. For more information on Hebron School, refer to Chapter 11 Education.⁸⁹ Since 1981, the old town hall has functioned as a museum for the Bark River Woods Historical Society.

Town of Palmyra

A town hall for the Town of Palmyra was constructed at the Town of Palmyra Airport at W1125 State Highway 106 in 1948. The airport and town hall were recently annexed into the Village of Palmyra.⁹⁰

Town of Sullivan

A volunteer fire department was established to serve the Town of Sullivan in 1949. A firehouse was constructed in the former Village of Rome in 1967. The Rome Volunteer Fire Department, located at W1904 Main Street in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places. The building continues to serve as a volunteer fire department.



*Rome Volunteer Fire Department, 1967
W1904 Main Street, Town of Sullivan*

After the school's closing in 1976, the former Rome State Graded School was converted into a town hall and community center for the Town of Sullivan. For more information on the Rome State Graded School, refer to Chapter 11 Education. The building continues to serve as the Sullivan Town Hall and Community Center to this day.⁹¹

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	W3087 Green Isle Drive	Hebron Town Hall	1902	Listed
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Eligible
Sullivan	W1904 Main Street	Rome Volunteer Fire Department	1967	Surveyed
Sullivan	N3866 West Street	Rome State Graded School	1871	Surveyed

Settlement

English

Many of the early settlers to the southeast corner of Jefferson County in the early-to-mid nineteenth century came from English origin. The English, along with Yankees, were the first group to settle in southeastern Jefferson County.⁹² Though not as great in number as the Germans and Scandinavians, the English and other British immigrants left their mark on Southeastern Wisconsin due to their entrepreneurial motivation.⁹³ While some were farmers, many also pursued businesses such as milling and brewing. Due to their language, relative affluence, and religion, the English quickly assimilated into American society. Along with the Yankees from eastern states, most immigrants from the British Isles to Jefferson County moved further westward to find new fertile soil in the later part of the nineteenth century following the decline of wheat as a profitable staple crop.⁹⁴

Germans

During the mid-1840s, Germans began immigrating to southeastern Wisconsin and were the second group of settlers in southeastern Jefferson County.⁹⁵ The 1850 census indicates that 31 percent of the county's population was foreign-born, the majority from Germany. By 1860, 38 percent of the county's population was foreign-born. By 1870, 71 percent of the entire population of Jefferson County reported one or both parents born in a foreign country, 69 percent of which were German. This is evidenced by the predominance of German names throughout the county. In the 1880 census, the percentage of Germans among those indicating they were born in a foreign country was 80 percent and remained as high through 1910.⁹⁶

Many German immigrants were farmers and brought with them the knowledge of crop rotation, diversified farming, and soil enrichment at a transitional period for agriculture in Wisconsin after the wheat-craze of the mid-nineteenth century. This began an era of diversified farming in the area. From 1864 to 1870, the cultivation of hops grew popular partly as it was a necessary ingredient for brewing beer, a beverage that was increasing in popularity due to the increase in German immigration to the United States during the mid-nineteenth century. The hops craze ended quickly as fields in Wisconsin were soon devastated by the hops louse.⁹⁷

Irish

In the early 1850s, Irish began to immigrate to southeastern Wisconsin in large numbers second only to the Germans. Irish immigrants to Wisconsin tended to settle in the urban centers of Milwaukee and Racine; however, a notable population settled in southeastern Jefferson County. Many filled common laborer employment rather than becoming farmers.⁹⁸ While many continued on to other locations, a settlement of Irish in the northern portion of the Town of Sullivan was established by the 1860s. In this area, known as Winfield, the Irish founded a Catholic congregation that would become St. Mary Help of Christians Catholic Church.⁹⁹ For more information on the St. Mary Help of Christians Catholic Church, refer to Chapter 13 Religion.

Scottish, Welsh and Cornish

Scottish, Welsh, and Cornish immigrants to Jefferson County were identifiable and recognizably distinct from the English due to their Celtic ancestry and conscious effort as immigrants to settle in rural enclaves, separate from other groups. Most Scottish, Welsh, and Cornish immigrants to Wisconsin arrived in the 1830s and 1840s. Similar to the English in many ways, they tended to occupy more agrarian and labor intensive positions in Wisconsin society.¹⁰⁰ In southeast Jefferson County, these groups settled in concentrated areas; the Scottish settled in the Town of Hebron and the Town of Cold Spring, the Welsh in the Town Palmyra and the eastern part of the Town of Sullivan, and the Cornish in the western part of the Town of Sullivan.¹⁰¹

Yankees

Private land claims began being made in Jefferson County with the establishment of a federal land office in Green Bay in 1836. Most settlers arriving in the county prior to 1845 were Yankees from New England looking for lucrative opportunities in the new territory. They primarily established community-building businesses such as saw mills, grist mills, hotels, and general stores to form settlements; many were simply land speculators, purchasing land to sell to other settlers.¹⁰² In rural areas, many established wheat farms, the cash crop of the day, as it was easy to grow with little capital. By the mid-nineteenth century, Wisconsin became a leading wheat-producing state. However, due to pests and the depletion of soil nutrients, wheat became increasingly less profitable after the Civil War. By the 1870s, Yankee farmers began moving to new farms and virgin soils to grow wheat farther north and west in Wisconsin, Minnesota, and the Dakotas.¹⁰³

Agriculture

Introduction

Similar to the rest of Wisconsin, farming was historically the primary occupation of rural residents of Jefferson County. There have been three distinct eras in the history of agriculture in the state. First was the shift from subsistence farming to the commercial cultivation of wheat occurring during the mid-nineteenth century followed by the shift to raising livestock. Then saw the dominance and growth of dairy farming.¹⁰⁴ By the early-twentieth century, the number of farms and farm population of Jefferson County began to decrease; however, still above the state average, Jefferson County ranked nineteenth in the state for percentage of land area in farmland in 1954. This decline has been attributed to the increase in military service during and the attraction of urban industrial employment that followed World War II as well as the mechanization of farm operations and other technological advances that result in fewer farm workers being needed. Simultaneously, the average farm size has generally increased since the turn of the twentieth century.¹⁰⁵

*Jefferson County Farms*¹⁰⁶

<i>Year</i>	<i>Total Farms (Number)</i>	<i>Total Farm Acreage (Acreage)</i>	<i>Average Size of Farm (Acreage)</i>	<i>Land Area in Farms (Percent)</i>
1860	2,835	282,877	99.8	79.9
1870	3,272	317,249	97.0	89.6
1880	3,483	334,192	95.9	94.4
1890	3,360	328,969	97.9	92.9
1900	3,453	337,431	97.7	95.3
1910	3,356	335,156	99.9	94.7
1920	3,263	331,204	101.5	93.6
1925	3,325	325,992	98.0	92.1
1930	3,209	323,653	100.9	91.4
1935	3,170	332,575	104.9	93.9
1940	3,102	329,663	106.3	93.1
1945	3,008	332,491	110.5	93.9
1950	2,934	323,698	110.3	91.4
1954	2,782	319,062	114.7	90.1
<i>State Rank in 1954</i>	20	33	59	19

However, during the past several decades, the rural farmstead has changed dramatically. Most are no longer in operation as commercial farms; those that remain in operation have faced considerable loss of historic integrity due to inappropriate additions and remodeling. Many historic agricultural buildings have been replaced with modern pole buildings. Many modern

dairy facilities are not even barns, rather large open post-and-roof structures with removable coverings for seasonal weather.

Today, most historic farmsteads are used solely as residential properties. Some property owners use the agricultural buildings for hobby farming, raising animals for personal use, or horse barns; many are not in use at all. Many are in poor condition due to neglected maintenance. Farmhouses have similarly been subjected to additions and remodeling that have largely eliminated architectural integrity. New windows, doors, porches, siding, and additions of inappropriate scale are common, even on farmhouses that are well maintained. However, this survey has uncovered farmsteads and farmhouses that maintain their architectural integrity. For more information on agricultural building types identified in the survey, refer to Chapter 10 Architecture. For a listing of farmsteads identified in the survey as potentially eligible for listing in the National Register of Historic Places, refer to Chapter 20, Survey Results.

Wheat Cultivation

As new settlers arrived in Jefferson County during the late 1830s, they viewed its prairies, oak savannahs, and fertile marshes as ideal farmland where one could make money growing wheat, the leading cash crop of the mid-nineteenth century as it was easy to grow with little capital. Many of Wisconsin's early wheat farms were established by Yankee settlers.

By the mid-nineteenth century, Wisconsin became a leading wheat-producing state; and in 1865, Jefferson County contained just over 28,000 acres of land engaged in wheat production. That year, Jefferson County farmers produced over 268,000 bushels of wheat valued at almost \$300,000. However, due to pests and the depletion of soil nutrients, wheat became increasingly less profitable after the Civil War. The decline in wheat cultivation began in the southeastern portion of the state and moved westward. By the 1870s, many Yankee farmers moved to new farms and virgin soils to grow wheat farther north and west in Wisconsin, Iowa, Minnesota, and the Dakotas. Those that remained were joined by an influx of German immigrant farmers, who brought with them the knowledge of crop rotation, diversified farming, and soil enrichment.¹⁰⁷

The existence and success of several mills in the survey area during the mid- to late nineteenth century attests to the importance and scale of the area's wheat production. For more information on the individual mills, refer to Chapter 8 Industry.

Feed Crop and Grain Cultivation

Corn & Oats

Corn and oats were the principle feed crops in territorial Wisconsin. During the wheat-era of the mid-nineteenth century, other crops such as corn and oats were also grown, but at much lower values. At the height of wheat production with Jefferson County farmers producing 268,000 bushels of wheat valued at \$300,000, a much smaller acreage of land cultivated for corn and oats produced over 450,000 bushels of those products; however, this produce was valued at \$40,000

less than the wheat cultivated that year. When wheat became increasingly less profitable in southeastern Wisconsin after the Civil War due to increase in pests and the depletion of soil nutrients, Wisconsin farmers planted corn, oats, and hay in tandem with the rise of animal husbandry in the state. By the 1890s, 90 percent of the state's cropland was dedicated to feed crops and livestock. During the mid-twentieth century, Jefferson County grew to rank sixth out of all counties in Wisconsin in wild hay production and eighth in corn production.¹⁰⁸

Hops

From 1864 to 1870, the cultivation of hops grew popular. At this time, a hop louse infestation was ruining hop fields in the eastern United States, making prices skyrocket. Hops was also successful economically in Wisconsin, being a necessary ingredient for brewing beer, a beverage that was increasing in popularity due to the large number of Germans immigrating to the area during the mid-nineteenth century. However, the hops craze ended quickly as the hops louse soon made its way to Wisconsin, just as eastern farmers rid themselves of the pest.¹⁰⁹ No historic resources were found to be associated with hops cultivation.

Vegetable Cultivation

The Palmyra Marsh, a low-lying 4,000 acre wetland piece of land covering much of the northern portion of the Town of Palmyra, initially proved to be unsuitable for agriculture. By the late nineteenth century, farmers began harvesting marsh hay from the area for winter feed and much of the "swamp land" being reclaimed and sold during the first half of the twentieth century for farming. Muck farming refers to the planting of crops well-suited to a damp environment such as potatoes, onions, radishes, sod, mint, and other herbs.

Dean Kincaid Inc. & Kincaid Mint Farm

Dean Edmond Kincaid was born in 1914 in Grant, Michigan. He began work as an onion farmer with his father, Richard Kincaid. Dean married Elizabeth Sheller in 1940 and continued to work as a vegetable farmer, specializing in 'muck farming,' the cultivating of marsh-land which is well suited to specific root vegetables and herbs.¹¹⁰ Kincaid became an expert on the draining of land for farming. He moved to the Town of Palmyra in 1950, drawn to the extensive marshland near the Bark River in the southeast quadrant of Jefferson County.¹¹¹ Despite the constant danger of flooding, Kincaid's farm grew very successful.

The Kincaid Mint Farm, located at W1900 Kincaid Lane in the Town of Palmyra, and Dean Kincaid Inc., located at N2028 State Highway 106 in the Town of Palmyra, were not included in the survey as their resources either lack architectural significance per National Park Service standards or are not of age to be considered historic resources. Together, the companies have grown to farm over 6,500 acres in Jefferson, Waukesha, and Walworth Counties. Dean Kincaid died in 2010. Since that time, Dean's sons, John and Gary Kincaid, have acted as owner and president of the Kincaid Mint Farm and Dean Kincaid Inc., respectively.¹¹² For more information on Dean Kincaid, refer to Chapter 18 Notable People.

Livestock and Poultry Production

Livestock Production

After the wheat and hops crazes of the mid-nineteenth century, farmers went through a phase of diversifying their production. The number of farmers engaging in the raising of stock animals, notably sheep, began to increase at this time.¹¹³

Poultry Production

During the mid-twentieth century, Jefferson County grew to rank fifth out of all counties in Wisconsin in both chicken and egg production.¹¹⁴ The Cold Spring Egg Farm, formerly Michael's Food, located in the Towns of Cold Spring and Palmyra, produces eggs and fertilizers and was not included in the survey as it is not of age to be considered an historic resource.

Early Dairy Production

Most farms maintained a few dairy cows during the mid-nineteenth century to provide milk that could be made into cheese and butter for their own personal consumption. However, these cows were generally poorly kept and often only gave milk in warm weather. But by the 1870s, farmers sought the next stable cash crop after the demise of the wheat and hops crazes of the mid-nineteenth century. Dairy farming proved to be it, as progressive farmers realized that the sale of milk to cheese and butter factories could provide a steady income and would not require the making of these products on the farm themselves. Wisconsin was also well suited for the growing of feed crops that could sustain dairy cows for longer periods of time.¹¹⁵

The University of Wisconsin's College of Agriculture was instrumental in the late eighteenth century in technological innovations and promoting dairying in the state. Farmers, especially those in Jefferson County, embraced dairying and converted many existing barns into dairy barns. New dairy barns were constructed on almost every farmstead, along with structures related to dairy farming such as silos and corn cribs. This transition to dairy farming greatly affected the physical appearance of rural Jefferson County.¹¹⁶

By the early twentieth century, Jefferson County was a focal point in the expanding dairy farming industry. Almost all farms in the county were dairy farms, selling their milk to creameries and cheese factories throughout the county which became increasingly industrialized. In 1900, there were 3,400 farms in the county, a number that was stable through the 1930s. However, with growing opportunities in nearby cities after World War II, the number of farms slowly began to decrease along with the rate of continuing family farms. By 1964, there were 2,200 farms in the county; with only 1,235 of those being dairy farms.¹¹⁷

Industrialized Dairy Production

By 1975, the typical family farm operated with a herd of less than 50 dairy cows. However, due to low milk prices and increasing competition from other states, especially California, small

farms discontinued dairy farming by the hundreds beginning around that time. By 2002, less than 200 dairy farms existed in Jefferson County. By 2007, the number of dairy farms was as low as 158, meaning over three fourths of the county's dairy farms in 1964 ceased operations. Today, family farms still exist; however, they are operated as corporations involving several family members. These remaining farms have become highly industrialized with most farms milking hundreds of cows and purchasing their feed from farmers who specialize in the growing of feed crops. Others of these "mega-farms" cultivate thousands of acres of feed crops to feed up to 1,000 or more cows which they milk in shifts 24-hours per day.¹¹⁸

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Industry

Introduction

The small unincorporated communities of the southeast quadrant of Jefferson County, specifically Hebron, Cold Spring, Oak Hill, Erfurt, and the former Village of Rome were each budding centers of industry during the nineteenth and early twentieth centuries. Businesses in these communities provided employment to area residents and manufactured goods that were sold throughout the county, state, and region. These companies notably included brickyards, cheese factories, creameries, furniture-makers, and several different types of mills. However, the county's incorporated municipalities surpassed the rural areas, and many industries outside of the municipalities slowly faded, with few industries active in the rural towns to this day.

Lumber Milling

Like most Wisconsin pioneer settlements during the early nineteenth century, development of a community began with the construction of a saw mill and dam. Several saw mills are known to have been constructed in the Towns of Cold Spring, Hebron, Palmyra, and Sullivan.¹¹⁹

Brink's Cold Spring Saw Mill

Abram Brink constructed a non-extant saw mill at the settlement of Cold Spring in the Town of Cold Spring in 1838. Brink's saw mill at Cold Spring continued to operate until 1872, when it was converted into a grist mill.¹²⁰ No historic resources were found to be associated with Abram Brink or his saw mill in the Town of Cold Spring.

Brink's Palmyra Saw Mill

Four years after constructing a saw mill in the Town of Cold Spring, Abram Brink constructed a non-extant saw mill on the Scuppernong Creek northeast of the Village of Palmyra in the Town of Palmyra in 1842. In 1844, Brink sold the mill to Joseph Powers. In 1850, it was destroyed by flooding.¹²¹ No historic resources were found to be associated with Abram Brink or his saw mill in the Town of Palmyra.

Cushman's Saw Mill

Cyrus Cushman, who settled in the Town of Hebron in 1837, constructed a non-extant saw mill on the Bark River in section 24 of the Town of Hebron in 1843 as a side business to farming.

Cyrus Cushman constructed a house using boards sawn at his mill that same year.¹²² The Cyrus Cushman House, located at N3279 Cushman Road in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. Much of the lumber sawn at Cushman's Mill was sent by raft down the Bark River to the settlements at Hebron, Cold Spring, Fort Atkinson, and as far as Rockford, Illinois. The Cushman saw mill was re-built twice in the nineteenth century and operated until 1954 when it was ultimately destroyed by fire.¹²³

Darling's Saw Mill

In 1836, Edward Darling, a member of the Rock River Claim Company, constructed a non-extant dam and the first saw mill completed in Jefferson County on the Bark River at the settlement of Hebron in the Town of Hebron. In 1845, the saw mill was purchased by Joseph Powers who expanded the mill to include a bedstead factory. The saw mill and factory were destroyed by fire in 1866.¹²⁴ No historic resources were found to be associated with the Darling's saw mill.

Heath's Saw Mill

John Heath constructed a non-extant saw mill along the Bark River in section 14 of the Town of Sullivan in 1845. In 1855, Heath platted a village at this same location and named it Heath's Mill; however, it was never incorporated and later became known as Erfurt. In the 1880s, the area flooded destroying a number of buildings, including the saw mill.¹²⁵ No historic resources were found to be associated with John Heath or his saw mill.

Rome Saw Mill

In 1842, a non-extant saw mill and dam were constructed in the former Village of Rome in the Town of Sullivan. The saw mill was rebuilt after a fire in the 1850s. This mill was demolished in 1857 for the construction of a grist mill.¹²⁶ By the late nineteenth century, a non-extant saw mill was built on a different site in the former Village of Rome. This saw mill operated until the 1920s.¹²⁷ No historic resources were found to be associated with the Rome saw mill.

Senz's Saw Mill

George Senz, a German immigrant, constructed a non-extant saw mill and dam on the Bark River a mile south of the settlement of Rome in the Town of Sullivan in 1840. The area around the mill became known as Senz's Mill, eventually anglicized as Sense's Mill. The area also has often been referred to as Slabtown from the large piles, or slabs, of cut lumber stacked on the shore of the Bark River by the mill.¹²⁸ In the early twentieth century, the multi-story saw mill was converted into a grist mill. In 1969, the dam washed out and flooded the area destroying the mill.¹²⁹ No historic resources were found to be associated with George Senz or his saw mill.

Wright's Saw Mill

Jesse Wright constructed a non-extant saw mill in section 22 of the Town of Hebron in 1852. The surrounding area became known as Wright's Mill. The mill remained in operation until the 1880s.¹³⁰ No historic resources were found to be associated with Jesse Wright or his saw mill.

Wood Products

Power's Bedstead Factory

In 1847, Joseph Powers purchased the non-extant Bark River Saw Mill at the settlement of Hebron in the Town of Hebron. In addition to continuing its operation as both a saw mill and four mill, he began manufacturing bedsteads in a non-extant factory he constructed adjacent to the mill. Power's bedstead factory is credited as the cause for Hebron's early growth and success as a community.¹³¹ After the bedstead factory and mills were destroyed by fire in 1866, Joseph Powers moved his business downstream to Fort Atkinson, and many of the inhabitants of the settlement of Hebron followed, having a major effect on the entire community.¹³²

Cold Spring Coffin Factory

A non-extant coffin factory was established at the settlement of Cold Spring in the Town of Cold Spring during the 1850s. Despite the coffins being highly regarded, the factory closed by the end of the nineteenth century.¹³³ Little more is known about the factory at this time.

Rome Turning Shop

A non-extant turning shop was constructed along Main Street in the former Village of Rome in 1852 and continued operating until the late nineteenth century.¹³⁴ Little more is known about this turning factory at this time.

Milling

Flour, feed, and sorghum mills were commonly constructed in growing pioneer communities throughout Wisconsin during the mid- and late nineteenth century. The southeastern quadrant of Jefferson County was no different. It is known that flour, feed, cider, and sorghum mills were in operation during that time in the Town of Cold Spring at the settlement of Cold Spring, the Town of Hebron at the settlement of Hebron, the Town of Palmyra near the Village of Palmyra, and the Town of Sullivan at the settlements of Rome and Erfurt.¹³⁵

Allen's Grist Mill

F.M. Allen and his sons purchased the non-extant saw mill at the settlement of Cold Spring in the town of Cold Spring in the 1870s and converted it into a grist mill.¹³⁶ Little more is known about F.M. Allen's grist mill, and no historic resources were found to be associated with it.

Heath's Flour & Cider Mills

John Heath constructed non-extant flour and cider mills in the Town of Sullivan by the 1850s, the area around the mill became known as Heath's Mill. The settlement there later became known as Erfurt. In the 1880s, the area flooded destroying a number of buildings, including the flour mill.¹³⁷ Little more is known about John Heath's mills, and no historic resources were found to be associated with them.

Hebron Cider Mill

A cider mill existed at the settlement of Hebron in the Town of Hebron in the late nineteenth century.¹³⁸ Little more is known about the Hebron cider mill, and no historic resources were found to be associated with it.

Hebron Sorghum Mill

A sorghum mill existed at the settlement of Hebron in the Town of Hebron in the late nineteenth century.¹³⁹ Little more is known about the Hebron sorghum mill, and no historic resources were found to be associated with it.

Power's Flour Mill

Joseph Powers, who operated mills at the settlement of Hebron in the Town of Hebron, purchased the non-extant Upper Spring Lake saw mill in the Town of Palmyra and converted it to a flour mill. In 1850, the flour mill was destroyed by flooding.¹⁴⁰ Little more is known about Joseph Power's flour mill, and no historic resources were found to be associated with it.

Power's Grist Mill

In 1847, a flour mill was constructed at the settlement of Hebron in the Town of Hebron by Joseph Powers. In 1866, the flour mill was destroyed by fire.¹⁴¹ Little more is known about Joseph Power's grist mill, and no historic resources were found to be associated with it.

Rome Grist Mill

A non-extant grist mill was constructed in the former Village of Rome in the Town of Sullivan in 1857. The mill went through a number of alterations and improvements until the Bark River Power and Light Company purchased it in 1906. A new hydro-electric generator was installed, and the mill was converted into a hydro-power generating plant. In 1924 the power plant was destroyed by fire.¹⁴² No historic resources were found to be associated with the Rome grist mill.

Rome Feed Mill

The Rome feed mill was constructed in the former Village of Rome in the Town of Sullivan in 1924 on the site of the non-extant Rome grist mill and power plant.¹⁴³ The Rome Feed Mill, located at W1860 Main Street in the Town of Sullivan was included in the survey but is not eligible for listing in the National Register of Historic Places under Criterion C for Architecture. As further information is uncovered about the history of the mill and its economic impact on the village, the mill should be reevaluated for its eligibility for listing in the National Register of Historic Places under Criterion A in the area of Industry. The feed mill continued to operate until the late twentieth century.



*Rome Feed Mill, 1924
W1860 Main Street, Town of Sullivan*

Dairy Products

As Jefferson County became a major center for the dairy farming industry, manufacturers of dairy products operated in most communities in the county during the late nineteenth and early twentieth centuries. Cheese factories were common as early as the 1850s as a means of processing cow milk into a less perishable and value-added product for sale. Creameries and butter factories followed by the 1860s. By the 1870s and 1880s, dairy production in Jefferson County was the largest sector of the county's agricultural economy.¹⁴⁴ However, the development of new technologies, particularly refrigeration and quality controls, in part due to the work of the Wisconsin Dairyman's Association in the late nineteenth century, made the operation of small local creameries and cheese factories increasingly unable to compete with large, regional producers.¹⁴⁵ The high risk of fire associated with many of these buildings means few cheese factories or creameries remain.¹⁴⁶

Billett Creamery

A non-extant creamery was constructed on the property of George Billett located along County Highway D one-half mile north of the junction with Piper Road in the Town of Cold Spring in the 1890s. The creamery was demolished sometime after 1917.¹⁴⁷ Little is known about the Billett Creamery, and no historic resources were found to be associated with it.

Cold Spring Cheese Company

The Cold Spring Cheese Company was established in 1874 by George Billett, William Marshall, and Alexander Addison Coburn and operated a factory located along Whitewater Creek in the Town of Cold Spring. The company also operated cheese factories in the Towns of Hebron, Palmyra, and Sullivan. Often acquiring existing cheese factories, the Cold Spring Cheese Company operated factories in the Towns of Cold Spring and Hebron, the settlement of Oak Hill

in Sullivan, the Village of Palmyra, and the City of Whitewater by the late 1870s.¹⁴⁸ The Cold Spring Cheese Company, producing over 1,000,000 pounds of cheese by the turn of the century, closed in the 1910s.¹⁴⁹ No historic resources were found to be associated with the Cold Spring Cheese Company.

Cold Spring Creamery

A non-extant creamery was constructed in the settlement of Cold Spring in the Town of Cold Spring in the 1890s. The creamery was demolished in the early twentieth century.¹⁵⁰ Little is known about the Cold Spring Creamery, and no historic resources were found to be associated with it.

Hardscrabble Creamery

A non-extant creamery was established at the settlement of Hardscrabble in the Town of Sullivan in the 1880s. The creamery closed in the early twentieth century.¹⁵¹ Little else is known about the creamery at this time, and no historic resources were found to be associated with the Hardscrabble Creamery.

Hebron Cheese Factory

A non-extant cheese factory was constructed in the settlement of Hebron in the Town of Hebron in 1874. The Hebron Cheese Factory was a part of the Cold Spring Cheese Company for a time and closed in the early twentieth century.¹⁵² No historic resources were found to be associated with Hebron Cheese Factory.

Hebron Creamery

A non-extant creamery was constructed in the settlement of Hebron in the Town of Hebron in the late nineteenth century.¹⁵³ Little is known about the Hebron Creamery, and no historic resources were found to be associated with it.

Marshall Cheese Factory

William Marshall partnered with Edmund King and Alonso Pike to establish the Marshall Cheese Factory in 1864. A non-extant cheese factory was constructed near the southwest corner of County Highway U and Fremont Road in the Town of Cold Spring that same year. It was the first large cheese producing business in southeast Jefferson County. The Marshall Cheese Factory produced 280,000 pounds per year by the 1870s.¹⁵⁴ The Marshall Cheese Factory closed before 1899, and no historic resources were found to be associated with it.

Miller Creamery

A non-extant creamery was constructed on the property of Christopher Miller at the southwest corner of the intersection of Hagedorn Road and Haas Road in the Town of Hebron in the late

nineteenth century.¹⁵⁵ Little is known about the Miller Creamery, and no historic resources were found to be associated with it.

Oak Hill Cheese Factory

In 1871, a non-extant cheese factory was established in the settlement of Oak Hill in the Town of Sullivan. The factory was eventually purchased and operated by the Cold Spring Cheese Company. The Oak Hill Cheese Factory closed in 1894.¹⁵⁶ Little is known about the cheese factory, and no historic resources were found to be associated with the Oak Hill Cheese Factory.

Oak Hill Creamery

A non-extant creamery was established by the Ebbott family at the settlement of Oak Hill in the Town of Sullivan in 1859. For more information on the Ebbott Family, refer to Chapter 18 Notable People. In 1911, John Ebbott sold the Oak Hill Creamery to the Sullivan Condensed Milk Company of what is now the Village of Sullivan.¹⁵⁷ Little else is known about the creamery at this time, and no historic resources were found to be associated with the Oak Hill Creamery.

Rome Creamery

A non-extant creamery was established on East Water Street in the former Village of Rome in the Town of Sullivan in 1889. The Rome Creamery closed in the early twentieth century after it was purchased by the Sullivan Condensed Milk Company of what is now the Village of Sullivan.¹⁵⁸ No historic resources were found to be associated with the Rome Creamery.

Schlieckenmair Cheese Factory

The non-extant Schlieckenmair Cheese Factory was constructed in the settlement of Hebron in the Town of Hebron in 1870s.¹⁵⁹ In 1878 500,000 pounds of cheese was produced in the Town of Hebron. The cheese factory closed in the early twentieth century.¹⁶⁰ Little is known about the Schlieckenmair Cheese Factory and no historic resources were found to be associated with it.

Vail Creamery

A non-extant creamery was constructed on the property of S.B. Vail at the southeast corner of the intersection of Fremont Road and Stroupe Road in the Town of Cold Spring in the 1890s. The creamery was demolished sometime after 1917.¹⁶¹ Little is known about the Vail Creamery, and no historic resources were found to be associated with it.

Whitney Cheese Factory

The non-extant Whitney Cheese Factory was constructed in the settlement of Hebron in the Town of Hebron in 1870s, contributing to the 500,000 pounds of cheese produced annually in the Town of Hebron by the end of that decade. The cheese factory closed in the early twentieth century.¹⁶² Little is known about the Whitney Cheese Factory, and no historic resources were found to be associated with it.

Engineering & Manufacturing

Young Engineering Company

Irvin Luther Young established the Young Engineering Company in Chicago by the 1950s, an outgrowth of his early companies, the Atlas Tag Company and the American Label Company. Around 1950, Young purchased the property of the Atlas Construction Company on County Highway H on the southern edge of the Town of Palmyra to serve as a second location the Young Engineering Company, near hundreds of acres of undeveloped woodland and prairies that he had purchased by 1945. It is assumed that a brick facility constructed by the construction company during the late 1940s served the early years of the company there in which they produced converting machinery for manufacturing a variety of paper containers such as egg cartons, cups, bags, and tags.¹⁶³ The Young Engineering Company Snow Valley Plant, located at N252 County Highway H in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places under Criterion C for Architecture.

Young personally managed the Snow Valley Plant beginning in 1954. An addition was constructed onto the plant to house research and development that same year. There, Young developed several patented inventions, including a rotary drum grain dryer in 1961, printing machine to manufacture molded pulp cartons and methods for imprinting their exterior surfaces in 1962, a machine and methods for reinforced tag making in 1962, and a looped baggage tag designed to be wrapped around the handle of a baggage item in 1973. During his career, Young also developed a method of mounting film slides in cardboard cases that was used by major companies such as Kodak Corporation and a device for use in laser research to treat arthritis.¹⁶⁴ For more information on Irvin Young, refer to Chapter 18 Notable People.

On the property of the Young Engineering Company Snow Valley Plant, a number of large sculptures and hiking trails were eventually constructed. These sculptures were not included in the survey as they lack historical and architectural significance per the National Park Service standards.

It has not been determined at this time if the career or inventions of Irvin Young are significant at the local level for listing in the National Register of Historic Places under Criteria A or B. There are several resources associated with the life and career of Irvin Young, only one of which is located within the survey boundaries. The determination of which single resource is best associated his career and therefore eligible for listing in the National Register is beyond the scope of this survey because it would require the study of several buildings outside of the survey area. Further evaluation is needed to determine which single resource, if any, is individually eligible for listing in the National Register under Criteria A or B for its association with Irvin Young; including consideration of the Young Engineering Company Snow Valley Plant, located at N252 County Highway H in the Town of Palmyra.



*Young Engineering Company Snow Valley Plant, c.1950
N252 County Highway H, Town of Palmyra*

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N3279 Cushman Road	Cyrus Cushman House	1843	Surveyed
Palmyra	N252 County Highway H	Young Engineering Co. Snow Valley Plant	c.1950	Surveyed
Sullivan	W1860 Main Street	Rome Feed Mill	1924	Surveyed

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Transportation

Inland Waterways

During the early nineteenth century, the first settlements in Jefferson County located along the Rock, Crawfish, and Bark Rivers which, aside from powering mills and dams, provided access to transportation and commercial markets. During this early period, settlers primarily used waterways and Indian trails for transportation.¹⁶⁵

Bridges

In 1850, the first bridge over the Bark River in southeastern Jefferson County, no longer extant, was constructed of wood at Prince's Point south of the settlement of Hebron in the Town of Hebron. Such early bridges were frequently washed out due to the spring rains and marshes of the region. In 1877, a non-extant iron bridge was built in the same location. A second non-extant iron bridge over the Bark River in the Town of Hebron was built below the dam at the settlement of Hebron in 1885. Additional iron bridges, all eventually replaced by concrete ones, were constructed in the twentieth century over the Bark River, Scuppernong River, Duck Creek, and Whitewater Creek.¹⁶⁶ None of the extant bridges in the Towns of Cold Spring, Hebron, Palmyra, and Sullivan were included in the survey as they are not of age to be considered historic resources.

Rail Lines

Chicago, Milwaukee and St. Paul Railway

The first railway in the survey area was the Prairie Du Chien division of the Chicago, Milwaukee and St. Paul Railway, which reached the Village of Palmyra in the Town of the Palmyra in 1852 to complete the passenger route from Waukesha to Janesville.¹⁶⁷ Spring water was an important commodity for the Chicago, Milwaukee and St. Paul Railway and others due to the difficulty of supplying passengers with safe and pleasant drinking water. Due to surrounding fresh water springs, Palmyra became a hub for this water supply. By the late nineteenth century, the line primarily transported grain; its use declined in the twentieth century.¹⁶⁸ No historic resources were found to be associated with the Chicago, Milwaukee and St. Paul Railway.

Chicago and Northwestern Railway

In 1882 the Milwaukee and Madison Railway Company, later named the Chicago, Milwaukee and Northwestern Railway Company, reached the Village of Sullivan in the Town of Sullivan.¹⁶⁹ Service along the line was discontinued by in 1957. In the 1980s, the railroad's right-of-ways were converted into the east-west Glacial Drumlin State Trail. For more information on the Glacial Drumlin State Trail refer to Chapter 17 Recreation & Entertainment.¹⁷⁰ No historic resources were found to be associated with the Chicago and Northwestern Railway.

Later Road Networks

The introduction of modern methods of paving roads in the 1900s allowed for rapid improvement in road construction and the increased popularity of automobiles across Wisconsin; Jefferson County was no exception. The first paved road in southeastern Jefferson County was constructed in 1915 between the Village of Sullivan and the former Village of Rome in the Town of Sullivan. Within a few years, most of the roads between settlements in southeastern Jefferson County were paved.¹⁷¹ These early routes were not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

U.S. Highway 18

In 1917, the State of Wisconsin introduced an improved highway system that included Wisconsin Highway 19, which followed a route across the entire state from Prairie Du Chien to Milwaukee crossing southeastern Jefferson County through the Towns of Hebron and Sullivan. With the introduction of the Federal Highway System in 1926, Wisconsin Highway 19 was renumbered and became U.S. Highway 18. It became the second most heavily used highway in the state before the development of the Interstate Highway System in the 1950s.¹⁷² U.S. Highway 18 was not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

State Highway 59

State Highway 59 was established in 1917 as a part of the State of Wisconsin's improved highway system. The 116-mile-long highway stretches from Milwaukee to Monroe and crosses southeastern Jefferson County through the Towns of Cold Spring and Palmyra. In 1923, the highway was rerouted to pass through the Village of Palmyra in the Town of Palmyra.¹⁷³ State Highway 59 was not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.

State Highway 106

The 29-mile route from Waukesha to Fort Atkinson was established as State Highway 106 in 1919. Passing through the Towns of Hebron, Palmyra, and Sullivan in southeastern Jefferson County, the route of State Highway 106 was comprised of segments of several nineteenth

century roads.¹⁷⁴ The highway was extended in 1947 and subsequently realigned and straightened in 1954. State Highway 106 was not included in the survey as various reconstruction and maintenance projects through the years have too greatly diminished its original integrity.¹⁷⁵

Air Travel

Gutzmer's Twin Oaks Airport

Sometime during the second half of the twentieth century, a small private airport was developed on the west side of County Road N at County Road U just north of the City of Whitewater in the Town of Cold Spring. The 20-acre Gutzmer's Twin Oaks Airport features a 2,520 foot long turf runway and four hangers. Gutzmer's Twin Oaks Airport, located at N463 County Road N in the Town of Cold Spring, was not included in the survey as it lacks architectural significance per National Park Service standards.¹⁷⁶

McDermott Airpark

After achieving a Private Pilot Certification in 1959, Wayne McDermott founded the Ideal Helicopter Service and McDermott Enterprises in 1960 in the Town of Sullivan. The companies have provided agricultural services that included crop spraying, corn pollination, and crop defrosting; forest fire fighting throughout Wisconsin; and private flying lessons.¹⁷⁷

In 1990, McDermott developed a private airport under the name McDermott Airpark on property straddling the boundary between the Village and Town of Sullivan. At that time, the property contained an existing barn, duplex, and single-family residence on the portion of the property located within the Village of Sullivan limits. In 1992, McDermott had a home constructed, also on the portion of the property located in the Village of Sullivan limits.¹⁷⁸

Today, facilities at the 260-acre McDermott Airpark include a 4,550 foot long paved runway, fourteen T-hangers, and two single hangers. The McDermott Airpark facilities, located at 200 Main Street in the Town of Sullivan, were not included in the survey as they are not of age to be considered historic resources. Ideal Helicopter Service remains based at the airport to this day.¹⁷⁹

Since that time, McDermott developed another private airport with over 100 hanger lots under the name Buckingham Airpark in Fort Myers, Florida. As of 2014, McDermott's company is under a 3-year contract with the United States Army based out of Fort Stewart, Georgia, performing prescribed control burnings on that base and a base in Fort Jackson, South Carolina.¹⁸⁰

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Architecture

Introduction

Architecture in Wisconsin has mirrored the trends and fashions that were evident in the rest of the United States. Jefferson County's historic architecture stock is no different; however, the type of construction seen in rural areas is typically quite different from that in urban areas, generally with less detailed examples of high styles. This chapter includes a brief description of the architectural styles, vernacular building forms, and agricultural building types evident in the southwest quadrant of Jefferson County, followed by examples of buildings of that particular style. A discussion of the prevalent building materials in southwest Jefferson County is also included with several examples of buildings constructed of those materials. Lastly, a brief history of two architects who worked in the area is included along with a list of buildings associated with those persons.

Architectural Styles

Greek Revival

The Greek Revival style is derived from historic Greek temples. It was one of the first recognized styles seen in Wisconsin, dating from 1840 to 1870, the period of time Jefferson County experienced its fastest growth. Because these buildings date so early in Wisconsin's history, they were often wood framed as it was the only readily available material of the time. Its main elements include a formal and symmetrical arrangement of columns, which may be of the Doric, Ionic, or Corinthian order, that support a triangular shaped, low sloped pediment roof.



Cyrus Curtis House, c.1840
W1518 County Highway C1, Town of Sullivan



House, 1848
N2331 County Highway D, Town of Hebron

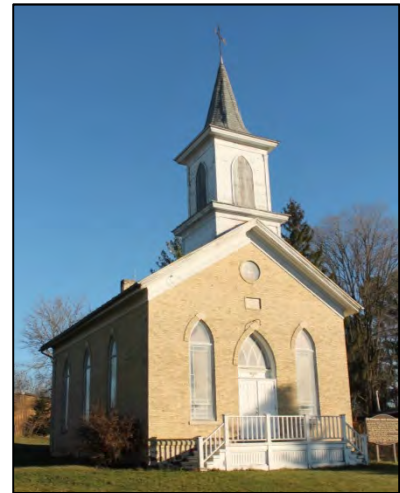
The arrangement of the fenestration is also regular and symmetrical. In some instances, Greek Revival style buildings have tall first floor windows topped by a pediment-shaped window head while the second floor windows are tied into an enlarged frieze. The front entry door may be topped with a transom and flanked by sidelights. In simpler designs, the columns are translated into fluted pilaster corner boards, and the gabled roofline has returned eaves.¹⁸¹

Examples of Greek Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W4289 County Highway U	Edward King House	c.1865	Surveyed
Hebron	N2331 County Highway D	House	1848	Eligible
Hebron	N3279 Cushman Road	Cyrus Cushman House	1843	Surveyed
Hebron	W3166 Green Isle Drive	John J. Garlock House	c.1850	Surveyed
Hebron	W3167 Green Isle Drive	Joseph Powers House	1849	Surveyed
Sullivan	W1518 County Highway CI	Cyrus Curtis House	c.1840	Surveyed
Sullivan	N4206 County Highway E	Heath's Mill School	1866	Surveyed

Gothic Revival

The Gothic Revival style was popular in Wisconsin from 1850 to 1880. In its masonry form, it is a religious style and a residential style in its wood form. As opposed to the Greek Revival, this style is more picturesque in its form and massing. Characteristics of the style include steeply sloped roofs with wall dormers, sometimes with an ornate and shapely chimney projecting well above the roofline. Its gables may be trimmed in curvilinear gingerbread barge-boards. Fenestration is often large and pointed with tracery and colored glass and topped with a window hood. Masonry buildings may have buttresses, battlements, and towers.¹⁸²



*Evangelical United Brethren Church, 1868
W1984 Main Street, Town of Sullivan*

Examples of Gothic Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N1986 Frommader Road	W.H. Green House	c.1870	Surveyed
Sullivan	N2860 Hardscrabble Road	C.B. Clark House	1885	Surveyed
Sullivan	W1984 Main Street	Evangelical United Brethren Church	1868	Eligible

Italianate

The Italianate style was popular in Wisconsin from approximately 1850 to 1880, the period of time during which Jefferson County experienced its fastest growth. These buildings are square or rectangular in plan and, at two stories in height, are often cubic in mass. Its main elements include a low sloped hipped roof with wide soffits that is seemingly supported by a series of decorative oversized wooden brackets. The roof may be topped with a cupola. The fenestration arrangement is regular and balanced with tall thin windows that are topped with decorative window heads or hood moldings. The windows may also be arched. Italianate buildings are often adorned with a decorative full porch or a smaller central porch that is supported by thin wooden columns and decorative brackets.¹⁸³



*Rueben & Betsy Willson House, 1867
W1269 State Highway 59, Town of Palmyra*



*Levi Johnson House, c.1870
N221 Cold Spring Road, Town of Cold Spring*

Examples of Italianate style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N221 Cold Spring Road	Levi Johnson House	c.1870	Eligible
Cold Spring	N1450 St. John's Road	House	c.1870	Surveyed
Cold Spring	N244 Woodward Road	A.F. Richmond House	c.1860	Surveyed
Palmyra	W1269 State Highway 59	Rueben & Betsy Willson House	1867	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead House	c.1860	Surveyed
Sullivan	N3674 County Highway F	G.A. Fromader House	c.1860	Surveyed
Sullivan	N3866 West Street	Rome State Graded School	1871	Surveyed

Romanesque Revival

Romanesque Revival architecture was popular in Wisconsin from 1855 to 1885. These buildings tend to be monochromatic and constructed of brick or stone. They are very heavy and massive in their appearance. Openings are exaggerated and often have thick, elaborate round arched tops. Buildings of this style may have towers and buttresses. In the later years of this period, polychromatic finishes appeared in a more Victorian Romanesque style that used different colored and textured stone or brick to highlight decorative elements of the building.¹⁸⁴



*St. Mary Help of Christians Catholic Church, 1871
W864 U.S. Highway 18, Town of Sullivan*

Examples Romanesque Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W104 County Highway CI	Siloam Methodist Episcopal Church	1869	Surveyed
Sullivan	N3506 County Highway F	House	c.1860	Surveyed
Sullivan	W864 U.S. Highway 18	St. Mary Help of Christians Catholic Church	1871	Surveyed

High Victorian Gothic

The High Victorian Gothic style was relatively rare in Wisconsin, most often used from 1865 to 1900. Eclecticism characterizes styles of the High Victorian period during which features of Gothic Revival, Italianate, Romanesque, and Second Empire were often combined to compose picturesque facades. High Victorian Gothic buildings exhibit heavier detailing and more complex massing than the earlier Gothic Revival style. Hallmarks of the style include pointed arches and a polychromatic effect achieved by the use of materials of differing textures and colors.¹⁸⁵



*Hebron Methodist Episcopal Church, 1899
N2349 County Highway D, Town of Hebron*

An example of a High Victorian Gothic style building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N2349 County Highway D	Hebron Methodist Episcopal Church	1899	Eligible

Queen Anne

The Queen Anne style was popular in Wisconsin from 1880 to 1910. This style is characterized by its asymmetrical plan and massing and lavish surface decoration. Architectural elements that lend to the varied massing include towers, turrets, tall chimneys, large wrap-around porches, bays, and other projecting elements. Steeply sloped roofs with multiple gables and hips are typical. Wall surfaces tend to be adorned with wood clapboards, scalloped fish scale shingles, stone, brick, as well as other ornamental details. The fenestration is often irregular and may include a border of colored glazing in the upper sash of a double hung window.¹⁸⁶



*Alexander J. Carman House, 1892
W2884 Ehlert Road, Town of Hebron*

Examples of Queen Anne style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	W2884 Ehlert Road	Alexander J. Carman House	1892	Surveyed
Cold Spring	N490 Woodward Road	Alexander Addison Coburn House	c.1885	Surveyed
Sullivan	W1518 County Highway CI	John & Mary Ebbott House	1912	Eligible
Sullivan	W1554 Froelich Road	Charles Hagedorn House	1898	Surveyed
Sullivan	N3834 East Water Street	House	1898	Surveyed

American Foursquare

The American Foursquare style, popularized by mail-order catalogues and speculative builders, was a popular domestic architectural style in Wisconsin from 1900 to 1930. Part of a larger movement toward simplified and rectilinear residential architecture, the style is primarily distinguished by its broad proportions, boxy massing, and lack of overt stylistic references. A typical house is two stories in height, with a hipped roof, widely overhanging eaves, and a central dormer. Brick, stone, stucco, concrete block, clapboards, and shingles are the most commonly used exterior surface materials, often in combination and articulated by floor.¹⁸⁷



*George C. Bente House, 1911
N3228 Bente Road, Town of Sullivan*

The simple exterior is a reflection of the straightforward interior plan of the Foursquare, typically featuring four large rooms on each floor and a corner entry hall and stairwell. A one-story porch spanning the front façade often features Tuscan columns and a filled-in or ballustrated railing. Examples are occasionally embellished by Period Revival, Craftsman, or Prairie style details.¹⁸⁸

Examples of American Foursquare style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3218 Piper Road	Theodore Heth House	c.1900	Surveyed
Cold Spring	W3978 County Highway U	William F. Lentz House	c.1900	Surveyed
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead House	c.1920	Eligible
Sullivan	N3228 Bente Road	George C. Bente House	1911	Surveyed

Bungalow

From 1910 to 1940, the Bungalow style was a popular residential style in Wisconsin. Houses are classified in this style because of their plan, not because of their aesthetics. These buildings can appear in several variants. It can be one story or two stories. The roofs can be gabled or hipped and may have decorative, exposed rafter ends. If the house is one story, the roof is generally low sloped. If the house is two stories, the roof often starts above the first floor and is more steeply pitched to allow for the second floor. Features of Bungalow style buildings include dominant fireplaces and chimney, exposed and exaggerated structural elements, and porches supported by massive piers. The exterior design is adaptable to many different stylistic interpretations and can be



*House, 1925
W1945 Main Street, Town of Sullivan*

seen with Colonial, Craftsman, Tudor, Japanese, and Spanish influences. Buildings of this style are clad in natural materials such as wood clapboards, shingles, brick, stone, stucco, or a combination thereof in order to achieve the desired stylistic interpretation.¹⁸⁹

Examples of Bungalow style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1411 St. John's Road	Frank Lester House	c.1920	Surveyed
Hebron	W3305 State Highway 106	E.A. Reynolds House	c.1910	Surveyed
Sullivan	W1945 Main Street	House	1925	Eligible
Sullivan	N3831 Liberty Street	House	1924	Surveyed
Sullivan	W3021 Rome Oak Hill Road	John Lundt House	1922	Surveyed
Sullivan	W2492 State Highway 106	H.H. Burnham House	c.1920	Surveyed

Period Revival Styles

The term Period Revival is used to describe a variety of past styles that experienced renewed popularity in Wisconsin especially between 1900 and the 1940s. Architects of the period designed creative interpretations of the styles; however, wide availability of photographs through architectural journals allowed for a high degree of historical accuracy.¹⁹⁰

Colonial Revival

The Colonial Revival style became especially popular due to the restoration of Williamsburg, Virginia in the early twentieth century. The style is characterized by gable roofs, dormers, simple columns and pilasters, denticulated cornices, and shutters. Residences are typically two stories in height and faced with clapboards. Most commonly rectangular in plan, later examples may assume an L-shaped form to accommodate a breezeway and garage. The simple and regular style lent itself well to standardization, extending its popularity into the 1950s.¹⁹¹



*St. Mary Help of Christians Rectory, 1940
W856 U.S. Highway 18, Town of Sullivan*

Examples of Colonial Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	N2573 Hardscrabble Road	Robert Griffin House	1920	Surveyed
Sullivan	W856 U.S. Highway 18	St. Mary Help of Christians Rectory	1940	Surveyed

Dutch Colonial Revival

The Dutch Colonial Revival style is less formal than the Colonial, Georgian, or Regency Period Revival styles. The style is most easily identified by a gambrel roof, occasionally ending with deep, flared eaves. Clapboards, shingles, brick, and stone are materials commonly used in combination on the exteriors. The symmetry of the style is often offset by a small wing on either of the gable ends. The style was especially popular for small-scale residences in early twentieth century suburbs.¹⁹²



*H.A. Piper House, c.1910
N2324 Frommader Road, Town of Hebron*

Examples of Dutch Colonial Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N2247 County Highway D	Building	>1937	Surveyed
Hebron	N2324 Frommader Road	H.A. Piper House	c.1910	Surveyed
Sullivan	W1491 County Highway CI	M.M. Ebbott House	1920	Surveyed

Tudor Revival

The Tudor Revival style, based on English building traditions, is typified by a steeply pitched roof dominated by one or more prominent Cross Gables, an irregular plan, and the style’s hallmark decorative half timbering, generally on the second floor or gable ends, infilled with stucco or brick. Characteristic elements also include tall, narrow, and multi-paned windows in multiple groups, oriel windows, one- or two-story semi-hexagonal bay windows, massive chimneys commonly crowned by decorative chimney pots, and decorative strapwork. Exterior wall materials are typically a combination of brick, stone, clapboard, wood shingles, and stucco. Rare examples attempt to mimic the picturesque thatch roofs of rural England by rolling roofing materials around the building’s eaves and rakes.¹⁹³



*Henry & Lily Quick House, 1928
N3943 Liberty Street, Town of Sullivan*

An example of a Tudor Revival style building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	N3943 Liberty Street	Henry & Lily Quick House	1928	Surveyed

Neogothic Revival

The Neogothic Revival is distinct from the earlier Gothic Revival style in its increased scale and elaborate massing and detail. Heavier and more complex, Neogothic Revival style draws directly from medieval European precedents. The style was popular in Wisconsin from 1880 into the early twentieth century, most often as an ecclesiastical or residential style. Common characteristics include asymmetrical facades, steeply pitched roofs, and masonry construction with ornate chimneys, spires and towers, as well as pointed arches at fenestration and openings.¹⁹⁴



*St. Lukas Evangelical Lutheran Church, 1915
W1956 Main Street, Town of Sullivan*

Examples of Neogothic Revival style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N2895 County Highway E	Pleasant Valley Methodist Episcopal Church	1911	Surveyed
Sullivan	W1956 Main Street	St. Lukas Evangelical Lutheran Church	1915	Surveyed

Rustic

The Rustic style has its formal origins with National Park Service buildings in the early twentieth century as a conscious effort to respond to the native and wild landscape of the United States. The style, closely related to the arts and crafts movement, paralleled and was influenced heavily by the development of the craftsman bungalow and WPA-era projects of the 1930s. The style became especially popular for private lake houses, cabins, hotels, resorts, and recreational camps during the 1930s and 1940s. Epitomized by log cabins, the style emphasizes the use of natural materials, especially stone and wood, and exposed structural systems. Generally informal, examples of the style feature both symmetrical and asymmetrical forms covered by gable or hipped roofs.¹⁹⁵



*Richard & Pamela Fraaza House, 1970
W1340 South Shore Drive, Town of Palmyra*

Examples of Rustic style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3796 Stroupe Road	Harold Stroupe Cabin	c.1950	Surveyed
Palmyra	W1340 South Shore Drive	Richard & Pamela Fraaza House	1970	Surveyed

Ranch

The Ranch style originated in California during the mid-1930s, designed to reflect a more informal lifestyle. It became the dominant style for suburban, single family residences throughout the United States during the 1950s and 1960s, especially in large, sprawling, affordable suburban tract developments. Ranch homes are typically single story. Examples may feature hipped or gabled roofs with a moderate or wide eave overhang. They are generally rectangular, L-, or U-shaped in plan with horizontal and asymmetrical façades.¹⁹⁶ Attached garages, sliding glass doors, and large picture windows are common Ranch features. Wooden or aluminum siding and brick are the most typical wall claddings, often used in combination. Examples of the Ranch style may incorporate modest elements of other styles. These may include decorative iron or wooden porch supports and decorative shutters of Spanish or English Colonial influence or ribbon or wrapped corner windows of the International Style.¹⁹⁷



*William & Jenny Falk House, 1952
W1741 Froelich Road, Town of Sullivan*



*David Dassow House, 1968
N1550 County Highway H, Town of Palmyra*

Examples of Ranch style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W2925 State Highway 59	John & Pamela Stachowski House	1966	Surveyed
Hebron	N3285 Cushman Road	William Cushman House	1964	Surveyed
Hebron	W3420 Lower Hebron Road	Norman & Kay Bradley House	1967	Surveyed
Hebron	N2330 Museum Road	Anthony J. Wright House	1956	Surveyed
Palmyra	N1550 County Highway H	David Dassow House	1968	Surveyed
Palmyra	N620 County Highway H	Ryan & Susan Meyers House	1966	Surveyed
Palmyra	N862 County Highway H	Secular Institute of the Schoenstatt Sisters of Mary	1967	Surveyed
Sullivan	N4313 County Highway P	Duplex	1965	Surveyed
Sullivan	W1741 Froelich Road	William & Jenny Falk House	1952	Surveyed
Sullivan	N4030 Vista Road	Roger & Janice Emery House	1972	Surveyed

Split-Level

The Split-Level style was popular between 1955 and 1975. A multi-story variation of the one-story Ranch style, Split-Levels retain the horizontal lines, low-pitched roof, and overhanging eaves of the Ranch but take a two-story form and intersect at mid-height by a one-story wing to give the interior three different floor levels. These three levels are generally divided into three functions: quiet living areas, noisy living and service areas, and sleeping areas. The lowest level generally houses the garage and a family room, the mid-level wing the quiet living areas, and the upper level the bedrooms. The style can feature a wide variety of exterior wall materials, often in combination.¹⁹⁸



*Paul & Charlotte Kuenning House, 1974
W3421 Crestwood Drive, Town of Cold Spring*

Examples of Split-Level style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3421 Crestwood Drive	Paul & Charlotte Kuenning House	1974	Surveyed
Palmyra	W1158 South Shore Drive	Robert & Lynn Soukup House	1955	Surveyed

Neo-Eclectic Styles

While some pre-1940 Period Revival styles continued to be built into the early 1950s, architecture during the period from 1950 to 1970 was dominated by modern forms and contemporary styles. However, by the late-1960s, a new period revived the popularity of traditional forms and detailing for residential architecture. The following Neo-Eclectic Styles can be considered more free adaptations of historic precedents that grew from the preceding, and generally more historically precise, Period Revival styles. While most American architectural styles began with high-fashion architect-designed landmark houses or public buildings that inspired designs for more modest houses, the Neo-Eclectic Styles appear to have been first introduced by builders of modest houses who sensed the growing popularity for traditional designs. As a result, individually designed Neo-Eclectic houses are relatively uncommon.¹⁹⁹

Neo-Classical

The Neo-Classical style gained popularity during the early 1960s and continues to be used through present day. The style is a less precise adaptation of the previous Neoclassical and Georgian Revival styles utilizing classical-inspired forms and detailing. One common variation of the style features a pedimented portico grafted onto a rambling one-story ranch house form. Later examples tend toward more nearly correct interpretations of classical architecture.²⁰⁰



*James McVeigh House, 1971
W296 Pine Drive, Town of Palmyra*

Examples of Neo-Colonial style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N3417 Schmidt Road	Robert Turtenwald House	1970	Surveyed
Palmyra	W296 Pine Drive	James McVeigh House	1971	Surveyed

Neo-Colonial

The Neo-Colonial style, popular from the early 1950s to the present, differs from the Colonial Revival style by less precisely copying Colonial precedents. For example, non-traditional forms, widely overhanging eaves, and metal windows are commonly used. Roof pitches tend to be either lower or steeper than original examples. Facades commonly lack the regularly spaced window placement. Very free interpretations of colonial door surrounds, colonnaded entry porches, and dentiled cornices are heavily utilized in place of Georgian and Adam detailing.²⁰¹



*Douglas & Laura Rupp House, 1949
W1326 N Blue Spring Lake Dr., Town of Palmyra*

Examples of Neo-Colonial style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W1326 N Blue Spring Lake Dr.	Douglas & Laura Rupp House	1949	Surveyed
Sullivan	N4517-N4519 Highland Drive	Bertrand & Barbara Haas Duplex	1972	Surveyed
Sullivan	N3974 Water Street	Gerald & Linda Hooper House	1976	Surveyed

Mansard

The Mansard style was popular style for residences, apartment buildings, and commercial buildings from around 1960 into the early 1980s. The style is characterized by its mansard roof covered with shingles or decorative roofing materials. Houses can be one- or two-stories in height, with the mansard roof typically forming the walls of the second story. Later examples commonly feature windows that interrupt the roof's cornice line.²⁰²



*Richard & Mary Norman House, 1973
N894 Howard Road, Town of Cold Spring*

Examples of Mansard style buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N894 Howard Road	Daniel Forester House	1988	Surveyed
Cold Spring	W3454 Crestwood Drive	Richard & Mary Norman House	1973	Surveyed

Shed

The Shed style is a variation in the modern tradition that takes box-like forms capped with single sloped shed roofs facing in a variety of directions that was deemed appropriate to the climate of the western United States in the 1960s. Often associated with passive solar and environmental conscious designs of the period, the style is typically one or one-and-one-half stories in height with wood exterior cladding and little or no overhanging eaves. The asymmetrical style dwindled in popularity in the 1980s due the perceived cost of maintenance.²⁰³



*Gary & Kathy Kincaid House, 1973
W1322 South Shore Drive, Town of Palmyra*

An example of a Shed style building in the southeast Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W1322 South Shore Drive	Gary & Kathy Kincaid House	1973	Surveyed

A-Frame

The A-Frame style developed in the post-war period, particularly in California and the western United States, and became especially popular during the 1960s via do-it-yourself kits and plans. The style’s success was a result of its simple construction and adaptability to a variety of materials and climates. The A-Frame is marked by a high peaked gable roof continuing down to ground level. The dramatic one-and-one-half or two-and-one-half story interior space generally features large areas of windows in each gable end. The style sometimes results in small and awkward interior conditions and, as a result, subsequent additions of other built forms are common. Often used for vacation homes, the A-Frame declined in popularity during the 1970s as larger and more traditional forms became popular.²⁰⁴



*Jeffery Beardsley House, 1968
W1354 South Shore Drive, Town of Palmyra*

An example of an A-Frame style building in the southeast Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W1354 South Shore Drive	Jeffery Beardsley House	1968	Surveyed

Geodesic Dome

The Geodesic Dome is a contemporary folk architectural form that reflects the need for basic, economic shelter without concern for fashionable stylistic design or detailing. Domes were widely popularized by the advocacy of Buckminster Fuller and his design for the United States Pavilion at the Montreal World’s fair of 1967. The form consists of a rigid geometric, metal or plastic frame and is generally covered by either a flexible skin or rigid panels. The form was used for commercial and less commonly residential uses in Wisconsin during the mid- to late twentieth century.²⁰⁵



*Peter Hunstiger House, 1978
W1636 U.S. Highway 18, Town of Palmyra*

An example of a Geodesic Dome style building in the southeast Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	W1636 U.S. Highway 18	Peter Hunstiger House	1978	Surveyed

Contemporary

The term Contemporary is used to describe mid- and late twentieth century buildings that cannot be ascribed to styles detailed previously in this chapter. Architectural historians and architects have identified names for many contemporary theories of architecture; however, buildings of these genres are now first reaching sufficient age to be evaluated for significance per National Register Criterion.²⁰⁶



*Hebron School, 1957
N2313 County Highway D, Town of Hebron*

Examples of Contemporary style buildings in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Palmyra	W1476 Blue Spring Lake Drive	Battle Creek School	1951	Surveyed
Palmyra	W1318 South Shore Drive	Frey House	1965	Surveyed
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Eligible
Sullivan	W1904 Main Street	Rome Volunteer Fire Department	1967	Surveyed

Vernacular Forms

Vernacular architecture is a term for buildings easily described as a “backdrop” to others that can be attributed to the previously described styles. These common buildings, whose distinguishing characteristic is their simplicity, are generally classified by their exterior massing, roof shape, and number of stories.²⁰⁷

Front Gable



Meadow Brook School, 1867
W4108 County Highway U, Town of Cold Spring



Stone School, 1869
N1409 Fremont Road, Town of Cold Spring

The Front Gable was a common form for houses, commercial buildings, halls, churches, schools, and other types of buildings in rural and urban Wisconsin communities from 1840 to 1925. Characterized by a rectangular plan and gabled roof, the form is named so as its major façade is placed on the gable end of the building. Front Gables are most commonly one-and-one-half stories in Wisconsin; however, one, two, and two-and-one-half story versions are found. Dormers can be found on half-story versions on one or both sides of the gable.²⁰⁸

Earlier examples of the form are narrower in width than the later, generally broader examples regardless of the number of stories. Correspondingly, earlier examples' roofs tend to be steeper and later versions more gently sloped. While typically symmetrical, a central or offset entry door may be sheltered by a small porch, uncovered stoop, or full porch with shed or hipped roof. The Front Gable form typically has a clapboard-clad, or occasionally brick, exterior. Simply detailed sills and lintels, turned porch posts, decorative shingles, and oversized parlor windows are commonly the only decorative embellishment associated with the form, a lack of which disassociates the form from recognized styles of the same period in which the Front Gable form predominates. This Front Gable form should not be confused with mundane versions of other major styles.²⁰⁹



Ungermire Hotel / Old Rome Village Hall, 1879
W1935 Main Street, Town of Sullivan



*Wright's Mill School, 1891
W3393 Hagedorn Road, Town of Hebron*



*Cold Spring School, 1871
W4899 School Road, Town of Cold Spring*

Examples of Front Gable building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W4108 County Highway U	Meadow Brook School	1867	Surveyed
Cold Spring	W4899 School Road	Cold Spring School	1871	Eligible
Cold Spring	N1409 Fremont Road	Stone School	1869	Eligible
Cold Spring	N1470 Fremont Road	Henry Cooper House	1881	Surveyed
Hebron	W3692 State Highway 106	Munro School	1869	Surveyed
Hebron	W3393 Hagedorn Road	Wright's Mill School	1891	Eligible
Hebron	W4444 Lower Hebron Road	Barkwoods School	1880	Surveyed
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Eligible
Sullivan	W1901 Main Street	House	c.1850	Surveyed
Sullivan	N3556 County Highway F	Sance's Mill School	1900	Surveyed

Side Gable

The Side Gable form, while also used for commercial and public buildings, is predominately one of the earliest and most universal of all residential forms. It has been built around the world for centuries and during all periods of white settlement in Wisconsin with a variety of materials by various ethnic groups, especially between 1840 and 1940. The form is characterized by a rectangular plan and generally low-sloped gabled roof with its major façade on one of the long sides and its roof gables on the short ends. The Side Gable form is often adapted to half-story heights with or without dormers, from one to three stories; the one-and-one-half story version being most common in Wisconsin.²¹⁰

While most commonly covered in clapboards, Side Gable buildings can also be commonly found constructed of fieldstone, cut stone, or brick. Many early examples are log or timber-framed structures. As with other vernacular forms, earlier examples also tend to be narrower, often only one room wide. Added wings are very common on the Side Gable form, often one-story with a shed roof along the rear wall or as perpendicular extensions that form a T- or L-shaped plan to the rear. Porches are very common, partially or entirely spanning the front façade, and may have the building's only decorative embellishment such as small brackets or turned posts. The porch roof is generally not an extension of the main roof but is a separate shed, flat, or hipped roof.²¹¹



*B.F. Holmes House, c.1850
W731 Carlin Trail, Town of Palmyra*



*F.J. Holtz House, 1860
W857 US Highway 18, Town of Sullivan*

Examples of Side Gable building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3698 Hartman Lane	Leonard Hartman House	c.1890	Surveyed
Palmyra	W731 Carlin Trail	B. F. Holmes House	c.1850	Eligible
Sullivan	W857 US Highway 18	F.J. Holtz House	1860	Surveyed
Sullivan	County Highway F	Rome Baseball Park Concession Stand		Surveyed
Sullivan	N3071 Rome Oak Hill Road	Log House	c.1840	Surveyed

Gabled Ell

The Gabled Ell form is one of the most ubiquitous vernacular building types built in Wisconsin from 1860 to 1910 and nearly always a residential form. The name is attributed to all buildings that are cruciform, “L,” or “T” shaped in plan. Gabled Ells generally appear as two gabled wings perpendicular to each other, with the exception of the cruciform version which appears as a central Front Gable wing flanked by perpendicular wings on each side. Although it is uncertain with what frequency construction of the two wings of the Gabled Ell form was done as a whole unit, it is certain that the form commonly evolved from Front or Side Gable buildings.²¹²



*William Brown House, c.1870
W3744 Stroupe Road, Town of Cold Spring*



*House, c.1870
W1834 Main Street, Town of Sullivan*

Examples of the Gabled Ell form exhibit a variety of combinations of stories amongst its multiple wings, although a one-and-one-half story main block with a one-story side wing is most common. Constrained by generally narrow urban lot sizes, Gabled Ells appear more commonly in rural or small communities. Exterior surfaces are most often covered with clapboards; however, brick and stone are not uncommon. A porch with either a shed or hipped roof is most always located at the ell created by the junction of the two wings and has often been enclosed. The main entry door, located on the porch, is commonly located on either or both walls. The only decorative elements of the Gabled Ell are generally brackets, turned posts, and a balustrade on the porch, making it the most visually interesting element of the otherwise simple form. Early examples may exhibit modest references to the Greek Revival or Italianate styles.²¹³

Examples of Gabled Ell building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1362 Fremont Road	S.B. Vail House	c.1870	Surveyed
Cold Spring	W4305 Fremont Road	Josiah Pester House	c.1870	Surveyed
Cold Spring	W3744 Stroupe Road	William Brown House	c.1870	Surveyed
Hebron	N2620 County Highway D	A.J. & Larina Fuller House	c.1860	Surveyed
Hebron	W2744 State Highway 106	Francis & Emely Gardner House	c.1865	Surveyed
Hebron	W2531 Turner Road	Jonathon Winn Farmstead House	c.1875	Eligible
Hebron	N3330 Will Road	A. Langhoff House	c.1865	Surveyed
Hebron	N3612 Will Road	A. Frank House	c.1860	Surveyed
Sullivan	W1834 Main Street	House	c.1870	Surveyed
Sullivan	W2274 Rome Road	Kern House	c.1870	Surveyed

Two-Story Cube

The two-story cube, a vernacular residential form commonly built in Wisconsin from 1850 to 1880, is characterized by its boxy massing, square proportions, and hipped roof with minimal overhang. Two-story cubes generally have simple exteriors of brick, clapboard, and, less frequently, stucco; however, materials are rarely juxtaposed as in the later and similar American Foursquare style. Windows are generally located symmetrically across the façade and articulated with simple frames, lintels, and sills. In most examples, a hip-roofed front porch spans the front façade or at least covers the centrally placed or offset entry door. Generally, absence of decorative embellishment distinguishes the two-story cube form from other defined styles; the only decorative elements of the two-story cube may include porch brackets and turned posts on earlier examples and Tuscan columns and a balustrade on later examples.²¹⁴



*Oscar J. Oleson Farmstead House, c.1870
W1320 State Highway 106, Town of Palmyra*

Examples of Two-Story Cube building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1704 Heyse Drive	Hugo Heyse House	c.1900	Surveyed
Cold Spring	W3064 Piper Road	Clement J. Taylor House	c.1890	Surveyed
Hebron	N2361 County Highway D	Hebron School	1885	Surveyed
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead House	1898	Eligible

One-Story Cube

The one-story cube was commonly built in Wisconsin from 1870 to 1930, most often as a residential form. It is characterized by its boxy and diminutive proportions. While many examples actually have a square plan, those with rectangular plans convey the same sense of cubic dimensions with the distance from the ground to the roof top approximating the width of their front façade. One-story cubes typically feature a low-sloped hipped roof; yet sometimes roofs may be steeply pitched and almost pyramidal.

The form almost always features a full front porch, often recessed beneath the front roof and frequently enclosed to add more interior space. Porches may be adorned with brackets and turned posts in early examples. Most often clad in clapboards, brick and stucco examples are rare. Small dormers with either shed or hipped roofs often light and ventilate attic spaces. Plain windows may be found regularly or irregularly spaced; more elaborate windows or bay windows do appear on some examples. The front door is nearly always centrally placed. Decoration is even less common than on other vernacular forms. Minimalism and functionality make the one-story cube form one of the most utilitarian, reflecting its low cost and frequent occurrence as workers' housing.²¹⁵



*Corner Grove School, 1936
W2212 State Highway 59, Town of Palmyra*

Examples of One-Story Cube building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W2212 State Highway 59	Corner Grove School	1936	Surveyed

Cross Gable

Unlike other vernacular forms, the Cross Gable did not appear until late in the nineteenth century, commonly built in Wisconsin from 1890 to 1930. Examples of the form are usually two stories in height, roughly square in plan, and featuring a Cross Gable or cross gambrel roof; the term cross referring to two intersecting, identical roofs whose ridges form a cruciform. Lesser examples may achieve the crossed gabled roofs with a greatly oversized roof or wall dormers.²¹⁶



*George Bieck House, 1854
W1882 Main Street, Town of Sullivan*

Early Cross Gable examples tend to feature delicate reminders of the Queen Anne style, while later examples may exhibit broad proportions, squatty form, and other elements of the American Foursquare and Bungalow styles. However, because of their simplicity and general lack of adornments, Cross Gable buildings are not strongly associated with any style. Roof lines broken by small gables and full front porches with low, often gabled, roofs are typical. On the most common clapboard-clad examples, porches often feature wood balustrades; however, masonry examples with either masonry or wooden porches are not uncommon. Windows are often paired or tripled and randomly spaced on all but the front façade, which may be organized symmetrically despite a typically offset front door. Varying window sizes and shapes often reflect the interior location of baths, kitchens, and staircases.²¹⁷

Examples of Cross Gable building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	W1882 Main Street	George Bieck House	1854	Surveyed

Commercial Vernacular

Commercial Vernacular is a generalist style for 19th century commercial buildings that do not quite fit into the high style categories described above. They may have elements of Italianate, Romanesque, or Queen Anne styles, but not enough to categorize them as that style. For instance, the first floor storefront may be reminiscent of a particular period, but there is no evidence of that period throughout the rest of the facade. Second story openings may have hood moldings or be arched, and the parapet of the building may be adorned with a decorative corbelled cornice. Early Commercial Vernacular buildings were constructed of wood, but were taken by fire over the years. The remaining buildings are made of brick or stone.²¹⁸



*Quick's General Store, c.1875
W1909 Main Street, Town of Sullivan*

An example of a 19th Commercial Vernacular building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	W1909 Main Street	Quick's General Store	c.1875	Surveyed

Twentieth Century Commercial

The term Twentieth Century Commercial is a generalist stylistic term for twentieth century commercial buildings that do not quite fit into the high style categories described above. These are simple, undecorated buildings with little architectural detailing. The only ornamentation that may appear in the building may come in the form of decorative brickwork at the parapet.²¹⁹



*Rome State Bank, 1912
W1931 Main Street, Town of Sullivan*

Examples of 20th Century Commercial buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N252 County Highway H	Young Engineering Co. Snow Valley Plant	c.1950	Surveyed
Sullivan	N2745 Hardscrabble Road	John & Eileen Wickham Garage	1951	Surveyed
Sullivan	W1860 Main Street	Rome Feed Mill	1924	Surveyed
Sullivan	W1931 Main Street	Rome State Bank	1912	Surveyed
Sullivan	W1935 Main Street	Rome Village Garage	c.1920	Surveyed

Astylistic Utilitarian

The term astylistic utilitarian is used to describe buildings and other structures built for their utility alone and cannot be attributed to the previously described styles or forms. Generally service and outbuildings, these structures were typically constructed with minimal architectural detail and their form dictated by functional requirements.



*Rome Feed Mill, 1924
W1860 Main Street, Town of Sullivan*

Examples of Astylistic Utilitarian resources in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N528 County Highway H	Blue Spring Lake Dam	1927	Surveyed
Sullivan	W1860 Main Street	Rome Feed Mill	1924	Surveyed

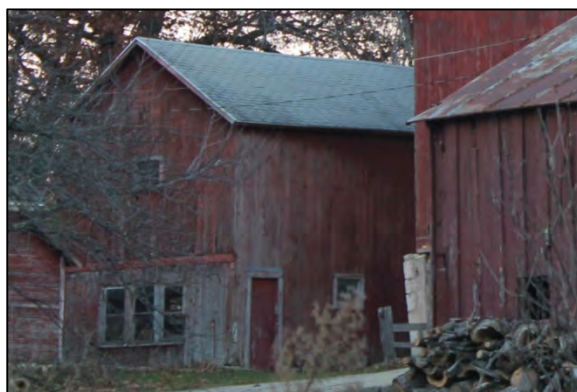
Agricultural Buildings

Barns

Yankee and European immigrant settlers of Wisconsin brought with them several traditional agricultural practices, including traditions of constructing barns. To correspond with the diversity of crops grown in Wisconsin and the range of backgrounds of farming settlers, a vast array of agricultural buildings were constructed in the state. The following are different types of barns, typically the largest building on a farmstead.²²⁰

Animal Barn/Stable

Barns used for horses, hogs, sheep, or a small herd of cattle are usually rectangular in plan with a gable or shed roof. These barns are generally one story, but may feature a loft. Animal barns are likely to have more windows than other barn types, often placed in a regular pattern. Doors, including vehicular entrances, may be located on any side of the barn. Animal barns often feature an attached pen or are located adjacent to a fenced yard. Generally of wood frame construction, animal barns in Wisconsin are typically sided with board or board and batten siding. Some examples are stone or stovewood clad.²²¹



*Christian Oleson Farmstead Animal Barn, <1937
W1473 Zion Road, Town of Palmyra*

Examples of animal barns in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George & Betsey Billett Farmstead Animal Barn	<1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	<1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	>1937	Eligible
Palmyra	W1473 Zion Road	Christian Oleson Farmstead Animal Barn	<1937	Eligible

Bank Barn

Bank barns are large or medium-sized, rectangular two-level barns in which the upper level is used for hay, feed, implement, or vehicle storage, and the lower is used for animals, often dairy cows. The bank barn's identifying feature is that its lower level is constructed into the rise of a hillside, with a large door on the upper level opening directly onto the rise. Bank barns generally feature a masonry lower level with the upper level frame constructed with board, board and batten, or log siding. In Wisconsin, some examples may be found constructed entirely of stone or brick. Bank barns may feature a symmetrical or asymmetrical gabled, gambrel, or arched roof. Ventilation cupolas and dormers are common. Windows or vents, commonly louvered, are typically found on the second level. One or more entrances and small windows are generally found in the end walls of the lower level. The long wall opposite the hillside may feature a slight extension of the upper floor over the lower cantilevered or supported by posts, providing a sheltered area for animals and usually containing one or more doors for animal entry. Older, gable roofed examples may have originally been threshing barns that have been raised to accommodate a milking parlor below with hay loft above.²²²



*George E. & Betsey Billett Farmstead Barn, <1937
N1148 County Highway D, Town of Cold Spring*



*Christian Oleson Farmstead Barn, <1937
W1473 Zion Road, Town of Palmyra*

Examples of bank barns in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Barn	<1937	Eligible
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Barn	<1937	Eligible
Cold Spring	N979 Marshall Road	F. Cooper Barn	<1937	Surveyed
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Eligible
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Barn	<1937	Eligible
Sullivan	N3281 Rome Oak Hill Road	F. Mundschau Barn	c.1900	Surveyed

Basement Barn

Basement barns are one of the most common types of barn in Wisconsin. They are medium to large in size with a raised masonry foundation, at least to the height of doorways, which forms a lower story. Basement barns generally have an upper level of frame construction with board or board and batten siding. In Wisconsin, some examples may be found constructed entirely of stone. Similar to bank barns, the lower floor was intended for animal shelter and machinery and implement storage, while the upper level was utilized for hay and grain storage. Many basement barns feature an earth or frame ramp leading to a large door on the second story.²²³



*Albert Knapp Farmstead Barn, <1937
W1420 State Highway 59, Town of Palmyra*



*Gilbert Farmstead Barn, <1937
N2531 County Highway Z, Town of Sullivan*

Basement barns may feature a symmetrical or asymmetrical gabled, gambrel, or arched roof. Often these barns feature an exaggerated peak at either end of the roof's ridge, referred to as a hanging gable, to shelter a mechanical hayfork and protect the loft from weather. It is not uncommon for this sheltered peak to fully enclose the hayfork; this feature is referred to as a hay hood. Ventilation cupolas and dormers are common. Basement barns commonly feature multiple entrances on the lower level on both the long and short ends. Older, gable roofed examples may have originally been threshing barns that have been raised to accommodate a milking parlor below with hay loft above.²²⁴

Examples of basement barns in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N387 Cold Spring Road	Nelson Barn	c.1880	Surveyed
Cold Spring	N4783 Fremont Road	N. Horton Barn	c.1870	Surveyed
Palmyra	W114 Hooper Road	E. Uglow Farmstead Barn	<1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Barn	<1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Barn	<1937	Eligible
Palmyra	W1269 State Highway 59	A. Willson Barn	c.1900	Surveyed
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Barn	<1937	Eligible

Tobacco Barn

Tobacco barns present a long, low profile, with a gable roof, and every third or fourth board of the siding would be hinged to allow the boards to open and ventilate the interior to dry the crop. The interior usually has rows of poles to hang the tobacco to dry. Tobacco barns usually have a door at each gable end of a rectangular plan to allow vehicles to drive through the building.²²⁵



*Christian Oleson Farmstead Tobacco Barn, >1937
N1473 Zion Road, Town of Palmyra*

An example of a tobacco barn in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Eligible

Small Animal/Poultry Barn

Barns built to house chickens, hogs, sheep, and other small animals are typically rectangular and covered by a shed or gable roof. Although some examples can be large, the typical small animal barn on a small to medium-size farm is a diminutive structure. Chicken houses traditionally feature two shed roofs sloping in opposite directions, one higher than the other, allowing windows or vents on the exposed wall of the higher shed roof. Monitor roofs, with a raised clerestory or center section spanning the long length of the building to allow for light and ventilation, are also common in place of the two shed roofs. Windows, sometimes fairly large in size, typically face south. Brooder houses, shelters for young animals, might not have these features and are the smallest of poultry barns.²²⁶



*Gilbert Farmstead Animal Barn, <1937
N2531 County Highway Z, Town of Sullivan*



*F. Cooper Animal Barn, <1937
N979 Marshall Road, Town of Cold Spring*

Examples of small animal and poultry barns in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N979 Marshall Road	F. Cooper Animal Barn	<1937	Surveyed
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Animal Barn	<1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Animal Barn	<1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Animal Barn	>1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Animal Barn	>1937	Eligible
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Chicken Coop	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Eligible

Wisconsin Dairy Barn

These barns, typically long and narrow with symmetrical rows of stalls on the interior and gambrel or curved roof forms with ventilators, derive their design from academically promoted models and design, especially from the University of Wisconsin. Such barns were designed to house dairy cattle and are generally built on concrete foundations and date from the early twentieth century.²²⁷



*John & Mary Ebbott Dairy Barn, 1918
W1518 County Highway CI, Town of Sullivan*

Examples of Wisconsin Dairy Barns in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3978 County Highway U	William F. Lentz Dairy Barn	c.1900	Surveyed
Cold Spring	N1362 Fremont Road	Cora Freeman Dairy Barn	c.1900	Surveyed
Sullivan	N3228 Bente Road	George C. Bente Dairy Barn	c.1910	Surveyed
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Eligible
Sullivan	N3028 Rome Oak Hill Road	Elmer & Harold Lundt Dairy Barn	c.1920	Surveyed

Corn Crib

Corn cribs are generally rectangular buildings with horizontal, wood slat walls for ventilation. Walls were frequently sloped with a narrower base. Roofs are commonly gable or shed, but gambrel examples can be found. They were often constructed on blocks or pilings to prevent the nesting of rodents underneath. Corn cribs vary in size, with the earliest examples being rather small. More modern corn cribs can be constructed of metal.²²⁸



*Gilbert Farmstead Corn Crib, <1937
N2531 County Highway Z, Town of Sullivan*

Examples of corn cribs in southeastern quadrant of Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W114 Hooper Road	E. Uglow Farmstead Corn Crib	<1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Corn Crib	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Corn Crib	<1937	Eligible
Sullivan	N3028 Rome Oak Hill Road	Elmer & Harold Lundt Garage & Corn Crib	c.1920	Surveyed

Garage

Garages, possibly the most common outbuilding in rural or urban settings, were constructed on farmsteads and residential properties for the storage of automobiles. Garages are most often one story in height and rectangular in plan. They commonly feature a gable or hipped roof, one or more vehicle entrances on the front façade, and windows or doors on any side.



*Gilbert Farmstead Garage, <1937
N2531 County Highway Z, Town of Sullivan*

Examples of garages in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Garage	<1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Garage	<1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Garage	>1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Garage	<1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Garage	<1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Garage	>1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Garage	<1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Garage	<1937	Eligible
Palmyra	N 1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Garage	<1937	Eligible

Granary

Granaries were commonly built on farms during Wisconsin’s earliest years of settlement when wheat dominated the state’s agricultural production; they were rarely built after the wheat era. Commonly constructed of wood frame, masonry, half-timber, and log granaries can be found. Granaries are generally small structures, square or rectangular in plan, with a gable or shed roof; some were constructed on blocks or pilings. A single doorway can be located on any side. Many were built with sloped walls.²²⁹



*Christian Oleson Farmstead Granary, <1937
N 1473 Zion Road, Town of Palmyra*

Examples of granaries in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Garage	<1937	Eligible
Palmyra	N 1473 Zion Road	Christian Oleson Farmstead Granary	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Granary	<1937	Eligible

Machine Shed

Long, low sheds in which to store machinery were constructed on most farms. Built of frame construction, with a shed or gable roof, they typically are rectangular in plan and feature sliding or hinged doors on one of the long sides.²³⁰



*Albert Knapp Farmstead Machine Shed, >1937
N 1473 Zion Road, Town of Palmyra*

Examples of machine sheds in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Machine Shed	<1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Machine Shed	>1937	Eligible

Milk House

Milk houses are multi-purpose dairy buildings used to wash cans and equipment and store milk temporarily. Small buildings constructed of frame, brick, concrete block, or stone, they are generally attached or located close to a farm’s dairy barn.²³¹

An example of a milk house in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Milk House	<1937	Surveyed

Privy/Outhouse

Small latrine buildings, commonly referred to as outhouses, were generally constructed of wood and located near the house; however stone and brick examples can be found. They typically feature a gable roof, small windows or vents high in the gable wall, and a clean-out trap door on the rear wall.²³²



*E. Uglow Farmstead Outhouse, <1937
W114 Hooper Road, Town of Palmyra*

An example of a privy in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	W114 Hooper Road	E. Uglow Farmstead Outhouse	<1937	Eligible

Pump House

Small buildings were often constructed to enclose a farm’s water supply. Sometimes pump houses were heated with a wood burning stove to prevent the system from freezing during the winter.²³³



*E. Uglow Farmstead Pump House, <1937
W114 Hooper Road, Town of Palmyra*

Examples of pump houses in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Pump House	<1937	Surveyed

Shed

Sheds are small utilitarian buildings used for storage, especially for the storage of wood or coal historically. Any small agricultural outbuilding not identifiable as a small animal barn, milk house, or smokehouse is classified as a shed.²³⁴



*F. Mundschau Shed, c.1875
N3281 Rome Oak Hill Road, Town of Sullivan*



*E. Uglow Farmstead Shed, <1937
W114 Hooper Road, Town of Palmyra*

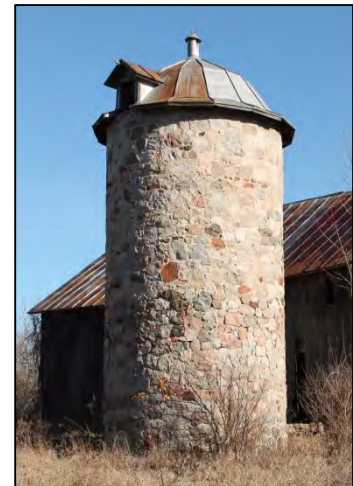
Examples of sheds in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Eligible
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	<1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	<1937	Eligible
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Eligible
Sullivan	N2573 Hardscrabble Road	Log Shed		Surveyed
Sullivan	N3281 Rome Oak Hill Road	F. Mundschau Log Shed	c.1875	Surveyed

Silo

Silos are tall, narrow structures used for the storage of grain or silage. The development of the silo was closely tied to the dramatic increase in the cultivation of feed crops during the late nineteenth century. By providing inexpensive storage for feed, a dairy farmer could increase milk production by milking his herd through the winter. By the early twentieth century, University of Wisconsin officials considered silos indispensable to successful farming.²³⁵

From its beginning with pit silos during the 1870s, silo technology went through a thirty-year period of experimentation. Above ground, square silos were deemed more effective by the 1880s; followed by the centric silo of the early 1890s as it required less material for construction and eliminated corners in which silage often spoiled. By the turn of the twentieth century, silos were commonly constructed of stone, glazed brick, or wood. Masonry silos often featured a wood liner. Poured concrete silos became popular after 1905, soon superseded by steel-rod-reinforced concrete block structures. Later, steel or pre-formed fiberglass silos were introduced. Silos are commonly attached to barns.²³⁶



*E. Uglow Farmstead Shed, <1937
W114 Hooper Road, Town of Palmyra*

Examples of silos in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Silo	>1937	Eligible
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Silo	>1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Eligible
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Silo	<1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Eligible
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Silo	>1937	Eligible
Sullivan	N3240 Rome Oak Hill Road	H. Grahams Silo	c.1880	Surveyed

Construction Materials and Methods

Timber

Because of its abundance in the area, wood logs were the primary construction material used by the earliest settlers in Wisconsin for structural framing, whether clad or left exposed on the exterior, until eventually being eclipsed by milled lumber with the development of saw mills. Houses, barns, churches, and commercial structures were all commonly built with heavy timber that were mortised, tenoned, and pegged together. End panels are generally braced diagonally. Panels between the timbers were typically filled with bricks laid in mud mortar, rubble masonry coated with plaster, or wood staves covered with straw, mud, and plaster. Occasionally, clapboards were applied over the half-timber work at either the time of construction or later.²³⁷

Immigrants from England, France, and Germany introduced to the American colonies a half-timber construction that was reminiscent of medieval building traditions practiced in their homelands. While not brought westward as extensively as other traditions, the practice continued in rural Germany well into the nineteenth century and thus was utilized by many German settlers in the central United States, including Wisconsin, especially the southeast portion of the state. Wisconsin examples are almost exclusively of German cultural origin. The German term for half-timber construction is “Fachwerkbau.”²³⁸

Beginning around the turn of the twentieth century, decorative half timbering became a hallmark characteristic of the American Craftsman, Tudor Revival, and French Provincial Revival styles. It was used most commonly on the second floor or gable ends and was most often infilled with stucco or brick. The use of wood logs for exterior cladding became popular on Rustic style structures of the early and mid-twentieth century.



*Rome Baseball Park Concession Stand
Rome Oak Hill Road at Island Road, Town of Sullivan*



*B. F. Holmes House, c.1840
W731 Carlin Trail, Town of Palmyra*

Examples of historic wood timber buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W3796 Stroupe Road	Harold Stroupe Cabin	c.1950	Surveyed
Palmyra	W731 Carlin Trail	B. F. Holmes House	c.1850	Eligible
Palmyra	W1340 South Shore Drive	Richard & Pamela Fraaza House	1970	Surveyed
Sullivan	N2573 Hardscrabble Road	Log Shed		Surveyed
Sullivan	N3123 Lundt Road	Timber Frame House		Surveyed
Sullivan	County Hwy F at Island Road	Rome Baseball Park Concession Stand		Surveyed
Sullivan	N3071 Rome Oak Hill Road	Log House	c.1840	Surveyed
Sullivan	N3281 Rome Oak Hill Road	F. Mundschau Log Shed	c.1875	Surveyed

Wood

Because of its abundance in the area, wood has historically been the primary material for construction in Wisconsin throughout its entire history. Wood has been used for residential construction in the form of studs, joists, rafters, clapboards, shingles, and shakes. Many of Jefferson County's historic buildings were originally sided and roofed with wooden clapboards or shingles.



*House, c.1870
W1834 Main Street, Town of Sullivan*



*Hebron Methodist Episcopal Church, 1899
N2349 County Highway D, Town of Hebron*



*John Ebbott Dairy Barn, 1918
W1518 County Highway CI, Town of Sullivan*



*Douglas & Laura Rupp House, 1949
W1326 N Blue Spring Lake Drive, Town of Palmyra*

Examples of historic wood framed and sided building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Hebron	N2349 County Highway D	Hebron Methodist Episcopal Church	1899	Eligible
Palmyra	W1326 N Blue Spring Lake Dr.	Douglas & Laura Rupp House	1949	Surveyed
Palmyra	W1322 South Shore Drive	Gary Kincaid House	1973	Surveyed
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Eligible
Sullivan	W1518 County Highway CI	Cyrus Curtis House	c.1840	Surveyed
Sullivan	W1518 County Highway CI	John & Mary Ebbott House	1912	Eligible
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Eligible
Sullivan	W1554 Froelich Road	Charles Hagedorn House	1898	Surveyed
Sullivan	W1834 Main Street	House	c.1870	Surveyed
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Eligible

Stone

Stone was a popular construction material historically due to its fire resistive properties and aesthetic qualities. It was used in churches, schools, and high end houses. Stone applications in Jefferson County employ a variety of different masonry patterns, including uncoursed fieldstone, uncoursed ledgerock, uncoursed roughly square, coursed ashlar, and random coursed ashlar. While there are a few examples of more refined, smooth cut stone facades, the overwhelming majority of stone buildings in Jefferson County have rusticated stone facades with rectangular or square building stones having a rough or rock face.



*Stone School, 1869
N1409 Fremont Road, Town of Cold Spring*



*Christian Oleson Farmstead Stone Walls, <1937
N1473 Zion Road, Town of Palmyra*



*Frank Lester House, c.1920
N1411 St. John's Road, Town of Cold Spring*



*William & Jenny Falk House, 1952
W1741 Froelich Road, Town of Sullivan*

Examples of historic stone resources in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1409 Fremont Road	Stone School	1869	Eligible
Cold Spring	W979 Marshall Road	F. Cooper Animal Barn	<1937	Surveyed
Cold Spring	N1411 St. John's Road	Frank Lester House	c.1920	Surveyed
Hebron	N3285 Cushman Road	William Cushman House	1964	Surveyed
Palmyra	W731 Carlin Trail	B. F. Holmes House	c.1850	Eligible
Palmyra	N1550 County Highway H	David Dassow House	1968	Surveyed
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Stone Walls	<1937	Eligible
Sullivan	N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Eligible
Sullivan	W1741 Froelich Road	William & Jenny Falk House	1952	Surveyed
Sullivan	N3240 Rome Oak Hill Road	H. Grahams Silo	c.1880	Surveyed

Brick

Historically, brick was a very popular building material in Wisconsin. Due to fear of fire, it became widely used in commercial buildings as a replacement for earlier wood framed buildings. Its use was also prevalent on churches, schools, and as a veneer on wood-framed houses. Typical bonding techniques found in Jefferson County include common bond, herringbone, basket weave, stacked bond patterns, and colors range from cream, tan, and red to brown.



*House, 1848
N2331 County Highway D, Town of Hebron*



*Albert Knapp Farmstead House, c.1860
W1420 State Highway 59, Town of Palmyra*



*Levi Johnson House, c.1870
N221 Cold Spring Road, Town of Cold Spring*



*House, 1925
W1945 Main Street, Town of Sullivan*

Examples of historic brick building in southeastern Jefferson County includes:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N221 Cold Spring Road	Levi Johnson House	c.1870	Eligible
Cold Spring	W4899 School Road	Cold Spring School	1871	Eligible
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Hebron	N2331 County Highway D	House	1848	Eligible
Hebron	W3393 Hagedorn Road	Wright's Mill School	1891	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead House	c.1875	Eligible
Palmyra	W1269 State Highway 59	Rueben & Betsey Willson House	1867	Eligible
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead House	c.1860	Eligible
Sullivan	W1945 Main Street	House	1925	Eligible
Sullivan	W1984 Main Street	Evangelical United Brethren Church	1868	Eligible

Concrete

Concrete was an experimental building material during the early twentieth century. While commonly used as a structural material as the twentieth century progressed, poured or pre-cast concrete was rarely used as an exterior finish material in Wisconsin. However, concrete blocks were widely used as an economical construction material, largely for utilitarian structures.



*George E. & Betsey Billett Farmstead Barn, <1937
W1518 County Highway CI, Town of Sullivan*



*Rome Feed Mill, 1924
W1860 Main Street, Town of Sullivan*



*Young Engineering Company Snow Valley Plant, 1954
N252 County Highway H, Town of Palmyra*

Examples of historic concrete buildings in southeastern Jefferson County include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead Barn	<1937	Eligible
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silage Pit	>1937	Eligible
Palmyra	N252 County Highway H	Young Engineering Co. Snow Valley Plant	c.1950	Surveyed
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Eligible
Sullivan	N3228 Bente Road	George C. Bente House	1911	Surveyed
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Eligible
Sullivan	N2745 Hardscrabble Road	John & Eileen Wickham Garage	1951	Surveyed
Sullivan	W1860 Main Street	Rome Feed Mill	1924	Surveyed
Sullivan	W1931 Main Street	Rome State Bank	1912	Surveyed

Aluminum

While aluminum siding is typically considered as a replacement siding material having an adverse effect on a building's architectural integrity, this is not always the case. After World War II, aluminum became popular to both builders and homeowners as a low-maintenance alternative to wood siding. Aluminum rapidly became the standard siding material for new construction, especially on small, cost-efficient Ranch and simplified Colonial Revival style residences built from the 1940s onward.



*Seth Nathan House, 1950
N354 Cold Spring Road, Town of Cold Spring*

Examples of historic buildings demonstrating the early use of aluminum siding in southeastern Jefferson County include the following:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N354 Cold Spring Road	Seth Nathan House	1950	Surveyed
Hebron	N2330 Museum Road	Anthony J. Wright House	1956	Surveyed
Sullivan	N3392 Bente Road	Larry Hollis House	1970	Surveyed

Architects and Designers

Helmut Ajango

Helmut Ajango was born in Voru, Estonia, in 1931 and immigrated to the United States from Germany in 1949 to attend college. Ajango married his wife Martha in 1953 and had three children. After earning a degree in Architectural Engineering from the University of Illinois in 1958, he moved to Fort Atkinson to work with the firm Waterman, Fuge, and Associates. In 1962, Ajango established his own practice, Helmut Ajango, Architect, and worked on a variety of residential, commercial, and religious projects. Most of his work is located in south-central Wisconsin.²³⁹



*Frey House, 1965
W1318 South Shore Drive, Town of Palmyra*



*Dean Kincaid House, 1967
N2161 State Highway 106, Town of Palmyra*

Ajango wrote a number of articles and reviews on architecture for the *Milwaukee Journal* and *Wisconsin State Journal*. He also wrote *The Story of 190 Christian Symbols*, published by a local congregation and published in excerpts in the Wisconsin State Journal. Ajango also worked as a translator of Estonian to English for Soviet Architect's travel logs in the United States for the American Institute of Architects in 1972. His design work in stained glass was exhibited locally. His office closed 2012, and he died the following year.²⁴⁰

Buildings associated with Helmut Ajango in this survey include:

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Eligible
Palmyra	W1318 South Shore Drive	Frey House	1965	Surveyed

Julius Charles Landgraf

Little is known at the present time about the career of Julius Charles Landgraf except for his association with the following building that was included in the survey:²⁴¹

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	N3866 West Street	Rome State Graded School	1871	Eligible

Builders

Edward G. Darling

Edward G. Darling was born in New York State in 1807 and moved west at an early age. In 1832, Darling settled in Chicago, Illinois, where he worked as a carpenter and builder. For John H. Kinzie, he constructed the first stone house in the city. Darling moved to Milwaukee the following year and is credited with the construction of the first stone home in that city in 1835.²⁴²

E.G. Darling was one of the six founding members of the Milwaukee and Rock River Claim Company that in 1835 and 1836 organized the first Bark River expeditions to explore Jefferson County for settlement. In 1836, Darling constructed the first dam and saw mill at what they called Bark River Mills, which later became known as the settlement of Hebron in the Town of Hebron. Darling settled permanently in the Town of Jefferson in 1837 and constructed the first frame house in that town, in what is presently the City of Jefferson, and is credited for the construction of the first dam and saw mill there as well.²⁴³ No historic resources were found to be associated with Edward G. Darling.

Roethel & Brown

Little is known at the present time about the partnership of Roethel & Brown of Waukesha except for their association with the following building that was included in the survey.²⁴⁴

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	N3866 West Street	Rome State Graded School	1871	Eligible

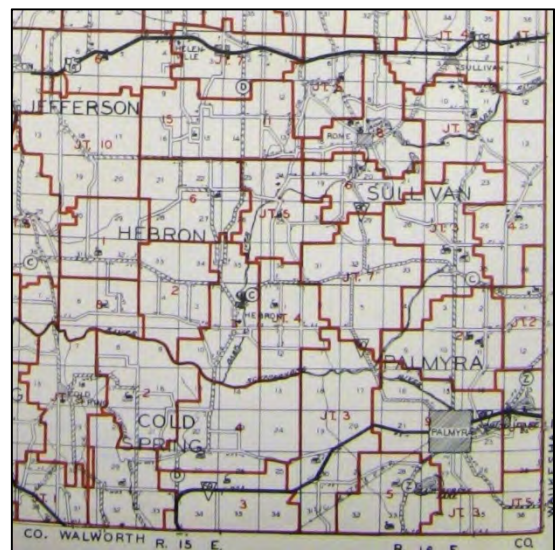
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Education

Introduction

Since the founding of the Wisconsin Territory Constitution in 1836, Wisconsin has mandated and regulated the organization of public schools. At that time, the United States Congress made a donation of land, the sixteenth section in every township, to the Wisconsin Territory for educational purposes. In 1837, the first changes to the Wisconsin Territorial code dictated that towns populated by twenty electors elect a school board of three commissioners with three-year terms to lay districts, lease the school lands in the sixteenth sections to provide funds with which to pay teachers, and hold public school classes for residents' children. Each district was then directed to elect a board of three directors with one-year terms to construct a schoolhouse, hire teachers for a minimum of three months per year, and levy taxes to support the public schools.

Two years later, the code was revised to make families, instead of electors, the minimum basis for school organization; thereafter, every town with a minimum of ten families was required to organize a school district and provide public educational services. The school law of 1839 also required that each town elect five persons annually to act as school inspectors to visit all schools in the district at least quarterly. However, with minimum qualifications or required backgrounds in teaching for these school officials, the system proved inefficient. A law passed in 1848 replaced the multiple school inspector roles with a single town school superintendent. The superintendent was given larger powers of administration and supervision. This town office was substituted with a county superintendent office in 1861. Rural schoolhouses were open a minimum of six months a year, typically during the summer and winter to avoid conflicting with the busy working periods of agricultural life.²⁴⁵



*School District Map, 1931
Atlas and Plat Book of Jefferson County*

In 1919, all schools in the State of Wisconsin were required to adopt an official name in addition to their existing district school numbers for the sake of identification.²⁴⁶ During the early twentieth century, some town school districts consolidated with one another and others with the

school districts of adjacent incorporated municipalities. Consolidation with the school districts of incorporated municipalities became standard. By the mid-twentieth century nearly all rural schoolhouses closed. Since that time, all students from the towns attend schools in nearby incorporated municipalities. This effected the rural communities significantly as most social and cultural activities in rural areas were provided through educational and religious organizations.²⁴⁷

In the decades after closing, many of the rural schoolhouses were either demolished, moved, or remodeled into single-family residences. The schools of southeastern Jefferson County have been more adversely affected than those in other areas of the county.

Primary Education – Town of Cold Spring

Joint School District No. 3 – Cold Spring School

The first school district in the Town of Cold Spring was organized in 1840 at the settlement of Brink’s Mill. Classes were initially held in the non-extant log house of John Greenleaf until a non-extant wood frame schoolhouse was constructed soon thereafter. The wood frame building was moved to the farm of Lyman Goodhue and was used as a shop by the 1940s.²⁴⁸

A new two story brick schoolhouse was constructed on the same site in 1871 in the settlement of Cold Spring, formally Brink’s Mill. Cold Spring School, located at W4899 School Road in the Town of Cold Spring, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under National Register Criterion C for architecture as an example of a nineteenth century front-gabled schoolhouse.²⁴⁹ The lower grades were housed on the first floor with upper grades on the second floor. Cold Spring School closed in 1963 and is presently used as a private residence.²⁵⁰



*Cold Spring School, 1871
W4899 School Road, Town of Cold Spring*

St. John Evangelical Lutheran School

The congregation of St. John Evangelical Lutheran Church founded a non-extant school in the late nineteenth century. For more information on St. John Evangelical Lutheran Church, refer to Chapter 13 Religion. A schoolhouse was constructed near the church in 1893. The school closed after the schoolhouse was destroyed by fire in the 1930s.²⁵¹

Town of Cold Spring School District No. 1 – Meadow Brook School

A small wood frame schoolhouse was constructed on the property of Edmund King in 1867, which eventually became known as Meadow Brook School. Meadow Brook School, located at W4108 County Highway U in the Town of Cold Spring, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school was also known historically as the King School and Lentz School. The school closed during the mid-twentieth

century, and its wood frame schoolhouse was eventually moved a quarter mile east to its current location. The school is currently used as a farm outbuilding.²⁵²

Town of Cold Spring School District No. 2 – Stone School

The second school district in the Town of Cold Spring was organized in 1842. A small, non-extant log school was constructed at that time. In 1850, a small, non-extant wood frame schoolhouse was constructed on the property of DeLoss Vail to replace the log school.²⁵³

In 1864, a schoolhouse was constructed of stones donated from nearby farms on the land of Smith Vail to replace the frame school which became known as Stone School. Stone School, located at N1409 Fremont Road, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under National Register Criterion C for architecture as an example of a front gabled nineteenth century school house. A concrete block entry vestibule was added in the 1930s.²⁵⁴



*Stone School, 1869
N1409 Fremont Road, Town of Cold Spring*

Stone School closed in 1966, making it one of the last rural school districts in the county to be consolidated. It has since been used as the town hall and community center for the Town of Cold Spring.²⁵⁵

Town of Cold Spring School District No. 3 – Parish School

A schoolhouse was constructed on the land of Edmund Parish during the late nineteenth century and became known as Parish School. Parish School, located in the Town of Cold Spring, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The school closed during the mid-twentieth century and is presently used as a private residence.²⁵⁶

Town of Cold Spring Joint School District No. 4 – White School

A non-extant wood frame school house was constructed in the late nineteenth century. White School closed in the mid-twentieth century and has since been demolished.²⁵⁷

Primary Education – Town of Hebron

Joint District No. 15 – Grogan School

School districts in the Towns of Hebron and Jefferson merged to form Joint District No. 15 in the 1870s, at which time a non-extant schoolhouse was constructed named Grogan School. The school closed during the mid-twentieth century, sometime after which the schoolhouse was demolished.²⁵⁸

Town of Hebron School District No. 1 – Tamarack View School

A schoolhouse was constructed in 1846 as one of the first in the Town of Hebron and became known as Tamarack View School. Tamarack View School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The school closed during the mid-twentieth century and is presently used as a private residence.²⁵⁹

Town of Hebron School District No. 2 – Munro School

A non-extant log schoolhouse was constructed in 1843 as the first school in the Town of Hebron. The log school also served as the first town meeting hall and was the site where the Town of Hebron was formally named.²⁶⁰ A new brick schoolhouse was erected to replace the log structure in 1869 and became known as Munro School. Munro School, located at W3692 State Highway 106 in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school closed in the mid-nineteenth century and is presently used as a residence.²⁶¹

Town of Hebron School District No. 3 – Hebron School

The first school in the settlement of Hebron was a non-extant wood frame building constructed on County Highway D north of Green Isle Drive in 1850. This frame building was replaced with a large, two story brick school in 1885. Hebron School, located at 2361 County Highway D in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. In 1945 Hebron School was the largest rural school in Jefferson County. Hebron School was closed in 1952 and is presently used as a private residence.²⁶²



*Hebron School, 1885
N2361 County Highway D, Town of Hebron*

In 1957, Hebron School reopened in a new contemporary school building constructed on County Highway D south of the old school. Hebron School, located at N2313 County Highway D in the Town of Hebron, was included in the



*Hebron School, 1957
N2313 County Highway D, Town of Hebron*

survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of contemporary style architecture.²⁶³ Hebron School closed in 1981, and the Hebron Town Hall relocated to the Hebron School building. For more information on the Hebron Town Hall, refer to Chapter 5 Government. The Hebron Community Center and Preschool, established in 1994, occupies the former Hebron School building with the Town Hall to this day.²⁶⁴

Town of Hebron School District No. 4 – May View School

A wood frame schoolhouse was constructed in 1846. It was replaced by a brick building on the same site in 1878. The May View School, located in the Town of Hebron, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The school closed during the mid-twentieth century and is presently used as a private residence.²⁶⁵

Town of Hebron School District No. 5 – Cushman’s Mill School

A non-extant wood frame schoolhouse was constructed in 1854 at the settlement of Cushman’s Mill. The wood frame school was replaced by a brick schoolhouse in 1891. Cushman’s Mill School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1936 electricity, a new floor, and an entry vestibule were installed. Cushman’s Mill School closed in 1962 and is presently used as a private residence.²⁶⁶

Town of Hebron School District No. 6 – Wright’s Mill School

A non-extant wood frame schoolhouse was constructed near Jesse Wright’s Mill and Creamery in the 1850s. The wood frame school was replaced by a brick schoolhouse constructed in 1862, the current location and condition of which is currently unknown.

In 1891, the second schoolhouse was auctioned and moved to the nearby Kuhn property. That same year, a new brick schoolhouse was constructed in its place. Wright’s Mill School, located at W3393 Hagedorn Road in the Town of Hebron, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under National Register Criterion C for architecture as an example of a nineteenth century front-gabled schoolhouse. The school closed between 1933 and 1945 due to low enrollment. While the school reopened after the end of World War II, It closed permanently several years later. The school is presently used as a private residence.²⁶⁷



*Wright’s Mill School, 1891
W3393 Hagedorn Road, Town of Hebron*

Town of Hebron School District No. 8 – Barkwoods School

A non-extant log school was constructed along Lower Hebron Road in the 1840s. The log school was replaced by a brick schoolhouse constructed in 1880. Barkwoods School, located at W4444 Lower Hebron Road in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. A double outhouse was constructed behind the school which remains on the property to this day. Major alterations took place in 1921, including a new entry vestibule, belfry, finishes, and stove. The school closed in the mid-twentieth century and is presently used as a private residence.²⁶⁸

Primary Education – Town of Palmyra

Joint School District No. 3 – Corner Grove School

A non-extant wood frame schoolhouse, known as Munger School, was constructed in 1851. After a number of alterations and additions, the school was demolished in the 1930s and replaced with a red brick one-room schoolhouse in 1936, which was renamed Corner Grove School after the nearby grove of oak trees at the corner of Highway 59 and Piper Road. Corner Grove School, located at W2212 State Highway 59, was included in the survey but is not eligible for listing in the National Register of Historic Places. Corner Grove School closed soon after completion in 1939, and reopened in 1947. The school permanently closed in 1961, at which time the building was sold and converted into a private residence.²⁶⁹

Town of Palmyra School District No. 2 – Zion School

A wood frame schoolhouse was constructed in 1867 in the Town of Palmyra. Zion School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. Zion School closed in 1959 and is presently used as a private residence.²⁷⁰

Town of Palmyra School District No. 3 – Mill School

In 1867, a wood frame agricultural building overlooking Upper Spring Lake was converted into a schoolhouse. This building was not included in the survey as its present location and condition are currently unknown. In 1871 a non-extant brick schoolhouse was built next to the frame building, which was then sold and moved. Mill School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. Mill School was consolidated and closed in 1958. After being demolished, the building's cream brick was used at Old World Wisconsin in the neighboring Town of Eagle in Waukesha County.²⁷¹

Town of Palmyra School District No. 4

In 1852, a non-extant wood frame schoolhouse was constructed west of the Village of Palmyra. This building was not included in the survey as its present location and condition are unknown. The last known record of this unnamed school are from 1861 with no mention of its closing. The schoolhouse was moved in the late nineteenth century to the farm of Albert Knapp for use as a granary.²⁷²

Town of Palmyra School District No. 5 – Battle Creek School

In 1850, a non-extant log schoolhouse was constructed two miles south of the Village of Palmyra on County Highway H. A brick schoolhouse was constructed to replace the log school in 1890 by the Mestern Brothers of Palmyra and was named Battle Creek School.

A modern brick school building was constructed nearby in 1951. Battle Creek School, located at W1476 Blue Spring Lake Drive in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places. The school was intended serve the influx of residents to the newly platted Blue Spring Lake residential subdivision. Battle Creek School closed in the late twentieth century. It is presently used as a day care and educational facility, named County Kids School House.²⁷³



*Battle Creek School, 1951
W1476 Blue Spring Lake Drive, Town of Palmyra*

Primary Education – Town of Sullivan

Joint School District No. 3 – Pleasant Valley School

A non-extant log schoolhouse was built in the settlement of Pleasant Valley in the 1840s. A non-extant wood frame school house was constructed to replace the log building in 1868. Officially named the Pleasant Valley School, it was also known as Oak Hill School and Pumpkin Hollow School. The school closed in 1962 and was razed in 1969.²⁷⁴

Joint School District No. 7 – Maple Grove School

In 1843, a non-extant wood frame schoolhouse was built amongst a grove of Maple trees. A non-extant brick schoolhouse was constructed in 1872 to replace the wood frame building. While officially the Maple Grove School, it was also known as the Muckey Grove School after the family who originally owned and farmed the land on which it was built. The school was destroyed in an electric fire in 1950, after which the school never reopened.²⁷⁵

St. Lukas Evangelical Lutheran School

The congregation of the St. Lukas Evangelical Lutheran Church founded a school by the mid-1960s. A school addition to the church was constructed in 1966. St. Lukas Evangelical Lutheran Church, located at W1956 Main Street in the Town of Sullivan, was included in the survey. For more information on St. Lukas Evangelical Lutheran Church, refer to Chapter 13 Religion. The school is no longer in operation.²⁷⁶

St. Mary Catholic School

Irish immigrants that settled in the northern portion of the Town of Sullivan formed a Catholic congregation at the settlement of Winfield in 1854. The congregation founded a school in the 1860s. For more information on the congregation, refer to Chapter 13 Religion. Little else is known about the school at this time, including if a dedicated school house was ever constructed and how long the school operated.²⁷⁷

Town of Sullivan School District No. 2 – Heath’s Mill School

In 1866, a brick schoolhouse was constructed at the settlement of Heath’s Mill. Heath’s Mill School, located at N4206 County Highway E in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places. In the 1880s, as Heath’s Mill was declining, the school was moved a mile north to its present location. For much of its history, Heath’s Mill School served the entire northeastern portion of the Town of Sullivan. The school closed in the mid-twentieth century and was converted to its present use as a private residence in 1970.²⁷⁸



*Heath’s Mill School, 1866
N4206 County Highway E, Town of Sullivan*

Town of Sullivan School District No. 4 – Hardscrabble School

A non-extant log schoolhouse was constructed in the settlement of Hardscrabble in 1843. A brick one-room schoolhouse was built to replace the log school in 1860. Hardscrabble School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1895, the schoolhouse was raised onto a new rubble stone foundation. The school closed in the mid-twentieth century and has subsequently been used as a private residence.²⁷⁹

Town of Sullivan School District No. 5 – Brookdale School

By 1867, a wood frame schoolhouse was built one mile north of the former Village of Rome. Brookdale School was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. In 1869, plans were made and funds raised to replace the building with a new stone structure, but the new school was never constructed. Brookdale School was closed in the mid-twentieth century and is presently used as a private residence.²⁸⁰

Town of Sullivan School District No. 6 – Sance’s Mill School

A non-extant log building, to serve as a schoolhouse, church, and meetinghouse, was constructed in 1850 at the settlement near George Senz’s mill, the name of which was often anglicized to

“Sence’s” or “Sance’s” Mill. In 1868, a non-extant wood frame schoolhouse was constructed to replace the log building. A brick schoolhouse was built in 1900 to replace the wood frame building. Sance’s Mill School, located at N3556 County Highway F in the Town of Sullivan, was included in the survey but is not eligible for the National Register of Historic Places. The school was also known as Slabtown School. Sance’s Mill School closed in the mid-twentieth century and is presently used as a private residence.²⁸¹

Town of Sullivan School District No. 8 – Rome State Graded School

The first schoolhouse built in the former Village of Rome was a non-extant log building constructed on the east side of Liberty Street in 1846. Land was deeded for a new school in 1854 and a non-extant wood frame schoolhouse was constructed in 1859 to replace the log school.

Property across Liberty Street from the school was deeded to the State of Wisconsin in 1871 for the purpose of constructing a State Graded School, and a two story cream brick schoolhouse was constructed.²⁸² The Rome State Graded School, located at N3866 West Street in the Town of Sullivan, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C for architecture as an example of an Italianate style schoolhouse.



*Rome State Graded School, 1871
N3866 West Street, Town of Sullivan*

Both the new brick state school and the existing frame school were used simultaneously for a time, perhaps separated by age and grade level, until large two-story additions designed by Charles Landgraf were constructed onto the brick schoolhouse by Roethel and Brown of Waukesha in 1914.²⁸³ Another addition was constructed in 1917.²⁸⁴

Higher grades were discontinued at Rome State Graded School in 1945. Alterations and expansions were made to the building through the 1950s and 1960s. The school closed in 1976 when it was consolidated with the Village of Sullivan School District. The building presently houses the Town of Sullivan town hall, community center, and historical society. The Rome State Graded School was the last operating rural graded school in Jefferson County, and one of the last in the State of Wisconsin.²⁸⁵

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1409 Fremont Road	Stone School	1869	Eligible
Cold Spring	W4899 School Road	Cold Spring School	1871	Eligible
Cold Spring	W4108 County Highway U	Meadow Brook School	1867	Surveyed
Hebron	N2361 County Highway D	Hebron School	1885	Surveyed
Hebron	W4444 Lower Hebron Road	Barkwoods School	1880	Surveyed
Hebron	W3393 Hagedorn Road	Wright's Mill School	1891	Eligible
Hebron	W3692 State Highway 106	Munro School	1869	Surveyed
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Palmyra	W2212 State Highway 59	Corner Grove School	1936	Surveyed
Palmyra	W1476 Blue Spring Lake Drive	Battle Creek School	1951	Surveyed
Sullivan	N4206 County Highway E	Heath's Mill School	1866	Surveyed
Sullivan	N3556 County Highway F	Sance's Mill School	1900	Surveyed
Sullivan	N3866 West Street	Rome State Graded School	1871	Surveyed

Social & Political Movements

Fraternal Organizations

Order of Odd Fellows

The Odd Fellows, a fraternal organization founded in eighteenth century England as a form of social insurance, was established in the eastern United States in 1819 and spread quickly west with Yankee and British settlers. The Odd Fellows became the first national fraternity to include women as members in 1851 and had over 10,000 lodges across the nation, with 400 in the State of Wisconsin by the late nineteenth century.²⁸⁶



*Ungermire Hotel / Old Rome Village Hall, 1879
W1935 Main Street, Town of Sullivan*

Odd Fellow chapters were established by the 1880s in the former Village of Rome in the Town of Sullivan and the settlement of Hebron in the Town of Hebron. Meetings in Rome are believed to have been held on the second floor of the Village Hall. For more information on the Old Rome Village Hall, refer to Chapter 5 Government.²⁸⁷

Order of the Good Templars

The 1830s and 1840s saw the creation of many organizations within the temperance movement in the United States; among these was the Marshall Temperance Fraternity. Established in 1845, it eventually was renamed The Templars of Honor and Temperance. Also known as The Independent Order of Good Templars, the fraternal organization operated on a platform of abstinence from all intoxicating beverages and the prohibition of their sale and manufacture. Many Templars were involved in local and national politics. Popular in Wisconsin, the Templars had 400,000 members nationwide by 1869.²⁸⁸

A chapter of the Templars was established by the 1880s in the former Village of Rome in the Town of Sullivan. Meetings in Rome are believed to have been held on the second floor of the Village Hall. For more information on the Old Rome Village Hall, refer to Chapter 5 Government.²⁸⁹

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Eligible

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Religion

Introduction

In rural communities, social and cultural activities have historically been provided through educational and religious organizations. Several of the churches in the four towns of southeast Jefferson County have remained in operation. However, the overwhelming majority of the church buildings have undergone insensitive renovations and additions so that few have any significant historic architectural features and integrity left intact.

Baptist

Free Will Baptist Church

A Baptist congregation organized at the former Village of Rome in the Town of Sullivan in 1854. Initially, services and meetings were held in private homes in the community.²⁹⁰ In 1873, the congregation constructed the non-extant Free Will Baptist Church at the northwest corner of Standard and Jefferson Streets.²⁹¹ The congregation disbanded in 1887, and the church building was demolished some time thereafter.²⁹²

Catholic

St. Mary Help of Christians Catholic Church

Irish immigrants that settled in the northern portion of the Town of Sullivan formed a Catholic congregation at the settlement of Winfield in 1854. By 1861, a small wood frame church was constructed northeast of the settlement on the Sullivan-Concord town line.²⁹³ The congregation founded a school in the 1860s. For more information on St. Mary Catholic School, refer to Chapter 11 Education. By the 1870s, the congregation established a cemetery adjacent to the church. For more information on St. Mary Catholic Cemetery, refer to Chapter 16 Planning and Landscape Architecture.



*St. Mary Help of Christians Catholic Church, 1871
W864 US Highway 18, Town of Sullivan*

A new brick church, named St. Mary Help of Christians Catholic Church was constructed from 1871 to 1873 for the growing congregation replacing the small wood frame church.²⁹⁴ St. Mary Help of Christians, located at W864 US Highway 18 in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Construction of a parish house began after the completion of the church in 1873 and was completed in 1875.²⁹⁵ The parish house was moved to the nearby Village of Sullivan in 1940 when a new wood frame parsonage was constructed. The St. Mary Help of Christians Rectory, located at W856 U.S. Highway 18 in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places.

During the mid-twentieth century, a large, brick entry vestibule addition was constructed onto the front of the church. Other renovations completed around that time included a new hall, offices, and a kitchen.²⁹⁶ During the late twentieth century, a parish office was constructed behind the church and across the town line in the Town of Concord. The St. Mary Help of Christian Parish Office, located at W864 US Highway 18 in the Town of Concord, was not included as it is outside of the survey area and not of age to be considered an historic resource.

Secular Institute of the Schoenstatt Sisters of Mary

The Schoenstatt Sisters of Mary was founded in 1926 as an international movement within the Catholic Church with the mission of interacting with the secular community. Secular Institutes were introduced in 1947. In 1967 a home for the Schoenstatt Sisters of Mary was constructed outside the Village of Palmyra. The Secular Institute of the Schoenstatt Sisters of Mary home, located at N862 County Highway H in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places. Each home for the sisters includes a shrine, chapel, and living quarters.²⁹⁷

Lutheran

St. John Evangelical Lutheran Church

German immigrants in the Town of Cold Spring organized a Lutheran congregation at the settlement of Cold Spring in 1859. In 1884, the congregation constructed a wood frame church at the intersection of Carnes Road and St. John's Road.²⁹⁸ St. John Evangelical Lutheran Church was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. The congregation established a school and constructed a schoolhouse near the church in 1893. For more information on the St. John Evangelical Lutheran School, refer to Chapter 11 Education. Extensive alterations have been applied to the church since that time, including a large entry vestibule addition during the late twentieth century.²⁹⁹

St. Lukas Evangelical Lutheran Church

A Lutheran congregation organized in the former Village of Rome in 1887 under the name Evangelical Lutheran Saint Lukas Church and purchased the former English Methodist Church building on Main Street. The following year, the congregation constructed a non-extant parsonage adjacent to the church.³⁰⁰ Also in 1888, the congregation established a cemetery approximately one mile north of Rome on County Highway P.³⁰¹ For more information on St. Lukas Lutheran Cemetery, refer to Chapter 16 Planning and Landscape Architecture.

In 1915, the St. Lukas Lutheran congregation constructed a brick church to replace the old wood frame church. St. Lukas Evangelical Lutheran Church, located at W1956 Main Street in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places.³⁰²

The congregation constructed a new parsonage, the location and current condition of which are presently unknown, in 1964 and a Sunday school addition in 1966. For more information on St. Lukas Evangelical Lutheran School, refer to Chapter 11 Education. The congregation is presently known as St. Luke's Lutheran Church.³⁰³



*St. Lukas Evangelical Lutheran Church, 1915
W1956 Main Street, Town of Sullivan*

St. Matthew Lutheran Scuppernong Church

A Lutheran congregation formed in the Town of Palmyra under the name of St. Matthew Lutheran Scuppernong Church by the late 1930s and purchased the existing Palmyra Methodist Episcopal Church in 1937. The church was destroyed by fire in the early 1960s.³⁰⁴ It is assumed that the congregation disbanded or merged with another Lutheran congregation in the Village of Palmyra after the fire.

Methodist

English Methodist Church

An English-speaking Methodist congregation was formed in the former Village of Rome under the name English Methodist Church and constructed a church on Main Street in 1873. In 1887, the congregation disbanded, and the church was sold to St. Lukas Evangelical Lutheran Church. The church was demolished in 1915 by the St. Lukas congregation to construct a larger, brick church.³⁰⁵

Evangelical United Brethren Church (Cold Spring)

A United Brethren congregation organized in the 1840s at the settlement of Cold Spring in the Town of Cold Spring. In 1862, the congregation constructed a non-extant church named the

Evangelical United Brethren Church.³⁰⁶ Little else is known about the Evangelical United Brethren Church at this time including when it was disbanded or when the church was demolished.

Evangelical United Brethren Church (Rome)

The first Methodist services in the Town of Sullivan were held in 1846 in a log school in the former Village of Rome. In 1853, a non-extant log church was constructed by George Senz, the area's first Methodist preacher, at the settlement of Senz's Mill, and was named the Evangelical United Brethren Church. A cemetery was established adjacent to the log church and became known as Riverview Cemetery.³⁰⁷ For more information on Riverview Cemetery, refer to Chapter 16 Planning and Landscape Architecture.

After a German Methodist congregation merged with the Evangelical United Brethren, a new brick church was constructed in the former Village of Rome in 1868.³⁰⁸ The Evangelical United Brethren Church in Rome, located at W1984 Main Street in the Town of Sullivan, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of nineteenth century Gothic Revival architecture. The last services were conducted in the church in 1975; it has since been maintained by the Town of Sullivan Historical Society.³⁰⁹



*Evangelical United Brethren Church, 1868
W1984 Main Street, Town of Sullivan*

German Methodist Church

A group of Methodist German immigrants formed a congregation in the Town of Sullivan by the late 1860s. In 1868, they joined the Evangelical United Brethren Church at the former Village of Rome.³¹⁰

Hebron Methodist Episcopal Church

A Methodist congregation was established at the settlement of Bark River Mills in 1839. In 1856, the congregation constructed non-extant brick church. The church was destroyed by lightning in 1898, and a new, wood frame church was built in its place the following year. Hebron Methodist Episcopal Church, located at N2349 County Highway D in the Town of Hebron, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of High Victorian Gothic style architecture.



*Hebron Methodist Episcopal Church, 1899
N2349 County Highway D, Town of Hebron*

A new adjacent parsonage was constructed north of the church in 1901. The Hebron Methodist Episcopal Parsonage was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. A new entry vestibule was added to the church in 1931.³¹¹ The congregation continues to use the church to this day.

Palmyra Methodist Episcopal Church

A Methodist congregation formed in the Village of Palmyra in 1847 under the name Palmyra Methodist Episcopal Church. In 1852, the congregation constructed a non-extant church two miles south of the Village of Palmyra on Lowland Drive in the Town of Palmyra. The congregation returned to a location within Palmyra in 1937, at which time the church was purchased by the St. Matthew Lutheran Scuppernon Church. The building was destroyed by fire in the early 1960s.³¹²

Pleasant Valley Methodist Episcopal Church

In 1874, a Methodist congregation constructed a non-extant church north of the settlement of Pleasant Valley in the Town of Sullivan. In 1910 the chapel was destroyed by fire and replaced with a larger, wood frame church the following year. The Pleasant Valley Methodist Episcopal Church, located at N2895 County Highway E, was included in the survey but is not eligible for listing in National Register of Historic Places. The church's steeple was destroyed by lightning in the 1940s and was not replaced.³¹³ The congregation continues to use the church to this day under the name Pleasant Valley Methodist Church.

Siloam Methodist Episcopal Church

A Methodist congregation constructed a non-extant meeting house in the Town of Palmyra in 1869. That same year, a cream brick church was built on the same site to replace the meeting house.³¹⁴ Siloam Methodist Episcopal Church, located at W104 County Highway CI in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places. During the late nineteenth or early twentieth century, a cream brick entry vestibule and steeple were added onto the church. A rear addition was added later.³¹⁵ A cemetery was established west of the church, for more information on the Siloam Cemetery, refer to Chapter 16 Planning and Landscape Architecture.



*Siloam Methodist Episcopal Church, 1869
W104 County Highway CI, Town of Palmyra*

Zion Methodist Episcopal Church

A Methodist congregation constructed a non-extant, small brick church in section 11 of the Town of Palmyra in 1856. The church was named Zion Methodist Episcopal Church. The congregation disbanded in the 1930s, and the church was eventually demolished.³¹⁶

Muslim

Whitewater Islamic Center

The Whitewater Islamic Center, located at W4890 Tri-County Road in the Town of Cold Spring, opened in 2010. The center provides educational and outreach services and is the only Islamic presence in Jefferson County. Formerly the Country Squire Motel and Supper Club, the Whitewater Islamic Center was included in survey but is not eligible for listing in the National Register of Historic Places.³¹⁷

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W4890 Tri-County Road	Country Squire Supper Club	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Motel #1	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Motel #2	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Garage	1967	Surveyed
Hebron	N2349 County Highway D	Hebron Methodist Episcopal Church	1899	Eligible
Palmyra	W104 County Highway CI	Siloam Methodist Episcopal Church	1869	Surveyed
Palmyra	N862 County Highway H	Secular Institute of the Schoenstatt Sisters of Mary	1967	Surveyed
Sullivan	W864 US Highway 18	Saint Mary Help of Christians Catholic Church	1871	Surveyed
Sullivan	W856 US Highway 18	Saint Mary Help of Christians Catholic Rectory	1940	Surveyed
Sullivan	W1956 Main Street	Saint Lukas Evangelical Lutheran Church	1915	Surveyed
Sullivan	W1984 Main Street	Evangelical United Brethren Church	1868	Eligible
Sullivan	N2895 County Highway E	Pleasant Valley Methodist Episcopal Church	1911	Surveyed

Art & Literature

Literature

George Wilbur Peck

George Wilbur Peck was born in New York State in 1842 moved with his family to the settlement of Cold Spring in the Town of Cold Spring the following year. He attended school in Cold Spring as a child. From 1855 to 1860, he worked for the Whitewater Register newspaper. He served with the 4th Wisconsin Volunteer Cavalry as a Lieutenant during the Civil War. After working for a number of newspapers in southeast Wisconsin, Peck moved to New York City in 1868 to work as an editor. He returned to Wisconsin, settled in La Crosse, and eventually established his own paper, *Peck's Sun*. He moved the paper to Milwaukee in 1878. *Peck's Sun* became known for humorous sketches including *Peck's Bad Boy* article series, written by George Peck. In 1882, Peck published the popular book *Peck's Bad Boy and His Pa*.³¹⁸

George Wilbur Peck was elected mayor of Milwaukee on the Democratic ticket in 1890, and served as Wisconsin Governor from 1891 to 1895.³¹⁹ After serving two terms as governor, Peck continued in the newspaper business and ran for governor again unsuccessfully in 1904. He retreated from public life after the election and lived in Milwaukee until his death in 1916.³²⁰ For more information on George Wilbur Peck, refer to Chapter 18 Notable People. No historic resources were found to be associated with Governor Peck.

Folk Art

Wrought Iron Cross Cemetery Monuments

During the mid- to late nineteenth century, many German immigrants to the United States erected decorative wrought iron crosses as burial monuments. One such cross was erected for Michael Franke after his death in 1879 at St. Mary Help of Christians Catholic Cemetery. The Michael Franke Wrought Iron Cross, located at W856 U.S. Highway 18, was included in the survey but is not eligible for listing in the National Register of Historic Places. For more information on St. Mary Help of Christians Catholic Cemetery, refer to Chapter 16 Planning & Landscape Architecture.³²¹

Decorative wrought iron crosses are commonly found in cemeteries throughout Germany³²² and around the Black Sea in southern Russia.³²³ Iron cross grave markers can also be found in thousands of cemeteries across the American heartland, from Kansas to central Canada and from

the Mississippi River to the Rocky Mountains. Unlike wooden crosses, those made of metal were capable of withstanding the elements over time.³²⁴ Wrought iron cross grave markers in the United States were used predominately by Catholics of German, Polish, and Czech heritage during the late nineteenth and early twentieth century.³²⁵ The tradition of wrought iron cemetery crosses is especially tied to the wave of German migration to the United States from the Volga region of Russia that started in the 1870s. Many Volga Germans first traveled to Wisconsin before settling in heavy concentrations in Great Plains states.³²⁶

Many cross-making blacksmiths learned their trade before they immigrated to the United States during the late nineteenth century and were from a variety of nationalities including German, Irish, Hungarian, Czech, Ukrainian, and French. Use of the wrought iron crosses waned by the end of Second World War, as tombstones of granite, marble, or concrete increased in affordability and the demand for other services of local blacksmiths declined.³²⁷ During the late 1980s and 1990s, wrought iron cemetery crosses in North Dakota were heavily researched and documented by the Institute of Regional Studies at North Dakota State University. This marks what appears to be the first major research conducted on the subject and recognizes the wrought iron crosses not solely as a product of a cultural group or matter of ethnic tradition, but also as a folk art form.³²⁸

Crosses were commonly homemade, while others were manufactured commercially throughout southeastern Wisconsin by blacksmith shops and foundries. Local companies known to manufacture the crosses include Badger Wire and Iron Works of Milwaukee, active during the early twentieth century,³²⁹ and the foundry of Hubert Wagner in Burlington, Wisconsin, active during the mid- to late nineteenth century.³³⁰ The Michael Franke Iron Cross was manufactured by Wagner³³¹ and features heavily sculpted ends of its cross members, giving the monument's overall shape the impression of a Budded Cross, also referred to as the Apostles' Cross, Treflée, Botonée or Cathedral Cross. Each of these two side and top sculpted ends is stylized cruciform in shape with cruciform center voids. A grapevine motif ornaments the center of the shaft. An elliptical plaque centered on the front is inscribed in German with "HIER RUHET IN GOTT", "MICHAEL FRANKE", "GEB. 4 JUNI 1795.", "GEST. 16 FEBRUAR 1879.", and "R.I.P." A similar plaque on the back features the German inscription "FRIEDE DIE: RUHST NUN IM SICHERN HAFEN, WO KEIN STURM, DES LEBENS FREUDE TRUBT. RUHE DIR: DU BIST IN GOTT ENTSCHLAFEN, STILL BEWEINT UND INNIGLICH GELIEBT", which translates roughly to mean "Peace to thee: rest now in the secure port, where no storm dims life's joy. Rest thee: you who fell asleep in God, still weeping over and feeling love." The cross is mounted on an iron base, which is inscribed "H. WAGNER" and "BURLINGTON WIS".



*Michael Franke
Wrought Iron Cross, 1879
W856 US Highway 18,
Town of Sullivan*

Hubert Wagner partnered with Anton Zwiebel to open a machine shop and brass foundry in Burlington in 1856. The partnership dissolved in 1863, at which time Wagner continued operating the company under his own name.³³² In 1867, Wagner partnered with F. G. Klein, continuing the machine shop and iron foundry under the name Wagner & Klein. Among their products were threshing machines and fanning mill irons. By the 1870s, the Wagner foundry was producing wrought iron cross cemetery monuments. The company set up agents for selling Wagner's Threshing Machines in Minnesota and Iowa in 1875. The company was producing corn shellers, churns, iron horse hitching posts, cast iron sinks, and leach tubs by 1877 under the name of Burlington Foundry & Machine Shop. By 1879, Wagner bought out Klein's interest in the company and continued again under his own name. By 1881, the company was known as Hubert Wagner's Machine Shop & Foundry and was marketing a hay and straw cutter. In 1884, Wagner's sons, Hubert Jr., William, and John, began leasing their father's machine shop and foundry under the name Wagner Brothers Burlington Foundry. The Brothers are known to have operated the business through the late 1890s.³³³

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Sullivan	W856 U.S. Highway 18	Michael Franke Wrought Iron Cross	1879	Surveyed

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Commerce

Introduction

The small unincorporated communities of the southeast quadrant of Jefferson County, especially Hebron, Cold Spring, Oak Hill, Erfurt, and Hardscrabble, and the former Village of Rome were important locations for the commercial supply of goods and services that served their rural towns during the nineteenth and early twentieth centuries. Small businesses in these communities provided necessary goods and services to farmers, even after many of them began acquiring automobiles. However, largely after World War II, farmers and rural residents were willing and able to drive longer distances to supermarkets, discount stores, and shopping malls in nearby incorporated municipalities because of the increased quality of automobiles and rural roads. To this day, the only businesses that continue to operate in the rural communities, if any, are predominately small taverns.

Goods and Services

Country Squire Motel & Supper Club

A four-building motel complex consisting of a two-story motel building, a one-story hotel building, restaurant, and garage was constructed by Sam and Mary Vultaggio on the western edge of the City of Whitewater in 1967 under the name Country Squire Motel and Supper Club.³³⁴ The Country Squire Motel and Supper Club buildings, all located at W4890 Tri-County Road in the Town of Cold Spring, were included in the survey but are not eligible for listing in the National Register of Historic Places. The hotel and supper club changed ownership several times since the 1970s until 1986, when it was renamed the Black Stallion Inn and Restaurant. In the 2000s, it was renamed the Tri-County Lodge. After closing in 2010, it was purchased by the Whitewater Islamic Center.³³⁵



*Country Squire Supper Club, 1967
W4890 Tri-County Road, Town of Cold Spring*



*Country Squire Motel, 1967
W4890 Tri-County Road, Town of Cold Spring*

Quick's General Store

Joseph Hebard constructed the first store in the former Village of Rome in 1850 at the southwest corner of Main Street and Jefferson Street. In the 1870s, the store was demolished, and its materials used to construct a new building, Quick's General Store, to the east along Main Street. Quick's General Store, located at W1909 Main Street in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places. The building was sold and converted into a tavern named Aaron's Special in the early twentieth century.³³⁶ The building subsequently housed a tavern named the Village Inn and is presently occupied by a tavern named In Good Spirits.

Rome State Bank

Rome State Bank incorporated in 1912 and had a small building constructed of rusticated concrete block on the south side of Main Street in the former Village of Rome. Rome State Bank, located at W1931 Main Street in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places. The bank closed in 1926, and its building subsequently housed a barbershop and other stores. It has since been converted into a private residence.³³⁷



*Rome State Bank, 1912
W1931 Main Street, Town of Sullivan*

Ungermire Hotel

In 1879, George Ungermire constructed a hotel at the southeast corner of Main and Liberty Streets in the former Village of Rome in the Town of Sullivan. The Ungermire Hotel, located at W1935 Main Street in the Town of Sullivan was included in the survey and is individually eligible for listing in the National Register of Historic Places under Criterion C as a locally significant example of nineteenth century vernacular architecture. The business was unsuccessful, and the building was soon converted into a Village Hall for the former Village of Rome on the first floor and a meeting space for the fraternal orders of the Odd Fellows and Templars on the second floor.³³⁸ For more information on the Odd Fellows and Templars, refer to Chapter 5 Government and Chapter 12 Social and Political Movements, respectively. The building presently appears to be vacant.



*Ungermire Hotel / Old Rome Village Hall, 1879
W1935 Main Street, Town of Sullivan*

Wickham Garage

A small concrete commercial building, most likely used as an automobile service garage, was constructed by John and Eileen Wickham on the west side of Hardscrabble Road approximately a half mile south of Rome Oak Hill Road in 1951.³³⁹ The John and Eileen Wickham Garage, located at N2745 Hardscrabble Road in the Town of Sullivan, was included in the survey but is not eligible for listing in the National Register of Historic Places.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	W4890 Tri-County Road	Country Squire Supper Club	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Motel #1	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Motel #2	1967	Surveyed
Cold Spring	W4890 Tri-County Road	Country Squire Garage	1967	Surveyed
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Eligible
Sullivan	W1931 Main Street	Rome State Bank	1912	Surveyed
Sullivan	W1909 Main Street	Quick's General Store	c.1875	Surveyed
Sullivan	N2745 Hardscrabble Road	John & Eileen Wickham Garage	1951	Surveyed

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Planning & Landscape Architecture

Urban Parks and Planning

Burnt Village Park

Burnt Village Park, located at N2028 County Highway N in the Town of Cold Spring, is situated on the west bank of the Bark River. The 2 acre park takes its name from an Indian settlement that sat near the site of the park in the early nineteenth century. For more information on the 'Burnt Village' Winnebago settlement, refer to Chapter 4 Historic Indians. The park is operated by Jefferson County and features fishing access, a boat launch, picnic areas, and a parking lot. No historic resources were found to be associated with Burnt Village Park.³⁴⁰

Carlin Weld Park

Covering 78 acres in the Kettle Moraine State Forest, Carlin Weld Park is located at the northwest corner of the intersection of County Highways Z and H in the Town of Palmyra. The park features rugged topography, ponds, wetlands, lowland prairies, and a savanna restoration. The park is operated by Jefferson County and features a picnic shelter, restrooms, playground, hiking trails, and parking lot.³⁴¹ Carlin Weld Park and its resources, all located at N1841 County Highway Z in the Town of Palmyra, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Cold Spring Creamery Park

The 1 acre Cold Spring Creamery Park, situated at the southwest corner of the intersection of County Highway N and Gillis Road on the northern edge of the settlement of Cold Spring in the Town of Cold Spring, sits on the site of the non-extant Cold Spring Creamery. For more information on the Cold Spring Creamery, refer to Chapter 8 Industry. The small park is operated by Jefferson County and features a picnic shelter, playground, and a historical marker referring to President Abraham Lincoln having spent an evening and having his horse stolen in 1832 near that location. Cold Spring Creamery Park and its resources, all located at N1501 County Highway N in the Town of Cold Spring, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources..³⁴²

Rome Baseball Park

The 6-acre Rome Baseball Park, developed sometime after the early 1940s, is located on the eastern edge of the former Village of Rome in the Town of Sullivan along County Highway F adjacent to the Rome Lake Addition subdivision on land previously owned by the developers, Pedersen and Quick. For more information on the Rome Lake Addition, refer to Chapter 17 Recreation and Entertainment. The park features a baseball field, toilet building, and playground.³⁴³ A log building was erected in the park to serve as a concession stand. The Rome Baseball Park Concession Stand was included in the survey but is not eligible for listing in the National Register of Historic Places.



Rome Baseball Park Concession Stand, unknown County Highway F, Town of Sullivan

Rome Pond Park

Rome Pond Park is a 10-acre park adjacent to the Rome Pond Wildlife Area on the south side of County Highway F in the Town of Sullivan. The park is leased by Jefferson County from the Wisconsin Department of Natural Resources to provide public access to the wildlife area hunting grounds. Amenities include a picnic shelter, restrooms, a boat launch, and a parking lot. Rome Pond Park and its resources, all located at W1637 County Highway F in the Town of Sullivan, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.³⁴⁴

Rome Volunteer Fire Department Park

The Rome Volunteer Fire Department Park covers 11 acres in the northern portion of the former Village of Rome. It is located at the intersection of Jefferson Street, Park Street and West Water Street within the Lake View Acres Addition. For more information on the Lake Views Acres addition refer to Chapter 17 Recreation and Entertainment. Park amenities include a baseball field, tennis courts, a playground and park building. Rome Volunteer Fire Department Park and its resources, all located at N4600 County Highway P in the Town of Sullivan, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.³⁴⁵

Welcome Travelers Park

Welcome Travelers Park is an 8-acre park operated by Jefferson County that was developed in the 1960s at the intersection of State Highway 59, County Highway D, and County Highway U in the Town of Cold Spring. Amenities include picnic grills, playground equipment, softball field, and a parking lot. A picnic shelter was constructed at the park in the late twentieth or early twenty-first century. Welcome Travelers Park and its resources, all located at N482 County

Highway D in the Town of Cold Spring, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.³⁴⁶

Cemeteries

The southeast quadrant of Jefferson County is dotted with numerous small rural cemeteries. However, they were not included in the survey as they did not contain historic resources eligible for listing in the National Register of Historic Places. A listing of cemeteries in the survey area is as follows:

Crowder Cemetery

Crowder Cemetery located on the west side of County Highway P one mile north of the settlement of Rome in the Town of Sullivan, immediately adjacent to St. Luke Lutheran Cemetery.³⁴⁷

Cushman Cemetery

Cushman Cemetery, located on the west side of Cushman Road just north of Hagedorn Road, was established in the mid-nineteenth century by Cyrus Cushman and his family on his property in the Town of Hebron.³⁴⁸ For more information on Cyrus Cushman refer to Chapter 18 Notable People.

Hardscrabble Cemetery

Hardscrabble Cemetery, located on the west side of Hardscrabble Road a half mile north of Rome Oak Hill Road at the settlement of Hardscrabble in the Town of Sullivan, was established in the mid-nineteenth century.³⁴⁹

Hebron Evergreen Cemetery

Hebron Evergreen Cemetery, located on the east side of County Highway D a half mile south of the settlement of Hebron in the Town of Hebron, was established in the mid-nineteenth century.³⁵⁰

Hoffman Cemetery

Hoffman Cemetery, located on the east side of North Water Street at Park Street in the former Village of Rome in the Town of Sullivan, was established in the late nineteenth century.³⁵¹

McLery Cemetery

McLery Cemetery, located on the south side of State Highway 106 approximately a quarter mile east of Mehring Road in the Town of Sullivan, was established in the mid-nineteenth century.³⁵²

Munroe Cemetery

Munroe Cemetery, also known as the Munro Cemetery, was established as the first cemetery in the Town of Hebron in the early nineteenth century. The cemetery is located immediately behind the Hebron School District No. 2 Munro School on the north side of State Highway 106 approximately one mile west of County Highway D. For more information on the Munro School, refer to Chapter 11 Education.³⁵³

Newton Cemetery

Newton Cemetery, located on County Highway E at the southwest corner of the intersection with Village Line Road in the Town of Sullivan, was established in the mid-nineteenth century.³⁵⁴

Pleasant Valley Cemetery

Pleasant Valley Cemetery, located at the southeast corner of County Highway E and Rome Oak Hill Road at the settlement of Oak Hill in the Town of Sullivan, was established in the late nineteenth century. The cemetery was historically associated with the Pleasant Valley Methodist Episcopal Church directly across County Highway E from the cemetery.³⁵⁵ For more information on Pleasant Valley Methodist Episcopal Church refer to Chapter 13 Religion.

Riverview Cemetery

Riverview Cemetery, located on both sides of County Highway F approximately a quarter mile north of Bente Road at the settlement of Sence's Mill in the Town of Sullivan, was established in the mid-nineteenth century.³⁵⁶ Riverview Cemetery contains the Town of Sullivan School District No. 6, Sance's Mill School. For more information on Sance's Mill School, refer to Chapter 11 Education.

Siloam Cemetery

Siloam Methodist Episcopal Church established a cemetery immediately west of its church located at the northwest corner of County Highways Z and CI in the Town of Palmyra in the mid-nineteenth century.³⁵⁷ For more information of the Siloam Methodist Episcopal Church refer to Chapter 13 Religion.

Scuppernong Cemetery

The Scuppernong Cemetery, located on the north side of Young Road approximately a third of a mile west of County Highway H in the Town of Palmyra, was established in the mid-nineteenth century. The cemetery was historically associated with the former St. Matthew Lutheran Scuppernong Church, which occupied a site nearby.³⁵⁸ For more information on St. Matthew Lutheran Scuppernong Church, refer to Chapter 13 Religion

St. Luke Lutheran Cemetery

St. Lukas Evangelical Lutheran Church of the former Village of Rome established a cemetery immediately south of Crowder Cemetery on the west side of County Highway P approximately one mile north of Rome in the Town of Sullivan in the late nineteenth century.³⁵⁹ For more information on St. Lukas Evangelical Lutheran Church, refer to Chapter 13 Religion.

St. Mary Catholic Cemetery

St. Mary Help of Christians Catholic Church established a cemetery immediately west of its church at the northeast corner of US Highway 18 and County Highway F in the Town of Sullivan by the late 1870s.³⁶⁰ For more information on St. Mary Help of Christians Catholic Church, refer to Chapter 13 Religion.

After his death in 1879, a wrought iron cross grave marker was erected at the grave of Michael Franke at St. Mary Catholic Cemetery. The Michael Franke Wrought Iron Cross, located at W856 US Highway 18 in the Town of Sullivan, was included in the survey but is not eligible for listing on the National Register of Historic Places.³⁶¹ For more information on wrought iron crosses and the Michael Franke Wrought Iron Cross, refer to Chapter 14 Arts & Literature.

Union Cemetery

A non-sectarian cemetery was established for Union soldiers in 1860 on a steep hillside on the east side of Cold Spring Road just south of Carnes Road near the settlement of Cold Spring in the Town of Cold Spring.³⁶² The cemetery was reorganized in 1878. The hillside cemetery grounds were terraced in 1920. By that time, a small shed was constructed at the top of the hill. The Union Cemetery Shed was included in the survey but is not eligible for listing in the National Register of Historic Places.³⁶³



Zion Cemetery

*Cold Spring Union Cemetery Shed, unknown
Cold Spring Road, Town of Cold Spring*

In the mid-nineteenth century, Zion Methodist Episcopal Church established a cemetery on the west side of Zion Road just south of the non-extant church's location at the intersection of Zion and Hooper Roads in the Town of Palmyra. For more information on Zion Methodist Episcopal Church refer to Chapter 13 Religion. Presently the cemetery is known as Zion Cemetery.³⁶⁴

Conservation

Bald Bluff Dry Prairie State Natural Area

At the height of the Black Hawk War in July of 1832, General Henry Atkinson and 3,500 troops, including the future presidents Abraham Lincoln and Zachary Taylor, camped on the prairie northwest of Bald Bluff. Later that month, the general returned to the bluff in search for Black Hawk with a small number of troops where they were stampeded by Ho-Chunk troops and quickly left for the Madison area in search of Black Hawk leading to the end of the war the following month.³⁶⁵

Only a small portion of that prairie remains to this day. Known as the Bald Bluff Dry Prairie, it was designated one of 16 sites that comprise the Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area by the Wisconsin Department of Natural Resources in 1990. The Bald Bluff Dry Prairie is the largest dry prairie and most diverse in terms of plant species in the preserve.³⁶⁶ No historic resources were found associated with the Bald Bluff Dry Prairie State Natural Area.

Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area

A nature preserve stretching across more than 20 miles of the Kettle Moraine State Forest was designated the Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area in 1990 by the Wisconsin Department of Natural Resources. For more information on the Kettle Moraine State Forest, refer to Chapter 15 Recreation & Entertainment. The preserve is comprised of sixteen separate sites containing prairie and oak opening communities, each with a unique primary flora that together characterize the region's pre-settlement natural environment. Two of these sites are the Bald Bluff Dry Prairie State Natural Area and Whitewater Oak Opening State Natural Area.³⁶⁷ No historic resources were found associated with the Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area.

Jefferson Marsh State Wildlife Area

Approximately 3,000 acres of marshland spanning across the Towns of Hebron and Jefferson was designated as a State Wildlife Area in 2005 after restoration efforts by the Wisconsin Department of Natural Resources. The wetland serves as a preserve for a large number of bird species and as a recreational area amongst open water marshland. The large area is not crossed by roads or access lanes.³⁶⁸ No historic resources were found to be associated with the Jefferson Marsh State Wildlife Area.

Prince's Point State Wildlife Area

Approximately 2,000 acres of marshland in the Towns of Cold Spring, Hebron, and Palmyra were designated a State Wildlife Area in 2002 by the Wisconsin Department of Natural Resources. Prince's Point State Wildlife Area is located at the confluence of the Bark River and Scuppernong River and is noted as a waterfowl refuge. No historic resources were found to be associated with Prince's Point State Wildlife Area.³⁶⁹

Rome Pond State Wildlife Area

Conservation management efforts to protect marshland along the Bark River in the Town of Sullivan began in the mid-nineteenth century to preserve the area for hunting, first known as the Bark River Game Preserve. 2,500 acres of the preserve was designated as the Rome Pond State Wildlife Area by the Wisconsin Department of Natural Resources in the 1970s.³⁷⁰ No historic resources were found to be associated with the Rome Pond State Wildlife Area.

Texas Island Woods State Natural Area

72 acres of hardwood forest along the Bark River in the Rome Pond Wildlife Area in the Town of Sullivan was designated the Texas Island Woods State Natural Area by the Wisconsin Department of Natural Resources in 2010.³⁷¹ No historic resources were found to be associated with the Texas Island Woods State Natural Area.

Whitewater Oak Opening State Natural Area

In the 1950s, a wildfire cleared a large area of Oak Savannah in the Town of Palmyra. This area, the Whitewater Oak Opening, was designated one of 16 sites that comprise the Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area by the Wisconsin Department of Natural Resources in 1990.³⁷² A portion on the Kettle Moraine State Forest – Southern Unit was designated a State Natural Area by the Wisconsin Department of Natural Resources in 1991. The 120 acre Whitewater Oak Opening State Natural Area is noted for its Oak woodlands within the distinct landscape of the Kettle Moraine. For more information on the Kettle Moraine State Forest, refer to Chapter 17 Recreation and Entertainment. The Oak Opening lies southeast of Blue Spring Lake in the Town of Palmyra.³⁷³ No historic resources were found associated with the Whitewater Oak Opening State Natural Area.

Young Prairie State Natural Area

806 acres of native prairie donated by the estate of Irvin & Fern Young in the Town of Palmyra was designated the Young Prairie State Natural Area by the Wisconsin Department of Natural Resources in 1977. For more information on Irvin Young, refer to Chapter 18 Notable People.³⁷⁴ No historic resources were found to be associated with the Young Prairie State Natural Area.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	Cold Spring Road	Cold Spring Union Cemetery Shed		Surveyed
Sullivan	County Highway F	Rome Baseball Park Concession Stand		Surveyed
Sullivan	W856 U.S. Highway 18	Michael Franke Wrought Iron Cross	1879	Surveyed

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Recreation & Entertainment

Tourism Industry

With road improvements and increasing affordability of the automobile during the early twentieth century, recreational development for the tourism industry boomed around the lakes in southeastern Jefferson County, particularly Blue Spring Lake and the Rome Mill Pond. During this time, a number of lakefront subdivisions were platted for the construction of cottages and vacation properties which would attract vacationers from across Wisconsin and northern Illinois.

Blue Spring Lake

Kurt Froedtent, a Milwaukee businessman, bought the great geyser spring and surrounding land a mile south of the Village of Palmyra in 1927. At that time, Froedtent constructed a dam at the western edge of the property and flooded much of the land to create a lake, which he named Blue Spring Lake. Blue Spring Lake Dam, located at N528 County Highway H in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places.



*Blue Spring Lake Dam, 1927
N528 County Highway H, Town of Palmyra*

By 1931, a road was constructed circling the lake, today known as Blue Spring Lake Drive and South Shore Drive, on which Froedtent platted a residential subdivision named after the lake. By 1937, only two houses had been constructed in the subdivision, one with a boat house. The house located at W1417 North Blue Spring Lake Drive and the house and boathouse located at W1310 South Shore Drive were not included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.³⁷⁵

By the mid-twentieth century, the Advanced Realty Company purchased the lake and undeveloped parcels after Kurt Froedtent's death. In the 1950s and 1960s, over 200 homes were constructed; many of these were second homes, cottages, and vacation properties fronting the lake.³⁷⁶

Rome Lake Addition

The Rome Lake Addition subdivision was platted by 1941 on the south side of the Rome Mill Pond by Pederson and Quick, two local businessmen.³⁷⁷ Many of the houses constructed in the subdivision were originally cottages and recreational cabins. None of the houses in the Rome Lake Addition were included in the survey as their additions and alterations have too greatly diminished their original architectural integrity.

Lake View Acres Addition

Lake View Acres Addition was platted by William Schmidt sometime after 1950 on the west side of the Rome Mill Pond in the former Village of Rome in the Town of Sullivan.³⁷⁸ The houses constructed in the subdivision date primarily from the 1960s and appear to have initially been single family homes.

Hunting Clubs

Fin N' Feather Sportsman Club

A private sportsman club was established on the east side of Hardscrabble Road in 1953 under the name Fin N' Feather Sportsman Club. The 90 acre property features forest, meadow, and a pond for hunting, fishing, boating, and swimming. By the turn of the twenty-first century, several utilitarian buildings and a fifty-site campground were developed on the club grounds.³⁷⁹ The Fin N' Feather Sportsman Club facilities, located at N2765 Hardscrabble Road in the Town of Sullivan, were not included in the survey as they are not of age to be considered historical resources.

State and Local Recreation Areas

Bald Bluff Nature Trail

At an elevation of 1,050 feet above sea level, Bald Bluff is one of the highest points in Jefferson County and was named because it was covered by prairie and lacked trees. Prior to white settlement of the area, local American Indians would use the bluff for fire signals. When the wind blew from the south continually for several days, they would build large fires on top of the hill that could be seen for miles around at night, and all day a black cloud of smoke could be seen for hundreds of miles.³⁸⁰

Since that time, the bluff has become forested and included in the Kettle Moraine State Forest and Kettle Moraine Oak Opening State Natural Area. A small portion of prairie adjacent to the bluff was also preserved as part of the Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area. In recent years, a half-mile hiking trail has been developed on Bald Bluff with a trailhead on the east side of County Road H approximately a quarter mile north of County

Line Road in the Town of Palmyra.³⁸¹ No historic resources were found associated with the Bald Bluff Nature Trail.

Emma Carlin Trails

A system of hiking and single-track mountain bike trails named after Emma Carlin was developed in the Kettle Moraine State Forest with a trailhead on the west side of County Road Z approximately a half mile south of State Highway 59 in the Town of Palmyra. The trail system is organized into three color coded trails through a hilly hardwood forest ranging from 2 to 6 miles in length.³⁸² No historic resources were found associated with the Emma Carlin Trails.

Glacial Drumlin State Trail

The Glacial Drumlin State Trail is a 52-mile recreation trail developed on the former Chicago and North Western Railroad's right-of-way that runs between the City of Waukesha in Waukesha County and the Village of Cottage Grove in Dane County. For more information on the Chicago and North Western Railroad, refer to Chapter 9 Transportation. In southeastern Jefferson County, the trail passes through the Town of Sullivan. The trail is open year-round to bicyclists, skaters, hikers, joggers, snowmobilers, and skiers.³⁸³ No historic resources were found associated with the Glacial Drumlin State Trail.

Ice Age National Scenic Trail

Sometime after the establishment of the Kettle Moraine State Forest by the Wisconsin Department of Natural Resources in 1936, a 30-mile trail was developed through the state forest. A portion known as the Stony Ridge section crosses southeastern Jefferson County in the Town of Palmyra. By an act of the United State Congress in 1980, the trail became a portion of the National Park Service's nearly 1,200-mile Ice Age National Scenic Trail, located entirely in the State of Wisconsin. In the Town of Palmyra, the Ice Age Trail is primarily an off-road hiking and backpacking trail that is also open for skiing and snowshoeing in winter.³⁸⁴ No historic resources were found associated with the Ice Age National Scenic Trail.

Kettle Moraine State Forest

Over 50,000 acres of land stretching along the Kettle Moraine, a series of hills and hollows formed from glacial sediment, from Glenbeulah in northwestern Sheboygan County to the north to Whitewater Lake in northeastern Walworth County to the south, was established as the Kettle Moraine State Forest by the Wisconsin Department of Natural Resources in 1936. The state forest is comprised of two major units, the 30,000 acre Northern Unit in Sheboygan, Fond du Lac County, and Washington Counties and the 22,000 acre Southern Unit in Waukesha, Jefferson, and Walworth Counties.³⁸⁵

The Kettle Moraine State Forest Southern Unit, which includes thousands of acres in the Town of Palmyra, was established in an effort to introduce areas for outdoor recreation to the southern, more populous, parts of the state.³⁸⁶ The State of Wisconsin partnered with private individuals to

purchase extensive tracts of land and proceeded to plant evergreen trees and create lakes in the state forest throughout the mid-twentieth century.³⁸⁷

Today, as a part of the Wisconsin State Park System, a number of campgrounds and trails are contained within the boundaries of the Kettle Moraine State Forest, including the Horseriders Campground, Bald Bluff Nature Trail, Emma Carlin Trails, Moraine Ridge Bridle Trails, and Ice Age National Scenic Trail all in the Town of Palmyra. Several wildlife and natural areas are also contained within the boundaries of the state forest, including the Bald Bluff Dry Prairie State Natural Area, Cliff Messinger Dry Prairie and Oak Savanna Preserve State Natural Area, and Whitewater Oak Opening State Natural Area all in the Town of Palmyra. For more information on these state natural areas, refer to Chapter 16 Planning & Landscape Architecture. With its trails, boating, camping, biking, education, and horseback riding, the Kettle Moraine State Forest can be credited with aiding the local economy by making the Palmyra area a tourist destination.³⁸⁸ No historic resources were found to be associated with the Kettle Moraine State Forest.

Moraine Ridge Bridle Trail

An 87-mile system of equestrian trails was developed in the Kettle Moraine State Forest, the portion of this system crossing through the Town of Palmyra is known as the Moraine Ridge Bridle Trail. A campground for horseback riders known as Horserider Campground is located along the trail.³⁸⁹ No historic resources were found associated with the Moraine Ridge Bridle Trails.

Palmyra Environmental Learning Center

Milwaukee Recreation, the Department of Recreation & Community Services of the City of Milwaukee Public School District, presently maintains an environmental learning center in the Kettle Moraine State Forest just west of the Village of Palmyra on Carlin Trail in the Town of Palmyra to serve as a district-owned location for fieldtrips for its kindergarten through 8th grade classes. The center specializes in glacial geology, Native American lore, animal and plant identification, and conservation programs. The Palmyra Environmental Learning Center, located at W687 Carlin Trail in the Town of Palmyra, was not included in the survey as it is not of age to be considered an historic resource.³⁹⁰

Camps

Bark River Campgrounds and Resort

The Bark River Campground and Resort was established by the late twentieth century along the Bark River in the Town of Sullivan. Today, the 321-site RV and tent campground features an office, barn, and staff residence as well as amenities including a lodge with restaurant and store, outdoor swimming pool, playground, volleyball court, basketball court, dumping station, nature trail, and pond for swimming and fishing.³⁹¹ The Bark River Campgrounds and Resort and its resources, all located at W2340 Hanson Road in the Town of Sullivan, were not included in the

survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Circle K Campground

The Circle K Campground was established on a former farm by the late twentieth century on Island Road in the Town of Palmyra. The original farm buildings located at W1316 Island Road in the Town of Palmyra were not included in the survey as their additions and alterations have too greatly diminished their original architectural integrity. Today, the 98-site RV campground also features a store and a shelter building with showers and laundry as well as amenities including an outdoor swimming pool, playground, volleyball court, horseshoe court, nature trail, and pond for fishing.³⁹² The Circle K Campground and its resources, all located at W1316 Island Road in the Town of Palmyra, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Hebron Campground

The 6-acre Hebron Campground was established by the turn of the twenty-first century along the Bark River at the settlement of Hebron. The 48-site RV campground features amenities including a shower building, dumping station, pond, and river access for fishing and canoeing.³⁹³ The Hebron Campground and its resources, all located at N2316 Museum Road in the Town of Hebron, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Horserider's Campground

By the turn of the twenty-first century, the Wisconsin Department established a 57-site RV campground as a part of the Wisconsin State Park System along the Moraine Ridge Bridle Trail in the Kettle Moraine State Forest in the Town of Palmyra. The Horserider's Campground features amenities including a picnic shelter, horse shower, manure deposit stations, access to the equestrian trail, and pit toilet buildings; an indoor toilet and shower building was recently completed. The Horserider's Campground and its resources, all located at W830 Little Prairie Road in the Town of Palmyra, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Rome Riverside Campground

The 35-acre Rome Riverside Campground was established along the Bark River at the former Village of Rome by the turn of the twenty-first century. The 148-site RV and tent campground features amenities including a recreation building, shower building, dumping station, volleyball court, basketball court, horseshoe courts, playground, and river access for swimming and fishing.³⁹⁴ The Rome Riverside Campground and its resources, all located at N3780 West Water Street in the Town of Sullivan, were not included in the survey as they are not significant per National Park Service standards or are not of age to be considered historic resources.

Circuses

Wintermute Brother's Circus

John, Thomas, and Halsey Wintermute, three brothers born and raised in the Town of Hebron, established the Wintermute Brother's Circus there in 1884. The circus operated from the 115-acre farm of John Harry Wintermute, the oldest brother and circus's ringleader, along the Bark River on the west side of Lower Hebron Road at County Highway D.³⁹⁵ The Wintermute Farm House, located at W3435 Lower Hebron Road in the Town of Hebron, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity.

Well established by 1900, the circus toured smaller communities across the Midwest seasonally from May through October to avoid direct competition with larger circuses like the Ringling Brothers and Barnum and Bailey. The Wintermute Brothers advertised and held a reputation of "clean" performances.³⁹⁶ During its operation, the circus adopted a number of different names including the Great Melbourne United Shows and the Wintermute and Hall Wagon Show.³⁹⁷

John's two daughters, Zella and Zetta, eventually joined the family business and, after their father's retirement in 1918, continued with other circus acts through the 1930s.³⁹⁸

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Palmyra	N528 County Highway H	Blue Spring Lake Dam	1927	Surveyed

Notable People

Introduction

The following list of “notable people” includes individuals who have helped to shape the Towns of Cold Spring, Hebron, Palmyra, and Sullivan. These people range from early settlers, farmers, industrialists, politicians, entrepreneurs, and professionals. More research may unearth additional people of significance or additional resources. If there were no known extant historic resources associated with an individual, those persons may not be mentioned in this report as the primary objective of an intensive survey is to identify extant structures with both architectural integrity and historical significance that are potentially eligible for listing in the National Register of Historic Places.

George E. Billett

George E. Billett was born in England in 1827 and settled in the Town of Cold Spring in 1847. In 1850, Billett married Betsey Thorne and purchased 160 acres of land in the Town of Cold Spring to farm.³⁹⁹ The George E. & Betsey Billett Farmstead, located at N1148 County Highway D in the Town of Cold Spring, was included in the survey but is eligible for listing in the National Register of Historic Places as a contributing resource to the proposed George E. & Betsey Billett Farmstead. For more information on the proposed Billett farmstead, refer to Chapter 20 Survey Results.



*George E. & Betsey Billett Farmstead House, c.1865
N1148 County Highway D, Town of Cold Spring*

George Billett partnered with Alexander Addison Coburn and William Marshall to establish the Cold Spring Cheese Company in 1874 in the town of Cold Spring.⁴⁰⁰ The company eventually grew to acquire four additional factories throughout Jefferson County. The Cold Spring Cheese Company produced over 1,000,000 pounds of cheese by the end of the nineteenth century. Apart from Cold Spring Cheese Company, Billett also established a non-extant creamery across County Highway D from his farm by the 1890s.⁴⁰¹ George Billett died in 1902.

Abram Brink

Abram Brink was born in New York State in 1813. In 1838, he settled in the Town of Cold Spring, building a non-extant log house along Whitewater Creek.⁴⁰² Brink constructed a non-extant saw mill in 1838 at the settlement of Brink's Mill, later named Cold Spring, in the Town of Cold Spring. Brink's saw mill at Cold Spring continued to operate until 1872, when it was converted into a grist mill.⁴⁰³

He also constructed the first saw mill and dam along the Scuppernong River in the Town of Palmyra in 1839. While Brink only stayed in the area a year, he is credited with contributing to the foundation of Palmyra as well as Cold Spring in part due to his activity as a leader amongst the early settlers in the area. The meetings for the Town of Bark River Mills, the predecessor to the Towns of Cold Spring and Hebron, were held at Abram Brink's home as he served as chairman.⁴⁰⁴ In 1848, at the age of 35, Brink seriously injured his back when he lost control of his wagon and hit a tree. He died a few days later.⁴⁰⁵ No extant historic resources were found to be associated with Abram Brink.

Alexander Addison Coburn

Alexander Addison Coburn was born in Vermont in 1855 and moved to the Town of Cold Spring with his family in the 1860s. He established the Cold Spring Cheese Company with George E. Billett and William Marshall in 1874 in the Town of Cold Spring. The company eventually grew to acquire four additional factories throughout Jefferson County. The Cold Spring Cheese Company produced over 1,000,000 pounds of cheese by the end of the nineteenth century.

Around 1885, Coburn constructed a house on the southeast corner of Woodward Road and State Highway 59.⁴⁰⁶ The Alexander Addison Coburn House, located at N490 Woodward Road in the Town of Cold Spring, was included in the survey but is not eligible for listing in the National Register of Historic Places. After Coburn's death in the early twentieth century, his son, A. Orrie Coburn, continued to operate the business and family dairy farm.⁴⁰⁷

Edward Sheriff Curtis

Edward Sherriff Curtis was born in the Town of Cold Spring in 1868 on the Sheriff family farm near the intersection of Fremont and Stroupe Roads. Edward Curtis grew up in the home of his relations as his father, Reverend Asahel Curtis, was injured during the Civil War. During his childhood, Edward attended the Stone School.⁴⁰⁸ In 1874, the Curtis family moved to Le Sueur County in Minnesota. There he built his own camera and used it regularly. In 1891, Curtis opened a photography studio in Seattle, Washington, and he married Clara J. Phillips in 1892. Curtis won the bronze medal at the National Photographers Convention of 1896.⁴⁰⁹

In 1899 and 1900, Curtis accompanied scientific expeditions to Alaska and Montana as an official photographer. By 1903, he developed a reputation as an excellent portrait photographer, especially of Native Americans. Curtis, then known as 'the shadow catcher,' secured funding from financier J.P. Morgan for the field work in support of a twenty volume illustrated text on American Indians to be titled the *North American Indian Project*. While working on the

extensive volumes, Curtis produced two motion pictures, *Indian Picture Opera* and *In the Land of the Head-Hunters*.⁴¹⁰

After Edward and Clara divorced in 1919, he moved to Los Angeles and continued to finance his fieldwork by working as a free-lance photographer and as a camera operator for major motion picture studios.⁴¹¹ In 1930, Curtis completed the last of the *North American Indian Project*, which was sold including copper photogravure plates in 1935. Curtis then retired from photography to farm and mine for gold. He died in Los Angeles at the age of 84 in 1952.⁴¹²

Cyrus Cushman

Cyrus Cushman was born in Tunbridge, Vermont, in 1811. In 1837, he moved to section 33 of the Town of Sullivan. One of the area's first settlers, he constructed a non-extant log house there; however, he relocated to section 24 of the Town of Hebron in 1840.⁴¹³ In 1843, Cushman constructed a dam, saw mill, and one of the first wood frame houses in the area. The Cyrus Cushman House, located at N3279 Cushman Road in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. Cushman transported his sawn lumber by raft down the Bark River to the nearby settlements of Hebron, Cold Spring, Fort Atkinson, and as far as Rockford, Illinois.⁴¹⁴



*Cyrus Cushman House, 1843
N3279 Cushman Road, Town of Hebron*

Cushman's farm grew rapidly, covering over 920 acres in sections 12, 24, 25, and 26 in the Town of Hebron by the end of the 1840s. As a testament to Cushman's influence, the town was named the Town of Tunbridge from 1846 to 1848 after Cushman's home in Vermont.⁴¹⁵ Cyrus Cushman married Cynthia Dribble in 1860. The area around his farm and mill became known as Cushman's Mill and a brickyard, cemetery, and school were also constructed nearby in the 1860s. Cushman is also credited with introducing the first Berkshire Hogs to the State of Wisconsin.⁴¹⁶ Cyrus Cushman died in 1887.

Seth Dustin

Seth Dustin was born in Vermont in 1812 and settled in the community of Pleasant Valley, also known as Oak Hill, in the Town of Sullivan and constructed a non-extant tavern in 1846. The Oak Hill Tavern was the site of the first organized gathering to vote in the State of Wisconsin general elections in southeastern Jefferson County. He eventually established a number of businesses at the settlement of Oak Hill including a general store, inn, and wagon shop, all of which are believed to be non-extant. Seth Dustin died in the 1880s.

John Ebbott

John Ebbott was born in 1871 in the Town of Sullivan to William and Carrie Ebbott, English immigrant settlers and operators of a creamery since 1859. In 1898, he married Mary Pethick. John Ebbott eventually became co-owner of the creamery, selling it in 1911 to the Sullivan Condensed Milk Company of what is now the Village of Sullivan. By the early twentieth century, Ebbott had expanded the family's 600-acre farm in section 33 of the Town of Sullivan to one of the largest dairy farms in the state of Wisconsin. In 1912, the couple had a large house constructed on the family's farm, followed by a grandiose dairy barn in 1918.⁴¹⁷ The John & Mary Ebbott House and Dairy Barn, both located at W1518 County Highway CI in the Town of Sullivan, were included in the survey and are eligible for listing on the National Register of Historic Places under Criterion C as a locally significant examples of Queen Anne style and early twentieth century dairy barn architecture.

The Ebbott dairy farm was noted in its time for its wide variety of breeds and the quality of its buildings and equipment. Ebbott served as secretary for the Wisconsin Dairyman's Association in the 1910s and was a leader amongst dairy farmers in southeastern Jefferson County. Upon his retirement, John Ebbott divided his large dairy farm amongst his four children; he died in the 1930s.⁴¹⁸



*John & Mary House, 1912
W1518 County Highway CI, Town of Sullivan*



*John & Mary Ebbott Dairy Barn, 1918
W1518 County Highway CI, Town of Sullivan*

John Heath

John Heath was born in Pennsylvania in 1813 and settled along the Bark River, near the present intersection of County Highway E and Herr Road, in the Town of Sullivan in 1845. In the same year, Heath constructed a non-extant dam, saw mill; and post office in the area.⁴¹⁹ Heath also constructed a non-extant cider mill and non-extant flour mill in the settlement of Heath's Mill in the 1850s.⁴²⁰ Though the settlement was officially named Sullivan in 1856, it was commonly referred to as Heath's Mill.⁴²¹ John Heath's settlement and businesses were so successful that he moved to the Village of Palmyra and established a reaper and mower factory in 1856.⁴²² The settlement of Heath's Mill was renamed Erfurt in the 1860s. John Heath died in the 1870s. In the mid-1880s, a flood destroyed almost all the buildings in the settlement of Erfurt including John Heath's dam and mills.⁴²³

Dean Edmond Kincaid and Sons

Dean Edmond Kincaid was born in 1914 in Grant, Michigan. He began work as an onion farmer with his father, Richard Kincaid. Dean married Elizabeth Sheller in 1940 and continued to work as a vegetable farmer, specializing in ‘muck farming,’ the cultivating of marsh-land which is well suited to specific root vegetables and herbs.⁴²⁴ Kincaid became an expert on the draining of land for farming. He moved to the Town of Palmyra in 1950, drawn to the extensive marshland near the Bark River in the southeast quadrant of Jefferson County.⁴²⁵ Despite the constant danger of flooding, Kincaid’s farm grew very successful.

In 1967, Kincaid had a home designed by local architect Helmut Ajango constructed near his farm. The Dean and Elizabeth Kincaid House, located at N2161 State Highway 106 in the Town of Palmyra, was included in the survey and is individually eligible for listing in the National Register of Historic Places with local significance under Criterion C as an example of Contemporary architecture.



*Dean Kincaid House, 1967
N2161 State Highway 106, Town of Palmyra*

The Kincaid Mint Farm, located at W1900 Kincaid Lane in the Town of Palmyra, and Dean Kincaid Inc., located at N2028 State Highway 106 in the Town of Palmyra, were not included in the survey as their resources either lack architectural significance per National Park Service standards or are not of age to be considered historic resources. Together, the companies have grown to farm over 6,500 acres in Jefferson, Waukesha, and Walworth Counties. Dean Kincaid died in 2010. Since that time, Dean’s sons, John and Gary Kincaid, have acted as owner and president of the Kincaid Mint Farm and Dean Kincaid Inc., respectively.⁴²⁶

In 1973, Gary Kincaid had a house built on Blue Spring Lake. The Gary Kincaid House, located at W1322 South Shore Drive in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places.

Wayne McDermott

After achieving a Private Pilot Certification in 1959, Wayne McDermott founded the Ideal Helicopter Service and McDermott Enterprises in 1960 in the Town of Sullivan. The companies have provided agricultural services that included crop spraying, corn pollination, and crop defrosting; forest fire fighting throughout Wisconsin, Minnesota, and New Jersey; and private flying lessons.⁴²⁷

In 1990, McDermott developed a private airport under the name McDermott Airpark on property straddling the boundary between the Village and Town of Sullivan. At that time, the property contained an existing barn, duplex, and single-family residence on the portion of the property

located within the Village of Sullivan limits. In 1992, McDermott had a home constructed, also on the portion of the property located in the Village of Sullivan limits.⁴²⁸

Since that time, McDermott developed another private airport with over 100 hanger lots under the name Buckingham Airpark in Fort Myers, Florida. He had a home constructed at Buckingham Airpark and has since relocated there fulltime. As of 2014, McDermott's company is under a 3-year contract with the United States Army based out of Fort Stewart, Georgia, performing prescribed control burnings on that base and a base in Fort Jackson, South Carolina.⁴²⁹

George Wilbur Peck

George Wilbur Peck was born in New York State in 1842 and moved with his family to the settlement of Cold Spring in the Town of Cold Spring the following year. He attended school in Cold Spring as a child. Peck's extant childhood home, located at W4795 Fremont Road in the settlement of Cold Spring in the Town of Cold Spring, was not included in the survey as its additions and alterations have too greatly diminished its original architectural integrity. From 1855 to 1860, he worked for the Whitewater Register newspaper. He served with the 4th Wisconsin Volunteer Cavalry as a Lieutenant during the Civil War. After working for a number of newspapers in southeast Wisconsin, Peck moved to New York City in 1868 to work as an editor. He returned to Wisconsin, settled in La Crosse, and eventually established his own paper, *Peck's Sun*. He moved the paper to Milwaukee in 1878. *Peck's Sun* became known for humorous sketches including *Peck's Bad Boy* article series, written by George Peck. In 1882, Peck published the popular book *Peck's Bad Boy and His Pa*.⁴³⁰

George Wilbur Peck was elected mayor of Milwaukee on the Democratic ticket in 1890. That same year, Peck was nominated as the Democratic candidate for Governor of Wisconsin against the incumbent governor, William Dempster Hoard, also a native of Jefferson County. Peck's campaign focused on the issue of the Bennett Act, which made compulsory attendance and the teaching of English across Wisconsin. Peck, with his party's platform against the act, won the close-fought election.⁴³¹

Winning a second term, Peck served as Wisconsin Governor from 1891 to 1895. In the 1894 election, Peck was defeated by Republican William H. Upham. Peck continued in the newspaper business and ran for governor again unsuccessfully in 1904. He retreated from public life after the election and lived in Milwaukee until his death in 1916.⁴³² For more information on George Wilbur Peck, refer to Chapter 5 Government and Chapter 14 Art & Literature. No historic resources were found to be associated with Governor Peck.

Joseph Powers

Joseph Powers, who was born in Vermont in 1909 and a machinist by trade, purchased a non-extant saw mill on Scuppernong Creek on the Upper Spring Lake in the Town of Palmyra from Abram Brink in 1844.⁴³³ Powers also purchased a non-extant saw mill located at the settlement of Hebron in the Town of Hebron in 1845 and settled there. He expanded his business interests in Hebron by constructing a non-extant bedstead factory and a flour mill in 1847.⁴³⁴ In the same

year, Powers became involved in local politics and platted the Village of Hebron; however, the village never incorporated.⁴³⁵

In 1849, Powers had a brick house constructed on the south side of Green Isle Drive just east of the intersection with County Highway D. The Joseph Powers House, located at W3167 Green Isle Drive in the Town of Hebron, was included in the survey but is not eligible for listing in the National Register of Historic Places. In 1850, Powers saw mill in the Town of Palmyra was destroyed by flooding.⁴³⁶



*Joseph Powers House, 1849
W3167 Green Isle Drive, Town of Hebron*

Power's bedstead factory is credited with the early growth and success of the settlement of Hebron in the Town of Hebron.⁴³⁷ His influence over the community was sufficient that he convinced them to reject a proposed railway line in order to protect his business interests. Additions were made to the original plat of Hebron by Powers in 1856.⁴³⁸ The Joseph Powers saw mill, flour mill, and bedstead factory were destroyed by fire in 1866.⁴³⁹ After the fire, Joseph Powers moved his business downstream to Fort Atkinson; and many of the inhabitants of the settlement of Hebron followed, having a major effect on the entire community.⁴⁴⁰ Joseph Powers died in the 1880s.

George Senz

George Senz, born in 1812, emigrated from Germany and settled near the intersection of Palmyra Road and Bente Road in the Town of Sullivan in 1840. Senz constructed a non-extant dam and non-extant saw mill on the Bark River in the same year. The area around the multi-story saw-mill became known as Senz's Mill, anglicized as "Sense's" or "Sance's" Mill.⁴⁴¹ The settlement was also known as Slabtown, a name derived from the large piles, or slabs, of cut lumber stacked on the bank of the Bark River at the location of Senz's saw mill. In 1846, George Senz became the first preacher for a Methodist congregation in the Town of Sullivan. In 1853, he constructed a non-extant log building in the settlement of Senz's Mill for use as a meetinghouse and church. George Senz died in the 1856.⁴⁴²

John Harry Wintermute

John Harry Wintermute was born in 1861 in the Town of Hebron. Along with his brothers, Thomas and Halsey, Wintermute started a traveling circus in 1884. The Wintermute Circus, well established and popular by 1901, went by a number of different names including the Wintermute and Hall Wagon Show and the Great Melbourne United Shows. The circus travelled across the Midwest appealing to second tier small cities and had a reputation as a "clean" show.⁴⁴³

John Wintermute, the oldest of the three brothers, was the leader and ringleader of the family circus troupe that toured annually from May to October. During the winter months, the circus would retire to the 115-acre Wintermute farm along the Bark River.⁴⁴⁴ John Wintermute's wife died in 1903, and his son died in 1910. The circus continued after his retirement in 1918 with his

two daughters, Zella and Zetta, who both married circus entertainers. Wintermute continued farming in the Town of Hebron until his death in 1939.⁴⁴⁵

Jesse Wright

Jesse Wright, born in New York in 1815 and one the first settlers in the Town of Hebron, constructed a non-extant saw mill near the intersection of Hagedorn Road and Haas Road in the Town of Hebron in 1852. The surrounding area became known as Wright's Mill.⁴⁴⁶ Wright's saw mill operated until Jesse Wright's death in the 1860s.⁴⁴⁷

Irvin Luther Young

Irvin Luther Young was born in Milwaukee in 1897. One of six children, Young grew up in poverty and, despite dropping out of high school, was able to attend Lake Forest College, Northwestern University, and the McCormick Seminary⁴⁴⁸ By 1920, Young was working as an automobile salesman in Chicago. Within the decade, he married Helen Welker, a public school teacher from Advance, Missouri; however, she died soon after in 1931. Later that decade, Young married his second wife, Emily.⁴⁴⁹

During the 1920s, Young began working as a mechanical engineer in the machinery manufacturing industry. He went on to found the Atlas Tag Company and the American Label Company, with plants in Chicago; Neenah, Wisconsin; and Ontario, Canada. An inventor, he patented many devices, beginning with a means of reinforcing shipping tags in 1929 and web treating machine for making shipping tags from a continuous length of web of material in 1930, and a label folding machine for textile, paper, and fabric labels in 1939. He also invented two casing closure methods for packing and dispensing food products for the meat packing industry, in 1943 and 1949.⁴⁵⁰

Young founded the Young Foundation in 1949 and, through it, devoted much of his fortune to supporting educational grants and Christian medical missionary work in Africa. The foundation financed treatment centers, leprosy research, and medical schools.⁴⁵¹

Irvin Young established the Young Engineering Company in Chicago by the 1950s. In 1950, he patented both a high speed rotary paper cutting machine to cut paper stock into seals or stickers for packages and wrappers and hoist chain equipment formed with universal joints. Around that time, Young purchased the property of the Atlas Construction Company on County Highway H to serve as a second location the Young Engineering Company, near hundreds of acres of undeveloped woodland and prairies on the southern edge of the Town of Palmyra that he had purchased by 1945.⁴⁵² It is assumed that a brick facility constructed by the construction company during the late 1940s served the early years of the company there. The Young Engineering Company Snow Valley Plant, located at N252 County Highway H in the Town of Palmyra, was included in the survey but is not eligible for listing in the National Register of Historic Places under Criterion C for Architecture.

Young's second marriage ended by the early 1950s. In 1954, Irvin Young married Fern Drummond Jones, and began residing in Palmyra full-time to personally manage the Snow Valley Plant.⁴⁵³



*Young Engineering Co. Snow Valley Plant, c.1950
N252 County Highway H, Town of Palmyra*

An addition was constructed onto the plant to house research and development that same year. There, Young continued patenting inventions through the entirety of his career, including a rotary drum grain dryer in 1961, printing machine to manufacture molded pulp cartons and methods for imprinting their exterior surfaces in 1962, a machine and methods for reinforced tag making in 1962, and a looped baggage tag designed to be wrapped around the handle of a baggage item in 1973. During his career, Young also developed a method of mounting film slides in cardboard cases that was used by major companies such as Kodak Corporation and a device for use in laser research to treat arthritis.⁴⁵⁴



*Young Engineering Company
Snow Valley Plant Addition in 1954
(Janesville Daily Gazette Sept. 27, 1954)*

On the property of the Young Engineering Snow Valley Plant, a number of large sculptures and hiking trails were eventually constructed. These sculptures were not included in the survey as they lack historical and architectural significance per the National Park Service standards.

After the death of Irvin Young in 1976, Fern Young continued operation of the Young Foundation. The Foundation donated portions of its land to the Wisconsin Department of Natural Resources in 1977 for inclusion in the Young Prairie State Natural Area and the Kettle Moraine State Forest. For more information on the Young Prairie Natural Area and the Kettle Moraine State Forest, refer to Chapter 16 Planning & Landscape Architecture and Chapter 17 Recreation & Entertainment, respectively. Fern continued to take an interest in education and donated funds to the University of Wisconsin-Whitewater for a number of buildings including an auditorium before her death in 2002.⁴⁵⁵

It has not been determined at this time if the career or inventions of Irvin Young are significant at the local level for listing in the National Register of Historic Places under Criteria A or B. There are several resources associated with the life and career of Irvin Young, only one of which is located within the survey boundaries. The determination of which single resource is best associated his career and therefore eligible for listing in the National Register is beyond the scope of this survey because it would require the study of several buildings outside of the survey area. Further evaluation is needed to determine which single resource, if any, is individually eligible for listing in the National Register under Criteria A or B for its association with Irvin Young; including consideration of the Young Engineering Company Snow Valley Plant, located at N252 County Highway H in the Town of Palmyra.

List of Surveyed Historic Resources Mentioned in the Text

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Class</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead House	c.1865	Surveyed
Cold Spring	N490 Woodward Road	Alexander Addison Coburn House	c.1885	Surveyed
Hebron	N3279 Cushman Road	Cyrus Cushman House	1843	Surveyed
Hebron	W3167 Green Isle Drive	Joseph Powers House	1849	Surveyed
Palmyra	N252 County Highway H	Young Engineering Co. Snow Valley Plant	1954	Surveyed
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Eligible
Palmyra	W1322 South Shore Drive	Gary Kincaid House	1973	Surveyed
Sullivan	W1518 County Highway CI	John & Mary Ebbott House	1912	Eligible
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Eligible

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Survey Results

Introduction

The survey, conducted on the historical aspects of the southeast quadrant of Jefferson County, shows a number of valuable historic properties within its boundaries. Several of the properties surveyed were identified as potentially eligible for the National Register of Historic Places or were included in proposed historic complexes and farmsteads. The examples found in the survey area suggest a community rich with history and some respect for its remaining historic resources.

The principal investigators surveyed 264 resources of architectural or historical interest. Of these, 15 are individually eligible for listing in the National Register of Historic Places for architectural and/or historical significance. There were also 8 potential farmsteads identified. For in-depth list of National Register criteria, refer to Chapter 2 Survey Methodology.

This chapter contains the following results of the survey: a list of resources already listed in the National Register of Historic Places, a list of resources individually eligible for listing in the National Register of Historic Places, information on the proposed historic complexes and farmsteads eligible for listing in the National Register of Historic Places, a listing of all properties surveyed in the southeast quadrant of Jefferson County, and maps of the portions of the survey area where historic resources were identified. Complex and farmstead summaries include a list of all resources included within the boundaries and if the resources are contributing or not contributing to the historic complex or farmstead.

Survey maps are keyed by Town (CS = Cold Spring, a portion of *Township 5, Range 15*; H = Hebron, *Township 6, Range 15*; HCS = a portion of Hebron, *Township 5, Range 15*; P = Palmyra, *Township 5, Range 16*; S = Sullivan, *Township 6, Range 16*) and Section Number. The scale of the maps is such to depict one section north to south and one and one-half sections east to west per page.

In addition to the contents of this chapter, several other types of information were gathered and organized through the course of the survey. From this information, the following documents were created: updated and new records in the Wisconsin Historical Society's online Architecture and History Inventory (AHI), an excel spreadsheet database of buildings surveyed with current owner names and addresses, photos of every surveyed building, and this report. This architectural and historical intensive survey report and the associated work elements mentioned above are kept at the Historic Preservation Division of the Wisconsin Historical Society in Madison. A copy of the report is kept at the Jefferson County Courthouse and the Jefferson Public Library.

The lists that are given of the potentially eligible properties are not permanent. Properties might change, fall into disrepair, become gutted by fire, come under renovation, demolition, or rehabilitation. Properties may fall from the list as others become potential for the list. Further research on buildings may uncover additional properties that were uncovered during the course of this survey and should be added to the potentially eligible lists.

Resources Currently Listed in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Hebron	W3087 Green Isle Drive	Hebron Town Hall	1902	Neoclassical

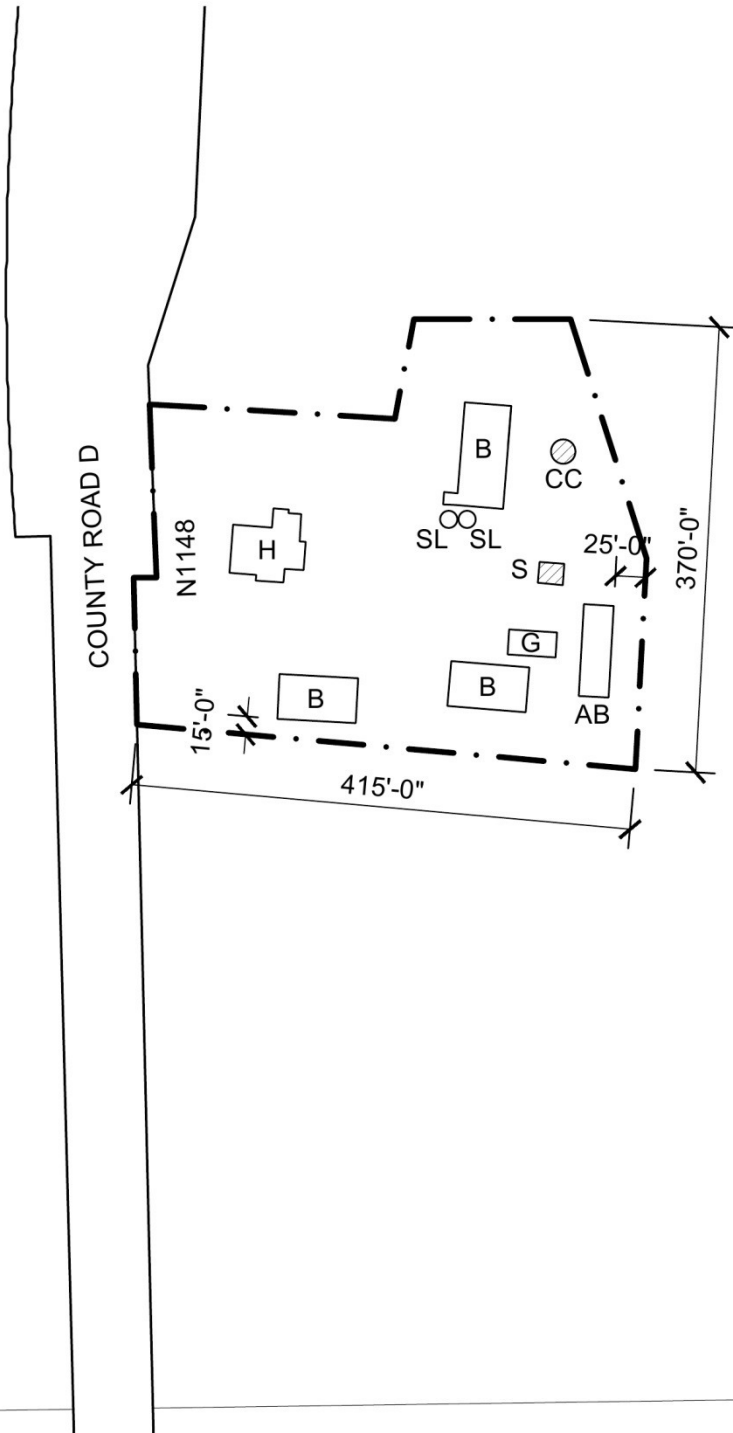
Resources Individually Eligible for Listing in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Cold Spring	N1409 Fremont Road	Stone School	1869	Front Gabled
Cold Spring	W4899 School Road	Cold Spring School	1871	Front Gabled
Cold Spring	N221 Cold Spring Road	Levi Johnson House	c.1870	Italianate
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Hebron	N2331 County Highway D	House	1848	Greek Revival
Hebron	N2349 County Highway D	Hebron Methodist Episcopal Church	1899	H. Victorian Gothic
Hebron	W3393 Hagedorn Road	Wright's Mill School	1891	Front Gabled
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Contemporary
Palmyra	W731 Carlin Trail	B.F. Holmes House	c.1850	Side Gabled
Palmyra	W1269 State Highway 59	Rueben & Betsey Willson House	1867	Italianate
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Front Gabled
Sullivan	W1945 Main Street	House	1925	Bungalow
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Astylistic Utilitarian
Sullivan	W1518 County Highway CI	John & Mary Ebbott House	1912	Queen Anne
Sullivan	W1984 Main Street	Evangelical United Brethren Church	1868	Gothic Revival

Farmsteads Eligible for Listing in the National Register of Historic Places

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>
Cold Spring	N1148 County Highway D	George E. & Betsey Billett Farmstead
Hebron	W2531 Turner Road	Jonathon Winn Farmstead
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead
Palmyra	N1473 Zion Road	Christian Oleson Farmstead
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead
Palmyra	W114 Hooper Road	E. Uglow Farmstead
Sullivan	N2531 County Highway Z	Gilbert Farmstead

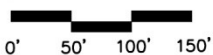
Proposed George E. & Betsey Billett Farmstead Map



BUILDING KEY	
H	House
G	Garage
B	Barn
SL	Silo
PB	Pole Barn
AB	Animal Barn
S	Shed
C	Corn Crib



FARMSTEAD MAP



LEGEND	
Boundary	— · — · — · — · — · — · —
Property Line	—————
Address	100
Non-Contributing	

Proposed George E. & Betsey Billett Farmstead

Narrative Description

The proposed George E. & Betsey Billett Farmstead is a well-defined cluster of 7 buildings and 3 structures situated in Section 22 of the Town of Cold Spring located along County Highway D one-half mile north of Piper Road. The farmstead began around 1865 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that seven buildings have been demolished and that four outbuildings have been constructed since that time. It is likely that the concrete block barn nearest the road was associated with the operation of George Billett's non-extant creamery across the road. Representative of the prevailing architectural styles of their time, Italianate and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed George E. & Betsey Billett Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid to late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 8 contributing resources and 2 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N1148 County Highway D around the contributing resources within the farmstead. The boundaries of the proposed George E. & Betsey Billett Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.86 acres.

Boundary Justification

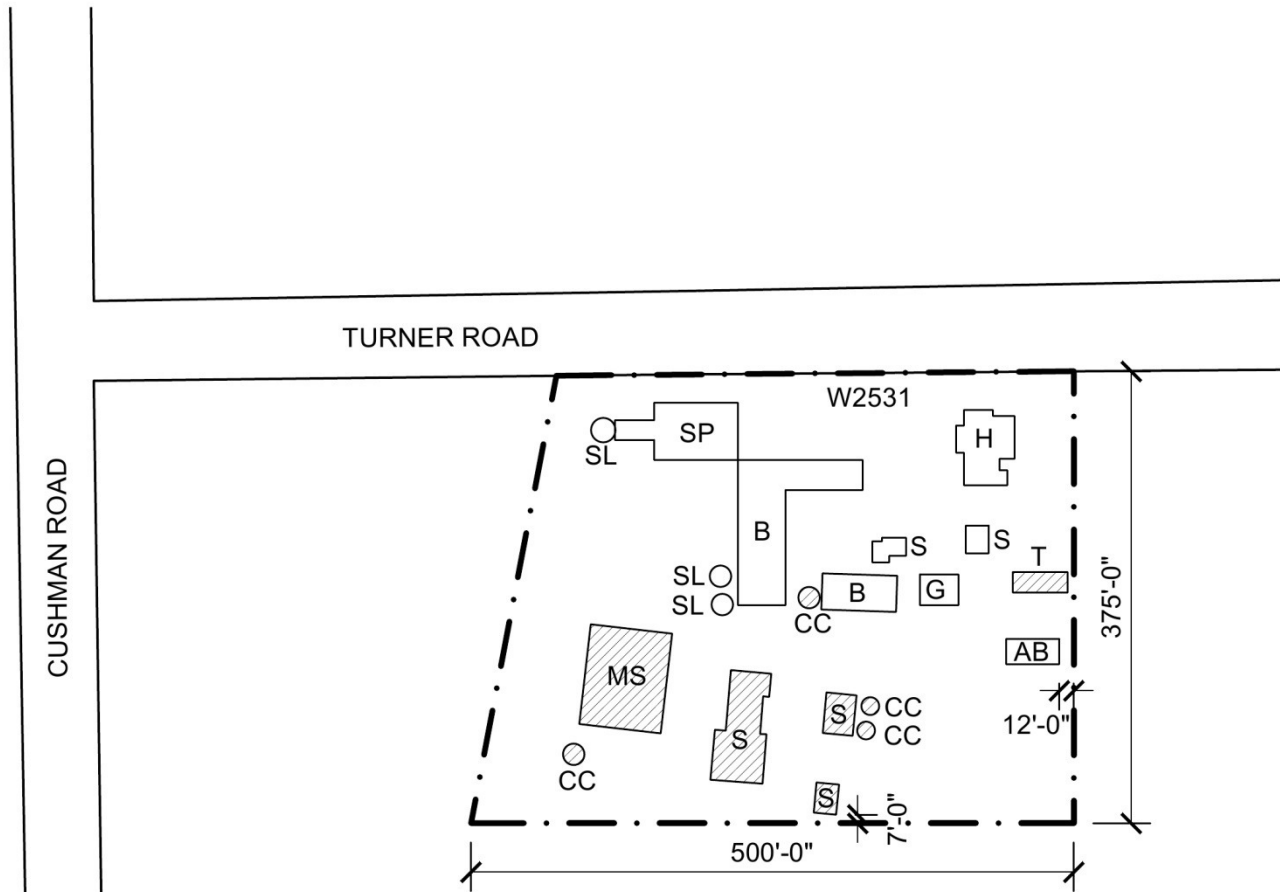
The boundaries of the proposed George E. & Betsey Billett Farmstead enclose the area historically associated with the farmstead's 8 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory


The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N1148 County Highway D	George E. Billett Farmstead House	c.1865	Italianate	C
N1148 County Highway D	George E. Billett Farmstead Barn	<1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Barn	<1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Barn	<1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Silo	>1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Silo	>1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Animal Barn	<1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Garage	<1937	Astylistic Utilitarian	C
N1148 County Highway D	George E. Billett Farmstead Shed	>1937	Astylistic Utilitarian	NC
N1148 County Highway D	George E. Billett Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC




Proposed Jonathon Winn Farmstead Map



BUILDING KEY	
H	House
G	Garage
T	Trailer
B	Barn
AB	Animal Barn
MS	Machine Shed
S	Shed
SL	Silo
SP	Silage Pit
CC	Corn Crib

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed Jonathon Winn Farmstead

Narrative Description

The proposed Jonathon Winn Farmstead is a well-defined cluster of 12 buildings and 8 structures situated in Section 24 of the Town of Hebron located along Turner Road one-quarter mile east of Cushman Road. The farmstead began around 1875 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that one building has been demolished and that twelve outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Jonathon Winn Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 11 contributing resources and 9 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W2531 Turner Road around the contributing resources within the farmstead. The boundaries of the proposed Jonathon Winn Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 3.98 acres.

Boundary Justification

The boundaries of the proposed Jonathon Winn Farmstead enclose the area historically associated with the farmstead's 11 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory


The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W2531 Turner Road	Jonathon Winn Farmstead House	c.1875	Gabled Ell	C
W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Garage	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Trailer	>1937	N/A	NC
W2531 Turner Road	Jonathon Winn Farmstead Animal Barn	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Silage Pit	>1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astylistic Utilitarian	C
W2531 Turner Road	Jonathon Winn Farmstead Machine Shed	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Shed	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Shed	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC
W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC




Proposed E. Uglow Farmstead Map



BUILDING KEY	
H	House
P	Privy
G	Garage
B	Barn
AB	Animal Barn
CC	Corn Crib
S	Shed

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed E. Uglow Farmstead

Narrative Description

The proposed E. Uglow Farmstead is a well-defined cluster of 8 buildings and 2 structures situated in Section 1 of the Town of Palmyra located along Hooper Road at the intersection of County Highway Z. The farmstead began around 1845 and was developed over the next century. By consulting aerial photographs of the county taken in 1937, it is known that no buildings have been demolished and that three outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed E. Uglow Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid to late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 10 contributing resources and no non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W114 Hooper Road around the contributing resources within the farmstead. The boundaries of the proposed E. Uglow Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 1.70 acres.

Boundary Justification

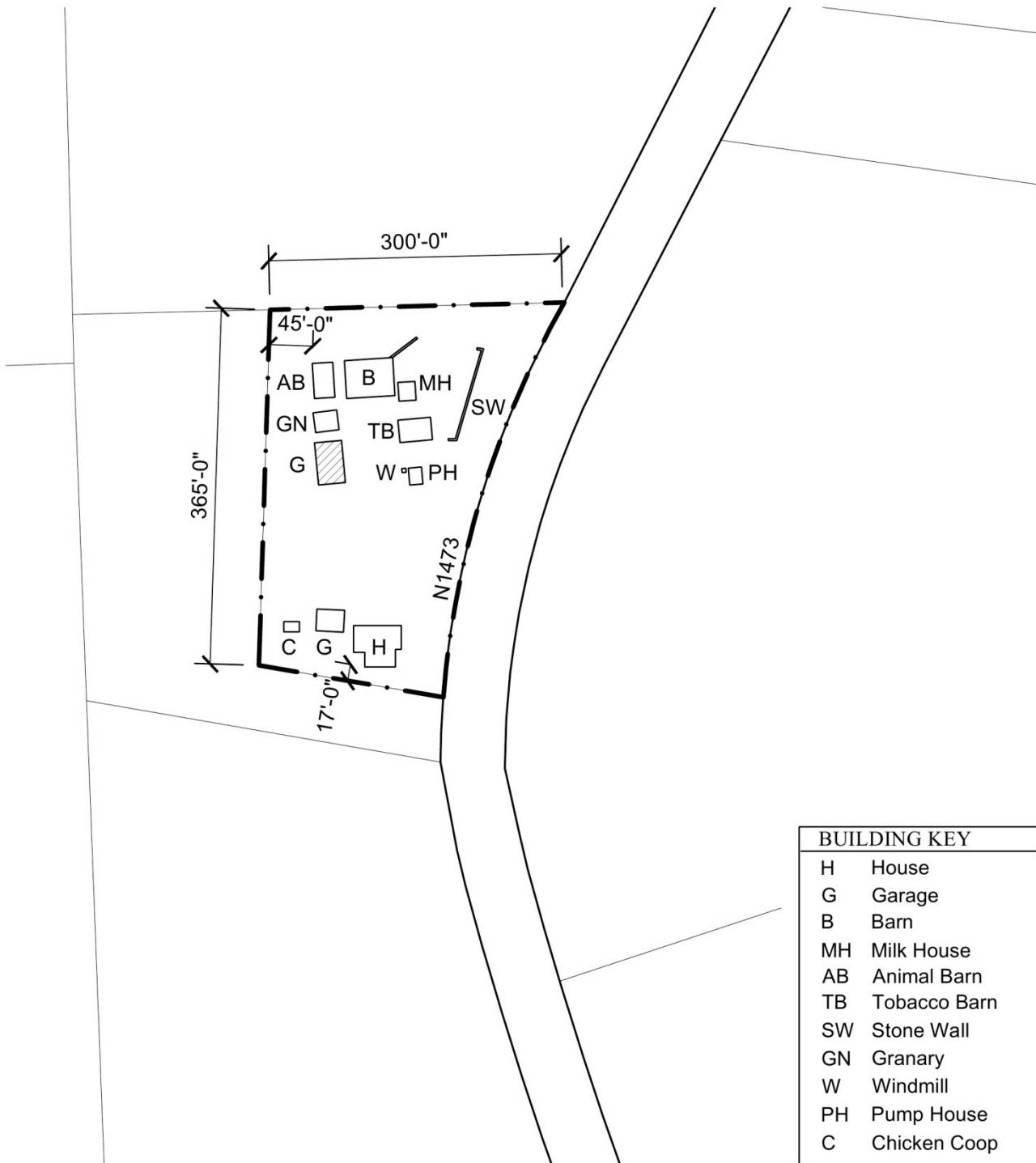
The boundaries of the proposed E. Uglow Farmstead enclose the area historically associated with the farmstead's 10 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with no non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W114 Hooper Road	E. Uglow Farmstead House	1845	Gabled Ell	C
W114 Hooper Road	E. Uglow Farmstead Outhouse	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Garage	>1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Garage	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Barn	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Shed	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Corn Crib	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Small Animal Barn	<1937	Astylistic Utilitarian	C
W114 Hooper Road	E. Uglow Farmstead Corn Crib	>1937	Astylistic Utilitarian	C




Proposed Christian Oleson Farmstead Map



BUILDING KEY	
H	House
G	Garage
B	Barn
MH	Milk House
AB	Animal Barn
TB	Tobacco Barn
SW	Stone Wall
GN	Granary
W	Windmill
PH	Pump House
C	Chicken Coop

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed Christian Oleson Farmstead

Narrative Description

The proposed Christian Oleson Farmstead is a well-defined cluster of 10 buildings and 2 structures situated in Section 14 of the Town of Palmyra located along Zion Road one mile north of State Highway 59. The farmstead began around 1880 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that two outbuildings have been demolished, and two outbuildings have been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Christian Oleson Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 11 contributing resources and 1 non-contributing resource.

Boundary Description

The proposed farmstead consists of portions of the property associated with N1473 Zion Road around the contributing resources within the farmstead. The boundaries of the proposed Christian Oleson Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.19 acres.

Boundary Justification

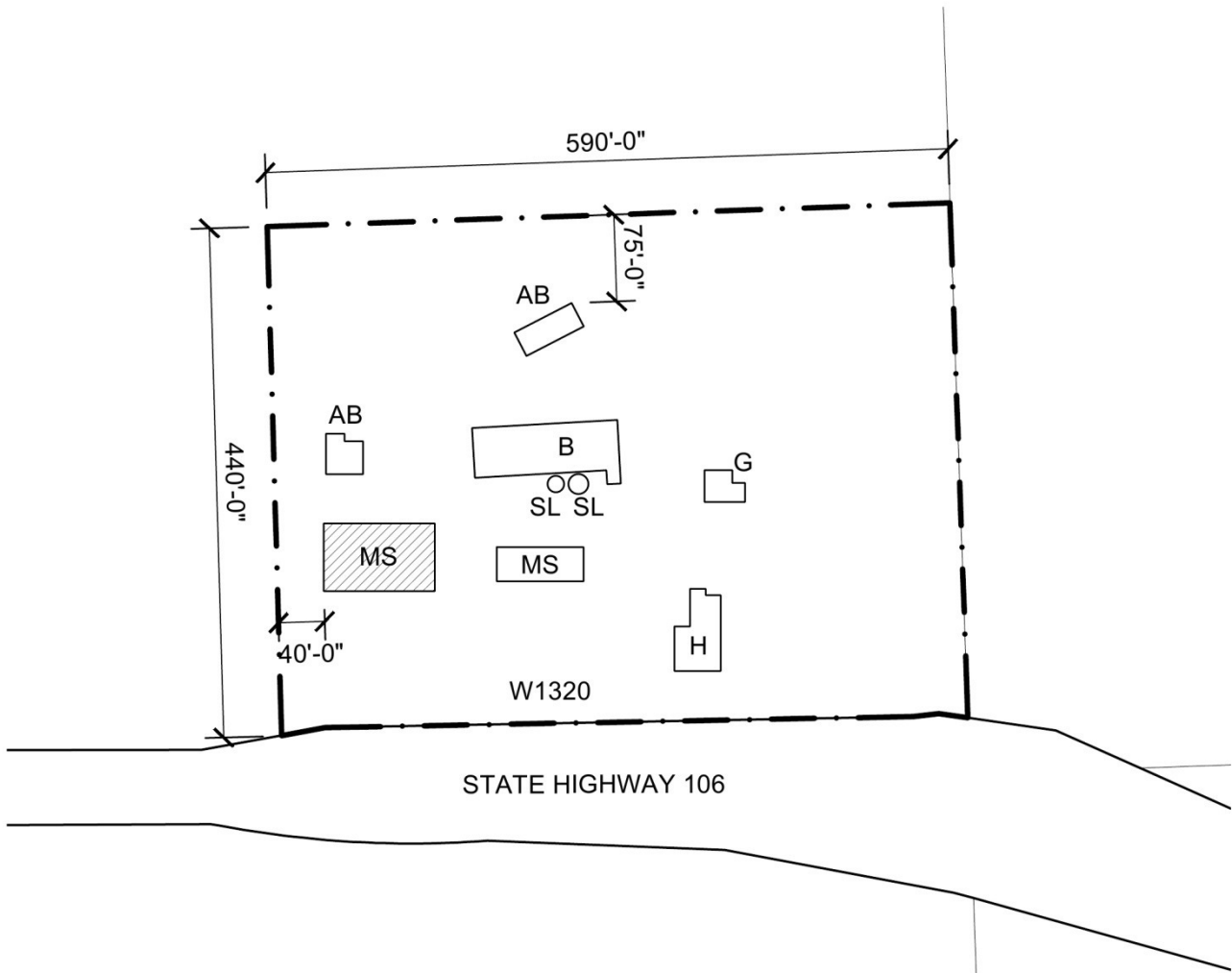
The boundaries of the proposed Christian Oleson Farmstead enclose the area historically associated with the farmstead's 12 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N1473 Zion Road	Christian Oleson Farmstead House	1883	Gabled Ell	C
N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Chicken Coop	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Pumphouse	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Windmill	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Astylistic Utilitarian	NC
N1473 Zion Road	Christian Oleson Farmstead Granary	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Animal Barn	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Barn	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Milk House	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Tobacco Barn	<1937	Astylistic Utilitarian	C
N1473 Zion Road	Christian Oleson Farmstead Stone Walls	<1937	Astylistic Utilitarian	C

Proposed Oscar J. Oleson Farmstead Map



BUILDING KEY	
H	House
G	Garage
B	Barn
AB	Animal Barn
SL	Silo
MS	Machine Shed

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	— · — · — · — · — · — · — · — · —
Property Line	—————
Address	100
Non-Contributing	

Proposed Oscar J. Oleson Farmstead

Narrative Description

The proposed Oscar J. Oleson Farmstead is a well-defined cluster of 7 buildings and 2 structures situated in Section 15 of the Town of Palmyra located along State Highway 106 a half mile northwest of the Village of Palmyra. The farmstead began around 1895 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that four outbuildings have been demolished, and three buildings have been constructed, since that time. Representative of the prevailing architectural styles of their time, Two-Story Cube and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Oscar J. Oleson Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 8 contributing resources and 1 non-contributing resource.

Boundary Description

The proposed farmstead consists of portions of the property associated with W1320 State Highway 106 around the contributing resources within the farmstead. The boundaries of the proposed Oscar J. Oleson Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 5.97 acres.

Boundary Justification

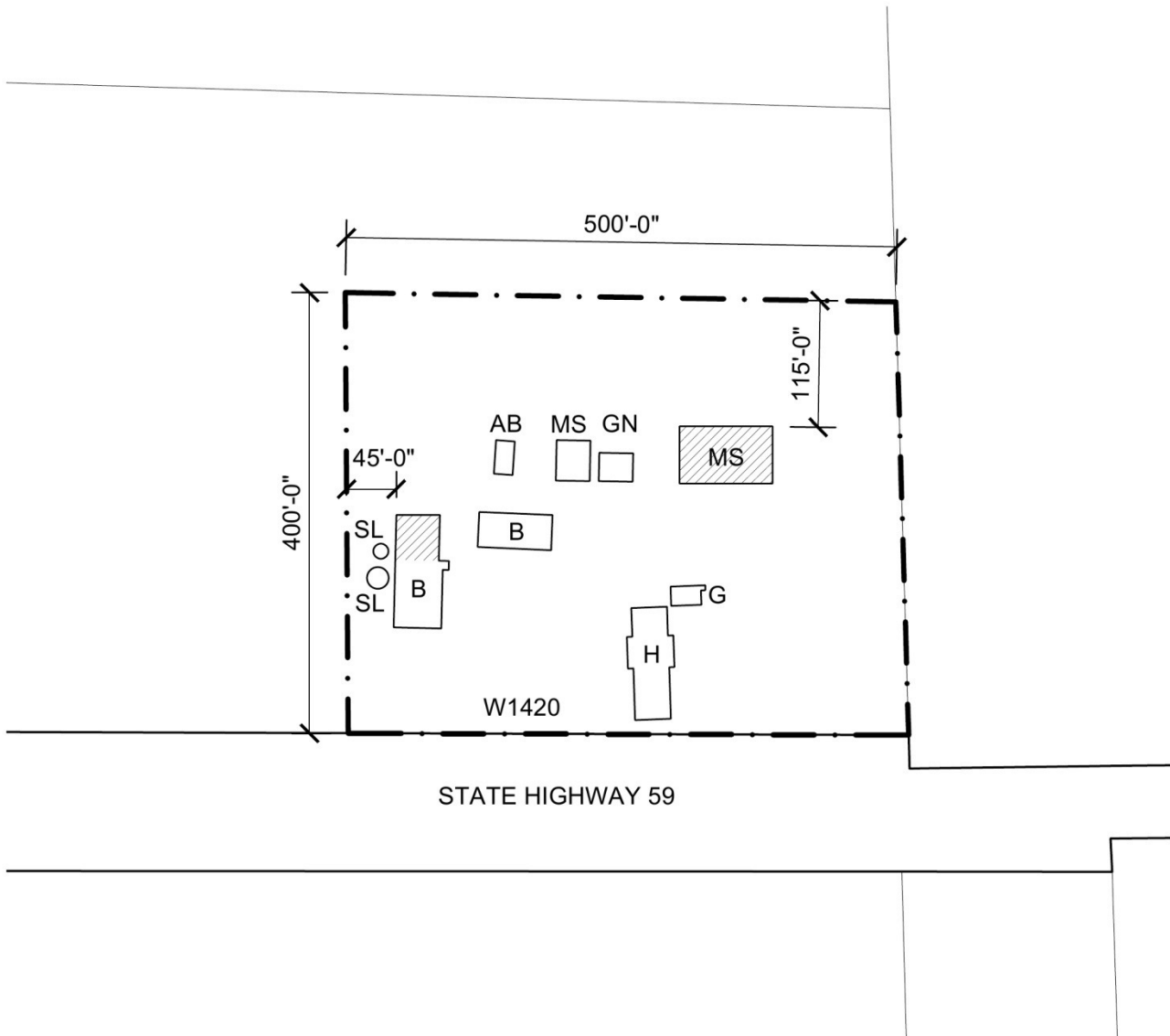
The boundaries of the proposed Oscar J. Oleson Farmstead enclose the area historically associated with the farmstead's 8 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W1320 State Highway 106	Oscar J. Oleson Farmstead House	1898	Two Story Cube	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Garage	<1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Machine Shed	>1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Barn	<1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	<1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	>1937	Astylistic Utilitarian	C
W1320 State Highway 106	Oscar J. Oleson Farmstead Machine Shed	>1937	Astylistic Utilitarian	NC




Proposed Albert Knapp Farmstead Map



BUILDING KEY	
H	House
G	Garage
B	Barn
AB	Animal Barn
SL	Silo
GN	Granary
MS	Machine Shed

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed Albert Knapp Farmstead

Narrative Description

The proposed Albert Knapp Farmstead is a well-defined cluster of 8 buildings and 2 structures situated in Section 21 of the Town of Palmyra located along State Highway 59 immediately west of the Village of Palmyra. The farmstead began around 1860 and was developed over the next century. By consulting aerial photographs of the county taken in 1937, it is known that four buildings have been demolished, and that two outbuildings and a large addition to the main barn have been constructed since that time. Representative of the prevailing architectural styles of their time, Italianate and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Albert Knapp Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the mid to late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 9 contributing resources and 1 non-contributing resource.

Boundary Description

The proposed farmstead consists of portions of the property associated with W1420 State Highway 59 around the contributing resources within the farmstead. The boundaries of the proposed Albert Knapp Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 4.5 acres.

Boundary Justification

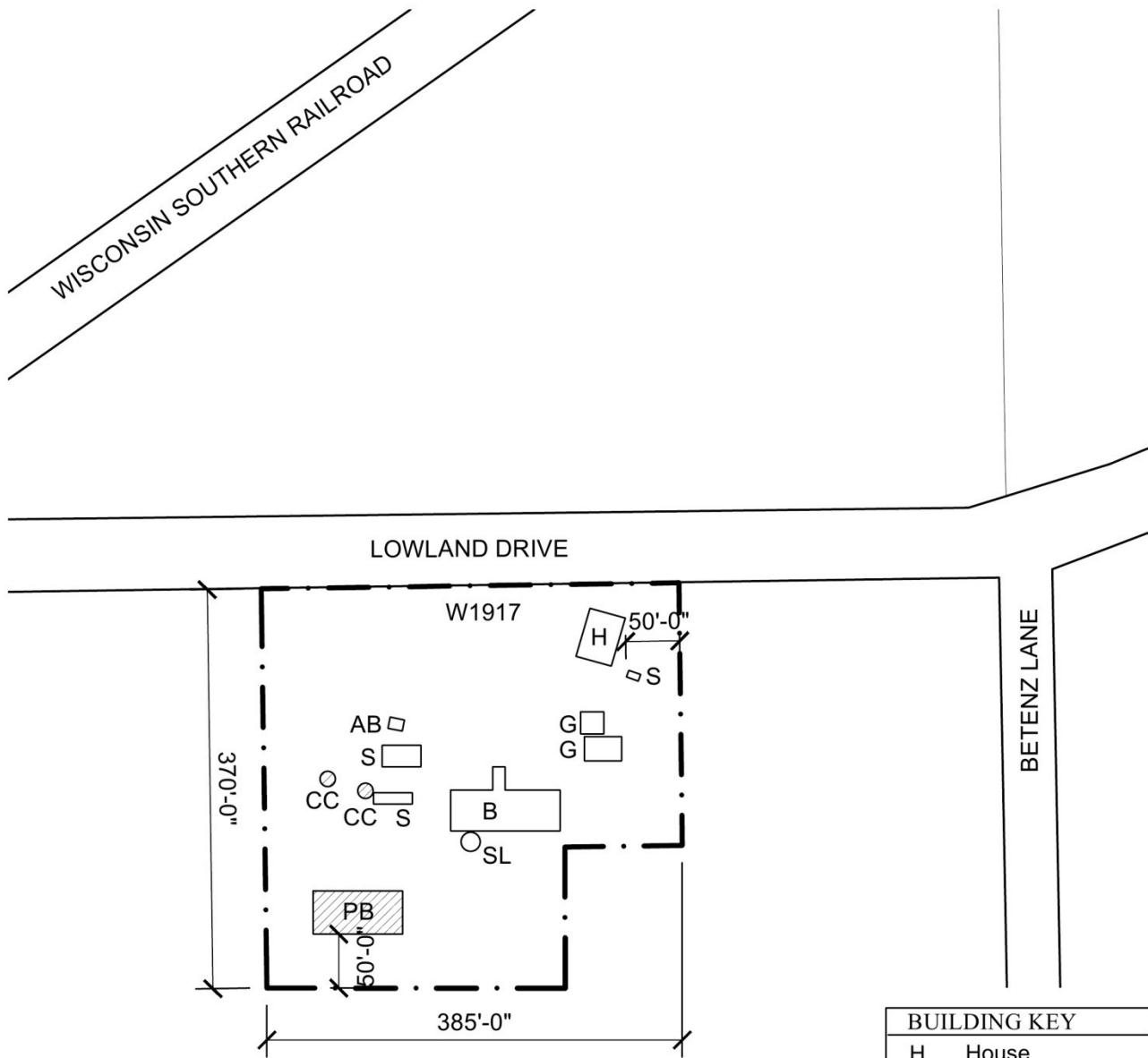
The boundaries of the proposed Albert Knapp Farmstead enclose the area historically associated with the farmstead's 9 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

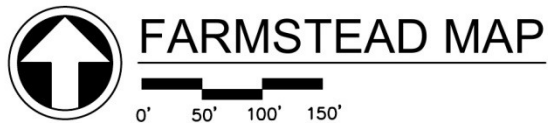
The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W1420 State Highway 59	Albert Knapp Farmstead House	c.1860	Italianate	C
W1420 State Highway 59	Albert Knapp Farmstead Garage	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Animal Barn	>1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Machine Shed	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Granary	<1937	Astylistic Utilitarian	C
W1420 State Highway 59	Albert Knapp Farmstead Machine Shed	>1937	Astylistic Utilitarian	NC

Proposed Frank Tutton Farmstead Map



BUILDING KEY	
H	House
G	Garage
B	Barn
SL	Silo
PB	Pole Barn
AB	Animal Barn
S	Shed
C	Corn Crib



LEGEND	
Boundary	— · — · — · — · — · — · — · — · —
Property Line	— — — — —
Address	100
Non-Contributing	

Proposed Frank Tutton Farmstead

Narrative Description

The proposed Frank Tutton Farmstead is a well-defined cluster of 9 buildings and 3 structures situated in Section 32 of the Town of Palmyra located along Lowland Drive one mile west of County Highway H. The farmstead began around 1910 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that three buildings have been demolished, and seven outbuildings and a large addition to the barn have been constructed since that time. Representative of the prevailing architectural styles of their time, American Foursquare and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Frank Tutton Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the early twentieth century, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 9 contributing resources and 3 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with W1917 Lowland Drive around the contributing resources within the farmstead. The boundaries of the proposed Frank Tutton Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.96 acres.

Boundary Justification

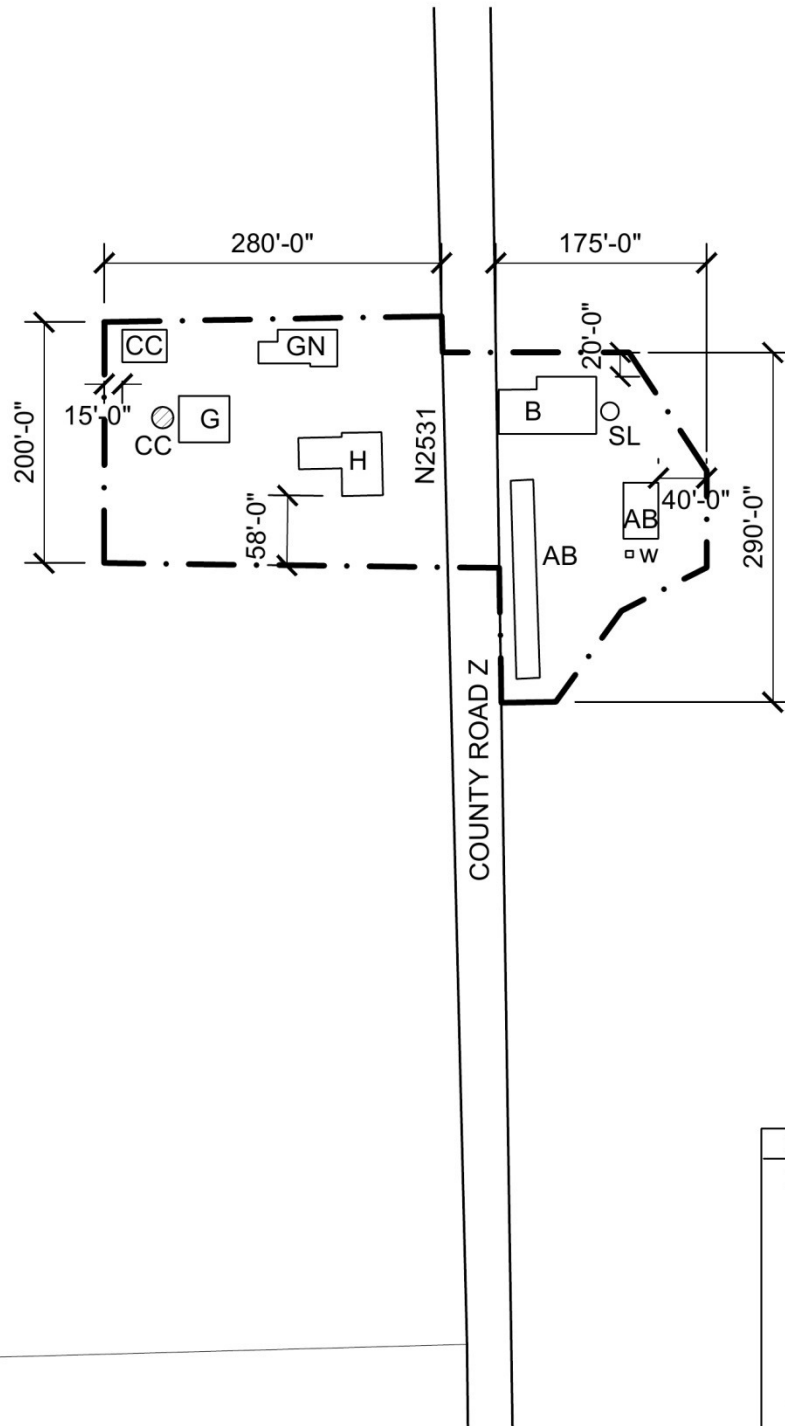
The boundaries of the proposed Frank Tutton Farmstead enclose the area historically associated with the farmstead's 9 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
W1917 Lowland Drive	Frank Tutton Farmstead House	c.1920	American Foursquare	C
W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Garage	>1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Garage	<1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Barn	<1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Silo	<1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Animal Barn	>1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Shed	<1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Astylistic Utilitarian	C
W1917 Lowland Drive	Frank Tutton Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC
W1917 Lowland Drive	Frank Tutton Farmstead Corn Crib	>1937	Astylistic Utilitarian	NC
W1917 Lowland Drive	Frank Tutton Farmstead Pole Barn	>1937	Astylistic Utilitarian	NC




Proposed Gilbert Farmstead Map



BUILDING KEY	
H	House
P	Privy
G	Garage
B	Barn
AB	Animal Barn
CC	Corn Crib
S	Shed

 **FARMSTEAD MAP**

0' 50' 100' 150'

LEGEND	
Boundary	
Property Line	
Address	100
Non-Contributing	

Proposed Gilbert Farmstead

Narrative Description

The proposed Gilbert Farmstead is a well-defined cluster of 6 buildings and 4 structures situated in Section 36 of the Town of Sullivan located along County Highway Z one-half mile north of County Highway CI. The farmstead began around 1885 and was developed over the next several decades. By consulting aerial photographs of the county taken in 1937, it is known that no buildings have been demolished and that one outbuilding has been constructed since that time. Representative of the prevailing architectural styles of their time, Gabled Ell and Astylistic Utilitarian styles are found within the farmstead.

Statement of Significance

The proposed Gilbert Farmstead was identified for its concentration of residential and agricultural buildings and structures constructed primarily during the late nineteenth and early twentieth centuries, having local significance under National Register Criterion C for Architecture. Utilizing the Wisconsin Historical Society's *Cultural Resource Management in Wisconsin*, research centered on evaluating the resources within the farmstead utilizing the Architecture study unit. The farmstead is comprised of 9 contributing resources and 1 non-contributing resources.

Boundary Description

The proposed farmstead consists of portions of the property associated with N2531 County Highway Z around the contributing resources within the farmstead. The boundaries of the proposed Gilbert Farmstead are clearly delineated on the accompanying farmstead map and enclose an area of 2.40 acres.

Boundary Justification

The boundaries of the proposed Gilbert Farmstead enclose the area historically associated with the farmstead's 9 contributing resources. While adjacent areas are agricultural in nature and were associated with the operation of the farmstead, they were never developed historically and remain undeveloped fields to this day. The result is a tight farmstead with as few non-contributing resources and as little extraneous acreage as possible.

Building Inventory

The following inventory lists every resource in the proposed farmstead and includes the address of the property; the historic name; the date or circa date of construction; the architectural style, and the resource's contributing (C), non-contributing (NC), or previously listed in the National Register of Historic Places (NRHP) class.

<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>	<i>Class</i>
N2531 County Highway Z	Gilbert Farmstead House	1885	Gabled Ell	C
N2531 County Highway Z	Gilbert Farmstead Garage	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Corn Crib	<1937	Astylistic Utilitarian	NC
N2531 County Highway Z	Gilbert Farmstead Corn Crib	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Granary	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Barn	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Silo	>1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Windmill	<1937	Astylistic Utilitarian	C
N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Astylistic Utilitarian	C

Resources Included in this Survey

<i>Town</i>	<i>Address</i>	<i>Historic Name</i>	<i>Date</i>	<i>Style</i>
Cold Spring	N180 Cold Spring Road	John & Audrey Tuinstra House	1955	Ranch
Cold Spring	N221 Cold Spring Road	Levi Johnson House	c.1870	Italianate
Cold Spring	N293 Cold Spring Road	James Meadows House	1973	Ranch
Cold Spring	N354 Cold Spring Road	Seth Nathan House	1950	Ranch
Cold Spring	N387 Cold Spring Road	Nelson Barn	c.1880	Astyl. Utilitarian
Cold Spring	N1049 Cold Spring Road	P. O'Brien House	c.1870	Gabled Ell
Cold Spring	Cold Spring Road	Union Cemetery Shed	c.1900	Astyl. Utilitarian
Cold Spring	N819 County Highway D	Myron A. Piper House	1903	Amer. Craftsman
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. House	c.1865	Italianate
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farmstead Animal Barn	<1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. Barn	<1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. Barn	<1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. Barn	<1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. Garage	<1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farm. Shed	>1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farmstead Silo	>1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farmstead Silo	>1937	Astyl. Utilitarian
Cold Spring	N1148 County Highway D	George E. Billett & Betsey Farmstead Corn Crib	>1937	Astyl. Utilitarian
Cold Spring	W3978 County Highway U	William F. Lentz House	c.1900	Amer. Foursquare
Cold Spring	W3978 County Highway U	William F. Lentz Dairy Barn	c.1900	Astyl. Utilitarian
Cold Spring	W4108 County Highway U	Meadow Brook School	1867	Front Gabled
Cold Spring	W4289 County Highway U	Edward King House	c.1865	Greek Revival
Cold Spring	W3421 Crestwood Drive	Paul & Charlotte Kuenning House	1974	Contemporary
Cold Spring	W3454 Crestwood Drive	Richard & Mary Norman House	1973	Contemporary
Cold Spring	N1362 Fremont Road	Cora Freeman Dairy Barn	c.1900	Astyl. Utilitarian
Cold Spring	N1362 Fremont Road	S.B. Vail House	c.1870	Gabled Ell
Cold Spring	N1409 Fremont Road	Stone School	1869	Front Gabled
Cold Spring	N1470 Fremont Road	Henry Cooper House	1881	Front Gabled
Cold Spring	W4305 Fremont Road	Josiah Pester House	c.1870	Gabled Ell
Cold Spring	N4783 Fremont Road	N. Horton Mill	c.1870	Astyl. Utilitarian
Cold Spring	N4783 Fremont Road	N. Horton Barn	c.1870	Astyl. Utilitarian
Cold Spring	N4783 Fremont Road	N. Horton House	c.1870	Italianate
Cold Spring	W3698 Hartman Lane	Leonard Hartman House	c.1890	Side Gabled
Cold Spring	N1704 Heyse Drive	Hugo Heyse House	c.1900	Two Story Cube
Cold Spring	N894 Howard Road	Daniel Foerster House	1988	Contemporary
Cold Spring	N979 Marshall Road	F. Cooper Barn	<1937	Astyl. Utilitarian
Cold Spring	N979 Marshall Road	F. Cooper Animal Barn	<1937	Astyl. Utilitarian
Cold Spring	W3064 Piper Road	Clement J. Taylor House	c.1890	Two Story Cube
Cold Spring	W3218 Piper Road	Theodore Heth House	c.1900	Amer. Foursquare
Cold Spring	W4899 School Road	Cold Spring School	1871	Front Gabled
Cold Spring	N1411 St. John's Road	Frank Lester House	c.1920	Bungalow
Cold Spring	N1450 St. John's Road	House	c.1860	Italianate
Cold Spring	W2925 State Highway 59	John & Pamela Stachowski House	1966	Ranch
Cold Spring	W3195 State Highway 59	G. Parish House	c.1860	Gabled Ell
Cold Spring	W3744 Stroupe Road	William Brown House	c.1870	Gabled Ell
Cold Spring	W3796 Stroupe Road	Harold Stroupe Cabin	c.1950	Rustic
Cold Spring	W4890 Tri-County Line Road	Country Squire Supper Club	1967	Ranch
Cold Spring	W4890 Tri-County Line Road	Country Squire Motel #1	1967	Ranch
Cold Spring	W4890 Tri-County Line Road	Country Squire Motel #2	1967	Ranch

Cold Spring	W4890 Tri-County Line Road	Country Squire Motel Garage	1967	Ranch
Cold Spring	N244 Woodward Road	A.F. Richmond House	c.1860	Italianate
Cold Spring	N490 Woodward Road	Alexander Addison Coburn House	c.1885	Queen Anne
Hebron	N2247 County Highway D	Agricultural Outbuilding	c.1930	Dutch Colonial
Hebron	N2313 County Highway D	Hebron School	1957	Eligible
Hebron	N2331 County Highway D	House	1848	Greek Revival
Hebron	N2349 County Highway D	Hebron Methodist Episcopal Church	1899	H. Victorian Gothic
Hebron	N2361 County Highway D	Hebron School	1885	Two Story Cube
Hebron	N2620 County Highway D	A.J. & Larina Fuller House	c.1860	Gabled Ell
Hebron	W3841 County Highway Y	J. Reithel House	c.1850	Greek Revival
Hebron	N3279 Cushman Road	Cyrus Cushman House	1843	Greek Revival
Hebron	N3285 Cushman Road	William Cushman House	1964	Ranch
Hebron	W2884 Ehlert Road	Alexander J. Carman House	1892	Queen Anne
Hebron	N1986 Frommader Road	W.H. Green House	c.1870	Gothic Revival
Hebron	N2324 Frommader Road	H.A. Piper House	c.1910	Dutch Colonial
Hebron	W2942 Green Isle Drive	David O. Kidd House	1964	Ranch
Hebron	W3087 Green Isle Drive	Hebron Town Hall	1902	Neoclassical Rev.
Hebron	W3166 Green Isle Drive	John J. Garlock House	c.1850	Greek Revival
Hebron	W3167 Green Isle Drive	Joseph Powers House	1849	Greek Revival
Hebron	W3393 Hagedorn Road	Wright's Mill School	1891	Front Gabled
Hebron	W3420 Lower Hebron Road	Norman & Kay Bradley House	1967	Ranch
Hebron	W4444 Lower Hebron Road	Barkwoods School	1880	Front Gabled
Hebron	N2330 Museum Road	Anthony J. Wright House	1956	Ranch
Hebron	N3417 Schmidt Road	Robert Turtenwald House	1970	Contemporary
Hebron	W2492 State Highway 106	H.H. Burnham House	c.1920	Bungalow
Hebron	W2744 State Highway 106	Francis & Emely Gardner House	c.1865	Gabled Ell
Hebron	W3305 State Highway 106	E.A. Reynolds House	c.1910	Bungalow
Hebron	W3698 State Highway 106	Munro School	1869	Front Gabled
Hebron	W3816 State Highway 106	Asa Negus House	c.1870	Gabled Ell
Hebron	W4802 State Highway 106	John & Patricia Weber House	1959	Ranch
Hebron	W2531 Turner Road	Jonathon Winn Farmstead House	c.1875	Gabled Ell
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Animal Barn	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Barn	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Garage	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Machine Shed	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	<1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Shed	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silo	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Corn Crib	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Silage Pit	>1937	Astyl. Utilitarian
Hebron	W2531 Turner Road	Jonathon Winn Farmstead Trailer	>1937	N/A
Hebron	N3330 Will Road	A. Langhoff House	c.1865	Gabled Ell
Hebron	N3612 Will Road	A. Frank House	c.1860	Gabled Ell
Palmyra	W731 Carlin Trail	B. F. Holmes House	c.1850	Side Gabled
Palmyra	W104 County Highway CI	Siloam Methodist Episcopal Church	1869	Romanesque Rev.

Palmyra	N252 County Highway H	Young Engineering Co. Snow Valley Plant	1954	T. Century Comm.
Palmyra	N528 County Highway H	Blue Spring Lake Dam	1927	Astyl. Utilitarian
Palmyra	N620 County Highway H	Ryan & Susan Meyers House	1966	Ranch
Palmyra	N862 County Highway H	Secular Institute of the Schoenstatt Sisters of Mary	1967	Ranch
Palmyra	N1550 County Highway H	David Dassow House	1968	Ranch
Palmyra	W114 Hooper Road	E. Uglow Farmstead House	1845	Gabled Ell
Palmyra	W114 Hooper Road	E. Uglow Farmstead Animal Barn	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Garage	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Garage	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Outhouse	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Corn Crib	<1937	Astyl. Utilitarian
Palmyra	W114 Hooper Road	E. Uglow Farmstead Corn Crib	>1937	Astyl. Utilitarian
Palmyra	W1508 Lowland Drive	Mark & Robin Bowen House	1963	Ranch
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead House	c.1920	Amer. Foursquare
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Animal Barn	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Pole Barn	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Garage	<1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Garage	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Shed	<1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Silo	<1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Corn Crib	>1937	Astyl. Utilitarian
Palmyra	W1917 Lowland Drive	Frank Tutton Farmstead Corn Crib	>1937	Astyl. Utilitarian
Palmyra	W410 Mill Road	John Johnson House	1865	Gabled Ell
Palmyra	W1305 N. Blue Spring Lake Dr.	Harvey Klein House	1952	Other Vernacular
Palmyra	W1326 N. Blue Spring Lake Dr.	Douglas & Laura Rupp House	1949	Ranch
Palmyra	W1476 N. Blue Spring Lake Dr.	Battle Creek School	1951	Contemporary
Palmyra	W296 Pine Drive	James McVeigh House	1971	Contemporary
Palmyra	W1158 South Shore Drive	Robert & Lynn Soukup	1955	Contemporary
Palmyra	W1202 South Shore Drive	Deborah Ryan House	1967	Ranch
Palmyra	W1296 South Shore Drive	William & Judith Goldberg House	1964	Ranch
Palmyra	W1318 South Shore Drive	Frey House	1965	Contemporary
Palmyra	W1322 South Shore Drive	Gary Kincaid House	1973	Contemporary
Palmyra	W1336 South Shore Drive	Emanuel & Karen Bosco House	1962	Ranch
Palmyra	W1340 South Shore Drive	Richard & Pamela Fraaza House	1970	Rustic
Palmyra	W1354 South Shore Drive	Jeffrey Beardsley House	1968	Contemporary
Palmyra	W1410 South Shore Drive	Willem Podzimek House	1956	Ranch
Palmyra	W1469 South Shore Drive	Charles & Donna Zine House	1960	Ranch
Palmyra	W1489 South Shore Drive	Randal Cartwright House	1964	Ranch
Palmyra	W1496 South Shore Drive	Ronald J. Plevak House	1952	Ranch
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead House	1898	Two Story Cube
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	<1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Animal Barn	>1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Machine Shed	>1937	Astyl. Utilitarian

Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Machine Shed	>1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Garage	<1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Astyl. Utilitarian
Palmyra	W1320 State Highway 106	Oscar J. Oleson Farmstead Silo	<1937	Astyl. Utilitarian
Palmyra	W1360 State Highway 106	House	c.1960	Ranch
Palmyra	N2161 State Highway 106	Dean Kincaid House	1967	Contemporary
Palmyra	W1269 State Highway 59	Rueben & Betsey Willson House	1867	Italianate
Palmyra	W1269 State Highway 59	A. Willson Barn	c.1900	Astyl. Utilitarian
Palmyra	W1269 State Highway 59	Rueben & Betsey Willson House	1844	Gabled Ell
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead House	c.1860	Italianate
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Animal Barn	>1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Granary	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Machine Shed	>1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Machine Shed	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Garage	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Astyl. Utilitarian
Palmyra	W1420 State Highway 59	Albert Knapp Farmstead Silo	<1937	Astyl. Utilitarian
Palmyra	W2212 State Highway 59	Corner Grove School	1936	One Story Cube
Palmyra	W2275 State Highway 59	Thomas O'Neill House	1972	Ranch
Palmyra	W797 State Highway 59	House	c.1880	Gabled Ell
Palmyra	N393 Tamarack Road	C.J. Steffens House	c.1880	Gabled Ell
Palmyra	N205 Tower Road	William Box House	1965	Ranch
Palmyra	N475 Viele Road	Thomas & Barbara Lloyd House	1970	Ranch
Palmyra	N1473 Zion Road	Christian Oleson Farmstead House	1883	Gabled Ell
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Animal Barn	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Barn	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Granary	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Milk House	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Tobacco Barn	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Chicken Coop	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Garage	>1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Pumphouse	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Windmill	<1937	Astyl. Utilitarian
Palmyra	N1473 Zion Road	Christian Oleson Farmstead Stone Walls	<1937	Astyl. Utilitarian
Sullivan	N3228 Bente Road	George C. Bente House	1911	Amer. Foursquare
Sullivan	N3228 Bente Road	George C. Bente Dairy Barn	c.1910	Astyl. Utilitarian
Sullivan	N3392 Bente Road	Larry Hollis House	1970	Ranch
Sullivan	N3421 Bente Road	James C. Bogie House	c.1870	Gabled Ell
Sullivan	W1518 County Highway CI	John & Mary Ebbott Dairy Barn	1918	Astyl. Utilitarian
Sullivan	W1518 County Highway CI	John & Mary Ebbott House	1912	Queen Anne
Sullivan	W1518 County Highway CI	Cyrus Curtis House	c.1840	Greek Revival
Sullivan	W1491 County Highway CI	Ebbott House	1920	Dutch Colonial
Sullivan	N2895 County Highway E	Pleasant Valley Methodist Episcopal Church	1911	Neogothic Revival
Sullivan	N4206 County Highway E	Heath's Mill School	1866	Greek Revival
Sullivan	County Highway F	Rome Baseball Park Concession Stand		Side Gabled
Sullivan	N2891 County Highway F	C.S. Cartwright House	1902	Two Story Cube
Sullivan	N3506 County Highway F	House	c.1850	Romanesque Rev.
Sullivan	N3556 County Highway F	Sance's Mill School	1900	Front Gabled
Sullivan	N3674 County Highway F	G.A. Fromader House	c.1860	Italianate
Sullivan	N4313 County Highway P	House	1965	Ranch
Sullivan	N4377 County Highway P	Dennis Schildbach House	1965	Ranch

Sullivan	N2531 County Highway Z	Gilbert Farmstead House	1885	Gabled Ell
Sullivan	N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Animal Barn	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Barn	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Granary	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Garage	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Silo	>1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Windmill	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Corn Crib	<1937	Astyl. Utilitarian
Sullivan	N2531 County Highway Z	Gilbert Farmstead Corn Crib	<1937	Astyl. Utilitarian
Sullivan	N3834 East Water Street	House	1898	Queen Anne
Sullivan	W1554 Froelich Road	Charles Hagedorn House	1898	Queen Anne
Sullivan	W1741 Froelich Road	William & Jenny Falk House	1952	Ranch
Sullivan	N2573 Hardscrabble Road	Robert Griffin House	1920	Colonial Revival
Sullivan	N2573 Hardscrabble Road	Log Shed		Astyl. Utilitarian
Sullivan	N2745 Hardscrabble Road	John & Eileen Wickham Garage	1951	T. Century Comm.
Sullivan	N2860 Hardscrabble Road	C.B. Clark House	1885	Gothic Revival
Sullivan	N3624 Hardscrabble Road	Steven Herr House	1956	Ranch
Sullivan	N4517-N4519 Highland Dr.	Bertrand & Barbara Haas Duplex	1972	Contemporary
Sullivan	N4892 Highland Road	Frederick Wenzel House	1905	Queen Anne
Sullivan	N4891 Indian Point Road	Leonard Fiedler House	c.1870	Gabled Ell
Sullivan	N3831 Liberty Street	House	1924	Bungalow
Sullivan	N3943 Liberty Street	Henry & Lily Quick House	1928	Tudor Revival
Sullivan	N3123 Lundt Road	House		Front Gabled
Sullivan	W1834 Main Street	House	c.1870	Gabled Ell
Sullivan	W1860 Main Street	Rome Feed Mill	1924	T. Century Comm.
Sullivan	W1882 Main Street	George Bieck House	1854	Cross Gabled
Sullivan	W1901 Main Street	House	c.1850	Front Gabled
Sullivan	W1904 Main Street	Rome Volunteer Fire Department	1967	Contemporary
Sullivan	W1909 Main Street	Quick's General Store	c.1875	Commercial Vern.
Sullivan	W1931 Main Street	Rome State Bank	1912	T. Century Comm.
Sullivan	W1935 Main Street	Ungermire Hotel / Old Rome Village Hall	1879	Front Gabled
Sullivan	W1935 Main Street	Rome Village Garage	c.1920	T. Century Comm.
Sullivan	W1945 Main Street	House	1925	Bungalow
Sullivan	W1956 Main Street	Saint Lukas Evangelical Lutheran Church	1915	Neogothic Revival
Sullivan	W1976 Main Street	Gary & Ardys Kramer House	1960	Ranch
Sullivan	W1984 Main Street	Evangelical United Brethren Church	1868	Gothic Revival
Sullivan	W604 Rome Oak Hill Road	Robert Novak House	1961	Ranch
Sullivan	W3021 Rome Oak Hill Road	John Lundt House	1922	Bungalow
Sullivan	N3028 Rome Oak Hill Road	Elmer & Harold Lundt Garage & Corn Crib	c.1920	Astyl. Utilitarian
Sullivan	N3028 Rome Oak Hill Road	Elmer & Harold Lundt Dairy Barn	c.1920	Astyl. Utilitarian
Sullivan	N3071 Rome Oak Hill Road	Log House	c.1840	Side Gabled
Sullivan	N3124 Rome Oak Hill Road	Edward & Nancy Adams House	1976	Ranch
Sullivan	N3240 Rome Oak Hill Road	H. Grahams Silo	c.1880	Astyl. Utilitarian
Sullivan	N3281 Rome Oak Hill Road	F. Mundschau Barn	c.1900	Astyl. Utilitarian
Sullivan	N3281 Rome Oak Hill Road	F. Mundschau Shed	c.1875	Astyl. Utilitarian
Sullivan	W2274 Rome Road	Kern House	c.1870	Gabled Ell
Sullivan	W2290 State Highway 106	James & Lori Christensen House	1966	Ranch
Sullivan	W2325 Staude Road	Jonathon Friedel House	c.1865	Gabled Ell
Sullivan	W2190 Turner Road	Jonathan Maul House	c.1870	Gabled Ell
Sullivan	W856 US Highway 18	St. Mary Help of Christians Catholic Church	1871	Romanesque Rev.
Sullivan	W856 US Highway 18	St. Mary Help of Christians Catholic Rectory	1940	Colonial Revival
Sullivan	W856 US Highway 18	Michael Franke Wrought Iron Cross	1879	n/a
Sullivan	W857 US Highway 18	F.J. Holtz House	1860	Side Gabled

Sullivan	W1636 US Highway 18	Peter Hunstiger House	1978	Contemporary
Sullivan	N4030 Vista Road	Roger & Janice Emery House	1972	Ranch
Sullivan	N3974 Water Street	Gerald & Linda Hooper House	1976	Contemporary
Sullivan	N3866 West Street	Rome State Graded School	1871	Italianate



PARTIAL SURVEY MAP

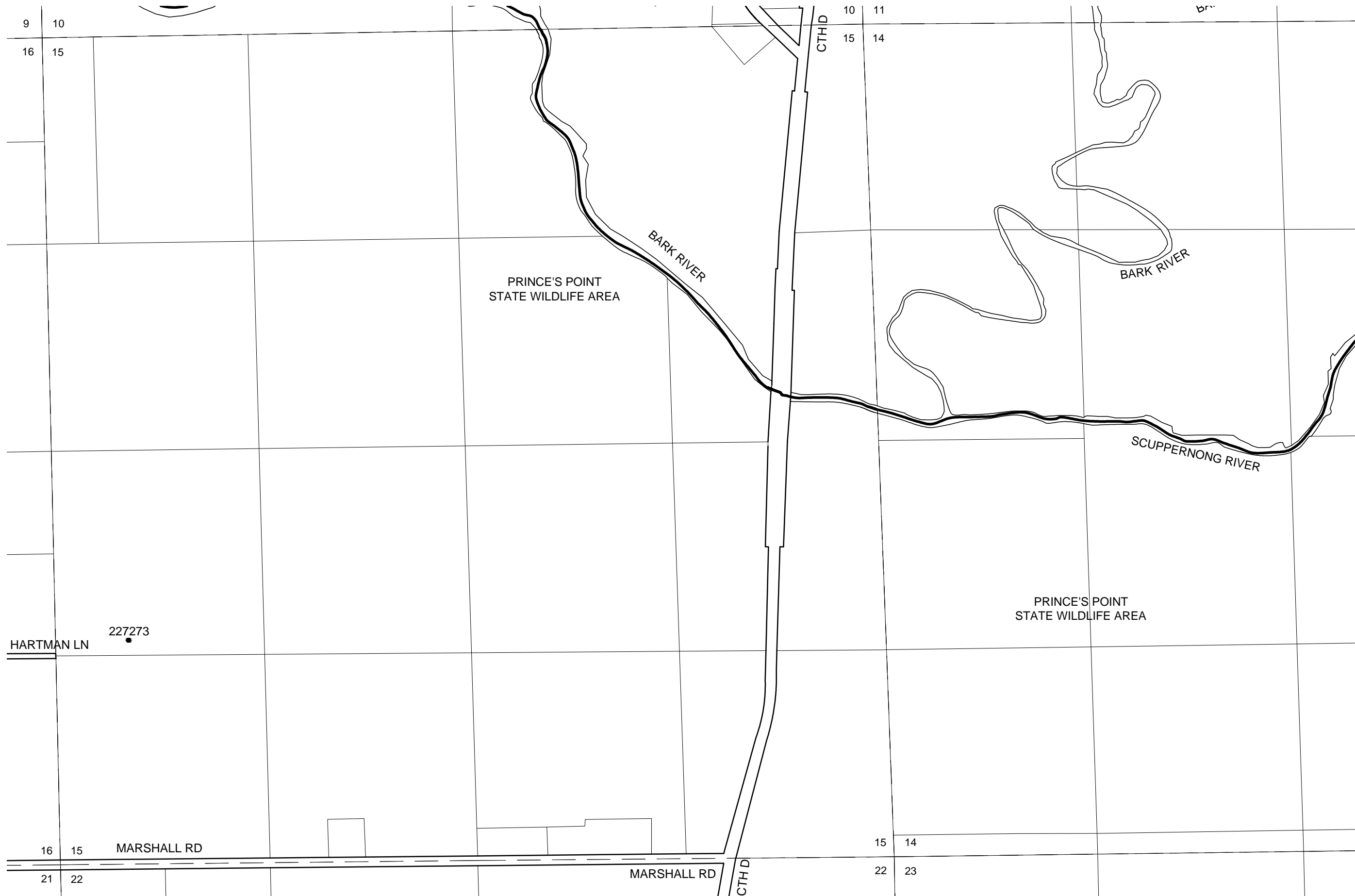
LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers $\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

LEGACY
 architecture
 529 Ontario Avenue
 Sheboygan, Wisconsin 53081
 (920) 783-6303
 www.legacy-architecture.com

**SURVEY MAPS FOR:
 SOUTHEAST QUADRANT OF
 JEFFERSON COUNTY, WISCONSIN**
 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	CS7-8



PARTIAL SURVEY MAP




LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
DRAWN BY R. DAVIDSON
CHECKED BY J. LEHRKE
DATE 02/28/14
SHEET TITLE SURVEY MAP
SHEET NUMBER CS14-15



LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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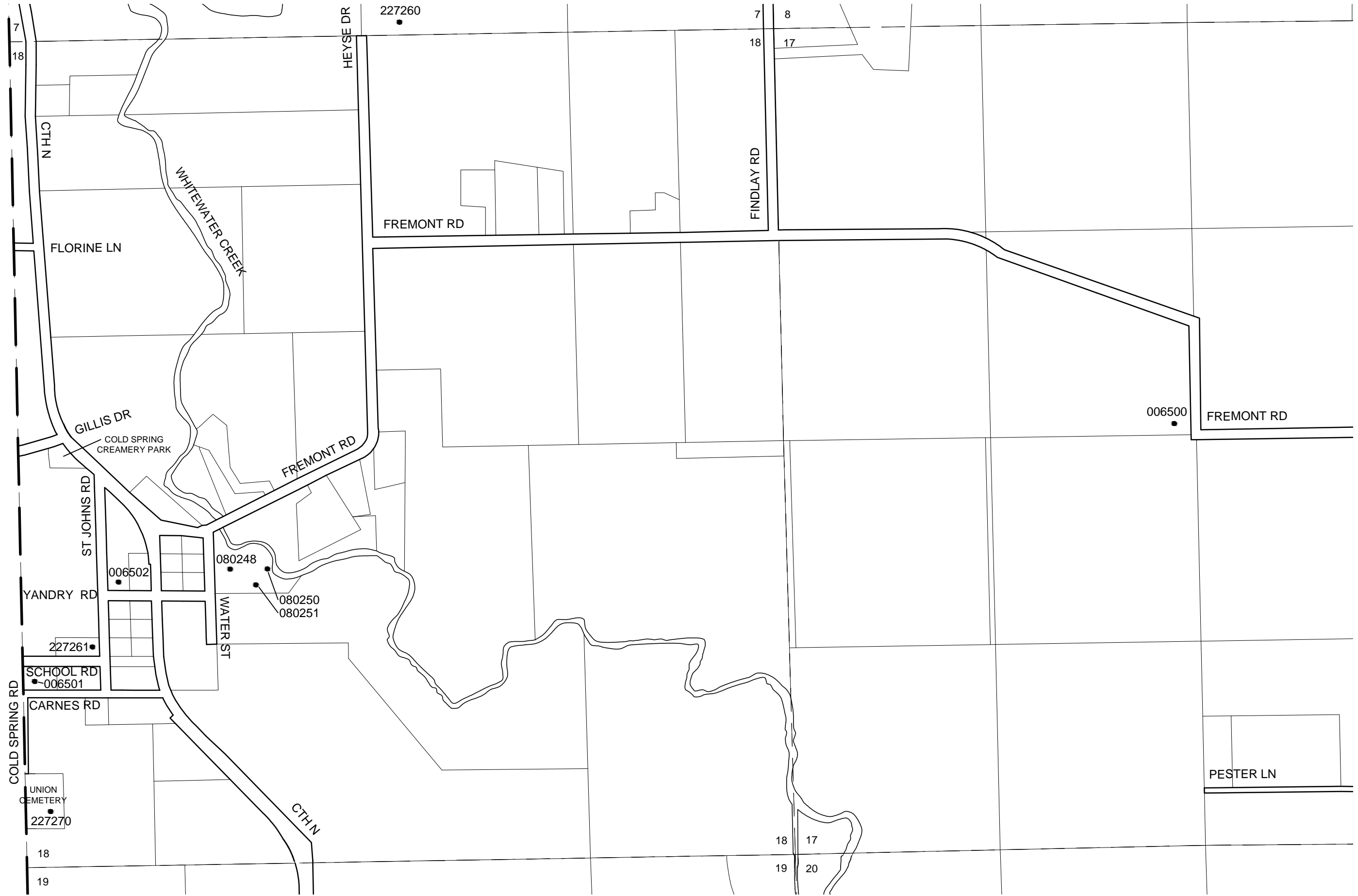
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
CS16-17



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

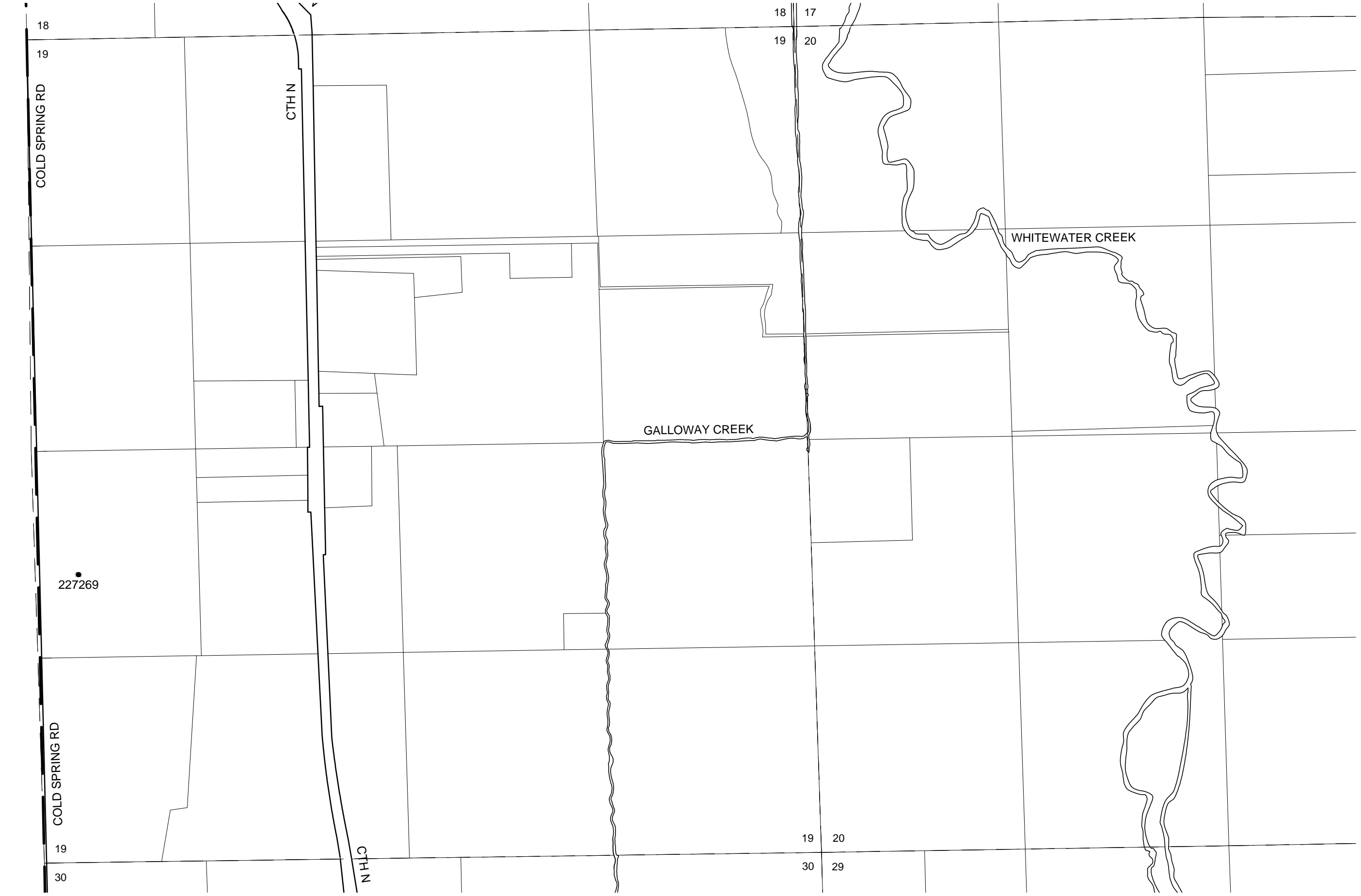
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

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SHEET TITLE SURVEY MAP
SHEET NUMBER CS17-18



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
DRAWN BY R. DAVIDSON
CHECKED BY J. LEHRKE
DATE 02/28/14
SHEET TITLE SURVEY MAP
SHEET NUMBER CS19-20



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
CS20-21



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
CS22-23




PARTIAL SURVEY MAP
 0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2 3/4

NO.	REVISIONS	DATE

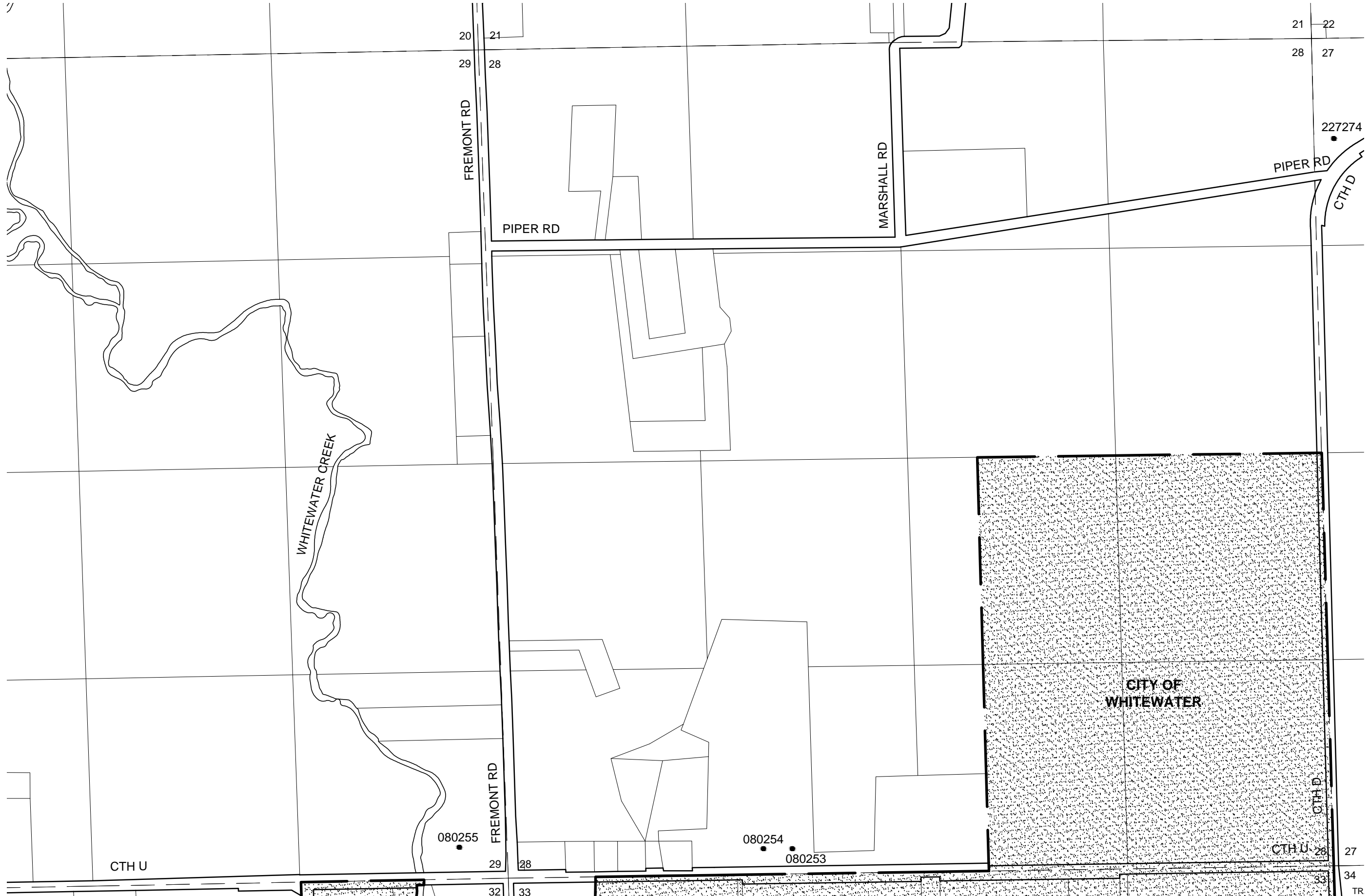
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PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
CS26-27



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

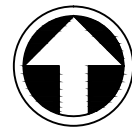
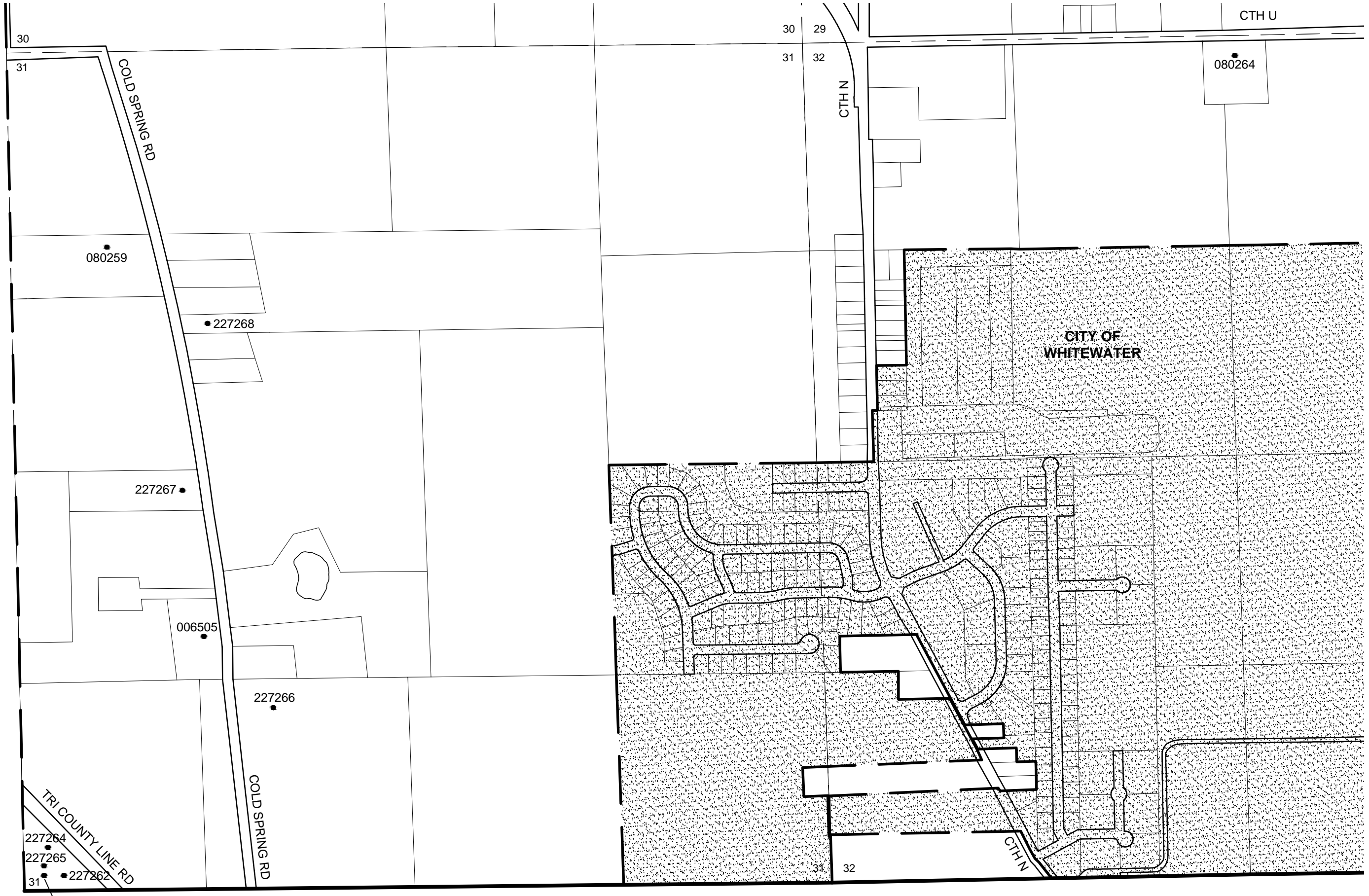
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	CS28-29



PARTIAL SURVEY MAP



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

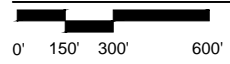
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PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	CS31-32



 **PARTIAL SURVEY MAP**



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	CS34-35



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	CS35-36



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
HCS1-2



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	- - - - -
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	HCS2-3



6

PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
Municipal Limits	———
Section Line	———
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	HCS5-6



PARTIAL SURVEY MAP

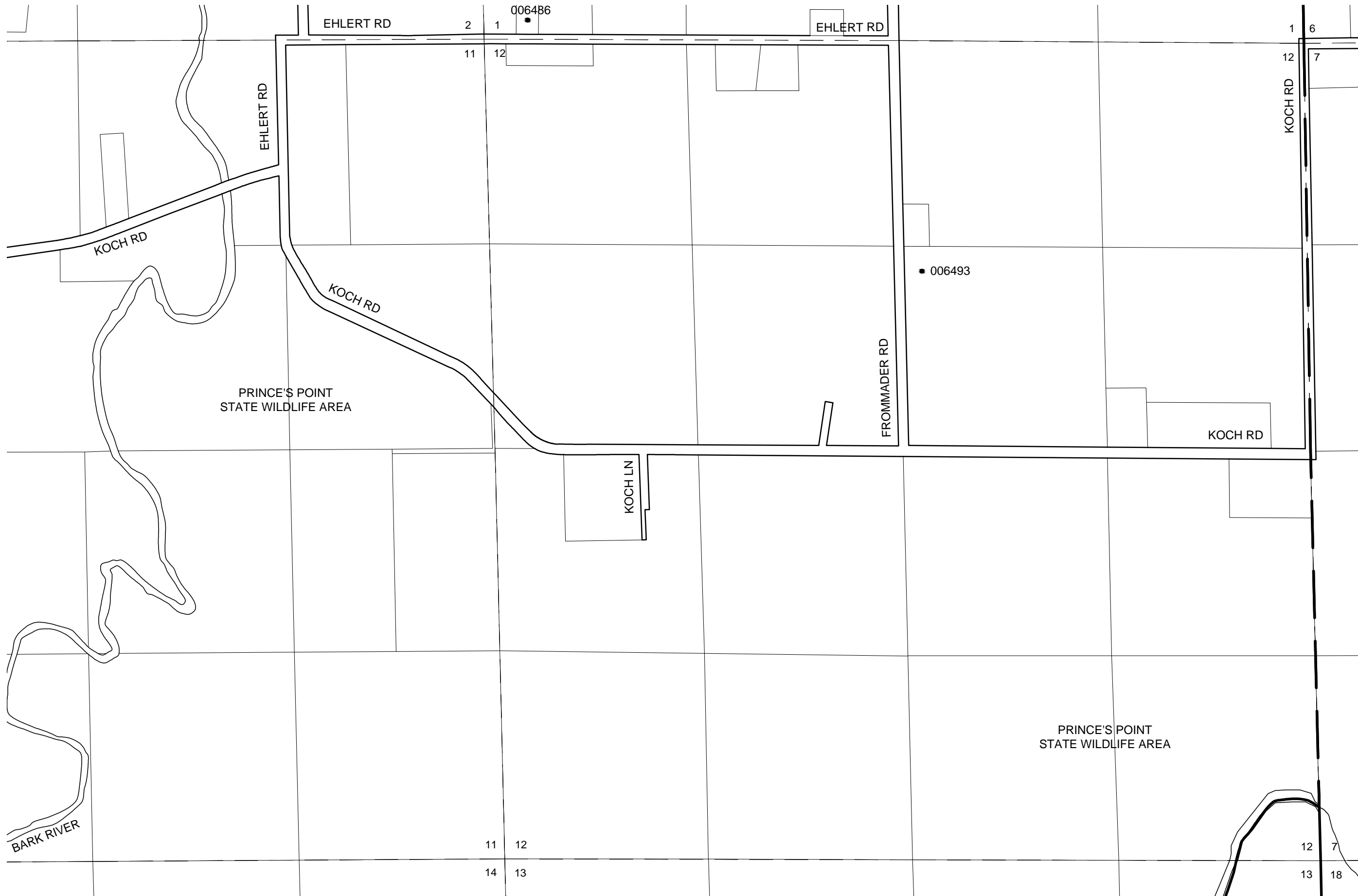
LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	HCS10-11



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

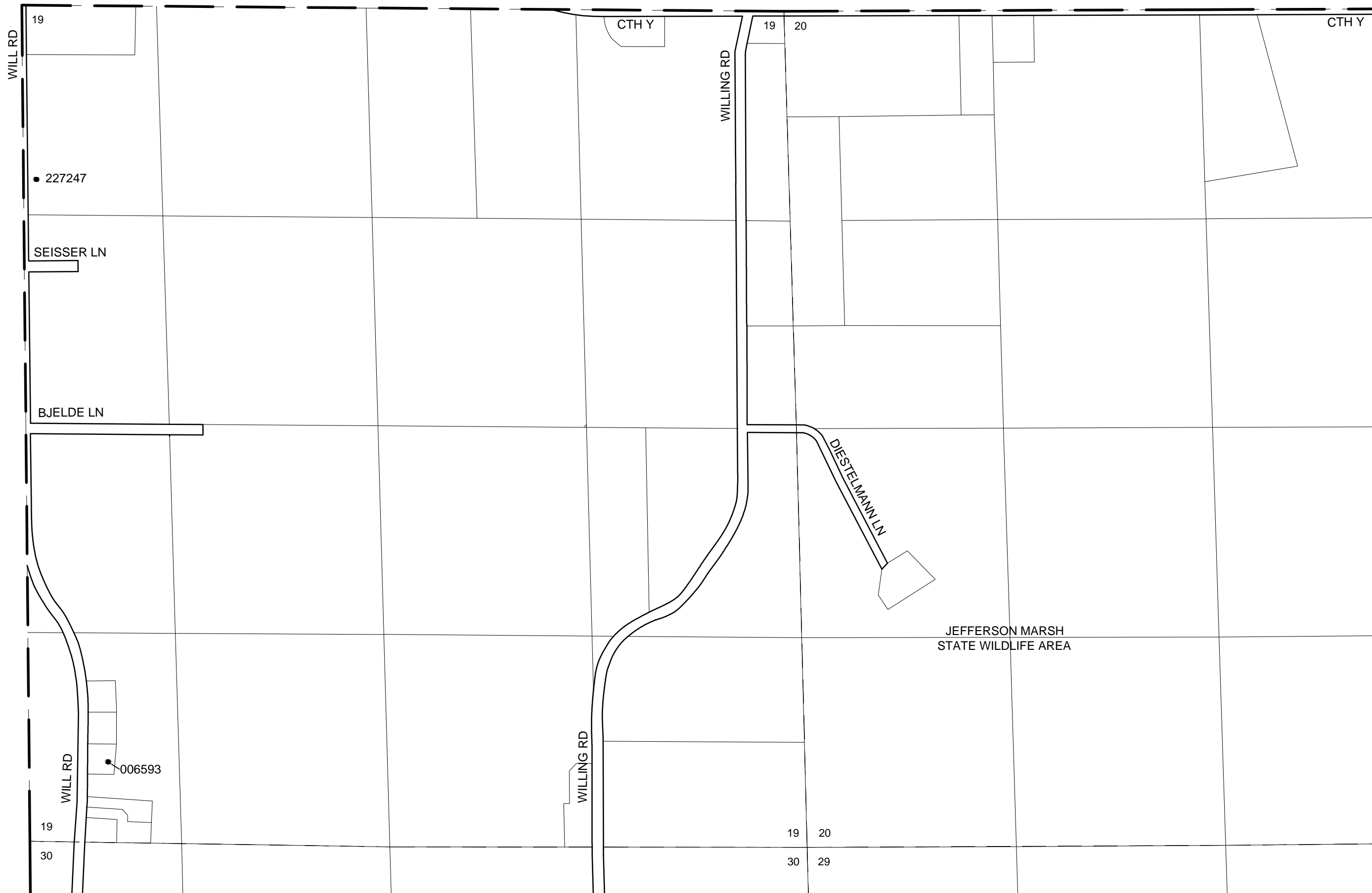
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
HCS11-12



PARTIAL SURVEY MAP



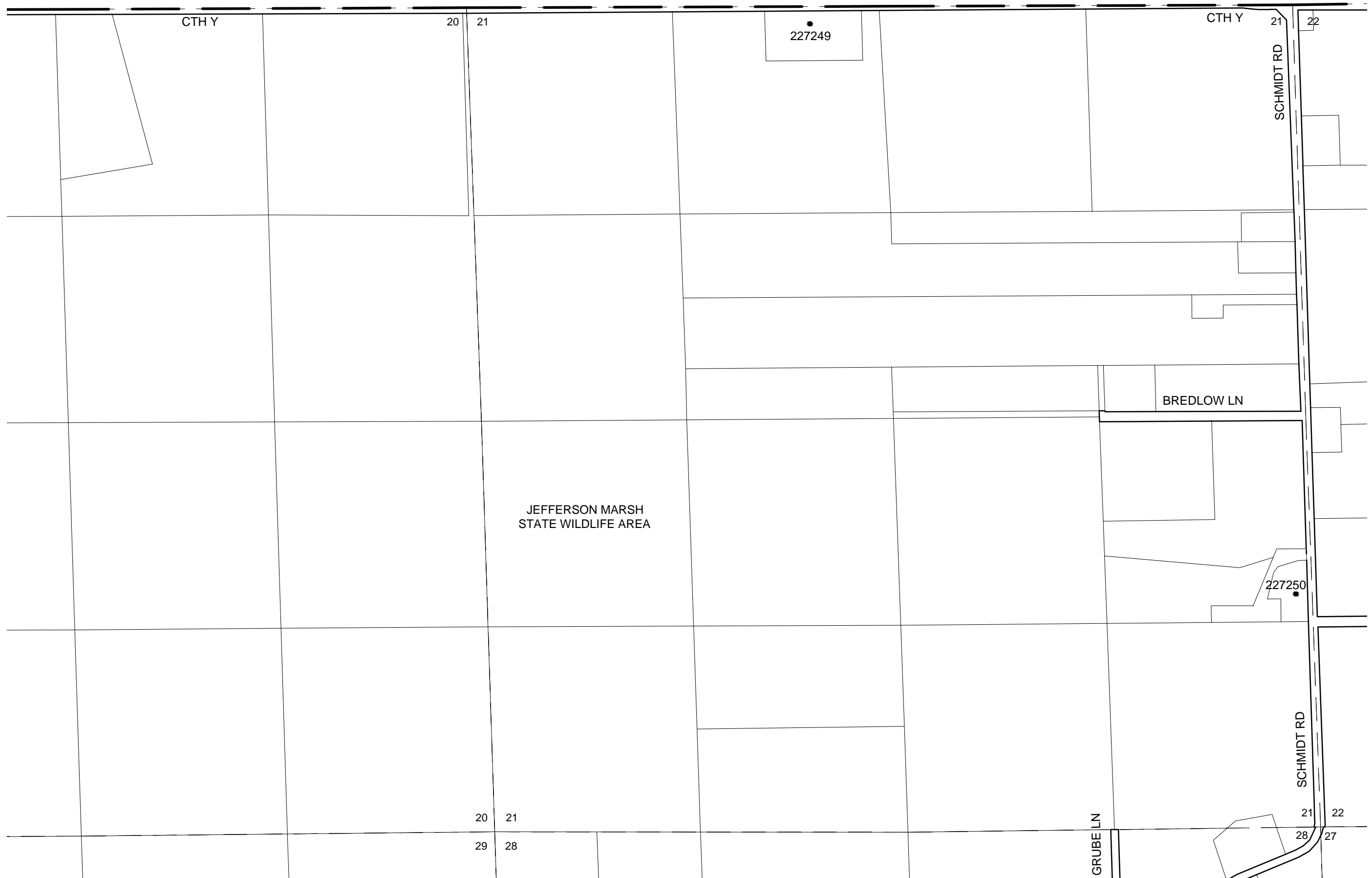
LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
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SHEET TITLE SURVEY MAP
SHEET NUMBER H19-20



PARTIAL SURVEY MAP




LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
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SHEET TITLE SURVEY MAP
SHEET NUMBER H20-21



 **PARTIAL SURVEY MAP**
 0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers $\frac{1}{2}$ / $\frac{3}{4}$

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**SURVEY MAPS FOR:
 SOUTHEAST QUADRANT OF
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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
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DATE 02/28/14
SHEET TITLE SURVEY MAP
SHEET NUMBER H22-23



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER 13.010
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SHEET TITLE SURVEY MAP

SHEET NUMBER
H23-24



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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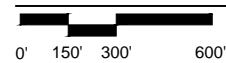
**SURVEY MAPS FOR:
SOUTHEAST QUADRANT OF
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
H25-26



PARTIAL SURVEY MAP



LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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**SURVEY MAPS FOR:
SOUTHEAST QUADRANT OF
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	H31-32



LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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**SURVEY MAPS FOR:
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 ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER
13.010

DRAWN BY
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DATE
02/28/14

SHEET TITLE
SURVEY MAP

SHEET NUMBER
H32-33



MUNROE
CEMETERY
006507
33 34

KITZINGER LN

JEFFERSON MARSH
STATE WILDLIFE AREA

HAAS RD

CTHD

BARK RIVER

006597

CTHD

34 35
2
227357

STH 106

4 3 STH 106

PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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DATE
02/28/14

SHEET TITLE
SURVEY MAP

SHEET NUMBER
H34-35



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE



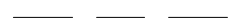
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PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	H35-36



 **PARTIAL SURVEY MAP**
 0' 150' 300' 600'

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P1-2



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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**SURVEY MAPS FOR:
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PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P5-6



PARTIAL SURVEY MAP

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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**SURVEY MAPS FOR:
SOUTHEAST QUADRANT OF
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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
DRAWN BY	R. DAVIDSON
CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
P11-12



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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ARCHITECTURAL & HISTORICAL INTENSIVE SURVEY

PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P13-14



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P14-15



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers $\frac{1}{2}$ / $\frac{3}{4}$

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**SURVEY MAPS FOR:
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PROJECT NUMBER 13.010
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SHEET TITLE SURVEY MAP
SHEET NUMBER P16-17



 **PARTIAL SURVEY MAP**
 0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers 1/2 3/4

NO.	REVISIONS	DATE

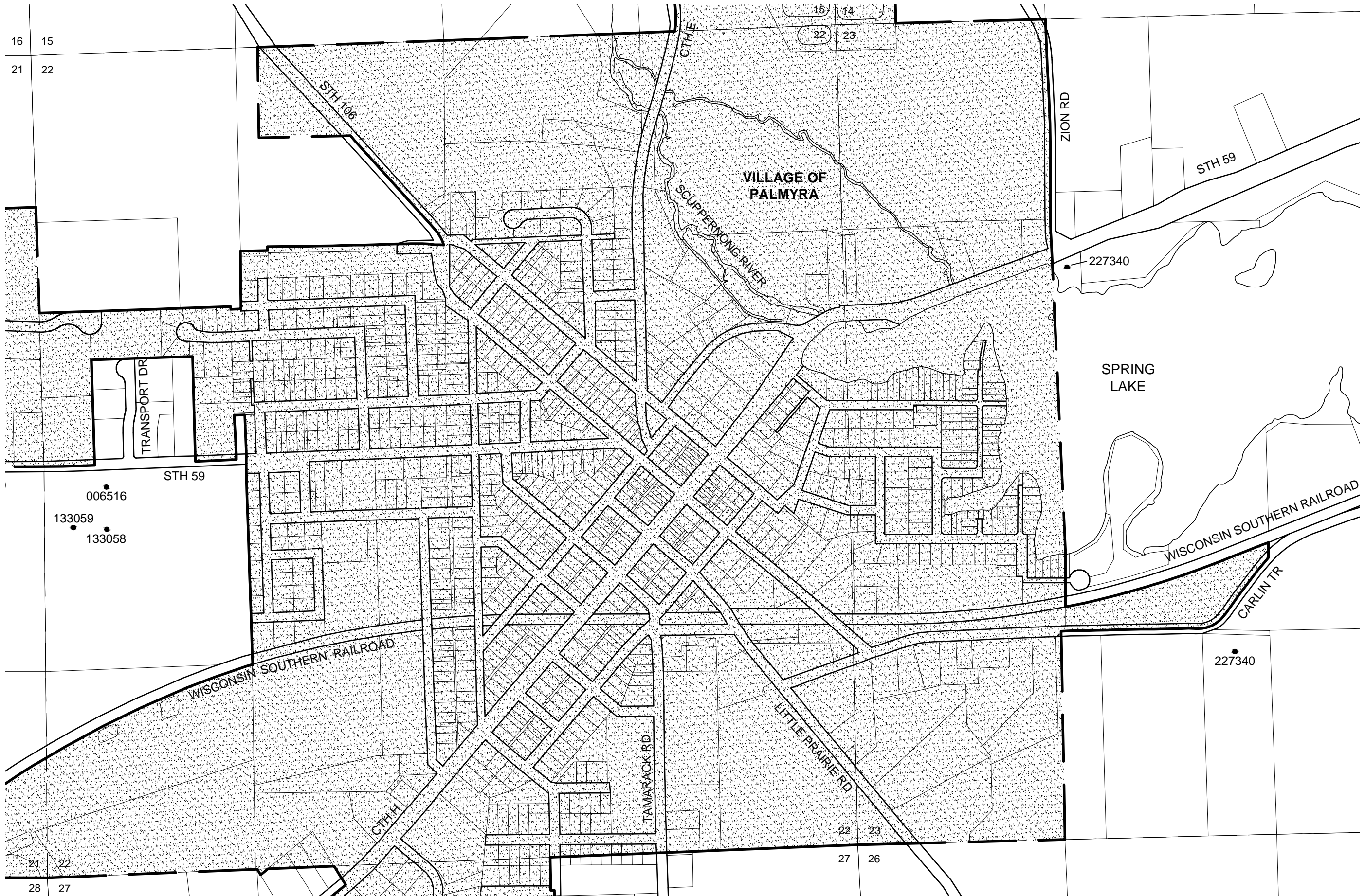
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**SURVEY MAPS FOR:
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SHEET TITLE SURVEY MAP

SHEET NUMBER
P20-21



PARTIAL SURVEY MAP

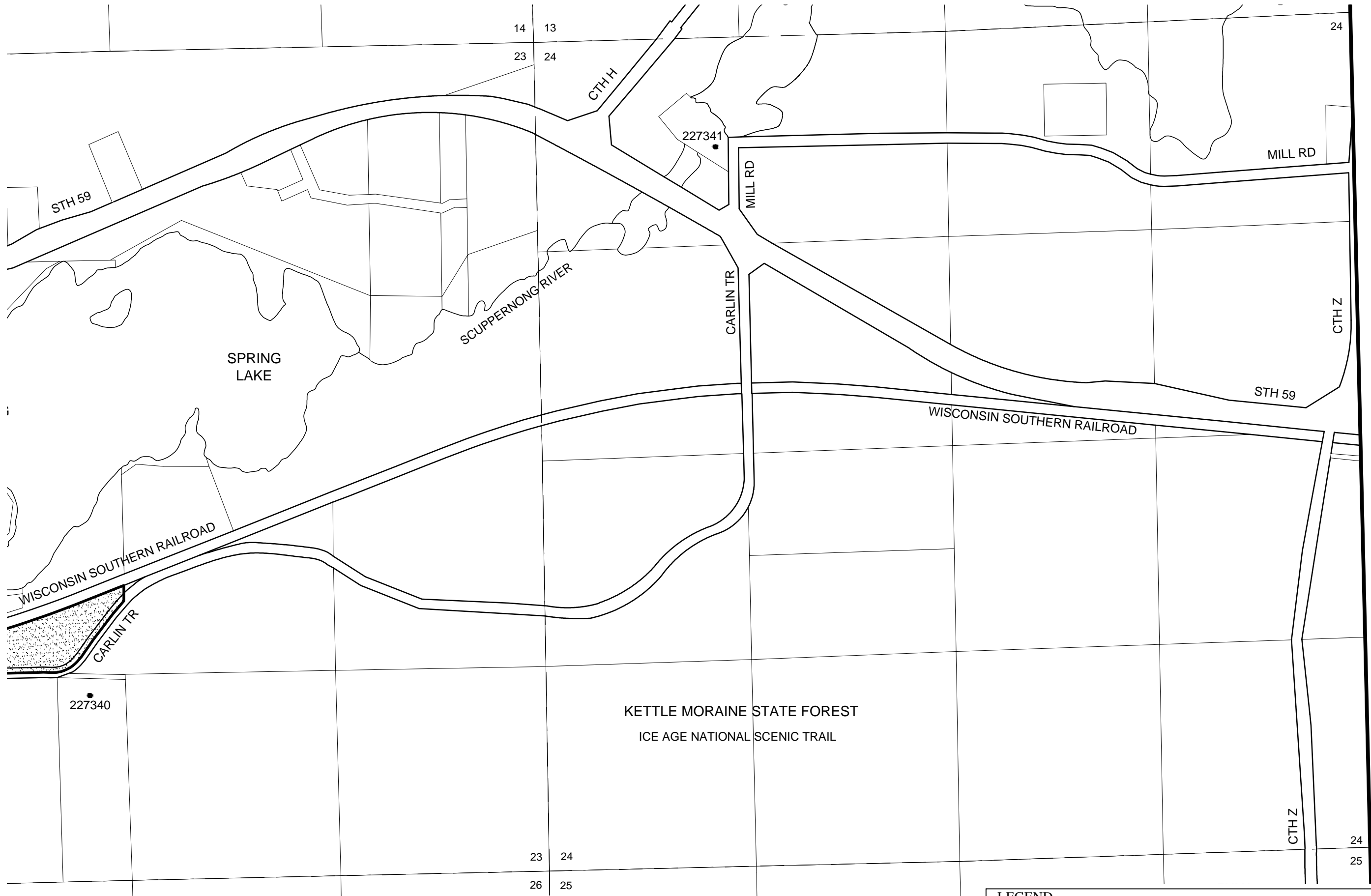
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Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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PROJECT NUMBER	13.010
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SHEET TITLE	SURVEY MAP
SHEET NUMBER	P22-23



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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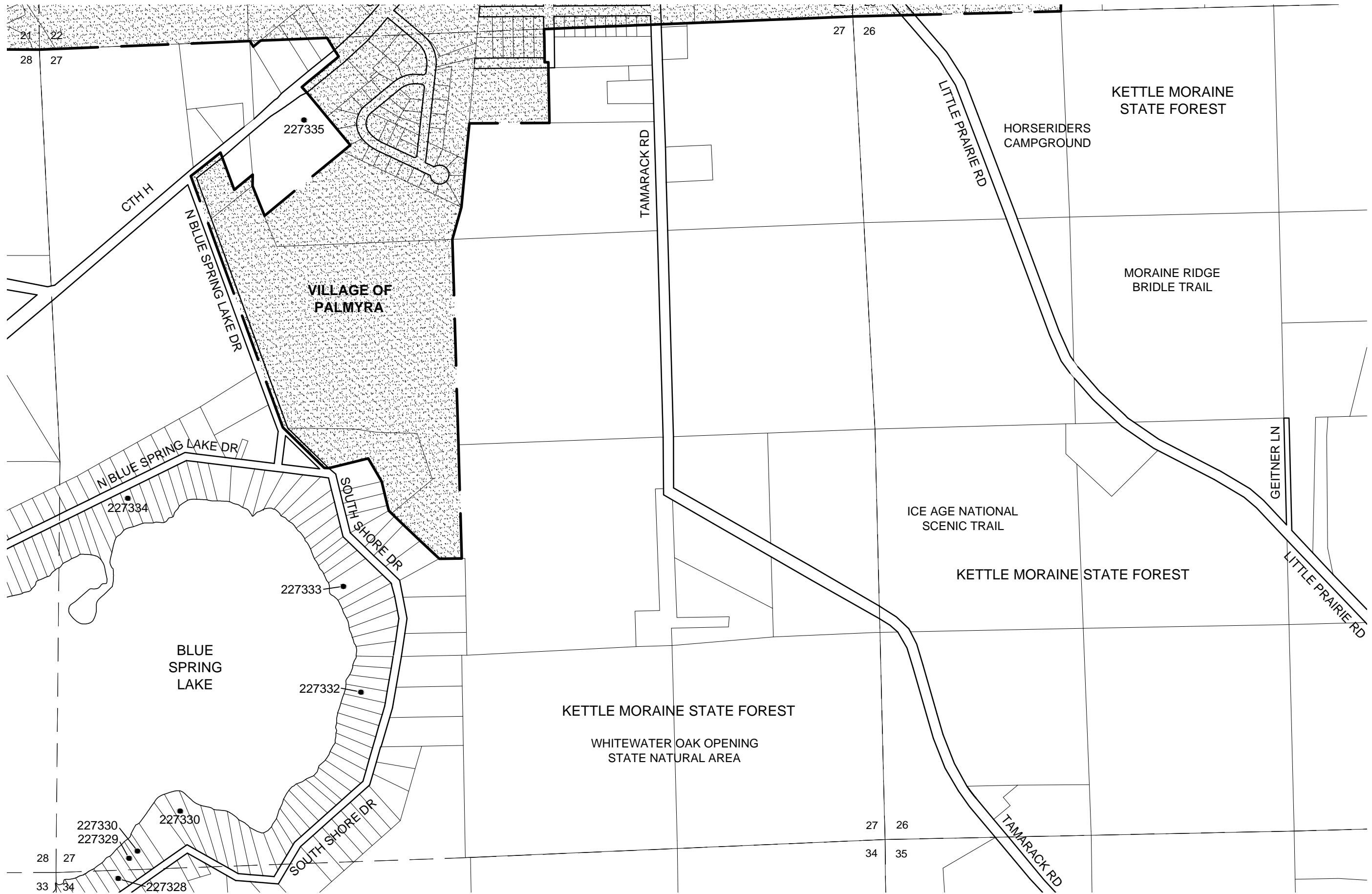
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SHEET TITLE	SURVEY MAP

SHEET NUMBER
P23-24



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

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SHEET TITLE	SURVEY MAP
SHEET NUMBER	P26-27



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

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SHEET TITLE	SURVEY MAP

SHEET NUMBER
P28-29



PARTIAL SURVEY MAP

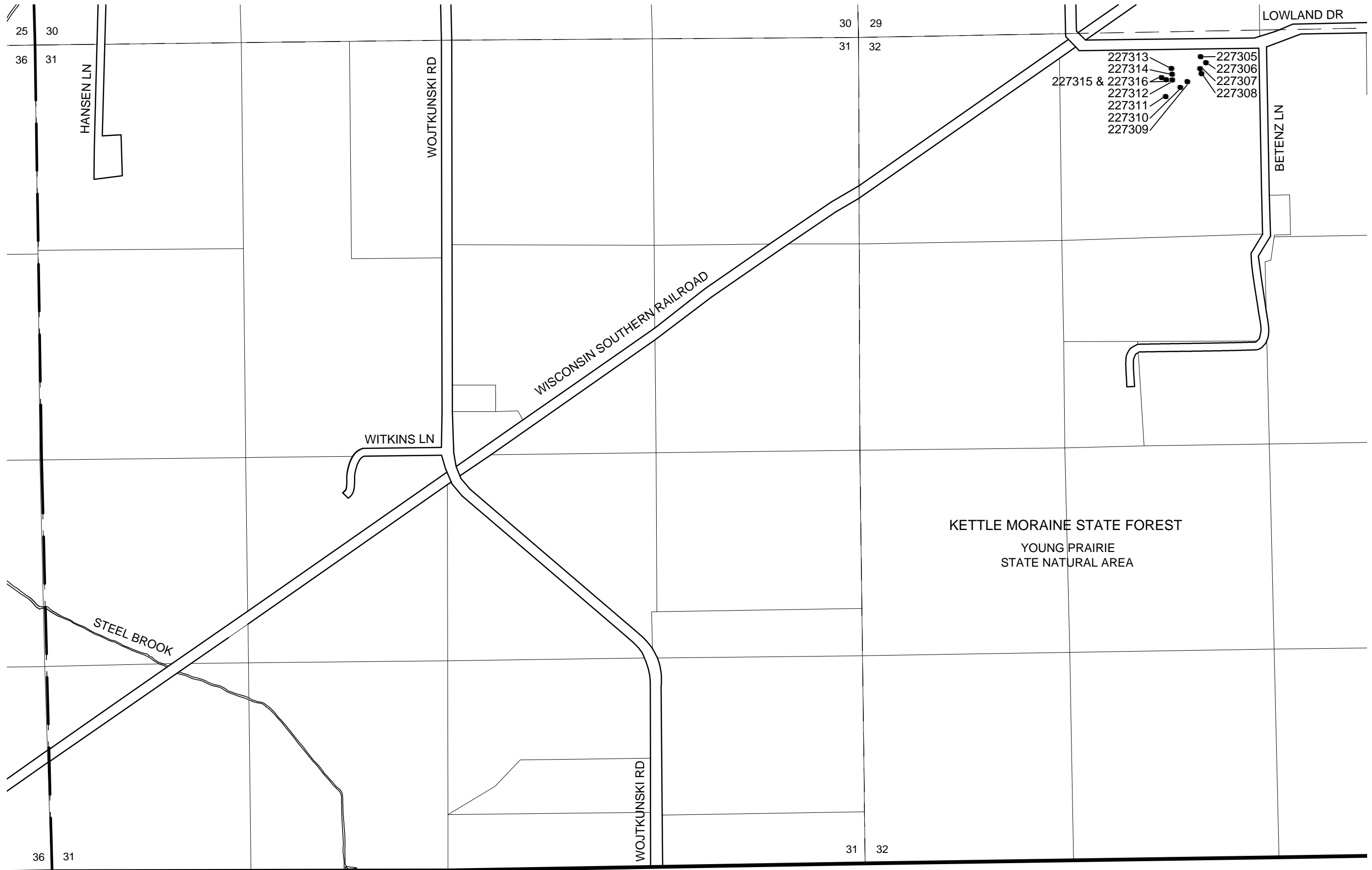
LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P29-30



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

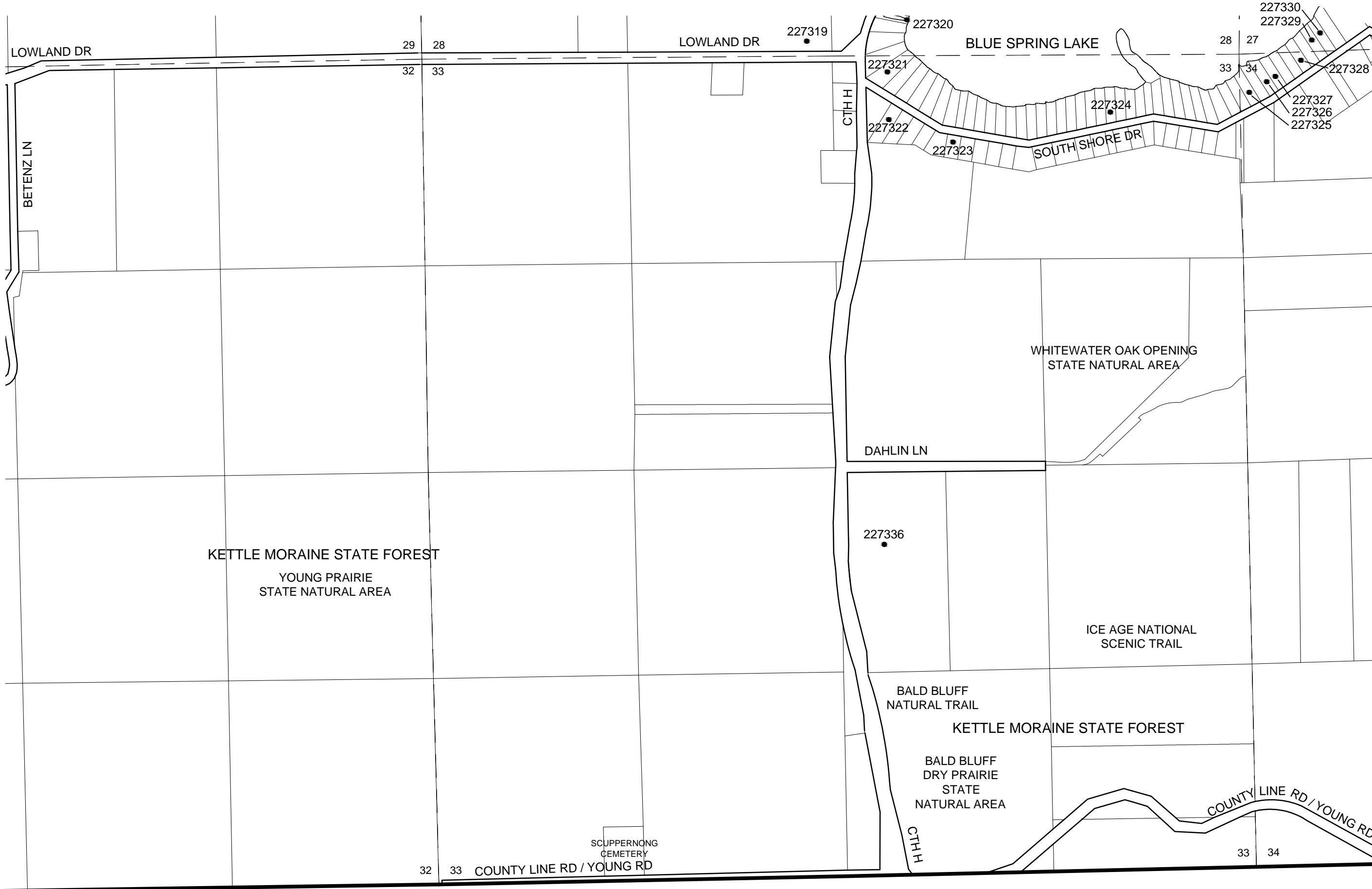
NO.	REVISIONS	DATE



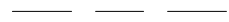
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P31-32



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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PROJECT NUMBER	13.010
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CHECKED BY	J. LEHRKE
DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P32-33



PARTIAL SURVEY MAP

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

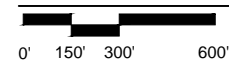
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P34-35



PARTIAL SURVEY MAP



LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	P35-36



PARTIAL SURVEY MAP

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

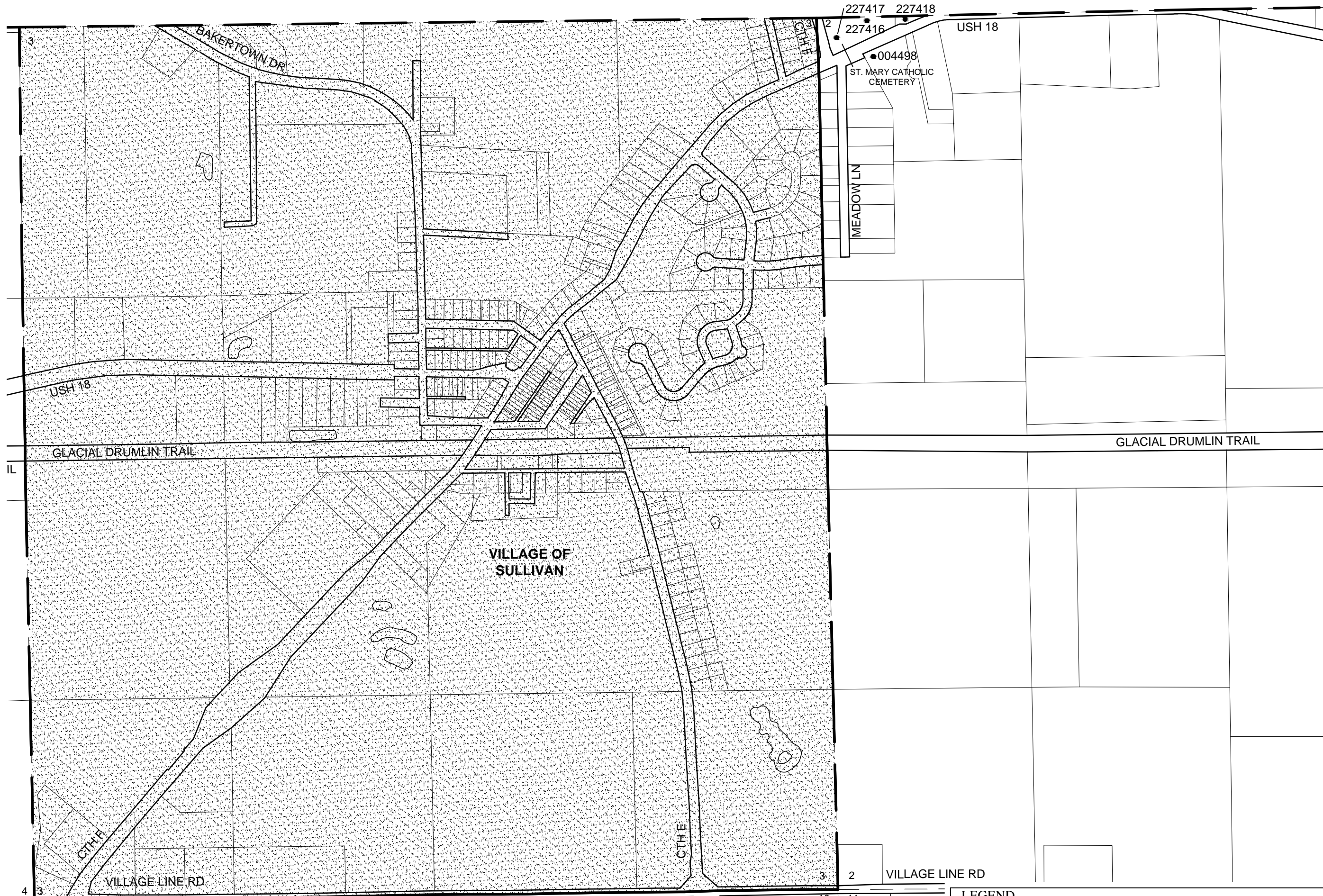
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PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S1-2



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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PROJECT NUMBER	13.010
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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
S2-3



 **PARTIAL SURVEY MAP**
 0' 150' 300' 600'

5 4
8 9

LEGEND	
Municipal Limits	AHI Number 1000000
Section Line	Section Numbers $\frac{1}{2}$ $\frac{3}{4}$

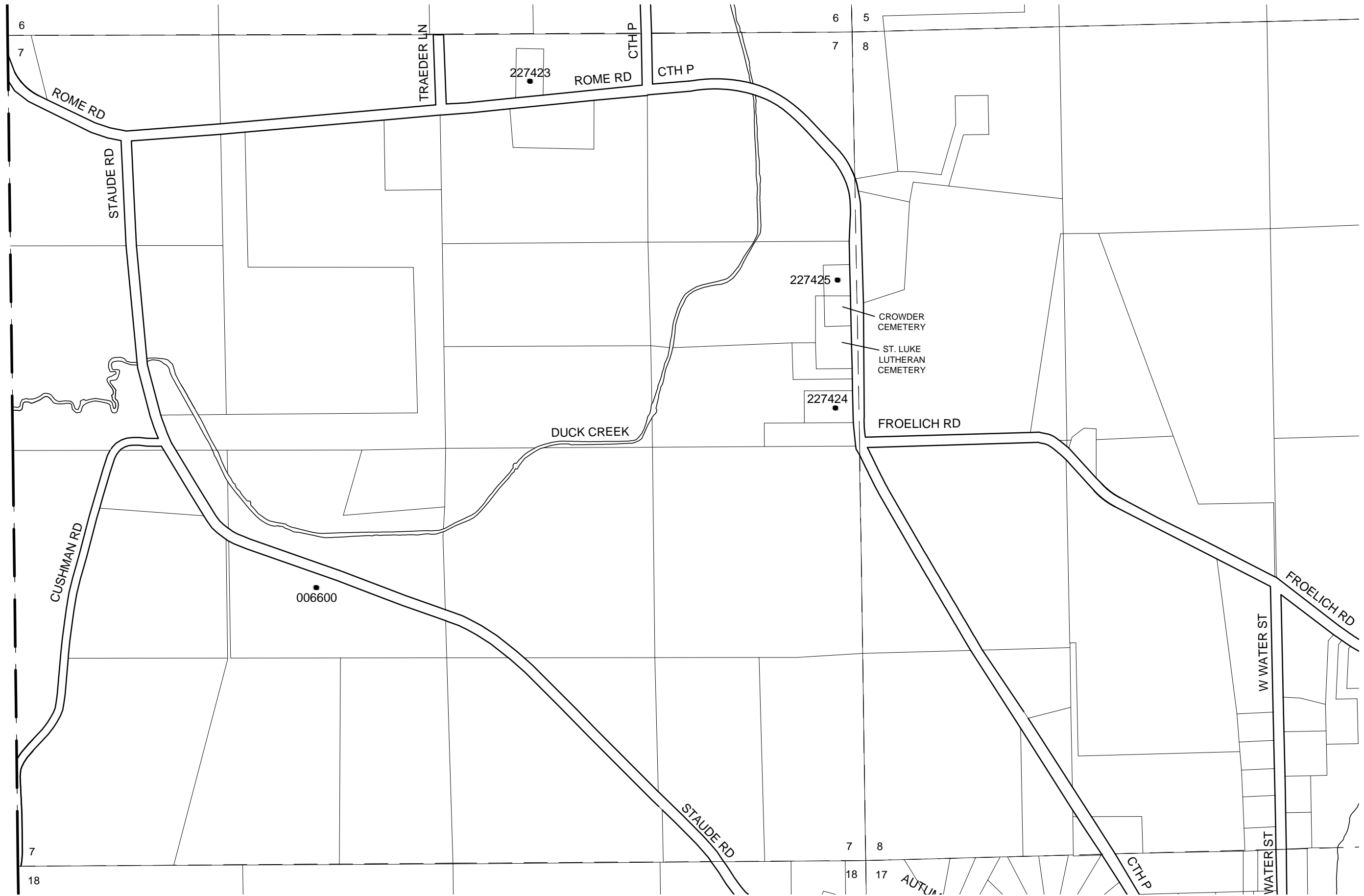
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SURVEY MAPS FOR:
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PROJECT NUMBER 13.010
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DATE 02/28/14
SHEET TITLE SURVEY MAP
SHEET NUMBER S4-5



PARTIAL SURVEY MAP



LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

NO.	REVISIONS	DATE

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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
S7-8



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S8-9



PARTIAL SURVEY MAP

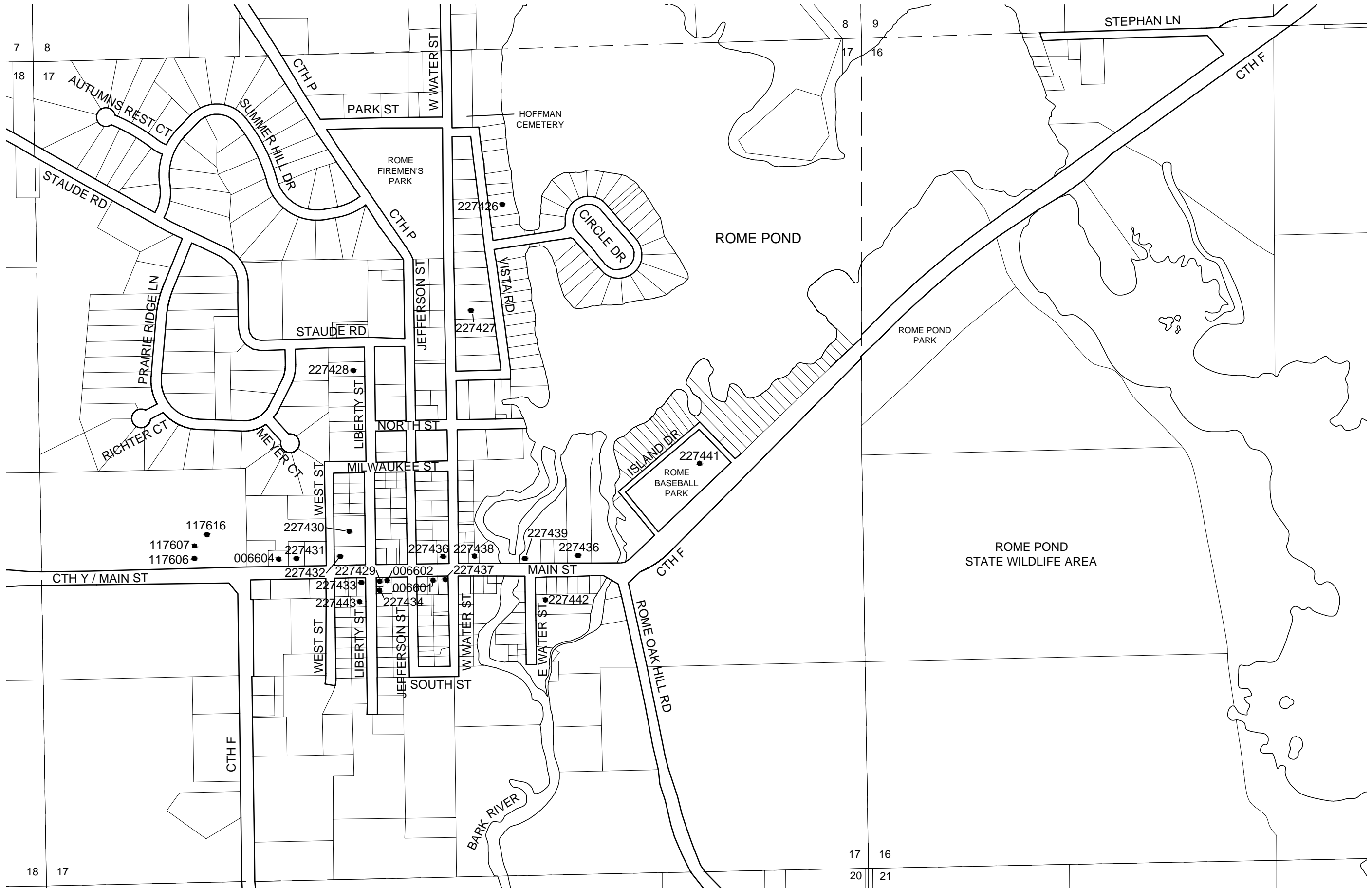
LEGEND	
Municipal Limits	— — — — — AHI Number 1000000
Section Line	— — — — — Section Numbers $\frac{1}{2}$ $\frac{3}{4}$

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S10-11



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

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SHEET TITLE SURVEY MAP
SHEET NUMBER S16-17



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers 1/2, 3/4

NO.	REVISIONS	DATE

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SHEET TITLE SURVEY MAP

SHEET NUMBER
S19-20



 **PARTIAL SURVEY MAP**

0' 150' 300' 600'

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S23-24



PARTIAL SURVEY MAP

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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SHEET TITLE	SURVEY MAP
SHEET NUMBER	S25-26



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S26-27



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

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PROJECT NUMBER
 13.010

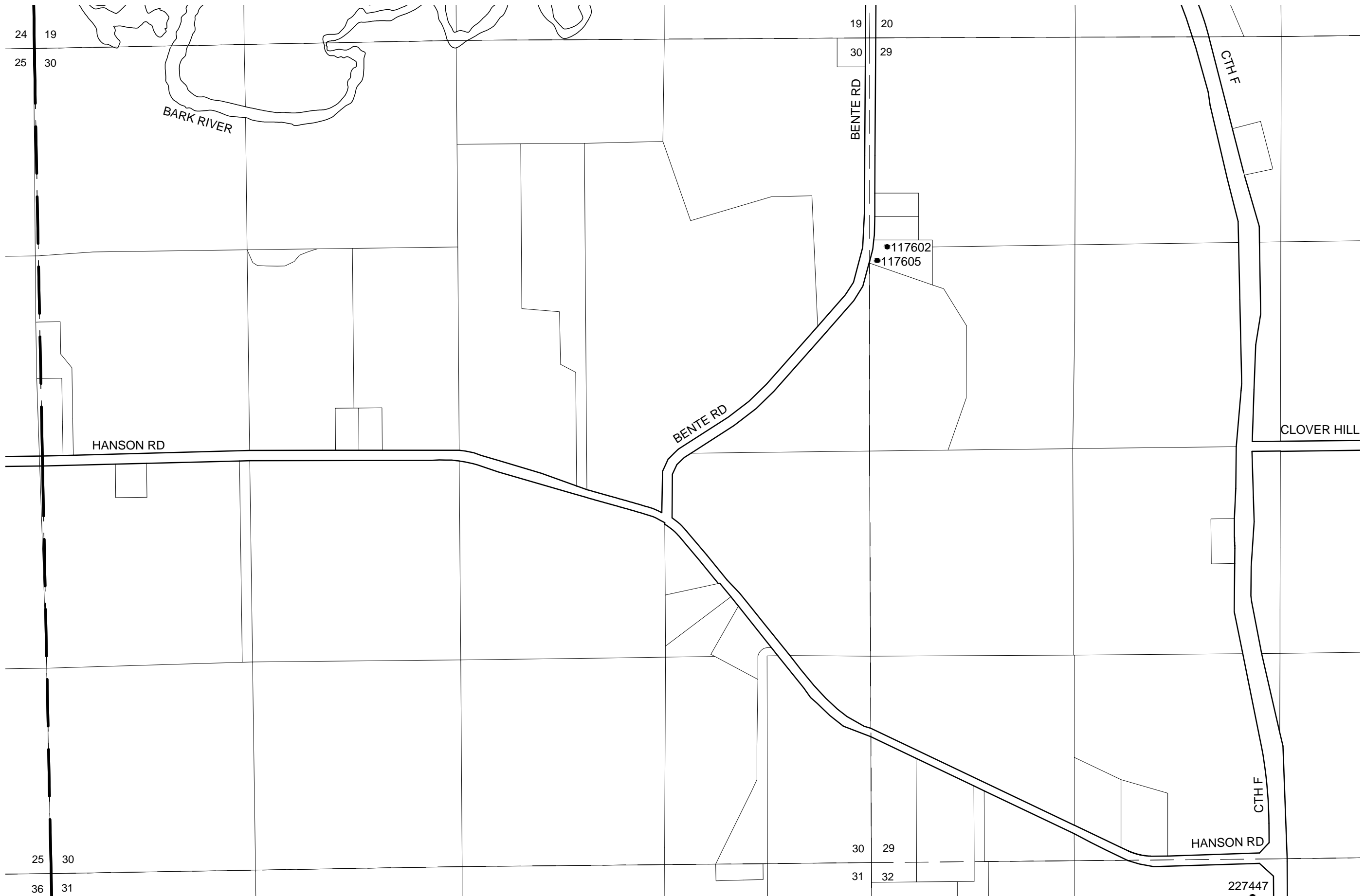
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DATE
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SHEET TITLE
 SURVEY MAP

SHEET NUMBER
S28-29



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — — AHJ Number 1000000
Section Line	— — — — — Section Numbers $\frac{1}{3}$ $\frac{2}{4}$

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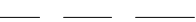
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SHEET TITLE	SURVEY MAP

SHEET NUMBER
S29-30



 **PARTIAL SURVEY MAP**
 0' 150' 300' 600'

LEGEND	
Municipal Limits	 AHJ Number 1000000
Section Line	 Section Numbers $\frac{1}{2}$ $\frac{3}{4}$

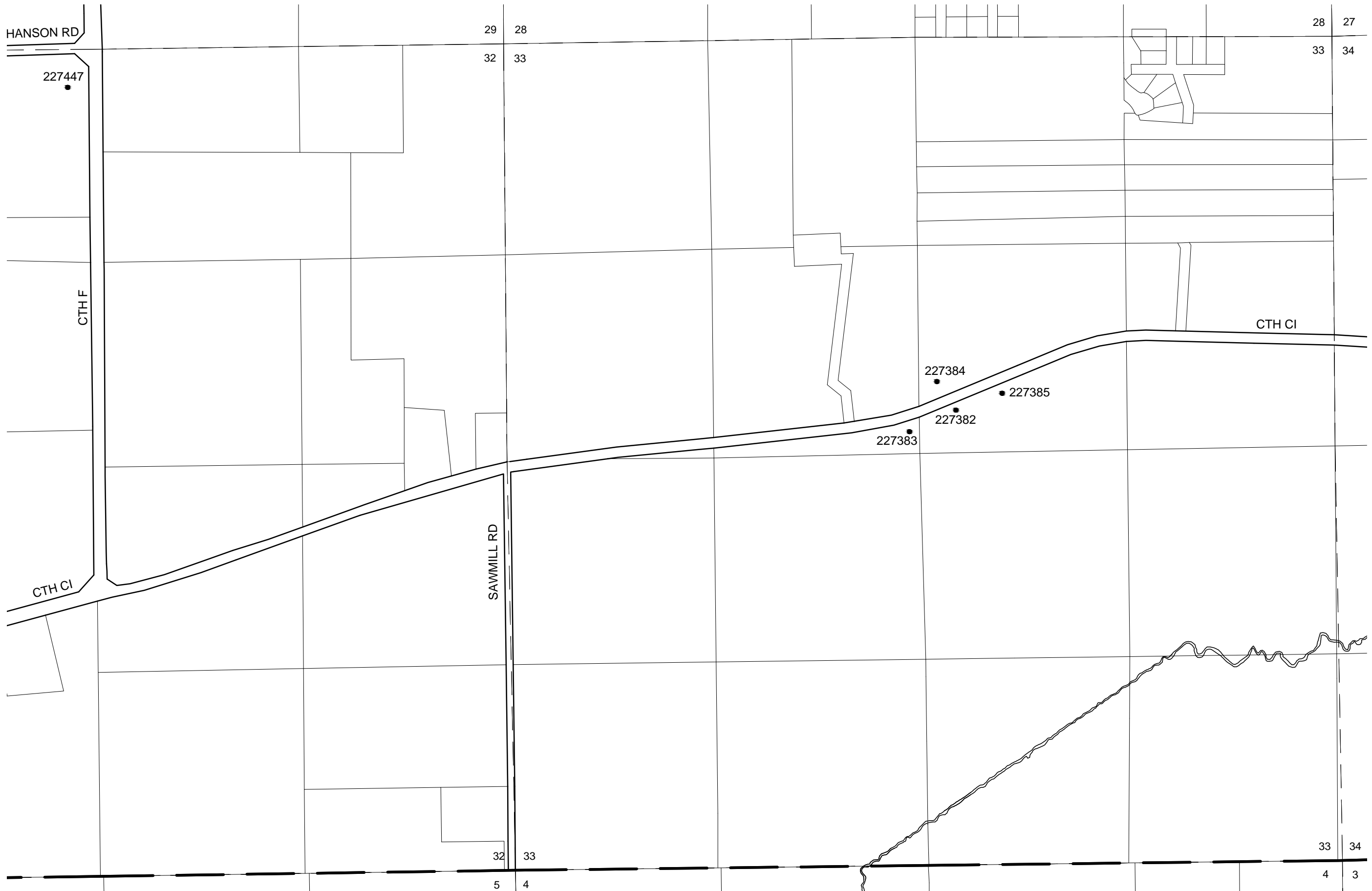
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SHEET TITLE SURVEY MAP
SHEET NUMBER S31-32



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	1/2 3/4

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PROJECT NUMBER	13.010
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SHEET TITLE	SURVEY MAP

SHEET NUMBER
S32-33



PARTIAL SURVEY MAP

LEGEND	
Municipal Limits	— — — — —
Section Line	— — — — —
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

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DATE	02/28/14
SHEET TITLE	SURVEY MAP

SHEET NUMBER
S34-35



PARTIAL SURVEY MAP

0' 150' 300' 600'

LEGEND	
County Line	
Municipal Limits	
Section Line	
AHI Number	1000000
Section Numbers	$\frac{1}{2}$ $\frac{3}{4}$

NO.	REVISIONS	DATE

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DATE	02/28/14
SHEET TITLE	SURVEY MAP
SHEET NUMBER	S35-36

Recommendations

Introduction

The survey should serve to enhance the overall historic preservation ethic in Jefferson County. It gives a brief history of the southwest quadrant of the county, identifies historic resources, and can serve as a basis for decision-making activities regarding those resources. This report can be used to create interest and awareness and promote historic resources and preservation issues in Jefferson County. This chapter outlines the many benefits of and economic incentives for historic preservation and provides preliminary recommendations for future preservation actions in the county.

Community Strategies for Historic Preservation

An historic preservation program can be one of the most effective forms of economic development that a municipality can support. Preservation stimulates both public and private investment in the community and supports major components of the local economy: tourism, construction, and real estate. Historic buildings attract customers and are often sought after, desirable pieces of real estate.

There are many benefits of historic preservation:

- Enjoyment of the community's heritage
- Improved property values
- Increased property tax receipts
- Investment in older & historic properties
- Increased tourism
- Greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- More flexibility in meeting state building codes
- Greater community pride and an increased sense of belonging
- Increased attractiveness to new businesses
- Decreased crime and vandalism in historic areas
- Increased conservation of materials and natural resources
- Improved overall quality of life

In order to achieve these benefits, many incentives for historic preservation have been developed. There are several different types of tax incentives. Property owners who undertake a certified historic restoration or rehabilitation of their property are eligible for income tax credits.

Certain historic buildings are also exempt from property taxes, and tax deductions can be utilized for historic façade easements. Additionally, there are several building code incentives. Buildings listed in the National Register of Historic Places or buildings that are eligible for listing qualify for the International Existing Building Code's Historic Buildings Chapter which is slightly more lenient than the standard building code. There is also a greater flexibility in meeting the building requirements of the Americans with Disabilities Act (ADA). Further information regarding these incentives has been included in the appendix.

Recommendation for the Registration & Protection of Resources

Historic Preservation Ordinance

Before any of the above mentioned benefits of preservation can continue in Jefferson County, it is imperative that a formal county-wide historic preservation program be established. In 1994, an act of the Wisconsin Statutes was passed that required municipalities which have buildings listed in the National Register of Historic Places to “enact an ordinance to regulate any place, structure or object with a special character, historic, archaeological or aesthetic interest, or other significant value, for the purpose of preserving the place, structure or object and its significant characteristics.” Ordinances serve to protect extant historic resources and officially establish a Historic Preservation Commission. Such an ordinance has already been enacted by Jefferson County. This was a great step forward in protecting the county's historic structures.

Historic Preservation Commission

A group of individuals has been appointed for the commission. In the future, consideration should be given during appointments to ensure commission members possess knowledge, experience, and interest in the areas of history, historic preservation, historic architecture, real estate, and law. This commission should be commended on their ongoing efforts. They hold regular public meetings in order to tackle the tasks that lie ahead. It is their duty to establish planning policies, educate the community, and carry out the program. These tasks are imperative given the high profile threats and losses that the community has recently faced, such as the demolition the National Register listed Seaver-Fargo House in Korth Park in the Town of Lake Mills and many buildings along the U.S. Highway 26 corridor. If or when the budget permits, some consideration may be given to hiring a staff preservation consultant to keep the commission organized, set policies, and carry out the day-to-day operations of the program.

Certified Local Government

This survey was funded by a grant through the Wisconsin Historical Society. In the future, that same grant money could be used for preparation of an official county-wide preservation plan, public education, or National Register nominations. The Commission should continue their efforts as a Certified Local Government so that it may be eligible to receive future grant monies. Several documents that discuss this matter are published by the Wisconsin Historical Society have been included in the appendix.

Local Landmarking of Historic Resources

It is hoped that this report will continue to spur the efforts of the Jefferson County Historic Sites Preservation Commission to identify and landmark historic resources in the county. Priority should be given to locally landmarking resources identified in this report to build commission credibility and community awareness. Other resources, not identified in this report, should be considered afterwards. Care should be taken that future landmarking efforts of resources not identified in this report maintain a degree of consistency with regards to the resource's degree of architectural integrity and historical significance so as not to dilute the uniqueness of the previously landmarked properties.

National Register Nominations

This report has outlined 15 individual historic properties and 8 historic farmsteads that are potentially eligible for listing in the National Register of Historic Places. An effort should be made to follow through with National Register nominations for these individual properties, complexes, and farmsteads. The Historic Sites Preservation Commission should continue to apply for grants from the Wisconsin Historical Society to fund such nominations. The information contained in this survey report will act as a springboard for further research for these nominations.

Threats to Resources

Changes in modern conveniences and increasing public expectations have brought a great deal of pressure on older homes, especially those on historic farms. This has resulted in the demolition or relocation of a number of buildings, as well as unsympathetic additions and the replacement of original windows and siding with more modern materials which obscure unique historic details on hundreds of buildings throughout the county. These trends are expected to continue into the future. The Historic Sites Preservation Commission should keep abreast of upcoming projects at historic properties.

Public Education

In order to gain public support for preservation activities, it is important that the public be educated about the issues. It is also important to remind the community of the buildings that have already been lost as a means to protect historic buildings in the future. This can be accomplished in a variety of ways. Media, such as local television, radio, newspapers, and brochures, can spread the word to many. Markers and displays in public buildings, such as the local libraries or historical societies, can also bring awareness to the community. Tourism publications can educate visitors about Jefferson County's history. Self-guided or guided tours and tours of historic homes and farms are often popular and can showcase the county's historic buildings to those within the community and interested visitors.

Lectures and workshops on preservation issues can also be useful. Historically appropriate maintenance, window replacement, residing, painting, and porch replacement should be promoted at these types of events.

A set of design guidelines for historic preservation can be developed and distributed to local architects, building owners, contractors, and others in the community. The City of Milwaukee's series of guides: *As Good as New: A Guide for Rehabilitating the Exterior of Your Old Milwaukee Home*; *Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings*; and *Living with History: A Guide to the Preservation Standards for Historically Designated Homes in Milwaukee* are excellent resources for any community and any preservation project.

Future Survey & Research Needs

This is not a complete history of the southeast quadrant of Jefferson County. It is hoped that this survey will be periodically updated and expanded upon. This report is subject to change. Additional research and clarifications should be incorporated and added to this report in the future. This is a living document and the beginning of an ongoing historic preservation effort that will continue for years to come in this community.

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Appendix

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WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

Preservation Information

How to Gain Commission Credibility

Be accountable: adhere to the legal requirements of your local preservation ordinance.

Your local ordinance should specify what procedures the historic preservation commission must follow when meeting to decide upon proposed designations. Commissions unsure of the procedures should consult their local city or county attorneys.

Hold public meetings.

Historic preservation commissions are local governmental bodies and must conduct their business according to procedures that will satisfy Wisconsin's Open Meetings Law and due process requirements. All public hearings must be preceded by public notice.

Maintain accurate records.

Local preservation commissions should take and retain minutes of all meetings and hearings, maintain files containing significant information on all designated landmarks and historic districts, keep files on all applications for designations and certificates of appropriateness. After the local commission reaches a conclusion about a proposed designation, it must complete and retain a written report of its final decision.

Cultivate annual funding.

Local historic preservation commissions should seek annual budget appropriations. Even if they contain only small amounts of money, inclusion in local budgets can help commissions gain acceptance and support from their local governments.

Be able to show results.

Receipt of annual budgets can also aid commissions in establishing professional reputations. Local commissions will find municipal leaders more willing to allocate funding for special projects if preservation commissioners have responsibly administered funds and successfully completed

projects in the past. And, used widely, even small amounts of money can help commissions increase their productivity and effectiveness.

Adopt standard meeting procedures.

Local preservation commissions should adopt bylaws or rules of procedure to regulate their affairs. By adhering to their bylaws, commissions can better ensure that their actions do not appear arbitrary.

Develop good relationships.

Local historic preservation commissions must develop constructive working relationships with other municipal bodies such as planning boards, community development offices, city and town councils, local zoning administrators, building inspector and building department.

Be proactive rather than reactive.

It is often too late to save a building once a demolition permit has been used or once another municipal agency takes an action that adversely affects a historic property. By keeping themselves informed of other agency decisions and informing others of their own decisions, local preservation commissions can avoid, or at least anticipate, many problems.

Use a positive approach.

If the commission does not approve a project, it should explain in writing why the project is unacceptable and indicate a willingness to work with the applicant to revise the project. Constructive advice to improve projects should be offered.

Adhere to consistent standards.

Systematic enforcement of local ordinances and attention to legal requirements will enable local preservation commissions to decrease their chances of becoming involved in legal or political entanglements.

Publish preservation plans and design guidelines.

Historic preservation commissions should develop local historic preservation plans and work to see that such plans are integrated into the overall planning process in their communities. Historic preservation plans are management tools that help communities protect and enhance their historic properties and districts. Published design guidelines may be the single most helpful pamphlet produced by a commission.

Know your community's history.

A comprehensive knowledge of their communities' histories will help local commissions identify properties worthy of preservation.

Solicit public opinion.

When developing community preservation plans, local commissions should not forget to solicit public opinion. At hearings, commissions should allow property owners and other interested parties to express their views and present evidence. Involving residents and property owners can prove invaluable in gaining citizen support.

Know your local government.

By promoting the inclusion of historic preservation in traditional community planning, local commissions can heighten their communities' awareness of local history and simultaneously ensure that preservation receives attention along with other planning concerns. With the passage of the Comprehensive Planning & Smart Growth Law, it has become even more important for commissioners to work with community planners. The law requires that comprehensive plans attend to "cultural resources," which include historic places, such as historic buildings or archaeological sites.

Broaden public awareness.

- Run a series of articles on local historic properties in local newspapers.
- Develop a local architecture and preservation resource shelf at the local public library, including information about locally designated landmarks and copies of the local community's entries in the National Register of Historic Places and the Wisconsin Register of Historic Places.
- Create brochures, publications, slide programs and newsletters about historic properties and historic preservation in the community.
- Sponsor events and contests, such as neighborhood walking tours and poster contests in which local school children create posters depicting local landmarks.
- Organize workshops and special award presentations.
- Cooperate with local educational institutions and programs to integrate historic preservation into their curriculums.

More information on historic preservation commissions is available from the Division of Historic Preservation, Wisconsin Historical Society, 816 State St., Madison WI 53706.

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Division of Historic Preservation

Preservation Information

Building Support for Local Historic Preservation

Preparing to Preserve: Changing Attitudes

Historic preservation programs try to prevent the loss of community memory and the destruction of community accomplishments. They help retain a sense of belonging and a sense of place, here and now, as well as for the future. Preservation programs help provide answers to overwhelming questions such as who we are, where we came from, where we're going, and why. Historic preservation also tries to answer simpler questions such as what have we accomplished in our communities, what is our inheritance and what will be our legacy? Historic preservation is also fun and profitable.

In fact, a local historic preservation program may be the simplest and most cost-effective economic development program a community can establish.

But first a local historic preservation program has to be created and supported.

Establishing a preservation program is generally not difficult to do, although it definitely takes persistence, patience and sometimes pestering. Making the program effective takes a lot more of the same.

Establishing a historic preservation program often requires a change in old notions, habits, and attitudes about the built environment and its value to the community. Sometimes it takes a thorough discussion of the rights and responsibilities of the community and its members in preserving the community's historical heritage for the well-being of all its citizens. Whose responsibility is it, after all, to ensure the continued existence of a community's irreplaceable historical heritage? Who will be the caretakers and the stewards of society's cultural accomplishments if not the members of that society?

Why Preserve?

Often, however, before those community responsibilities are recognized and accepted, before changes in attitude can occur, and before new programs can be established to address specific community issues, a strong and compelling case must be made for making those changes and instituting new programs.

Certainly this is true when advocating the establishment of a local historic preservation program, especially the

enactment of a local historic preservation ordinance, which is designed to protect the otherwise defenseless historic places in a community. Too often, the historic buildings and structures of a community are viewed as simply "old" or "decrepit" or "run-down" with little or no value, economically or aesthetically. At the same time, a well-meaning and well-crafted municipal preservation program designed to oversee the fate of a community's heritage is sometimes viewed as burdensome government intrusion.

Both of these attitudes—that old, historic buildings have little value and that local preservation programs somehow interfere with property rights—have to be examined and adjusted, if not substantially altered, for an effective local historic preservation program to be established and administered.

A Valuable Inheritance

Historic places—buildings, districts, sites—have great value to the community, as well as to individual property owners. They have great potential for continued use, re-use, and new uses.

In fact, historic properties may be the most valuable properties within the community. Their value lies in their rareness—historic properties are unique creations and can never be replaced—and in their special associations as familiar landmarks and worthy achievements that are comforting, pleasing and meaningful. Their value lies in the educational message they convey and in the continuity they provide between the past, present and the future. Finally, the value of historic properties lies in the pocket-book: historic properties are tourism assets, they attract customers, visitors and permanent residents, they are very desirable real estate because of their special character and central locations, and they are frequently eligible for special financial incentives and special building code treatment.

So valuable are historic and cultural properties to our society that local governments are strongly encouraged and supported by the state and federal government, including the U.S. Supreme Court, in their efforts to preserve, protect and ensure the continued existence of these important resources.

In short, there are many compelling reasons for establishing and carrying out an effective local preservation program, from improving the quality of life to increasing the economic base of the community to simply enjoying the accomplishments of those who preceded us.

Recognizing the benefits of a local preservation program and communicating those benefits to others in the community will help create a positive attitude toward historic preservation.

Gaining Support

An important early step in establishing a local historic preservation program, especially through the enactment of a local preservation ordinance, is to organize a group of like-minded citizens. Working in a political system to effect change or create new programs requires numbers, and in numbers lies political strength.

The new organization may be an informal group of concerned citizens or it may be a long-established, incorporated local organization. It may also be a brand new entity with the specific purpose of promoting historic preservation. Whatever the type of organization, the shared commitment of the members is very important, as is obtaining support of elected officials and community leaders at the very beginning of the effort.

Broad-based Backing

Informing the community about the new organization's existence and about the need for support to address the issue of preservation is very important. Also important is input from different sectors of the community: their ideas and assistance will provide a broad base of local support that will help to ensure success.

Overcoming the inevitable inertia in a community and changing old-fashioned attitudes can take time and patience, so it is important to maintain a strong and on-going base of supportive, enthusiastic and committed members to ensure the necessary continuity.

Identifying Issues

Identifying specific preservation-related issues needing attention is an important and obvious early undertaking. The more specific the issue, the more easily it can be addressed.

Threats of demolition, on-going deterioration due to neglect, recent losses of cultural resources, inappropriate zoning that might encourage destructive uses, lack of knowledge about appropriate design for historic buildings, lack of appreciation of the community's heritage—all are some of the issues that may need to be identified. The clear and urgent articulation of the issues will greatly strengthen the need for a preservation program and will assist in gaining further support.

Generate Interest in Issues

Attracting attention to the issues and generating interest is also vital. The media can be very helpful, as can special programs for the general public or special events designed to get the message out and attract additional support.

Photo displays of the "lost resources" of the community can be very effective; contests in the local newspaper to identify unusual architectural elements are fun; awards for recent well-done preservation or renovation projects help get the message out; and lectures and workshops on various preservation topics are always useful.

Strategies and Goals

The ultimate objective of a local historic preservation program is, of course, to ensure the continued existence of a community's heritage.

However, a number of short-term goals might be selected, along with the necessary strategies to reach those goals.

For instance, an immediate goal might be to save a threatened historic building or an endangered Indian mound where urgency is required. The strategy or strategies to reach this goal will be different from the strategies devised to obtain the goal of developing a long-range preservation plan for a local historic district or a plan for the entire community, which might take months of meetings and discussions and re-draftings of proposals.

An appropriate goal at an early stage in a preservation program might be to educate the community, especially elected officials, about the community's history and the historical places that still exist—and to remind them of the irreplaceable heritage that has been lost already.

Other goals might be to create heritage tourism materials that attract visitors and attention to the community's heritage or to prepare design guidelines that promote appropriate maintenance and rehabilitation of historic neighborhoods. Frequently, goals also include efforts to nominate properties and districts to the National Register of Historic Places and the State Register of Historic Places, which makes them eligible for the income tax credits and other benefits of the state and federal programs.

Reaching for Goals

When the local preservation issues have been identified and reasonable goals have been formulated, specific strategies should be developed to reach those goals. There may be several goals (or short-term objectives) that have been identified, such as increasing the awareness, appreciation and knowledge of local cultural resources, producing a self-guided walking-tour brochure, and conducting an annual "tour of historic homes." Or there may be one major goal: the enactment of a local historic preservation ordinance for the protection of the remaining historical resources in the community.

Strategies to achieve the goals must be formulated. One strategy might be to conduct a survey to identify, document and evaluate the community's historical resources and to publish the information in attractive formats. This would help educate the community about its history and its heritage. Another strategy might be to conduct workshops or informational meetings on historic preservation topics, which would help to increase preservation skills in the community. Or another strategy might be to conduct discussion sessions on the subject of protecting cultural resources or to draft a local historic preservation ordinance.

Many Strategies Exist

Many educational strategies or techniques have proven effective in raising an awareness of both the value of historic resources and their vulnerability to destruction. Historic house tours, weekend archeological digs, slide presentations at local service clubs, contests to identify little-

noticed historic architectural details in the community, restoration awards and recognition ceremonies, and workshops to learn about income tax credits for rehabilitating historic buildings or property tax exemptions for archeological sites are some reliable and effective techniques.

Benefits of Preservation

Reaching the goal of establishing an effective local historic preservation program through the enactment and administration of a local preservation ordinance brings with it many short-term, as well as long-term, benefits to individual property owners and the community as a whole.

Some of these benefits include:

- enjoyment of the community's heritage
- improved property values
- increased property tax receipts
- more investment in older and historic properties
- increased tourism
- limited protection from state or federally funded projects that threaten historic properties or neighborhoods, such as highway expansions
- greater flexibility in meeting Americans with Disabilities Act (ADA) in historic buildings
- more flexibility in meeting state building codes
- greater community pride and an increased sense of belonging
- increased attractiveness to new businesses

- consideration by assessors of historic designations that limit “highest and best use” development
- decreased crime and vandalism in historic areas
- increased conservation of materials and natural resources
- improved overall quality of life

None of the benefits of having a local historic preservation program can be attained without a strong commitment to the principles of preservation on the part of the citizens of the community. Like the basis for many successful and beneficial local programs, a historic preservation program requires a willingness to cooperate and to compromise, as well as a firm belief in the value of the program.

Building a Future

To appreciate, protect and celebrate the inheritance from the past is to have faith and confidence in the future. At its best, historic preservation recognizes and honors significant human accomplishments from the past and at the same time encourages people to create and enjoy their own contributions to our collective heritage.

**For more information, contact
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Division of Historic Preservation

Preservation Information

Creating A Preservation Ethic in Your Community

For the historic preservation movement to succeed at the local, state or national level, a preservation ethic must exist, to some degree, in members of our society.

Simply defined, a preservation ethic is a moral principle that instills a positive attitude toward the conservation of cultural resources in the face of forces that would diminish or destroy them.

A preservation ethic accepts the fact that people are caretakers and stewards of their historical heritage and reminds them that they are custodians as well as grateful beneficiaries of that inheritance. It is an attitude that believes, as Thomas Jefferson said, "the earth belongs *in usufruct* to the living," with the phrase "in usufruct" admonishing people to use and enjoy the world but not to harm it because it belongs to others, to all humankind.

Whether this attitude toward preserving our historic environment is called an "ethic" or a "responsibility" or an "attitude," it is important to encourage its growth and to instill this ethic in fellow citizens, civic leaders, decision-makers, and property owners.

What practical steps can be taken to encourage this positive attitude toward preservation?

Here are a few suggestions.

Set Examples.

One of the best ways to illustrate a "preservation ethic" for others is by example. By completing a preservation project (the rehabilitation of a historic building or the preservation of an Indian mound) or by reminding decision-makers, when a historic property is endangered, that a community's heritage is irreplaceable, the principles of preservation can be demonstrated and shared with others. By establishing and carrying out a local preservation program, which might include photographic exhibits of historic places, slide presentations and creation of educational publications, the general public will begin to appre-

ciate the concept—and the need—for preservation in their community. By exciting the imagination of the community with their unique heritage and irreplaceable architecture, preservationists can begin to impress on others the need for preservation.

A preservation ethic is defined by the choices that private individuals and public officials make regarding historic resources. To rehabilitate or not to rehabilitate; to demolish or not to demolish; to investigate and evaluate before decisions are made or to proceed without sufficient information; to plan for the long term or to succumb to short-term exigencies; to evaluate the consequences before the action is taken or to attempt to do so when it's too late: these are often the choices. And the choices made will indicate the existence of a preservation ethic—or the lack of one. Hopefully, the examples set will be positive ones.

Successful preservation undertakings are powerful, tangible examples of the preservation ethic "at work." And, almost without exception, historic preservation projects are universally praised and admired. As John Kenneth Galbraith, the economist, said, "Preservationists are the only people in the world who are invariably confirmed in their wisdom after the fact."

Get Organized.

By establishing an organized effort, no matter how small or informal, or by utilizing an existing organization, it is easier to promote a preservation ethic. Gathering like-minded people together promotes a sharing of concerns and commitment, and can establish a shared course of action to pursue preservation goals. A group is better able to request decisions that are positive for preservation at governmental meetings. There is strength in numbers.

The group might be citizens concerned about proposed changes in a neighborhood, or the group may have questions about the general course of community planning or land-use. The organization may be responding to a

specific threat to a historic or prehistoric property or to the realization that preservation is not a high priority in the community. The organizing effort may take advantage of an existing organization, such as a local historical society or other cultural group, by setting up a special committee within that group to address specific preservation issues.

The organizational effort may concentrate on using private resources, or it may focus on creating a public body, such as a landmarks or historic preservation commission established by the local government. Having both may be the most useful.

The point is, an organized group presents a more focused, more visible point of view, which helps when advocating a preservation ethic.

Establish Public Policies.

At some stage in promoting a preservation ethic, an effort must be made to create a public commitment to preservation: a "government ethic." This should include articulating a public policy within the local government and its agencies that encourages and supports the preservation of the community's historical heritage whenever possible. Just as the federal and state governments have such policies to help guide decision-making, local governments and agencies should formally recognize the value of historic preservation and establish policies and procedures to incorporate preservation into their programs. This could be accomplished through the incorporation of historic preservation into local comprehensive plans and into the zoning code, with the establishment of a commission, committee or board to carry out a public policy of historic preservation.

Likewise, the policies of private historical and cultural organizations should formally acknowledge that the preservation of cultural resources is an important goal. The efforts of private organizations should include promotion of a preservation ethic among its members and in the community at large.

Take Action.

"Preserve" is an active verb. The act of historic preservation is a series of actions. It is a process that depends on the involvement of people who will determine the fate of cultural resources. To help instill a preservation ethic, preservationists must be willing to take action, to take the first step, to stand up and make the case for preservation

whenever necessary, and to oppose ill-conceived proposals. Taking such actions not only sets good examples but inspires others to take similar actions.

Historic preservation demands action. Neglect or delay or inaction tends toward loss. To attempt to ensure the preservation of significant elements of the historic environment requires active personal involvement in local meetings and the sharing of ideas with elected officials; it requires attendance at educational workshops and conferences; it often requires an investment of time, labor and money; and it requires publicity and visibility. In short, active involvement as an individual or as part of a group brings the preservation ethic to life in a way that makes preservation meaningful and understandable to others.

Share the Philosophy.

Ask a preservationist why historic preservation is important, and undoubtedly many different, albeit related, reasons will be given. Some will relate to economic benefits of reusing resources; some will refer to the economic attractiveness of historic properties to buyers, investors and visitors; others will recount the esthetic benefits of preserving cultural landscapes and neighborhood architecture; others the knowledge that can be gained from the archeological evidence of the past. High on the list will also be the improved quality of life, heightened community pride, maintenance of a sense of place, and establishment of cultural continuity. There are many reasons why preservation is a meaningful and deeply satisfying activity.

A firm philosophical commitment to historic preservation on the part of individuals and organizations and a willingness to articulate and share that vision with others are important elements in how a preservation ethic becomes established.

Educate the Community.

Underlying any discussion of the establishment of a preservation ethic is the constant need for education. Without an understanding of the value of history, the benefits of preserving our patrimony, the consequences of the loss of our heritage, and the ways that preservation can be accomplished, our society will not embrace, let alone put into practice, a preservation ethic. Education must be on-going. An awareness and an appreciation of the cultural environment is essential. Education should involve the use of printed materials, special programs,

community events, workshops and seminars, the media, and discussions with elected officials. It should especially take place in the classrooms of our children.

Explaining the goals of preservation, the methods to attain those goals, the advantages to the community and to individual property owners, and addressing misconceptions and misinformation regarding preservation are all part of an educational program. Using educational resources that already exist makes this job much easier than ten years ago.

Much of what historic preservation has to offer is the result of common sense: recycling, cost-savings, visual attractiveness, quality environment, and an increased sense of belonging. Most people readily understand those goals. That's why historic preservation has been a very compelling social movement in the past twenty-five years. Educational efforts can be based on those past successes.



North Grand Boulevard Historic District
Milwaukee

As more people realize the advantages to their communities and to society in general of a comprehensive commitment to historic preservation, the task of instilling a preservation ethic will become easier. Not only will such an ethic help create a richer, more meaningful life for humankind in the present time, but it will enable society to bequeath as good or better to the next generation to enjoy.§

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WISCONSIN HISTORICAL SOCIETY

816 State Street • Madison, Wisconsin 53706 • (608) 264-6500

Division of Historic Preservation

Preservation Information

Planning a Local Historic Preservation Program

The best way to preserve a community's historical and archaeological resources is through a local historic preservation program, organized and administered by the citizens of the community. The organization may be established by a local ordinance, which can provide the best protection, or set up as a private, nonprofit group; most likely the effort will begin as an informal, ad hoc group of interested citizens. The overall effort should result in an organization with short-term goals, long-term objectives and a general plan of action.

The following is a list of important steps to take in setting up a local historic preservation program. The chronological sequence will vary in each community

1. Define the historic preservation **Goals.**

Objectives

- What tasks need doing?
- What needs attention in your community?
- What are your short-term and long-term goals?

Identify issues.

- Are there threats to the community's historical heritage, such as ill-conceived development, general deterioration or threatened demolitions?
- Is there a lack of appreciation for you community's heritage?

Seek assistance and education.

- From other area organizations, such as you local historical society
- From the Division of Historic Preservation of the Wisconsin Historical Society
- From the National Trust for Historic Preservation and the Wisconsin Trust for Historic Preservation
- Determine what programs and agencies at the local, state and federal level exist to help you.

2. Get **Organized.**

A public or a private group

- Will the city, village, town or county establish by ordinance an official historic preservation body, such as a historic preservation commission?
- Or will a private, nonprofit organization be useful?

- Is a temporary ad hoc committee sufficient to begin with?

Some early steps

- Join and communicate with the Wisconsin Historical Society, whose director of Historic Preservation is also the state Historic Preservation Officer.
- Join the National Trust for Historic Preservation, the private, nationwide preservation organization, and the Wisconsin Trust for Historic Preservation, Inc., the statewide private organization.
- Solicit key members for your local organization.
- Create the organization's bylaws, procedures, committees, etc.
- Educate interested citizens about your goals and plans.

3. Obtain **Support.**

Communicate with your community.

General public acceptance and awareness is essential.

Conduct public informational meetings.

Educate your community about the value of its historic resources.

Get support of public officials, local historical society, and other groups, as well as support of private citizens.

- Attend their meetings to explain your program.

Publicize your efforts.

- New stories, media interviews, and special events
- Historic tours, workshops and displays
- Brochures, flyers and booklets to inform the public

4. Conduct a **Survey**.

- *Identify and evaluate your community's historic and prehistoric resources.*
- What is significant and worthy of preservation?
- Establish an inventory of historic properties.
- Seek survey assistance from the Division of Historic Preservation.
- Will your community fund such a survey?

Publicize the survey results.

5. Prepare a **Plan**.

Create a public planning document and record of historic properties.

- Provides basis for decisions concerning development
- Provides basis for official designation of historic properties
- Provides basis for future preservation efforts

Integrate the preservation of historic properties into the community's planning process, into the master plan and into project plans.

Monitor local plans and projects to assure that historic properties are taken into account and are not overlooked or jeopardized.

6. Enact a local **Historic Preservation Ordinance**.

Establish a local historic preservation commission empowered to designate, and regulate changes to historic properties and districts.

- Legal techniques are the best preservation protection tools, through review of building and demolition permits.
- Is the community receptive to a historic preservation ordinance?
- Are public officials and private citizens aware of the benefits of historic preservation ordinance?

Join the Wisconsin Association of Historic Preservation Commissions (WAHPC).

7. **Designate** historic properties.

- Local designation, by local historic preservation commission

National Register of Historic Places and the State Register of Historic Places designation

- The state's and the nation's official listings.
- Properties are nominated through the Division of Historic Preservation of the Wisconsin Historical Society.

Designation provides:

- Official recognition
- Owner prestige
- Preservation benefits and protection

Certificates and plaques can be awarded.

8. Establish **Financial** and **Technical** resources for historic property owners.

Designed to encourage and assist the preservation of historic properties.

- A grant, loan, or revolving fund program may be set up.
- Publicize the state and federal rehabilitation investment tax credits.

Technical assistance

- "How to" advice and information on restoration and renovation
- Set up local library section on historic preservation and "how to" publications.
- Conduct fund-raising activities, apply for grants, etc.

9. Continue to carry out the **Preservation Program**.

An on-going program of historic preservation is essential.

- Continue public education and community activities.
- Continue involvement in community planning decisions.
- Celebrate your heritage.

For further information, contact Geoffrey Gyrisco, Local Preservation Coordinator, Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706, telephone (608) 264-6510.

Visit the Wisconsin Historical Society's Web site: <http://www.shsw.wisc.edu>



WISCONSIN PRESERVATION INFORMATION

GUIDELINES FOR PLANNING HISTORIC PRESERVATION TAX CREDIT PROJECTS

WISCONSIN SUPPLEMENT TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

INTRODUCTION

State and federal tax programs require that all tax-credit-related work must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). The information contained in this pamphlet is designed to provide you with guidance about how the Standards are interpreted for various types of preservation work; however, because there are a wide variety of historic properties, it is impossible to provide a complete set of guidelines to address every situation. This pamphlet is directed to the most common preservation problems. To resolve issues not discussed here, you should refer directly to the Standards or to the brochures listed on page 10.

It is important that applicants understand some underlying principles about how the Standards are applied to the tax certification program:

1. Many historic buildings have been altered unsympathetically in the past. Under these circumstances, there is no requirement that you remove these alterations. The tax credit program allows you to leave the alterations in place and to "work around them." For example, if your intention is to rehabilitate the interior, you are not required to restore the exterior as part of the project. On the other hand, if you do elect to remove any alterations, the Standards require that the work be designed to restore the building's original features to the extent practical.

2. The public should not be given a false impression of what is, and is not, historic. For that reason, if new features are to be added to a historic building or property, they should not be made to look historic; however, they should be sympathetic in design and materials to the historic property. (See page 7: "Construction of New Additions")

3. The long and short-term structural effect of any proposed work must be taken into consideration. Some types of work performed commonly on older buildings, such as sandblasting, lead to accelerated deterioration and should not be performed.

NOTE

This publication is not intended to be a substitute for the Secretary of the Interior's "Standards for Rehabilitation" and the suggestions below carry no legal authority. In planning work, you should refer first to the "Standards" and their guidelines. Copies of the "Standards" are available on request from the Division of Historic Preservation (a copy should be included in the packet in which you received this pamphlet.) The "Standards" are also available on the web at <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>

SITE WORK

GENERAL DISCUSSION: Most types of site work are allowable, as long as:

- the work does not destroy significant archeological remains or landscape features;
- does not encroach on any historic buildings; and
- does not introduce incompatible new features to the site.

NOTE

The term "archeological remains" is used in this publication to denote any **prehistoric or historic** archeological **deposits or features** that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. Technically speaking, any federally funded or subsidized undertaking that involves ground disturbance should be analyzed for its effect on significant archeological remains, including, when necessary, archeological excavation and analysis. Under most circumstances, the tax credit program does not require you to conduct an archeological investigation unless your site contains archeological remains. However, if during the course of a project, archeological remains are discovered, you are **required** to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

REGRAIDING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Regrading should be limited to areas away from, or at the rear of, the historic building. You should avoid changes in the ground level near the historic building. New plantings and sidewalks are usually not a problem as long as the character of the site is not changed. Parking areas should, to the extent possible, be located at the rear of a site and in most cases should not abut the historic building.

If the site contains significant archeological remains or landscape features, any regrading, landscaping, or construction on-site should be designed to leave these features intact.

DEMOLITION OF EXISTING BUILDINGS INCLUDING THOSE ON ADJACENT LOTS

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be demolished; it may be historically significant nonetheless.

Evidence of whether a building is considered to be significant is often found in the National Register or State Register nomination for the property or district. You should contact Joe DeRose, staff historian, at 608/264-6512 for a determination of significance on any building proposed for demolition.

NEW CONSTRUCTION ON-SITE OR ON ADJACENT PARCELS OF LAND

All new construction must be described in the application. Even when new construction is to be carried out by someone other than the applicant, it will be considered part of the project if there will be a physical connection between the new structure and the historic building or if the new construction is to take place on property that has been divided from the historic property.

SITE EXCAVATION

Generally, no additional documentation is required for excavation work unless that work is to be performed at a known archeological site, in which case an archeological investigation will be required to determine that no significant remains will be disturbed as a result of the project. If the work is to take place in an area suspected to contain significant archeological remains, you may be required to conduct archeological testing before excavation can begin. If, during the course of the work you discover archeological remains, you will be required to cease work immediately and to contact the Office of the State Archeologist at 608/264-6496.

NOTE

If human remains are discovered, state law **requires** that you cease work **immediately** and contact the Division's Burial Sites office at 608/264-6507 or toll-free in Wisconsin at 800/342-7834.

BUILDING EXTERIOR

GENERAL DISCUSSION: The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building is, the more changes that can be made. For purposes of the discussion below, a **primary facade** is one that is highly visible and, in most cases, has significant architectural detailing. A **secondary facade** is one that is generally visible from public rights-of-way, but may not contain any distinguishing architectural features. A **rear facade** is one that is generally not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

EXTERIOR BUILDING CLEANING

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things to be aware of are discussed.

In most cases, removal of dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, because every method of exterior cleaning carries with it some risk of damage to the building materials, you should consider carefully whether to clean the building at all. If you do elect to remove dirt or paint, you should proceed very cautiously.

The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. **If any of these methods are used, your project will be denied certification because of the damage that these methods cause.** Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. High water pressures can be damaging to most building materials. Older, softer material may be damaged at lower pressures. If you intend to use water to clean your building, you must specify that the pressure will be tested (see below).

If you intend to chemically clean your building, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at high water pressures that, in itself, can damage the building. For these reasons, it is required that a cleaning test patch, typically four foot square, be performed on an inconspicuous part of the building prior to cleaning the entire building. This test patch should be inspected for possible damage to the building materials, including mortar joints, and should be used as a standard by which the rest of the cleaning is evaluated.

In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront

columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals not be cleaned.

Regardless of the methods used to clean your building's exterior, they must be specified in the application along with your intention to apply and inspect a test patch. If you plan to clean all or part of your building, you must submit with the application clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place. When the test patch is applied, you should photograph it for submission with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings" and "Preservation Briefs 2: Dangers of Abrasive Cleaning to Historic Buildings." To request a free copy, see page 10.

REPOINTING

Repointing (also referred to as "tuckpointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage.

The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Cutting the mortar out with saws and removing it with power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting that the bricks not be sawed into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain sufficient quantities of hydrated lime to make it softer than the bricks. A reasonably soft mortar should contain at least as much hydrated lime as

Portland cement, and preferably two or three times as much. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain equal parts of lime and Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, it is strongly recommended that only those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice.

It is extremely important that the appearance of the new joints match those of the rest of the building, especially when only the deteriorated joints are to be repointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix contains Portland cement, we recommend that white Portland cement be used. This will better reproduce the color of the older high lime content mortars. Along with the use of aggregate (sand) in the mix that matches the original and appropriate coloring agents (if necessary), a good overall match can be achieved. Standard, gray Portland cement generally results in joints too dark to match the original color. In addition, if the tooling of the new mortar joints does not match the original, the new joints may appear to be wider than the rest.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints, typically a four-foot square area,) be carried out. After the test patch is applied, it must be inspected to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed. In addition, you should photograph the approved test panel before and after repointing and submit

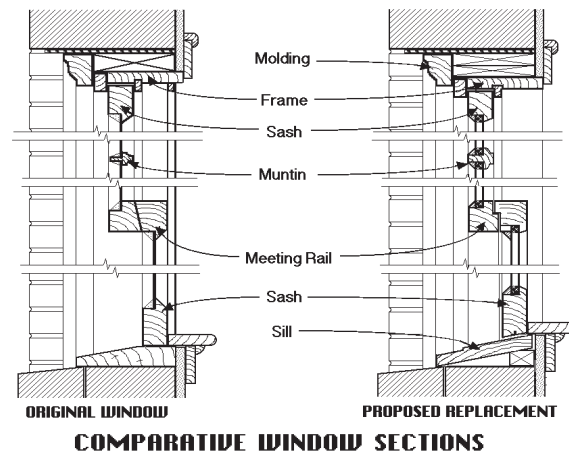
the photographs along with the Request for Certification of Completed Work.

Detailed information is available in "Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings." To request a free copy, see page 10.

WINDOW REPLACEMENT

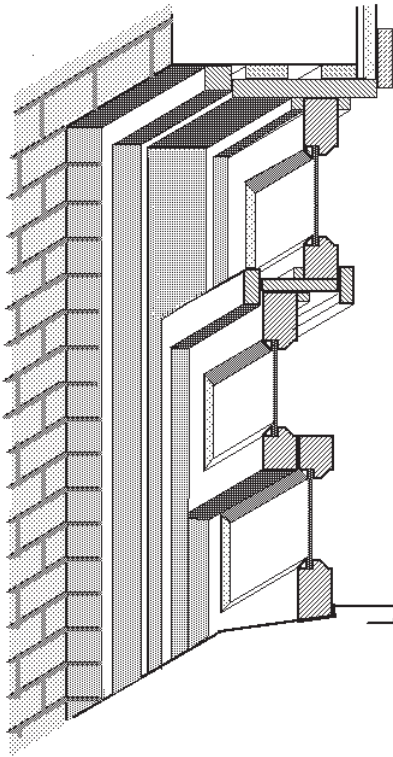
In many tax applications, the applicants propose to replace original windows with energy-efficient, "maintenance free" units. In most cases, these units do not duplicate the historical appearances of the windows they are designed to replace. The use of inappropriate new windows will result in denial of your project for the tax incentives. Inappropriate window replacement is one of the major reasons for project denial in the tax credit program. If you plan to replace windows as part of your project, please consider the comments below.

In preparing your application, you should demonstrate that the existing windows have deteriorated beyond repair. If you claim that the existing windows cannot be saved, you should back that statement up with clear detail photographs of a number of the windows and a "window inventory" to indicate the conditions of all of the windows in the building.



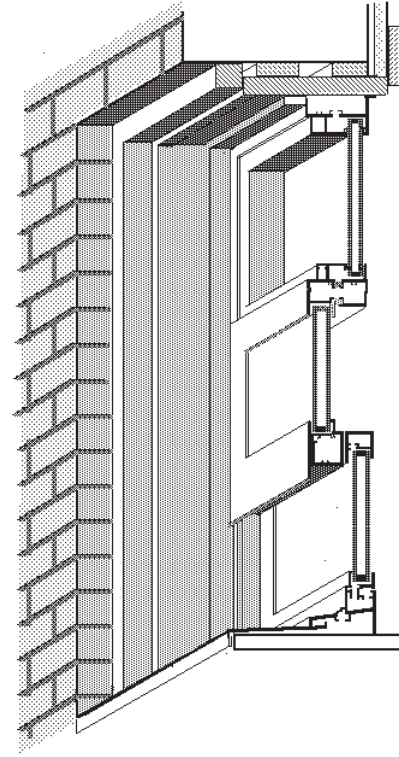
If windows are to be replaced, the replacement windows must duplicate in every respect the appearances of the original windows, including the appearances of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. The material of the old windows should be duplicated as well, if at all possible. To change materials, you must be able to demonstrate that using the historic material would be technically or financially infeasible. If the wood windows are a significant element of an important historic interior, using another material may not be acceptable. To demonstrate that the new windows match the old, you must submit comparative window section drawings, showing the head, sill, jamb, and muntin sections of the old and the new windows.

If you are replacing wooden windows with new aluminum units, the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.



TYPICAL WOOD WINDOW CONSTRUCTION

Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS

Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." To illustrate this concept, the glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

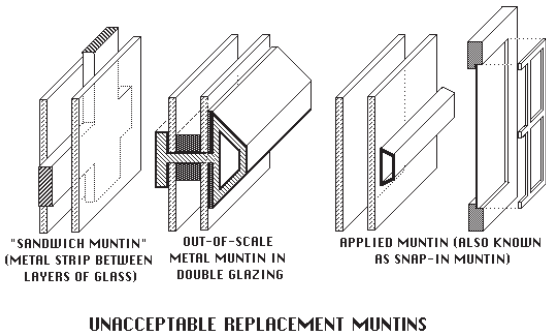
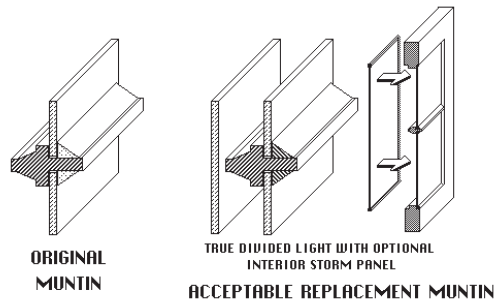
In addition, the use of tinted and reflective glass, including most "Low-E" glass, (which under many lighting conditions appears as reflective glass) is not allowed. Historic windows should be glazed with clear glass. If low-E glass is used a one foot square sample should be submitted to demonstrate it is not overly tinted or reflective.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be aluminum combination windows as long as the window tracks are mounted so as not to protrude from the

face of window openings and the proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include with your application large-scale head, jamb, and sill details of the storm window assembly. You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings, it must be applied tightly to the moldings, and it should not have an anodized finish.

Muntin duplication is a major problem in replacement windows. In nearly all cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing. Replacement windows must incorporate true muntins -- that is, muntins that actually divide the panes of glass. Furthermore, the appearances of the new muntins must duplicate substantially those of the original windows.



Detailed information is available in "Preservation Briefs 9: The Repair of Historic Wooden Windows" and "Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows." To request a free copy, see page 10.

CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Original window patterns should not be changed on primary facades. On secondary facades, changes should be in keeping with the overall window patterns of those sides of the building. On rear facades with limited visibility, significant changes can usually be made; however, they must be in character with the rest of the building. On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

STOREFRONT ALTERATION AND RESTORATION

Rehabilitation of storefronts, either original storefronts or those that have been altered in the past, should be based on the historic appearances of the buildings. Treatments such as installation of wood or metal awnings, installation of solid panels in the transoms (which, typically, were glazed), and removal or alteration of original entrances should be avoided. In addition, projects that result in removing doorways, such that there are no apparent entrances into the storefront will likely be denied. Even if existing or original

doors are not necessary to the operation of the building, they should be left in-place and, if necessary, made inoperative. If storefront windows are to be replaced, the new windows should duplicate the materials and proportions of the originals, including any muntins (divisions between panes of glass) that may have existed.

Detailed information is available in "Preservation Briefs 11: Rehabilitating Historic Storefronts." To request a free copy, see page 10.

ROOF REPLACEMENT

Generally, flat roofs that are not visible from the street require only a brief description of the proposed roof treatment. For pitched roofs, the application must state the type of replacement material to be used. As a general rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. You should avoid using artificially rustic-looking wood, asphalt, or fiberglass shingles that purport to look like wood shakes.

Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. Generally, it is not appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; however, there are situations where these materials may be allowed. If you propose to use substitute materials, you should discuss your plans with us in advance to avoid denial of your project.

Detailed information is available in "Preservation Briefs 4: Roofing for Historic Buildings." To request a free copy, see page 10.

REPLACEMENT OR REPAIR OF ORIGINAL FEATURES

Repair, rather than replacement, of any feature -- such as wood trim, siding, entry steps, a dormer or a porch -- is always strongly encouraged. If replacement is necessary, documentation of the deteriorated condition of the feature should be submitted. Only those portions of any feature that are deteriorated should be replaced.

For example, if only the lower clapboards of a building's siding have decayed, then only those boards and no other historical material should be replaced. Replacement boards should match the existing in size, design and material. Artificial siding in aluminum or vinyl is almost never seen as an appropriate replacement for wood. The use of

substitute materials, in some cases, may be acceptable if the new material would resolve difficult structural, economic or maintenance issues, and duplicate the original material's appearance.

Detailed information is available in "Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors" To request a free copy, see page 10.

REMOVAL OF LATER BUILDING ADDITIONS OR FEATURES

Later additions or features may be removed if they do not contribute to the significance of the building and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you should not remove it. For example, removing a porch constructed in 1910 from an 1875 house, to rebuild the original porch may not meet the "Standards". If the house were significant as the residence of an important historical figure who resided in the house until 1930, then his 1910 alteration of the porch would be considered important historically and should not be changed. When planning demolition, you should contact the Division of Historic Preservation (see page 9) for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see the comments regarding construction of new additions.

CONSTRUCTION OF NEW ADDITIONS

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building **The following remarks are to be used as general guidance only.** Each project is reviewed on a case-by-case basis.

In general, the degree to which new construction can take place on a historic building, and the design of the new construction, is determined by the visibility of the area in which the construction is proposed. Additions to historic buildings should be constructed on the least visible elevation such that the historic building remains the most prominent element from the public right-of-way. In some

cases, particularly when a building is freestanding and visible from all points (in other words, when it has four primary facades), it may not be possible to construct any additions. New additions should be limited to rear facades and should, generally, be contemporary in design, as opposed to historic-looking replicas of the building to which they are attached. Contemporary work may utilize the same materials and patterns of the original construction but should not attempt to look like part of the original construction. Certain contemporary materials, such as unpainted wood, mill finished aluminum, tinted or reflective glass and some concrete block, are not compatible with most historic buildings. Generally, additions are most successful that match the historic building's materials, attempt to minimize the link to the historic building, mimic the rhythm and proportions of the original building's features and simplify historic design motifs.

Detailed information is available in "Preservation Briefs 14: New Exterior Additions to Historic Buildings..." To request a free copy, see page 10.

BUILDING INTERIOR

GENERAL DISCUSSION: It is a common misconception that this program is only concerned with the outside appearance of buildings undergoing rehabilitation and, therefore, applicants may omit any description of the proposed interior work that they plan to carry out. Below are some remarks that you should consider in planning and describing interior work.

In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance from the content of the National or State Register nomination, the Part 1 application, and from the photographs that are submitted with the application. If the National or State Register nomination or Part 1 application cites significant interior features and spaces, these should be respected and preserved whenever possible. Where interior work is proposed, it is important that clear photographs of the building's interior be submitted with the application. There should be a sufficient number of photographs to illustrate the condition of all representative interior spaces prior to demolition or construction. In addition, the photos should document the appearance of any potentially significant interior elements that will be affected by the project.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been inadvertently omitted.

In describing the new interior features, it is important that you tell what the new interior finishes will be. You should describe, generally, the wall, floor, and ceiling treatments.

REMOVAL OR ADDITION OF INTERIOR WALLS

If a building contains significant interior spaces, you should work within the existing floor plan to the extent possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces. Significant interior spaces include both those that are highly decorated and original (such as hotel lobbies) and those that are characteristic of the buildings in which they are contained (such as school auditoriums and corridors).

In evaluating which spaces can be changed on an interior, you should determine which spaces are primary and which are secondary. Primary spaces are those that are important to the character of a building and should always be preserved. Unfortunately, because there are a wide variety of historic buildings, each with its own type of significance, there are no absolute rules for identifying primary spaces.

In dealing with buildings other than single family houses, a general rule-of-thumb in determining which spaces are primary (and, therefore, should not be altered extensively) is whether the spaces are "public" or "non-public." In general, "public" spaces should be preserved largely intact whereas "non-public" spaces may be altered more radically. For example, the "public" spaces in a school building would include the corridors, entrance lobbies, stairwells, and auditoriums. These should be left intact. On the other hand, the "non-public" spaces, such as classrooms and offices, can be altered more extensively, provided that there are no highly significant features present. In office buildings, the "public" spaces would include the hallways, lobbies, and any decorative stairways. "Public" spaces in churches would include most of the interior features. On the other hand, there may be few or no "public" spaces in many warehouses and factories.

When interior walls are to be changed, you will be required to submit "before" and "after" floor plans. Combined before and after floor plans drawn primarily to indicate the location of new partitions and where the existing partitions are shown as dotted lines (indicating demolition) are not acceptable for this purpose.

Detailed information is available in "Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings." To request a free copy, see page 10.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

As in the case of interior spaces, whether interior door and window trim, baseboard or other features, such as doors, fireplace surrounds, stair rails, or decorative plaster, can be removed depends on the significance of those features. The Standards consider both highly decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, to the extent possible, these should remain intact. If original features have to be removed during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of original building artifacts applied in non-original locations over new construction. Likewise, interior trim for *new* walls should be generally of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively unornamented.

CHANGES IN ROOM FINISHES

For most interior walls, the choice of finishes is not a problem. We are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden elements (such as cornices or wainscoting), or the application of textured wall paints on original plaster. A modern popular treatment, the removal of plaster to expose brick or stone is *not* appropriate. Historically, brick would be left exposed only in utilitarian structures such as mills, factories, or warehouses. In the area of floor finishes, you should avoid removing or permanently damaging decorative flooring; otherwise, most types of treatments are allowable.

Ceiling treatments are the cause of some concern in this program. We are likely to question the lowering of ceilings, particularly those in public spaces. If you propose to lower ceilings, they should not be dropped below the level of the tops of the windows unless they are revealed upward at the windows for a distance of at least three feet from the outside walls. We will not accept the installation of plywood panels, spandrel panels, or opaque glazing in the upper portions of windows to hide suspended ceilings. In spaces where the ceilings are to be lowered or repaired, and the original ceiling was plastered, you should install suspended gypsum drywall (or plaster) in lieu of suspended acoustical tile. If room finishes are to change significantly, the application materials should contain a room finish schedule or some similar indication of the room finishes.

REMOVING OR INSERTING FLOORS

In most cases, the removal or insertion of floors in a historic building will result in denial of tax credits; however, there are situations where these treatments may be considered. Removal of floors may be considered in buildings where "gutting" would be permitted: buildings in which the affected areas possess no significant spaces or features. Even under these circumstances, floor removal should be limited to less than 1/3 of the building's area per floor. In addition, floor removal will not be allowed if it makes the building appear to be a hollow shell from any direction.

New floors may be inserted only when they will not destroy the spatial qualities and decorative features of significant larger spaces. The insertion of intermediate loft levels in a warehouse, for example, is likely to be approved if it does not involve changing the outside window patterns. The insertion of an intermediate floor in a theater or the worship area of a church, on the other hand, will nearly always result in denial of a project.

WALL INSULATION

Typically, we review three types of wall insulation: insulation of wall cavities, insulation applied to the inside surfaces of exterior walls, and insulation applied to the outside surfaces of buildings. With respect to insulation installed in cavity walls, because of the potential moisture damage problems that can result, we encourage applicants to apply other energy-saving measures elsewhere on historic buildings and to leave the wall cavities uninsulated. If you plan to install blown-in insulation, we will require at the very least an indication that a sufficient vapor barrier exists to prevent future damage to the structure. If the wall cavity is to be opened up during construction, it is strongly suggested that fiberglass insulation and an adequate vapor barrier be installed.

With respect to insulation applied to the inside surfaces of exterior walls, it will not be allowed in cases where decorative interior features (such as ornate plasterwork) will be destroyed or covered over. Such work may be allowed, however, if the original moldings and trim are reinstalled in their original locations on the insulated walls.

Application of insulation over the exterior surfaces of walls is generally prohibited except, in some cases, on rear facades.

INSTALLATION OF NEW MECHANICAL SYSTEMS, ELECTRICAL WIRING, AND PLUMBING

In most cases, mechanical, electrical, and plumbing work will have no effect on the historic qualities of a rehabilitated building; however, these items should be addressed in the application. Of these, the installation of new mechanical systems should be described in the most detail. If, for

example, an existing hot water heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. Also, in the installation of mechanical cooling systems, the location of the condenser is an important consideration. Condensers should not be installed in visible locations on roofs or, at ground level, on primary facades. If unit air conditioners (window units) are to be installed, the Standards do not allow sleeve holes to be cut into primary and secondary facade walls and does not allow windows on these facades to be blocked-in to receive such sleeves.

FOR FURTHER INFORMATION...

For answers to specific questions concerning information published in this pamphlet, call or email the Wisconsin Historical Society staff or visit our website.

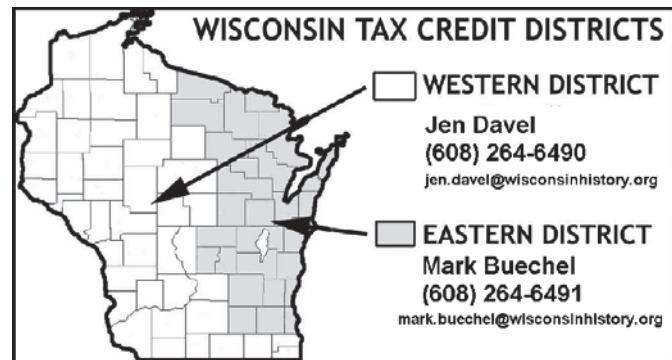
General information:

Visit our website at:

www.wisconsinhistory.org/hp

Preservation Architects:

For questions concerning appropriate rehabilitation, find the architect in the district the historic property is located:



Historian:

For questions concerning historic significance of a building or addition:

Joe DeRose 608-264-6512
joe.derose@wisconsinhistory.org

Office of the State Archeologist:

For questions concerning archeological deposits or features:

John Broihahn 608-264-6496
john.broihahn@wisconsinhistory.org

Burial Sites Office:

For questions concerning burial or human remains:
800-342-7834

The Division of Historic Preservation has a number of technical publications available for distribution. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

- ◇ Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings
- ◇ Preservation Briefs 2: Repointing Mortar Joints in Historic Brick Buildings
- ◇ Preservation Briefs 3: Conserving Energy in Historic Buildings
- ◇ Preservation Briefs 4: Roofing for Historic Buildings
- ◇ Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings
- ◇ Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-cotta
- ◇ Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings
- ◇ Preservation Briefs 9: The Repair of Historic Wooden Windows
- ◇ Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork
- ◇ Preservation Briefs 11: Rehabilitating Historic Storefronts
- ◇ Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass
- ◇ Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows
- ◇ Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- ◇ Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches
- ◇ Preservation Briefs 16: The use of Substitute Materials on Historic Building Exteriors
- ◇ Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- ◇ Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings
- ◇ Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- ◇ Preservation Briefs 20: The Preservation of Historic Barns
- ◇ Preservation Briefs 21: Repairing Historic Flat Plaster - Walls and Ceilings
- ◇ Preservation Briefs 22: The Preservation and Repair of Historic Stucco
- ◇ Preservation Briefs 23: Preserving Historic Ornamental Plaster
- ◇ Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches
- ◇ Preservation Briefs 25: The Preservation of Historic Signs
- ◇ Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings
- ◇ Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron

- ◇ Preservation Briefs 28: Painting Historic Interiors
- ◇ Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- ◇ Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs
- ◇ Preservation Briefs 31: Mothballing Historic Buildings
- ◇ Preservation Briefs 32: Making Historic Properties Accessible
- ◇ Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass
- ◇ Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament
- ◇ Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation
- ◇ Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes
- ◇ Preservation Briefs 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Buildings
- ◇ Preservation Briefs 38: Removing Graffiti from Historic Masonry
- ◇ Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings
- ◇ Preservation Briefs 40: Preserving Historic Ceramic Tile Floors
- ◇ Preservation Briefs 41: Seismic Retrofit of Historic Buildings
- ◇ Preservation Briefs 42: The Maintenance, Repair and Replacement of Historic Cast Stone

These Preservation Briefs are available through the Internet at:

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

For free, single copies of any of these materials, please check those desired, provide your complete mailing address in the box below, and mail this sheet to:

**Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706**

NAME		

STREET ADDRESS		

CITY	STATE	ZIP CODE



HISTORIC PRESERVATION TAX INCENTIVES FOR INCOME-PRODUCING HISTORIC BUILDINGS

INTRODUCTION

Federal tax incentives for the rehabilitation provide a 20% investment tax credit to owners who substantially rehabilitate their income-producing certified historic structures. These tax incentives have been in effect since 1976 and have been substantially amended several times; this pamphlet reflects the latest changes, the Tax Reform Act of 1986.

This nation-wide program is managed by the National Park Service and administered in Wisconsin by the Division of Historic Preservation (Division) of the Wisconsin Historical Society.

In planning a tax credit project, you should be aware that the Tax Reform Act of 1986 established "passive income" and transition rules that may affect your ability to claim tax credits, depending on the nature of your investment, your total income, and when your project was carried out. Interpretation of these rules is beyond the scope of this summary. For further information, you should contact the IRS, a tax attorney, or an accountant.

THE ROLE OF THE DIVISION OF HISTORIC PRESERVATION

The Division of Historic Preservation does not have the power to approve historic tax credit applications. The authority to approve or deny rests solely with the National Park Service. The role of the DIVISION consists of:

- informing the public about this program's procedural requirements;
- advising applicants of missing information or uncertifiable work contained in proposals and applications;
- forwarding applications to the National Park Service along with the Division's recommendations; and
- maintaining a complete duplicate file on all project applications and amendments.

WISCONSIN 5% SUPPLEMENTAL CREDIT

In 1989 the State of Wisconsin created a 5% supplement to the already established 20% federal income tax credit. An additional 5% credit can be deducted from Wisconsin income taxes by persons who qualify for the 20% federal program; and receive National Park Service approval **before** any physical work (including demolition) is begun on the project.

(Also established in 1989 was a Wisconsin 25% Historic Rehabilitation Tax Credit for **non-income-producing historic buildings**. Information about that program can be obtained by contacting the Division at 608/264-6491 or 608/264-6490.)

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THE TAX INCENTIVES

Current law provides the following percentages of investment tax credits for rehabilitation of income-producing buildings:

	NON-RESIDENTIAL	RESIDENTIAL
Built before 1936	10% Federal	None
Certified Historic Structure	20% Federal plus 5% State*	20% Federal plus 5% State*

*(Subject to rules regarding Wisconsin 5% credit. See "Wisconsin 5% Supplemental Credit.")

These instructions pertain to the tax incentives for rehabilitating Certified Historic Structures. Unlike the 20% credit for certified historic buildings, the 10% tax credit is not available to contributing or significant buildings within a National Register Historic District. For more information about the incentives available for non-historic structures built before 1936, you should consult a tax attorney or accountant.

The tax credits described in this summary apply only to expenditures made to the exterior or the interior of certified historic structures. The costs of site work, acquisition, and construction of additions are not eligible for the credits.

In addition to the tax credit, you may also claim depreciation on your building. The depreciation schedule as of January 1, 1990, is 27.5 years for residential income-producing properties and 31.5 years for other income-producing properties.

APPLICATION REQUIREMENTS SUMMARY

TYPE OF BUILDING	Part 1 required?	Part 2 required?	Part 3 required?	Additional Action Required
Listed in the National Register of Historic Places	No	Yes	Yes, after work is done	None
Located in a National Register Historic District	Yes	Yes	Yes, after work is done	None
Located in NPS-certified local historic district	Yes	Yes	Yes, after work is done	None
None of the above	Yes	Yes	Yes, after work is done	Must formally nominate the property to the National Register. Property must be listed in the Register within 30 months of your taking the credit, or you must repay the credit to the IRS and the Wisconsin Department of Revenue

The historic preservation tax credits allow you to extend the period over which you must meet the "substantial rehabilitation" requirements from two to five years; however, you must formally apply for this option before work begins. For further information, see "Applying for five-year certification."

If the building is sold after the tax credits are claimed, the IRS and the Wisconsin Department of Revenue will recapture all or part of the credit. The amount of recapture is reduced by 20% per year and after five years there is no recapture. During this period, you are required to obtain NPS approval of any significant additional work that you undertake.

In addition to the owners of a building, a **lessee** may also be eligible for the tax credits if the lease runs for at least 18 years beyond the completion of the rehabilitation project and if the lessee carries out the work.

As with any tax incentives, there are subtleties in the law that go beyond the scope of this summary. Any questions that relate to your own tax situation should be addressed to the IRS or a professional tax specialist.

For assistance in proceeding through the certification process, contact Jen Davel at 608-264-6490 or jennifer.davel@wisconsinhistory.org

BASIC PROGRAM REQUIREMENTS SUMMARY

In order to take advantage of the historic preservation tax incentives, you must:

1. Own (or lease, as described earlier) a "Certified Historic Structure."
2. Use the building for the production of income, according to IRS regulations.
3. "Substantially Rehabilitate" the building.
4. Design and carry out work in conformance with the "Secretary of the Interior's Standards for Rehabilitation."
5. Formally apply to the National Park Service, through the Division for certification of your project. (The NPS charges a fee for its portion of the review. See "National Park Service fee schedule".) See the "contents" on page 1 for the location of each of these topics.

APPLICATION PROCESS OVERVIEW

Tax credit applications are the blue forms in the information packet. Applications in electronic form are available on the web at <http://www.nps.gov/history/hps/tps/tax/hpcappl.htm>. To take advantage of the historic preservation tax credits, you must submit three applications to this office:

1. A Part 1 application, the purpose of which is to determine that the building is historically significant. (The Part 1 application is not required for buildings already *individually* listed in the National Register of Historic Places.)
2. A Part 2 application in which you describe the work that you intend to carry out. The purpose of this application is to demonstrate to the NPS that your project will not destroy the historic qualities of the building.
3. A Request for Certification of Completed Work (usually referred to as the "Part 3 application") that you must submit after completion of the work.

In addition, owners of buildings that are preliminarily certified (see "Certified Historic Structures,") must submit National Register nominations for their buildings. A summary of the application requirements is given at the top of this page.

CERTIFIED HISTORIC STRUCTURES

The term "Certified Historic Structure" as defined in the tax codes means:

- a building that is individually listed in the National Register of Historic Places; **or**
- a building that is located within the boundaries of a National Register historic district and which is determined by the National Park Service to contribute to that district; **or**
- a building that is located within the boundaries of a locally designated historic district whose ordinance and boundaries have been certified by the National Park Service -- and where the building has been determined by the NPS to contribute to the district.

If your building does not fall into one of the three categories above, you may still take advantage of the tax credits by submitting a Part 1 application to obtain a preliminary certification of significance. You would then proceed through the certification process; however, within 30 months of the date in which you file your tax return claiming the

credit, the building must be listed in the National Register of Historic Places.

As indicated in the summary of application requirements, Part 1 applications are also required for projects located within historic districts to establish the building is "contributing". Not all buildings within a district are considered contributing to the historic character of the district, because of age or alterations. Once the Part 1 is approved, the property is considered to be a "certified historic structure." **Properties listed individually in the National Register are already considered to be "certified historic structures" and, therefore, Part 1 applications are not required.** For further information about completing Part 1 applications, see "Part 1 Application Instructions."

INCOME-PRODUCING REQUIREMENTS

The Federal historic preservation tax credits, and the Wisconsin 5% supplemental credit, apply only to buildings that are income-producing. All certified historic income-producing properties, including residential rental properties, are eligible for the credits. One key to determining whether your property is considered income-producing is whether you can depreciate all or part of it under IRS rules.

If only part of your building is income-producing, you may pro-rate the tax credit over that portion of the building. Contact a tax specialist or the IRS for further information.

For information on the State historic rehabilitation credit for non-income-producing properties, contact the Division of Historic Preservation at 608/264-6490 or 608/264-6491 for an information packet.

SUBSTANTIAL REHABILITATION REQUIREMENTS

To claim any credit, the IRS requires that you "substantially rehabilitate" your historic building. This means that the amount of money that you spend on the historic rehabilitation (that is, the money that you may claim for purposes of the tax credit) must equal at least \$5,000 or the "adjusted basis" of the building, whichever is greater. The adjusted basis is generally the price that you paid for the building (not including land costs), plus any capital improvements that you have made, minus any depreciation that you have already taken.

IRS regulations specify that you must meet the "substantial rehabilitation" requirements within a two-year period (at your option, you may choose any two-year period during which you spend the most money on qualified rehabilitation work). If you cannot meet this requirement, you may formally apply as a phased project which allows a five-year period to "substantially rehabilitate" your building. See "Applying for Five-year Certification".

NATIONAL PARK SERVICE (NPS) FEE SCHEDULE

The NPS charges the following fees for reviewing applications:

COST OF WORK	NPS FEE
less than \$20,000	No fee
\$20,000 - \$99,999	\$500
\$100,000 - \$499,999	\$800
\$500,000 - \$999,999	\$1,500
more than \$1,000,000	\$2,500

Applicants are billed directly by the NPS in the following manner:

- For all projects with more than \$20,000 worth of work, only \$250 of the fee is charged at the time of Part 2 review. This is normally billed when the NPS receives your Part 2. They will review your project when they receive this initial fee. Do **not** send a check before being billed. However, if review of your application is urgent, the NPS can charge the review fee to your credit card. You must complete the "Fee Payment" form in the application packet to provide credit card authorization.
- If, however, your project is estimated to cost less than \$20,000, the NPS **not** charge a review fee.
- When your Part 3 application is received by the NPS, you will be charged the remaining fee, based on the schedule above.

THE APPLICATION PROCESS

To expedite the application process and to increase the likelihood of the National Park Service's tax credit approval, the Division of Historic Preservation suggests that you proceed in the following way:

1. **Contact the Division** to let us know of your intent to apply for the tax incentives. We will check to see if your building is already a "certified historic structure" and can discuss the details of your project to determine whether the work meets NPS standards.
2. **Take detailed photographs of the property.** For purposes of the Part 1 application you need to document all sides of the building and show its surroundings. In addition, you should provide representative photographs of the building's interior. For the Part 2 application, you are required to illustrate the pre-project conditions described in the application. You must send **two copies of all photographs**. Further information about photographic requirements is given in the application instructions sections.
3. **Prepare the Part 1 application** (unless your building is listed individually in the National Register). For further information, see the "Part 1 application instructions" section. While it is not required, many applicants feel the need to hire professional consultants to complete these applications. If you wish to hire a consultant, you can request from the Division a list of persons who have successfully completed National Register nominations and Part 1 applications.
4. **Prepare and submit the Part 2 application.** Further information about the documentation requirements are given in the "Part 2 application instructions" section and in the State Historical Society publication, "Guidelines for Planning Historic Preservation Tax Credit Projects". Applications that are incomplete or that describe inappropriate work will be returned for revision or augmentation. The Part 2 application may be submitted along with the Part 1 application. You can expect a response from the NPS within 60 days of the Division's receipt of your application.
5. **Carry out the work.** Once the Part 2 application has been approved by the NPS, you may begin work without jeopardizing your tax credits if the work conforms to the approved Part 2 application. It is possible to change some aspects of the project, but all changes must be submitted (along with necessary photos and drawings) to the Division. The Division will then forward them to the NPS for approval.

If your property has received only a preliminary determination of significance through the Part 1 application process, (in other words, if it is not individually listed in the National Register or certified as contributing to a National Register district), you should begin immediately to prepare a National Register nomination for

the property. Contact the Division to begin the process (see "Where to go for help").

6. **Apply for final certification.** In the calendar year you complete the work and place the building in service, you must submit a "Request for Certification of Completed Work" (also referred to as the Part 3 application). To claim your tax credit, the IRS requires you to attach a NPS-signed copy of the approved Part 3 application to your tax return. If your property is not yet a certified historic structure, the NPS cannot sign-off on your Part 3 application, although the work may be approved by letter. You may use the approval letter to claim your credit, but you are required to list your property on the National Register within 30 months of the date in which you claim your tax credits. The NPS can then sign the Part 3, which you must submit to the IRS. **Because National Register listing is a time-consuming process, begin this process early!**

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

Because this program is designed to encourage sensitive rehabilitation of historic buildings, every project is evaluated against a set of standards to ensure that the proposed work will not destroy the buildings that the tax credits were designed to save. These standards, which have been adopted into the tax code, are called "The Secretary of the Interior's Standards for Rehabilitation."

A copy of the Standards and the accompanying guidelines for rehabilitation may be attached to this information package. If it is not, you may request one free of charge from the Division. Also available is a Wisconsin supplement, "Guidelines for Planning Historic Preservation Tax Credit Projects", that provides guidance on how the Standards are interpreted.

The ten Standards are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

INSTRUCTIONS FOR COMPLETING PART 1-APPLICATIONS (EVALUATION OF SIGNIFICANCE)

To be eligible for the tax incentives, a building must be a Certified Historic Structure. As an applicant, this means that if your property is not listed *individually* in the National Register of Historic Places you must complete a Part 1 application. Generally, it must be submitted no later than the date the building is "placed in service", that is, put in use for an income-producing purpose. The majority of the application consists of information that you must provide about the building's physical appearance and the building's historic significance.

PURPOSE OF THE FORM

For properties contained within historic districts (either National Register or certified local historic districts) the form is designed to demonstrate that the properties contribute to the significance of those districts. Once a Part 1 certification form has been approved by the NPS, that property is considered to be a Certified Historic Structure.

For properties not located in historic districts and not listed individually on the National Register, the Part 1 form serves as a preliminary National Register nomination. The level of documentation for a Part 1 application is virtually the same as that for a National Register nomination (although the format is not as tightly structured and the narrative can be shorter). In completing the form, you must document that the building is eligible for listing in the Register. When the NPS approves a Part 1 application for this type of building, it states only that the building appears to be eligible for listing in the Register. Once you complete the project and take the tax credits, you will be required to formally list the property in the Register within 30 months.

DATE OF CONSTRUCTION

Under "Date of Construction," please indicate the source from which the date was obtained. Acceptable sources include cornerstones or inscription stones, city building permits, building plans, county or local histories, newspapers of the time of construction, and sometimes title abstracts, tax records, or early maps.

THE DESCRIPTION OF PHYSICAL APPEARANCE

Every Part 1 application must address the following physical aspects of the building:

1. Kind of structure (church, dwelling, etc.)
2. Overall shape or plan (rectangular, "L-shaped," etc.)
3. Number of stories
4. Construction material (brick, frame, stone, etc.)
5. Siding or exterior wall covering material

6. Roof shapes (Mansard, hipped, gabled, etc.)
7. Important decorative elements (column, porches, towers, windows, etc.)
8. Number, types, and locations of outbuildings, including dates of construction
9. Known substantial alterations or additions, including dates
10. Significant or character-defining interior features and spaces.

It is important that you describe and send photographs (2 sets) of both the exterior and the interior of the building. Applications that fail to address interior features will be returned for more information.

STATEMENT OF SIGNIFICANCE

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part 1 application, especially if your building does not lie within a registered or certified historic district. If so, the Division staff can provide you with list of consultants who have successfully prepared Part 1 applications and National Register nominations. See "Where to go for help".

If your building is located within a historic district, the information that you provide in this area must be designed to show that the building contributes to the significance of that district. Your first step should be to find out why the district is significant by checking the National Register or local district nomination form. You may obtain a copy of these nominations by contacting the Division.

If your building is not located in a historic district and is not listed in the National Register, you must show that the building is eligible for listing in the Register. The statement of significance required for this type of building is equivalent to what is required for a National Register nomination and all applications are evaluated for significance using National Register criteria. This means that you must demonstrate that your building:

1. is associated with events that have made a significant contribution to the broad patterns of our history; or
2. is associated with the lives of persons significant in our past; or
3. embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possess high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
4. has yielded, or is likely to yield, information important to prehistory or history.

The statement of significance for buildings that are less than fifty years old; moved; reconstructed; birthplaces of important individuals; primarily commemorative in nature; or owned or used by religious institutions may have to address additional criteria set forth in National Register regulations. Please consult with the Division staff if your building falls into one of these "exceptional" categories.

Sources of information used in the statement of significance, especially quotations, should be specified with proper references to documents, titles, dates, and pages. Heresy or common knowledge cannot be used to establish significance.

INSTRUCTIONS FOR COMPLETING PART 2 APPLI- CATIONS (DESCRIPTION OF REHABILITATION)

In order to describe a wide range of projects the Part 2 application form was designed to be very flexible. Unfortunately, this flexibility can lead to confusion, and often applications must be returned because applicants failed to describe work adequately. These instructions are intended to clarify the procedural requirements for applying for certification of your rehabilitation plans. Please refer to "Guidelines for Planning Historic Preservation Tax Credit Projects" for information on National Park Service standards and documentation requirements.

COMMON MISTAKES AND OMISSIONS

Most applications are returned to applicants for the following reasons:

1. Lack of photographic documentation. Because it is impossible to visit every tax project, we rely on photographs supplied by applicants to illustrate pre-project conditions. Each applicant is required to submit two sets of clear photographs that show all of the conditions described in the application. These need not be larger than snapshot size, but "instant" (so-called Polaroid) photographs are not acceptable. **Two sets** of photographs are required in order that the Division have a record set of photos after sending one set to the NPS. Photos should be clearly labeled by location, or keyed to a plan. Loose, unmounted photographs are preferred to simplify our filing process. High quality **color** photocopies are satisfactory for the second set -- **black and white photocopies are not.**

2. Lack of adequate plans. In most cases, in order to describe the work, plans or other drawings are required. For example, when interior work involves alteration of interior features, the NPS requires that before-and-after floor plans be submitted. If you submit plans or other drawings, please remember to submit two copies. As with the photographs, one copy is sent to the NPS and one record copy is kept in our files.

Often, applicants who have already produced complete sets of plans and specifications for a project will submit instead summary materials. In most cases, those summary materials leave out important information that we and the NPS need to review a project. If you have already prepared plans and specifications, you should send them with the application.

3. Lack of required signatures. The NPS and the Internal Revenue Service (IRS) require that applications be signed by all owners of a rehabilitated property, and that the names, addresses, and taxpayer identification numbers of those owners be indicated on the application. The IRS requires that **all partners** give their names and taxpayer identification numbers on an application. A general partner who is in the process of soliciting partners at the time of application should include a statement that the names of the remaining partners are unknown, but that they will be submitted at a later date.

4. Failure to describe significant aspects of a project. Sometimes, applicants do not describe those parts of a project that they do not feel are important, such as interior

rehabilitation. The NPS considers all parts of a project to be important and requires applicants to address all aspects of project work including interior work, new construction, demolition of nearby structures, and installation of new mechanical and electrical systems.

5. Reformatting the application. The NPS requires that applications be submitted on the standard forms, although it is possible to modify the section in which the work is described. If you feel that the blocks in the application are too small for all of the information that you need to give, you can either put the additional information on continuation sheets or create your own similar format, as on a computer. If you elect to do the latter, please include the references to photos and drawings contained at the bottom of the left-hand block.

6. Submission of unidentified application materials and amendments. Applicants often send or hand deliver plans and supplementary materials with no cover letters or project identification. Under these circumstances, it is possible for the materials to be misdirected or not acted upon. Any additional information or changes to your proposal should be described on the NPS "Continuation/Amendment Sheet," which is included in the application packet with the other blue application forms. It should be completed and signed by the owner.

APPLYING FOR FIVE-YEAR CERTIFICATION

Ordinarily, as a tax applicant, you would have two years in which to meet the "substantial rehabilitation" requirements for purposes of claiming the credits. It is possible under this program to meet those requirements in a five-year period if the project is phased. You should formally apply for this option before work begins on the project or have architectural plans that demonstrate your intention to complete the project in phases from the outset. To apply for a phased project, you should submit plans for the complete project and a signed letter with your application in which you:

- express your intent to apply for the five-year expenditure period;
- state whether the work described in the Part 2 application represents all of the work to be carried out over the five-year period; and
- present a phasing plan breaking the project down into at least two logical, discrete "phases." For each phase, you must tell what work will be accomplished, the start and completion date, and the estimated cost of that work. Many applicants elect to break the projects into annual phases.

After your Part 2 application and phasing plan are approved by the NPS, you may claim the credit as each phase of your project is completed. You should wait until the completion of the entire project before submitting to the Division a "Request for Certification of Completed Work".

WHERE TO GO FOR HELP

The Division of Historic Preservation (Division) can help the potential applicant with the following services and advice regarding the tax incentives:

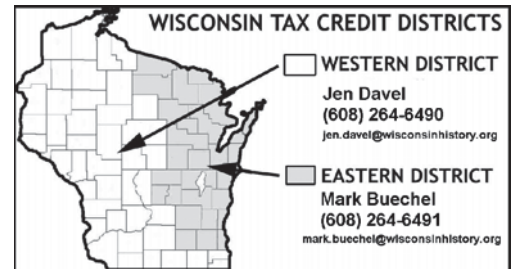
- Provide you with copies of the certification applications and instructions based on our knowledge of the tax regulations and the certification process.

- Review your project preliminarily to try to discover areas where work that you propose may not meet the Standards. (Any such requests, however, should be made in writing and should be accompanied by sufficient photographs and a description of the work to allow the division to make a reasonably good evaluation.)
- Provide you with lists of professional consultants who have successfully prepared Part I applications and National Register nominations.

For advice about completing the Part I certification application, call **Joe DeRose** at 608/264-6512 or joe.derose@wisconsinhistory.org.

For information on listing a building in the National Register of Historic Places contact **Mary Georgeff** at 608/264-6498 or mary.georgeff@wisconsinhistory.org.

All other tax certification inquiries should be made to the architect in your tax credit region. See map at right.



Certified historic buildings qualify to use the historic

building code in Wisconsin. This can be helpful in solving difficult code compliance problems. For information on the historic building code contact **Lynn Lecount**, Division of Safety and Building at the Department of Commerce, 201 W. Washington Ave., 4th fl., Madison at 608-267-2496 or llecount@commerce.state.wi.us.

For help in designing projects, we suggest that you hire an architect. The Division cannot make recommendations about which architects to hire. We suggest that you refer to the listing of architects in your telephone book or contact the **American Institute of Architects, Wisconsin** at 608-257-8477 or www.aiaaccess.com.

For advice about your tax circumstances, you should contact tax specialists, such as tax lawyers or accountants, or the Internal Revenue Service. **Colleen Gallagher** at the IRS District Office in St. Paul is available to answer tax questions as they relate to this program. She can be reached at 651-726-1480 or colleen.k.galagher@irs.gov. Also see the IRS <http://www.nps.gov/history/hps/tps/tax/irs.htm> web site. Other web sites of interest are the State Historical Society's site at www.wisconsinhistory.org and the NPS's site at <http://www.nps.gov/hps/tps/tax/index.htm>.



WISCONSIN HISTORICAL SOCIETY

Division of Historic Preservation – Public History

HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION INSTRUCTIONS

INTRODUCTION

Wisconsin homeowners can claim a 25% state income tax credit for rehabilitation of their historic personal residences. To qualify, an owner must spend at least \$10,000 on eligible work and must submit a tax credit application. The application must be approved before work begins. The maximum credit per project is \$10,000, or \$5,000 for married persons filing separately.

OVERVIEW AND PURPOSE OF THIS PROGRAM

This tax credit program was created to assist historic homeowners who are willing to use a high standard of care when specifying work and selecting materials in order to avoid harming the historic character of their houses and causing damage to their building materials. The program is administered by the Division of Historic Preservation – Public History of the Wisconsin Historical Society.

Homeowners must apply for the credit before work begins and must send photographs and a clear description of the proposed work. For each application, the Society has two primary duties: 1) to certify that the property is *historic*; and 2) to certify that the proposed work is *sympathetic* to the historic character of the house and will not cause it physical harm. The Society also certifies that completed work has been carried out as specified in the approved application.

Once their applications have been approved, homeowners may claim tax credits when they file their state income tax forms, based on money that they have spent for eligible work. When work has been completed, homeowners must send photographs and a notification that the work has been completed.

Except as mentioned above, all laws and regulations pertaining to this program are the responsibility of the Wisconsin Department of Revenue (DOR).



REQUIREMENTS

To qualify for this tax credit you must meet the following conditions:

1. Your property must be located in Wisconsin and it must be your personal residence. It cannot be used actively in a trade or business, held for the production of income, or held for sale or other disposition in the ordinary course of trade or business.
2. Your property must be historic. It must be certified to be one of the following:
 - listed in the National Register of Historic Places or the State Register of Historic Places;
 - contributing to a national register or state register historic district; or,
 - eligible for individual listing in the state register. (See "Historic Property," page 2.)
3. You must apply to receive the credit.

Before you start the work, you must submit:

 - a Part 1 application and photographs so that staff can certify that your property is historic; and
 - a Part 2 application and photographs to illustrate the proposed work so that staff can certify that it will not diminish your property's historic character. (You must receive Part 2 approval before you begin any work for which you plan to claim the tax credits.)

After the work is done, you must submit a "Request for Certification of Completed Work," along with "after" photographs to verify that work was carried out as described in the Part 2 application.
4. You must spend at least \$10,000 on eligible project work within a two-year period, which can be extended to five years. Work that does not qualify for the tax credit, such as decorative interior work, does not count toward meeting this requirement. (See "Eligible Work," page 2.)
5. All work must meet "The Secretary of the Interior's Standards for Rehabilitation," including work that may not qualify for the tax credits.
6. You must complete all work within two years of the time that you begin physical work, unless you apply to have the work phased over an extended period of up to 5 years. To qualify for 5 year phasing, you must submit a phasing plan before you begin. (See "Expenditure Period," page 3.)
7. You will be required to own and maintain the historic character of your property for a period of five years after you have taken the tax credit or pay back all, or a portion of the tax credit. (See "Recapture," page 3).

ELIGIBLE WORK

You may claim the tax credit only for the following work:

- The exterior of a building. (The building can be an addition or outbuilding if it is determined to contribute to the historical significance of the property.)
- Structural elements of the building (see Note 1 below)
- Heating, ventilating, or air conditioning systems
- Electrical systems or plumbing, excluding electrical or plumbing fixtures.
- The interior of a window sash if work is done to the exterior of the window sash.
- Architectural fees
- The cost of preparing a State Register nomination

The following are examples of work that would not qualify for the tax credit but would be reviewed for conformance with the Standards:

- Work carried out within a 12 month period prior to our receipt of the Part 2 application (see Note 2, below)
- Installation of wall or attic insulation
- Interior remodeling or decoration
- New additions
- Landscaping and site work
- Plumbing and electrical fixtures
- Work on additions or outbuildings that do not contribute to the historical significance of the property.

NOTES

1. "Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures, and exterior wall structures, excluding finish materials, such as plaster, lath, and decorative trim.
2. The reason for the "12-month rule" is to prevent owners from carrying out unsympathetic work (work that would result in denial of a project) before submitting a Part 2 application.
3. **If you are unsure whether work is eligible for the credit . . .** At times, it may be difficult to determine whether a work item qualifies for a tax credit. Not all work falls neatly into the categories of eligible work listed above; therefore, judgments must sometimes be made. For example, while it may be reasonable to assume that installation of a hot water heater falls into the category of plumbing systems, refinishing a wood floor clearly does not qualify as work on a structural system. State statutes give the Society very limited authority. We are responsible for certifying that properties are historically significant and that work is compatible with the historic character of a property. The remaining authority rests with the Wisconsin Department of Revenue (DOR). Although the Society will likely notify you if work is clearly outside the scope of the program, it is up to you to determine what expenses you would like to claim as a credit. Then, as with any other claim, you should keep records and be prepared to justify your claim. DOR may consult with the Society about the eligibility of certain items of work.

EXPENDITURE PERIOD

THE STANDARD TWO-YEAR EXPENDITURE PERIOD

Ordinarily, you must spend \$10,000 on eligible work within 2 years of the date that you begin work. If you plan to carry out work over a longer period of time, you may want to extend the expenditure period to 5 years. This is particularly true if your project will not meet the \$10,000 expenditure requirement in the first 2 years, but will exceed it within a 5-year period.

HOW TO APPLY FOR A FIVE-YEAR EXPENDITURE PERIOD

To extend the expenditure period from 2 to 5 years, you need to submit a "Request for Five-Year Project Phasing" (WTC:004) *along with your Part 2 application*. The application package contains a copy of the form. When filling out this form, remember to list all of the work in the Part 2 application and then to break it down into annual phases for the five-year phasing plan.

NOTE You may submit a phasing plan for an expenditure period less than five years. For example, if you expect your project to continue for only 3 years, simply leave years 4 and 5 blank.



COMPLETING THE PART 1 APPLICATION

1. NAME OF PROPERTY

If your house is individually listed on the national register or state register, use that name; otherwise, use the street address. If your project involves work on outbuildings, include them in the property name. For example, “The Samuel Smith House, Barn, and Silo” or “1341 Main Street - House and Carriage House.” Be sure to check the type of certification that you are requesting and give the name of the historic district name, if applicable.

2. OWNER

Give the names and Social Security numbers of all of the house’s owners.

3. PROJECT CONTACT

Complete this only if there is another person to whom inquiries should be made about the Part 1 application, such as an architect or a consultant.

4. PHOTOGRAPHS

All applications require clear photographs of the current appearance of all sides of the building and its surroundings. If you are applying for preliminary certification, you need to send interior and other detail photographs, as indicated in item 8 below.

5. OWNER'S CERTIFICATION

All owners must sign and date the application.

ONLY COMPLETE THE BACK SIDE OF THE PART 1 APPLICATION IF YOU ARE APPLYING FOR PRELIMINARY CERTIFICATION. The purpose of items 6-8 is to give Division staff enough information to determine that your property is individually eligible for listing in the State Register of Historic Places. If your property is already listed in the state or national registers, or is contained within a historic district, you do not have to complete items 6-8.

6. BUILDING DATA

Indicate the date that the building was constructed and your source for that date. Indicate dates when the building was altered or moved.

The following features require written descriptions or drawings (for your house and all outbuildings):

- Overall shape or plan, such as rectangular or L-shaped. (Drawings or sketches may be necessary.)
- Known substantial alterations or additions, including dates.
- If outbuildings exist, the number, types, and locations should be shown on a site map.

You do not have to describe the following features (of your house and all outbuildings) if they are evident from your photos:

- Number of stories
- Construction materials (brick, frame, stone, etc.)
- Siding or exterior wall covering materials
- Roof shapes (Mansard, hipped, gabled, etc.)
- Important decorative elements.
- Significant interior features and spaces.

7. STATEMENT OF SIGNIFICANCE

To preliminarily certify your house for the tax credit, Division staff needs to be able to determine that it is eligible for listing in the State Register of Historic Places. A property’s historical significance is more than a matter of age. It must be significant for specific reasons -- that is, it must meet criteria for listing in the state register. Also, it must have physical integrity; it cannot have been severely altered.

Staff uses the information and photographs that you provide to determine whether your building meets State Register criteria. In your application, you must demonstrate that your building:

- Is associated with events that have made a significant contribution to the broad patterns of our history; or
- Is associated with the lives of persons significant in our past; or
- Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master architect or builder, or possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction; or
- Has yielded, or is likely to yield, information important to prehistory or history.

If you use quotations or other documented references in the statement of significance, you should refer to document titles, dates, and pages. Hearsay or “common knowledge” is not acceptable to establish a house’s significance.

The statement of significance is the most important aspect of the Part 1 application -- and the most technically difficult. You may wish to hire a consultant to prepare your Part 1 application. If so, our staff can provide you with a list of consultants who have successfully prepared Part 1 applications and State Register nominations.

8. ADDITIONAL PHOTOGRAPHS

In completing items 6-8, you must send photographs of both the exterior and interior of the building, as well as the site and outbuildings. You must include enough photographs to show the appearance of your house, its site, and outbuildings to our staff. Photographs should be keyed to floor plans and site plans. Applications with insufficient photographs to demonstrate your house’s appearance will be returned for more information.

COMPLETING THE PART 2 APPLICATION

The Part 2 application is where you list and describe the work that you intend to carry out so that our staff can determine whether it will be sympathetic with the historic character of your property. It also serves as a list of approved work that you may present to the DOR if your expenses are questioned. You must complete both sides of the Part 2 application.

ITEMS 1-4 NAME OF PROPERTY; OWNER; PROJECT CONTACT; OWNER'S CERTIFICATION

Repeat the information that you gave on the Part 1 application.

5. PROJECT DATA

This section is divided into two parts: **Section 5 - Eligible Work** asks for information about work for which you plan to claim the tax credit. If you have questions about whether work is eligible for the credit, see Note 3 under "ELIGIBLE WORK" on page 2, or contact our office to discuss specific work items. **Section 5b - Ineligible Work** asks for similar information about additional work that you may be undertaking, or have already carried out as part of a continuing project.

In addition to a listing of proposed work, sections 5a and 5b ask for the following:

Estimated costs

You must give an estimated cost for each of the work items and give a total cost at the bottom of the column. You do not have to obtain firm bids or sign contracts to fill out this section. These are only estimates. You give actual costs at the end of the project when you submit the "Request for Certification of Completed Work."

Start date

Estimate when work will begin for each item.

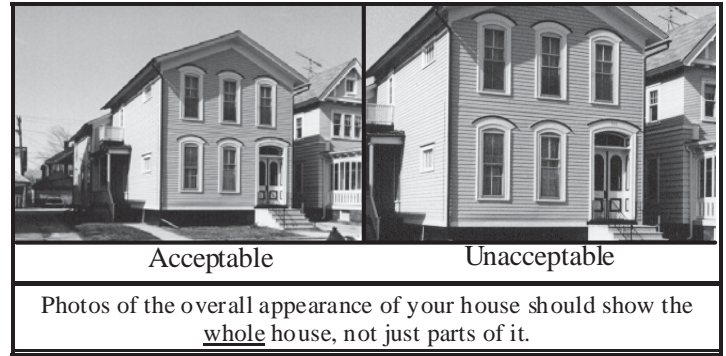
Completion date

Estimate when each work item will be completed. Remember that you only have 2 years to complete the eligible work. If the last completion date is more than 2 years after your earliest start date, you should consider submitting a five-year phasing plan.

6. PHOTOGRAPHS AND DRAWINGS

All applications must be adequately documented. Refer to the "Documentation Requirements" publication that was included with your application package.

Because staff cannot visit every tax credit project, approvals are made on the basis of your photographs. You must include pre-project photos of the overall appearance of all four sides of your house (these can be the Part 1 application photos) and also detail photographs of those areas where you plan to carry out work, both interior and exterior. (see example at right)



- These photographs should be color and a minimum of 3" x 5" in size. Digital photographs are acceptable if they are printed on quality paper at a high resolution and meet the 3 x 5 size requirement. Xerox copies are not acceptable.
- If necessary in order to understand your application, you should give a brief description of what is being shown.
- Send photographs "loose"; that is, not mounted on cardboard or in photo holders.
- Photographs are not returnable.

Drawings and manufacturers' literature

As indicated in the "Documentation Requirements" publication, you must send drawings or sketches of certain alterations, such as window replacement, changes in floor plan, and new construction. These do not have to be prepared by an architect, but they must be adequate to illustrate what you are trying to achieve. If possible, drawings and other materials should be in 8-1/2" x 11" format.

7. DESCRIPTION OF WORK TO BE PERFORMED

In this section, we ask that you describe the work that you plan to perform, including both the eligible work in Section 5a and the ineligible work in Section 5b. The "Documentation Requirements" publication lists information that you need to send for various types of work. You may include contractors' bids, but only if they include all required information. Projects that are not adequately described will be returned without action.



AMENDMENTS

As you carry out your project, you may want to amend its details. You may amend at any time until the completed project is certified. Typical amendments would involve adding work items or revising construction details. To amend, you must send a written amendment and all changes must be approved in writing **and in advance**.

To amend your project, send us a letter. There is no amendment form. The letter must contain the following:

1. Your name and the address of the property.
2. A statement making it clear that you want to amend your project.
3. The following documentation:
 - If you are adding work to the project. Send a description, an estimate of the costs, the dates in which the work is to be carried out and, when necessary, send photographs.
 - If you are deleting work from the project. Indicate the work you would like to remove.
 - If you are changing the details of work already approved. Send a description of how the work is to be amended, and indicate how the costs or dates will be affected.
4. Your signature

NOTE A project needs to be formally amended so that there will be a clear indication of what is, and is not, included in the application in the event that a project is examined by the Wisconsin Department of Revenue (DOR).

CLAIMING THE CREDIT

Once your Part 2 application is approved, the Wisconsin Department of Revenue (DOR) allows you to claim the credit “as you go,” beginning in the tax year that you begin to spend money on approved eligible work. You claim the credit when you fill out your state income tax forms by completing Schedule HR (available from the DOR) and attaching either a copy of the signed Part 2 application or, after your project has been completed, a copy of the approved “Request for Certification of Completed Work.” If your tax credit is greater than your tax liability, you can carry unused portions of the credit forward until you use it up, or for 15 years, whichever comes first.

PRORATION OF TAX CREDITS

If part of your house is also used for the production of income, you may be able to claim this tax credit for the portion that is your residence. You may also be able to claim federal and state tax credits for rehabilitation of the income-producing portion. Proration is made on a square footage basis. The rules for prorating the credit are complicated. Contact Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490 for additional information. You may also contact the DOR at 608-266-2772 for further information about the proration of credits.

RECAPTURE

You are responsible for maintaining the historic character of your property for five years after you claim the tax credit. If, during that time, you sell the property or carry out additional work that diminishes its historical significance, you will be required to pay back a prorated portion of the tax credit. If you carry out additional work during the recapture period, you must request and receive the written approval of the State Historic Preservation Officer (SHPO) before beginning the work.

The proration schedule works as follows: If recapture is triggered within the first year, you must pay back the entire credit. During the second year, you pay 80%. During the third year, 60%, During the fourth year, 40%. During the fifth year, 20%. After the end of the fifth year, there is no payback requirement.

COMPLETING THE REQUEST FOR CERTIFICATION OF COMPLETED WORK

The Request for Certification of Completed Work has three purposes:

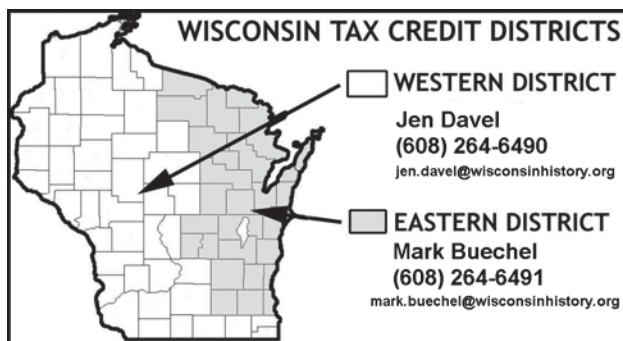
- To demonstrate to the Society that you have carried out the work as stated in your Part 2 application
- To establish for DOR the actual, final cost of your project for purposes of calculating your tax credit.
- To close-out your project.

You must send a "Request for Certification of Completed Work" within 90 days of the completion date for tax credit-eligible work. If we do not receive an acceptable form, the credit may be rescinded or recaptured.

You must supply photographic documentation including photos of the overall appearance of all four sides of your house, as well as “after” photos corresponding to the pre-project photos that you sent with the Part 2 application.

WHERE TO SEND COMPLETED APPLICATIONS

Homeowners Tax Credit
Division of Historic Preservation – Public History
Wisconsin Historical Society
816 State Street
Madison, WI 53706



THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

You can request a copy of the "Secretary of the Interior's Standards for Rehabilitation" and guidelines for rehabilitating historic buildings by calling the Division of Historic Preservation – Public History.

PLEASE NOTE THAT...

1. The rules governing this program are subject to legislative change. If you plan to apply, please contact either Mark Buechel or Jen Davel to discuss your project and to make certain that the forms and instructions are current.
2. Society staff cannot answer questions about your specific tax situation. You should refer these questions to a tax lawyer or accountant, or to the Wisconsin Department of Revenue (DOR).
3. Although the statutes allow a maximum \$10,000 tax credit per project, they do not define the term "project." Owners may submit applications for more than one project, thereby claiming as much as \$10,000 in tax credits for each project.
4. Applicants under this program may still be subject to the Wisconsin Alternative Minimum Tax (AMT). This may affect your ability to claim a credit.
5. By statute, only "natural" persons may claim the credit. Corporate entities are ineligible.
6. Projects that involve state or federal funds, license, or permit may be required to undergo a separate review to ensure that they will have no adverse effect on significant historic or prehistoric resources. This review is separate from, and not binding on, the tax program review.
7. Projects involving locally landmarked properties may need to be reviewed under local statutes, which is a process separate from reviews carried out under this program; furthermore, design decisions made by local commissions are not binding on this program.

APPROVAL AUTHORITY

This program is jointly overseen by the Wisconsin Historical Society and the Wisconsin Department of Revenue (DOR). By statute, the Society's responsibilities are limited to certifying the historical significance of properties and certifying that work meets the Secretary of the Interior's Standards for Rehabilitation. All other aspects of the program are the responsibility of the DOR, including the interpretation of tax-related laws.

WHERE TO GO FOR HELP

- For additional copies of this application form, contact Mary Georgeff at 608-264-6498.
- For advice about completing the Part 1 application, call Joe DeRose at 608-264-6512.
- Questions about application process or specific questions about your project? Call either Mark Buechel or Jen Davel. Please note that, as a state agency, we cannot prepare plans and specifications for your project and we cannot recommend architects or contractors.
- Questions about hiring an architect? Contact the Wisconsin Chapter of the American Institute of Architects at <http://aiaw.org> for a listing of architects experienced and interested in undertaking historic rehabilitation work. When interviewing architects, we suggest that you ask for lists of preservation projects that they have completed, and that you follow up on any references.
- Questions about tax laws relating to this program, contact the Wisconsin Department of Revenue (DOR) at 608-266-2772.



Division of Historic Preservation – Public History
HISTORIC HOMEOWNERS INCOME TAX CREDIT PROGRAM

**DOCUMENTATION REQUIREMENTS
AND GUIDELINES FOR MEETING REHABILITATION STANDARDS**

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INTRODUCTION

Under this program, all work that you carry out, including work that may not qualify for the tax credits, must meet the Secretary of the Interior's Standards for Rehabilitation (or, simply, the Standards). This pamphlet describes the most common types of work, whether the work qualifies for the tax credit, and the documentation that you need to send with your tax credit application.

Here are three things that to keep in mind when you plan your project:

1. This program does not require you to restore your house. If your house has been changed in the past, you are not required to remove the alterations. You can leave the alterations in place and "work around them." For example, if you plan to replace your furnace, you are not required to rebuild your missing front porch. On the other hand, if you are working on features that have been altered, you will need to design the work to be sympathetic to your house's original features. If, for example, you plan to replace a later porch from the 1970s, the new porch must match the original, historic porch.
2. You must not create a false impression of what is, and is not, historic. You should not add features that never existed historically.
3. You must consider the long and short term structural effect of any proposed work that you carry out. Some types of work, such as sandblasting, waterproof sealing of masonry, and installation of artificial siding can lead to accelerated deterioration and should not be performed. Other types of work, such a blowing-in wall insulation, should be designed to avoid future damage.

BUILDING EXTERIOR

The extent to which you can change a building's exterior appearance depends on the visibility of the area in which the changes are to take place. Generally, the less visible the side of a building, the more changes that can be made. For purposes of the discussion below, a primary facade is one that is highly visible from public rights of way and, in most cases, has significant architectural detailing. A secondary facade is one that is generally visible from public rights-of-way, but may not contain any distinguishing architectural features. A rear facade is one that is usually not seen by the public and contains no architectural decoration. As a rule, primary facades should be left as intact as possible, while rear facades can be altered more substantially.

REPAIR OR REPLACEMENT OF ORIGINAL FEATURES

Eligibility: Repair or re-creation of original exterior features qualifies you for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Clear photographs of the feature to be repaired or replaced

Narrative:

() State the condition of the feature and describe why it is being replaced

() In the case of repair, describe briefly, the methods to be used

() In the case of replacement state whether the feature will be replaced in-kind or, if not, describe how the replacement will differ from the original

"Feature" refers to everything from wood trim to larger items, such as porches.

Repair of exterior features is the most common type of exterior work. It is nearly always acceptable for purposes of this program as long as the method of repair does not cause damage to the surrounding materials.

Closely related to repair is the re-creation of original elements. This, too, is allowable if the application materials demonstrate that:

- the original feature cannot be repaired satisfactorily;
- the new feature will accurately replicate the original; and
- the amount of replacement is not excessive (For example, an entire cornice is replaced because a small section has deteriorated.)

Sound, original materials are part of the history of the house and should be left in-place while the deteriorated sections are repaired or replicated.



EXTERIOR PAINTING

Eligibility: Exterior painting qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Clear photographs of all side of the building to be painted

Narrative:

() If the project involves paint removal, describe the methods to be used. See "Exterior Building Cleaning" for guidance in documenting paint removal

Exterior painting does not require a lengthy description of the methods or colors. Nearly all colors are acceptable. We suggest that you use colors that are appropriate to your house's design and that you not use more than four colors in your paint scheme.

Exterior painting is likely to be denied under the following circumstances:

- The method used to remove existing paint may damage the building materials;
- Plans call for painting previously unpainted brick or masonry;
- The proposed color placement is out-of-character with the historic building, such as a mural or other novelty paint scheme.

Your method of paint removal or preparation must be described in the application. Several paint removal methods are usually acceptable, including wet or dry scraping, chemical paint removal, and use of a high pressure water spray, if the water pressure is carefully controlled so that it does not damage the wood. Sandblasting and similar abrasive blasting techniques, wet or dry, are not acceptable and will result in the denial of your project.

Please note that, because premature paint failure is usually the result of poor preparation or use of improper paint, we suggest that you hire experienced contractors or consult with a paint dealer or specialist before undertaking the job. The Society can send you free published information on this topic. See the "For Further Information..." section.



EXTERIOR MASONRY CLEANING

Eligibility: Removal of dirt or paint from exterior brick or stone qualifies for the tax credit if it does not harm the building materials.

REQUIRED DOCUMENTATION

Photographs:

() Close-up photographs of the building surfaces prior to cleaning

Narrative:

() Describe cleaning method in detail, including types of chemicals to be used and water wash pressure

() Indicate whether a test panel is to be applied and, if so, on what part of the building

If you plan to remove paint or dirt from the outside of your building, the methods to be used should be specified in the application. Below are some things that you should consider.

In most cases, removal of dirt or paint is unnecessary in order to preserve a building. Dirt and paint are rarely harmful to building materials and, in fact, may serve as a protective layer that shields the surfaces of the buildings from the elements. Also, because every method of exterior cleaning carries with it some risk of damage to masonry materials, you should consider carefully whether to clean the building at all. If you choose to remove dirt or paint, you should proceed very cautiously.



The Standards specifically prohibit sandblasting in any form (except to clean cast iron, as discussed below). Sandblasting is sometimes referred to by other names, such as abrasive blasting or "featherblasting." When the sand is mixed with water, it is usually called waterblasting. If any of these methods are used, your project will be denied certification because of the damage that these methods cause. Equally damaging is high-pressure water blasting, even when no sand or other aggregate is added to the water. Water pressures above 1000 p.s.i. (pounds of pressure per square inch) can be damaging to most building materials. If you intend to use water to clean your building, you must specify in the application the pressure to be used.

If you intend to clean your building chemically, please be aware that no chemical or chemical manufacturer is "pre-approved" for use in this program. Building materials vary widely in composition and chemicals that may be applied safely to one building can result in severe damage to another. In addition, some chemical companies specify that the chemicals be washed from the building at water pressures in excess of 1000 p.s.i. which, in itself, can damage a building. For this reason, it is a requirement that a cleaning test patch be applied to an inconspicuous part of the building prior to cleaning the entire building. The owner should inspect the test patch for possible damage to the building materials, including mortar joints in masonry walls, and should be used as a standard by which the rest of the cleaning is evaluated. Damage to the masonry from inappropriate cleaning will disqualify your project from the tax credit program.

In cleaning metal elements, you should determine whether the metals are ferric or non-ferric. Ferric metals contain iron and are prone to rusting. Non-ferric metals, such as brass, bronze, copper, and aluminum, are non-rusting. (The simplest way to determine whether a metal is ferric is to use a magnet. Ferric metals will attract a magnet; non-ferric metals will not.)

If exterior metal elements are ferric (iron-based) it should be determined whether those elements are cast iron or coated metal. Generally, cast iron is used in storefront columns and trim; otherwise, any metal trim is likely to be terne or zinc coated steel. Cast iron may be sandblasted to remove dirt or paint but coated steel should be hand-scraped to remove only the loose paint before repainting. Sandblasting coated steel will remove the protective coating and will ultimately lead to severe rusting.

In general, because most non-ferric metals do not corrode, they do not require cleaning and, in fact, can be damaged through the cleaning process. We recommend strongly that non-ferric metals not be cleaned.

Regardless of the methods used to clean your building's exterior, they should be specified in the application along with your intention to create and inspect a test patch. If you plan to clean all or part of your building, you must submit clear, close-up photographs of the parts of the building to be cleaned before the cleaning takes place.

TUCKPOINTING

Eligibility: Tuckpointing and other masonry repair qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Close up photos of the masonry surfaces prior to tuckpointing

Narrative:

() Describe the methods to be used in removing loose mortar

() Specify the replacement mortar mix

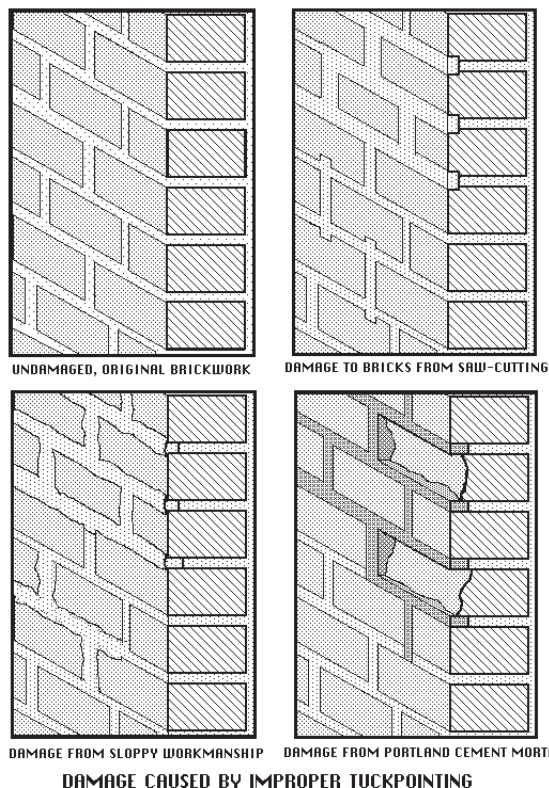
() Indicate whether a test panel is to be applied and, if so, on what part of the building

Tuckpointing (also referred to as "repointing") refers to the replacement of deteriorated mortar in brick and stone buildings. If done improperly, it can cause structural as well as visual damage. The method used to remove loose mortar is an important consideration. Hand chiseling of deteriorated joints is the method least likely to cause damage to the brickwork; however, it is sometimes difficult to find contractors willing to hand-chisel the joints. Removing mortar with saws, grinders, or power chisels can sometimes be performed without damaging the bricks, but when these methods are employed carelessly, they can cause permanent structural damage to the masonry. It is important in the case of saw-cutting or grinding that the bricks not be cut into and in power-chiseling that the corners not be chipped away. Regardless of the method used to remove loose mortar, we recommend that a test patch be specified, as discussed below.

In addition to the method used to remove the mortar, it is equally important that the composition of the new mortar match that of the building. Too often, especially in brick walls, mortar joints are repointed with Portland cement compounds that are harder than the bricks themselves. Then, when the building experiences thermal contraction and expansion, the faces of the bricks crack and fall off. New mortar should contain enough hydrated lime to make it softer than the bricks. (A useful rule of thumb is that mortar used in pre-1875 buildings should contain at least 3 times as much lime as Portland cement; buildings built between 1875 and 1900 should contain at least a 2 to 1 ratio of lime to Portland cement, and post-1900 buildings should contain at least one part hydrated lime to each part Portland cement.)

Because of the potential damage that can result from any type of tuckpointing, we recommend strongly that only those joints that are deteriorated be repointed. If done properly, the repointed joints will match those of the rest of the building. This is the most economical procedure, as well as the best historic preservation practice. Mortar joints that appear to be sound can be expected to last well into the future.

The appearance of the new joints should match those of the rest of the building, especially if only the deteriorated joints are to be tuckpointed. Mismatched mortar joints can result in the building taking on a "patchwork quilt" appearance. The primary concerns here are the color of the replacement mortar and the tooling. With respect to color, if the mortar mix



DAMAGE CAUSED BY IMPROPER TUCKPOINTING

contains Portland cement, we recommend that white Portland cement be used along with appropriate coloring agents. Standard, gray Portland cement usually results in joints that do not match the original color. In addition, if the tooling of the new mortar joints does not match the original, they may appear to be wider than the rest.

Ultimately, you will be responsible for the work of the contractor. If the completion photos that you submit show mortar joints that do not match the width, color, or appearance of the original joints, you may be denied final certification of your project. Therefore, we require that you specify in your contract with the mason that a test patch (a sample area of repointed joints) be carried out. After the test patch is applied, it must be inspected by the owner to make sure that the appearance of the new joints matches that of the rest of the building and that the masonry units have not been damaged. The repointing contract should specify that all of the repointed joints will match the appearance of the approved test patch.

Your description of the work in the application should indicate

ASTM STANDARD MORTAR MIXES

Type of Mortar	Portland Cement	Hydrated lime	Sand	Strength p.s.i.
M	1	1/4	3	2500
S	1	1/2	4 1/2	1800
N	1	1	6	750
O	1	2	9	350
K	1	4	15	75

Notes: Type "N" is standard, pre-packaged masonry cement.
Types "M" and "S" are generally too hard for historic brick

the mortar formula to be used, the method of removing loose mortar, and that a test patch will be performed.

WINDOW REPLACEMENT

Eligibility: Window replacement qualifies for the tax credit; however the standards for this work are applied very strictly. Please read this section carefully.

REQUIRED DOCUMENTATION

Photographs:

- () Close-up representative photos of existing windows

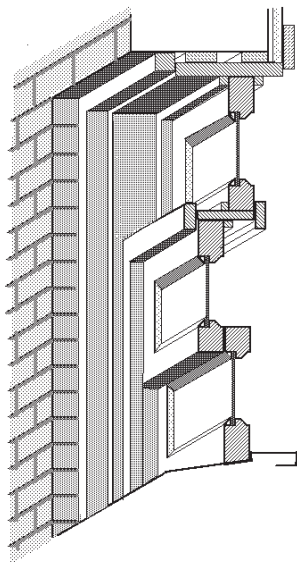
Narrative:

- () Describe the condition of the windows to be replaced
- () Described the reasons for the replacement
- () If the new window is to be aluminum, indicate whether it will have a baked or anodized finish
- () Indicate whether the glass is to be single- or double-glazed
- () Indicate whether the glass will be clear, tinted, or "Low-E." In the case of "Low-E" glass, you will be required to submit a sample along with your application.

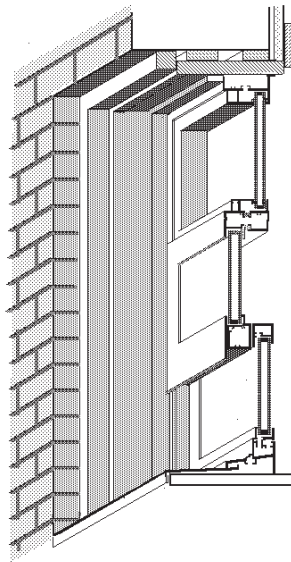
Drawings:

- () Head, jamb, sill, and muntin scale drawings of both the existing and the new windows. (For windows with no muntins, we will accept manufacturers literature in lieu of scale drawings.)

In planning your project, we recommend strongly that you repair existing windows, rather than replacing them. Usually, these windows can be made energy efficient by installing weatherstripping, and at a far lower cost than installation of replacements. Tax applicants often propose to replace original windows with energy-efficient, "maintenance free" units. Often these units do not duplicate the historical appearance of the windows they are designed to replace. The use of



TYPICAL WOOD WINDOW CONSTRUCTION
Note the heavy modeling created by the thicknesses of the wooden members and the distance that the glass is set back from the front of the window sash.



UNACCEPTABLE ALUMINUM REPLACEMENT WINDOWS
Even though this window's proportions approximate those of the wooden window, the framing members have almost no depth and there is almost no setback between the glass and the sash.

inappropriate new windows will result in denial of your project. If you plan to replace windows, please consider the comments below.

When you prepare your application, you must document photographically that the existing windows have deteriorated beyond repair. Your application should state the nature of the deteriorated and should include close-up photographs of a number of the windows clearly showing the damage.

If windows are to be replaced, the replacements must duplicate in every respect the appearance of the original windows, including the appearance of the muntins (dividing bars), the proportions of the original windows, the thickness of the sash elements, and the window finishes. To demonstrate that the new windows match the old, the you must either submit comparative window sections, such as those illustrated. If your windows have no muntins, we will usually accept manufacturers literature in lieu of custom drawings, if the proposed windows are illustrated clearly.

Another requirement when aluminum windows are used as substitutes for wooden windows is that the glass be set back from the faces of the frames by approximately the same distance as in wooden windows which, typically, would have a "putty line." The glazing in wooden windows is held in place with either putty or wooden stops which sets the glass approximately 1/2" back from the face of the window frame. On the other hand, the glazing in many aluminum windows is held in place by a metal flange. The result is that the glass is set back from the frame by only about 1/8" which causes the window sashes to look "flat" and out-of-character with most buildings.

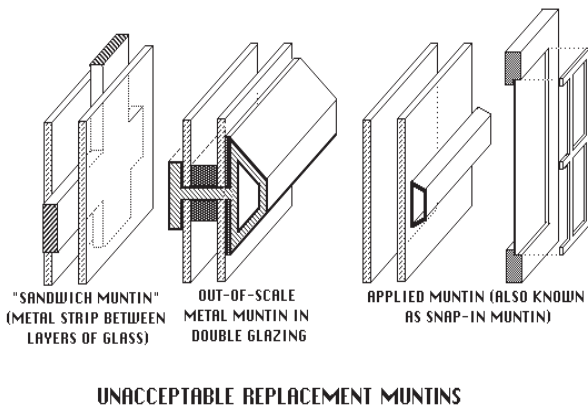
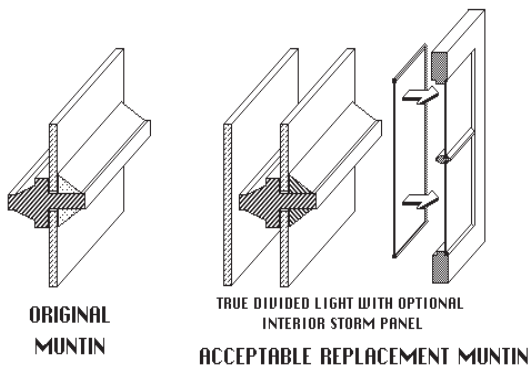
Muntin (window divider) duplication is a significant problem in replacement windows. In most cases, artificial muntins are unacceptable, including those that are applied on the exterior, those applied on the interior (sometimes called "snap-in" muntins), and those sandwiched between the layers of double glazing.

Replacement windows that incorporate true muntins (that actually divide the panes of glass) are usually acceptable if the appearances of the new muntins substantially replicate those of the original windows. Because window manufacturers routinely change and improve their products, Society staff are willing to consider new muntin replacement techniques; however, to be acceptable, the new muntins must accurately replicate the originals and must be permanent parts of the windows. If you are replacing wooden windows with new aluminum units,

the new windows must have a painted or baked-on finish, rather than an anodized finish. Anodized finishes, particularly bronze-colored finishes, have a distinctly metallic appearance that is inappropriate when aluminum windows are being substituted for wooden windows.

The use of tinted and reflective glass is not allowed. If you propose using Low-E glass, which can be reflective, depending on the manufacturer, you must demonstrate that the new glass will not be reflective. Usually, this is done by including a glass sample (provided by the window supplier) along with the Part 2 application.

If you plan to use panning (metal covering) over the outside window framing, it must conform in shape to the existing window moldings and it should not have an anodized finish.



STORM WINDOWS

Eligibility: Storm window installation qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Close-up representative photos of existing windows

Narrative:

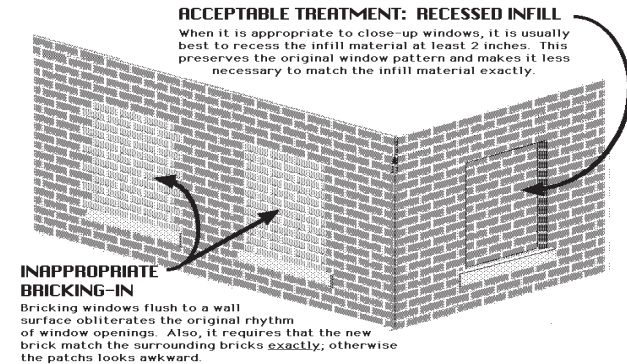
- () If the storm windows are to be aluminum, indicate whether they will have a baked or an anodized finish
- () Indicate whether the glass will be clear, tinted, or "Low-E." In the case of tinted or "Low-E" glass, you will be required to submit a sample along with your application

Drawings:

- () Manufacturer's literature that shows clearly the appearance of the new storm -- or scale drawings.

For purposes of maintenance and energy efficiency you may wish to install interior or exterior storm windows instead of replacing the original windows. Exterior storm windows can be made of wood or metal. Aluminum combination windows are acceptable as long as the window tracks are mounted so as not to protrude from the face of window openings and the

proportions of the storm windows match those of the original windows. If you plan to install storm windows, you should include manufacturer's literature or drawings (head, jamb, and sill details). You should also describe the type of finish to be used. As in the case of aluminum primary windows, the finishes should be painted or baked-on, rather than anodized. Storm window glass should be clear and "Low-E" glass should follow the guidelines for replacement windows.



CLOSING-UP WINDOW OPENINGS OR ADDING NEW WINDOWS

Eligibility: Adding and removing windows is discouraged, except to reverse later window alterations or where the changes have limited visibility. If acceptable, this work qualifies for the tax credit. Please read this section carefully.

REQUIRED DOCUMENTATION

Photographs:

- () The sides of building where windows will be added or removed

Narrative:

- () For infilled windows, describe the type of infill and tell whether the infill will be flush with the surface of the building or set-back (and, if so, the depth of the setback)
- () For new windows, refer to the documentation for window replacement.

Drawings:

- () Drawings of the sides of the building showing the locations of added or removed windows

Original window patterns should not be changed on primary facades. On secondary facades, minor changes may be made, but these must be in keeping with the overall window patterns of those sides of the building. On rear facades with limited public visibility, significant changes can usually be made; however, they must be in character with the rest of the building. (See the "General Discussion" remarks above for a discussion of primary, secondary, and rear facades.)

On masonry buildings, when original windows are closed-in, the infill material should match those of the wall and should be inset from the face of the wall at least two inches. Non-original windows can usually be closed flush to the wall surfaces with matching materials. For new windows, the application should contain drawings similar to those specified in the window replacement section.

ROOF REPLACEMENT

Eligibility: Roof replacement is eligible for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

() Clear photos of the existing roofing

Drawings:

() Manufacturer's literature or samples of roofing materials other than standard 3-tab asphalt shingles or standard wood shingles

Generally, flat roofs that are not visible from the street require only a brief statement of the proposed roof treatment.

For visible, pitched roofs, the application must state the type of replacement material to be used. As a rule, if a roof was originally wood shingled, the replacement shingles may either be replacement wood shingles or standard 3-tab shingles in a shade of gray that resembles weathered wood. In most cases, thick wood "shakes" are not appropriate for buildings in Wisconsin and you should avoid using artificially rustic-looking asphalt, or fiberglass shingles that purport to look like wood shakes.



Slate or tile roofs should be repaired, if possible, rather than replaced. If replacement is necessary, these roofs should be replaced in-kind; however, in the case of slate, we will usually accept replacement with slate-gray, standard 3-tab shingles if it can be shown that the slates have deteriorated beyond repair. It may be appropriate to use substitute materials, such as concrete shingles, to replace slates or tiles; but the new materials must match the originals closely. If you propose to use substitute materials, you should discuss your plans with Society staff before ordering materials.



SKYLIGHTS AND DORMERS

Eligibility: Although skylights are tax credit-eligible, dormer construction is considered to be new construction and not eligible for the tax credit. Skylight and dormer proposals will still be reviewed so that we can determine that they will not diminish the historic character of your house.

REQUIRED DOCUMENTATION

Photographs:

() Clear photos of the roof from sides of the building affected by the changes

Narrative:

() A description of where the skylights, vents, or dormers will be installed.

Drawings:

() Drawings to indicate the appearance of any dormers

Skylights, dormers, and rooftop additions are reviewed on a case-by-case basis. Here are some principles:

Skylights located on non-visible parts of a roof are generally acceptable. Skylights should not be installed on roof slopes facing the street. On visible roofs that do not face the street, skylights should be kept to a minimum and should be flat, rather than domed. Their curbs should be low.

Non-original dormers should be located on non-visible portions of a roof.

ARTIFICIAL SIDING

Eligibility: Installation of artificial siding is not allowed under this program. If carried out as part of your project, it will result in denial of the tax credits for your entire project. The term "artificial siding" refers primarily to aluminum, vinyl, cement board and steel siding, and may also include synthetic stucco, if your house was not originally stucco-covered.

REMOVAL OF ADDITIONS

Eligibility: As long as the additions are later, non-contributing features, demolition of additions qualifies for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the addition

Narrative:

- () Give the condition of the addition and its date of construction

Drawings:

- () If removal will result in re-exposing original walls, provide drawings of how the exposed wall will be treated, or any new construction that will take place where the addition was removed.

Later additions or features may be removed if they do not contribute to the significance of the historic property and if the area from which they are removed is to be restored or rehabilitated sympathetically.

Even if an addition is not original to a building, it may still be historically significant. Evidence of whether an addition is considered to be significant is often found in the National Register or State Register nomination for the property. Likewise, if the property is located within a district, you should check the district nomination to see if the feature or addition was added during the period of significance of the district. If so, you must not remove it. When planning demolition, you should contact our staff for a determination of significance of any feature proposed for removal.

For further information about how to treat an area after removal of later elements, see "Construction of New Additions."

CONSTRUCTION OF NEW BUILDINGS ON-SITE OR ON ADJACENT LAND

Eligibility: Detached new construction is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () That part of the site where the new construction will be located

Drawings:

- () Before-and-after site plans showing the new construction
- () Plans and elevation drawings of the new construction

All new construction must be described in the application. Even when a new building is to be constructed by someone else, it will be considered to be part of the project if it will be located on property that has been divided from the historic property within one year of the start of rehabilitation work.



CONSTRUCTION OF NEW ADDITIONS

Eligibility: Construction of a new addition is not eligible for the credit; however its design must be reviewed as part of the project.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photos of the portion of the building to which the addition will be attached

Drawings:

- () Construction drawings of the addition

It is impossible to develop a hard-and-fast set of rules for new construction that will apply to every situation and every historic building. Each project is reviewed on a case-by-case basis. Consider the following remarks to be general guidance.

Location. The appropriateness of a new addition to a historic building is determined largely by its size and location. An addition should be constructed on the least visible side, such that the historic building remains the most prominent element from the public right-of-way. In some cases, particularly when a building is free-standing and visible from all points (in other words, when it has four primary facades), it may not be possible to construct an addition and claim the tax credit.

Historic details. New additions should not be historic-looking replicas of the building to which they are attached. The design may incorporate the existing materials and some patterns of the original construction but should not attempt to look like part of the original construction.

Connection to historic building. The physical connection between the historic building and the addition should be made as small and least physically disruptive as possible. This creates a visual break between the historic building and the addition. It also, makes the process reversible. If, at some point, a future owner wanted to remove the addition, it would allow them to do so with minimal damage to the historic building.

BUILDING INTERIOR

The rules for this program require that we review all work, including interior work. In reviewing interior work, we try to determine whether the work will have an effect on significant interior features and spaces. We determine significance features from the content of the National or State Register nomination and from the photographs that you include with the application. Significant interior features should be respected and, whenever possible, preserved.

We determine whether spaces are significant by examining whether the spaces are "primary" or "secondary." Primary spaces are those that are important to the character of a building and should always be preserved. Secondary spaces can usually be altered. In single family houses, primary spaces usually include living rooms, dining rooms, foyers, main stairways, corridors, and parlors. Secondary spaces may include bathrooms, bedrooms, kitchens, rear stairways, basements, and other spaces normally used only by family members.

Where interior work is proposed, you must include enough clear photographs of the interior to illustrate the "before" condition of the affected spaces and significant features.

If you do not plan to carry out interior work, it is helpful if you say so in the application. Then, when the application is reviewed, the reviewer will know that interior work has not been accidentally omitted.

STRUCTURAL REPAIRS

Eligibility: Structural repairs qualify for the tax credit; however, this type of work is narrowly defined.

REQUIRED DOCUMENTATION

Photographs:

- () Clear photographs of that portion of the exterior, or of the interior spaces, affected by the structural work
- () Details of any significant features affected by the alterations

Narrative:

- () A description of the structural problems that require correction and how these problems are to be solved, including the effect that the work will have on interior or exterior features and finishes
- () If structural problems are major, include the report of a licensed architect or structural engineer

Drawings:

- () Before-and-after floor plans

While repair of structural elements is an eligible tax credit activity, interior remodeling is not. Because these two types of work are closely associated, the following definition applies:

"Structural elements" are portions of a building necessary to prevent physical collapse, including footings, beams, posts, columns, purlins, rafters, foundation walls, interior wall structures and exterior wall structures, excluding finish materials, such as plaster, lath, and decorative trim.

To avoid confusion about whether you may take the credit for structural work that might be construed as decorative interior work, you should make clear in the application that the work

is structural and provide documentation, including photographs, of the problem to be corrected.

If structural work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of those materials as part of the eligible tax credit work. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, needed structural repairs.

Specific guidelines for various types of structural work are found elsewhere in this document. (For example, if the project involves brick repair, consult the section on "Tuckpointing." If the repair involves adding interior walls, see the section on "Removal or Addition of Interior Walls.") If your project is unusually complex and you would like to know if it meets the Standards, or if you have questions about whether your project qualifies for the tax credit, call Society staff Mark Buechel at 608-264-6491 or Jen Davel at 608-264-6490.

REMOVAL OR ADDITION OF INTERIOR WALLS

Eligibility: Interior wall removal or construction is not eligible for the tax credit, except as described under "Structural Repairs." All demolition must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Photographs of the spaces affected by the changes
- () Details of any significant features affected by the alterations

Narrative:

- () A description of the new interior finishes
- () A statement about whether any walls to be removed are original

Drawings:

- () Before-and-after floor plans

If a building contains significant interior spaces, you should work within the existing floor plan when possible. The Standards do not usually allow total gutting of a building unless the interior has been completely altered in the past and possesses no significant features or spaces.

In evaluating which spaces can be changed, you should determine which spaces are primary and which are secondary. Generally, walls should not be inserted in, or removed from, primary spaces. Secondary spaces can usually be altered. (See "General Discussion," above, for discussion of primary and secondary spaces.)

When your plans calls for changes to interior walls, you will be required to submit "before" and "after" floor plans.

REMOVAL OR RELOCATION OF INTERIOR TRIM OR FEATURES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

() Details of existing trim and features that may be affected

Narrative:

() A description of the new materials, if any, that will replace the originals

() If applicable, indicate where existing features will be relocated

Whether interior trim or features can be removed depends on the significance of those features. The Standards consider both highly-decorated features (such as grand staircases) and characteristic features (such as original window trim) to be significant and, whenever possible, these should remain intact. If original features have to be replaced during construction, they should be re-installed (or, if this is impossible, reproduced) in their original locations. Avoid moving original decorative elements to new locations. A project may be denied certification if the effect of the interior work is to create a new, "historic" interior -- that is, an interior that looks to be original, but is actually a collection of building artifacts applied in non-original locations over new construction. Likewise, interior trim for new walls should generally be of the same type and proportion as the original trim, but should not duplicate it exactly, unless the original trim is relatively plain.

CHANGES IN ROOM FINISHES

Eligibility: Work performed in this area is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

() Representative photos of rooms affected by the change

Narrative:

() Describe the new finishes

Walls. Most types of wall treatments are acceptable. In primary spaces, we are likely to question the covering over of original decoration (such as stenciling), the removal of plaster or wooden decorative features (such as cornices or wainscoting), the installation of wood paneling, or the application of textured wall paints on original plaster.

Floors. You should avoid removing or permanently damaging decorative flooring or hardwood floors in good condition; otherwise, most types of treatments are allowable.

Ceilings. Suspended ceilings should not be installed in primary spaces.

INSULATION AND ATTIC VENTILATION

Eligibility: Most types of insulation are not eligible for the tax credit; however, all proposals to install insulation will be evaluated to ensure that they will not result in visual or moisture damage to the house.. Some types of insulation qualify for the tax credit. Attic ventilation qualifies for the credit, but must not diminish the historical qualities of your house.

REQUIRED DOCUMENTATION

Photographs:

() Depending on the type of insulation to be installed, photographs of affected interior spaces or portions of the exterior

Narrative:

() Describe the types of insulation to be installed and the methods of installation

() Describe what kind of vapor barrier, if any, is to be installed.

() If attic vents are to be added, describe the kinds of vents and their locations.

Attic insulation. Owners are encouraged to install attic insulation; however, the cost of this work does not qualify for the tax credit.

Wall insulation.

We discourage blowing insulation into cavity walls because it can lead to moisture damage. If you plan to install blown-in insulation, we will need to know if a vapor barrier exists . If you plan to open up a wall cavity during construction, we suggest strongly that you install an adequate vapor barrier.

Insulation applied to the inside surfaces of exterior walls, will not be approved when decorative interior features will be destroyed or covered over. This work may be approved if the original decoration is reinstalled in original locations on the insulated walls.

Application of insulation over exterior wall surfaces does not meet program standards except, in some cases, on rear facades or below ground.

Roof-top insulation on flat roofs qualifies for the tax credits, and is acceptable if it does not substantially change the dimensions of the cornice. Typically, rigid roof-top insulation is tapered at the cornice to avoid any changes in dimensions.

Roof-top insulation on sloped roofs also qualifies for the tax credit but, to be acceptable, it cannot increase the dimensions of the cornice, particularly on the ends of roof gables.

Attic ventilation: The use of shingle-over ridge vents, soffit vents, and mushroom vents applied to portions of the roof not visible from public rights of way are generally acceptable. Triangular gable vents, standing metal ridge vents, and ventilating systems visible to the public are generally not acceptable. Mushroom vents should be painted to match the adjacent roof color.



INSTALLATION OF NEW MECHANICAL SYSTEMS

Eligibility: Work performed in this area, including related work such as water heater and water softener replacement qualifies you for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Photos of the existing boiler, furnace, or other device to be replaced.
- () If applicable, the proposed location of the cooling condenser or unit air conditioner

Narrative:

- () Indicate whether the heat distribution system will be altered and, if so, how

Heating systems. In most cases, furnace or boiler replacement will have no effect on the historic qualities of a rehabilitated building, unless the heat distribution system is changed. If, for example, an existing steam heating system is to be replaced by a new forced-air system, the changes necessary to install heating ducts may be of concern. These changes should be explained in terms of their effects on room finishes and features, as described above.

Air conditioning, including heat pumps. Installation of new mechanical cooling systems or heat pumps requires additional documentation. The location of the condenser is an important consideration and should be indicated in the application. Condensers should not be installed in visible locations on roofs. Ground level condensers should not be visible from public rights-of-way.

Unit (window-type) air conditioners. The cost of unit air conditioners is not an eligible expense. If you plan to install these, the Standards do not allow sleeve holes to be cut into walls visible to the public. Similarly, windows on visible facades may not be blocked in to receive air conditioner sleeves.

INSTALLATION OF NEW ELECTRICAL WIRING, AND PLUMBING

Eligibility: Installation or repair of electrical wiring and plumbing lines qualifies for the tax credit. Electrical and plumbing fixtures are not eligible for the tax credit.

REQUIRED DOCUMENTATION

Photographs:

- () Photograph the situation to be corrected as best you can
- () If work will have an effect on interior features, send clear photos of those features

Narrative

- () Give a brief description of the work. No special narrative is necessary unless project will have an effect on interior features or finishes

Replacement of electrical wiring and plumbing is nearly always approved. If the rewiring or plumbing will have an effect on interior features, it should be described as indicated in the above sections.

If the plumbing or electrical work involves removal of some finish materials, such as plaster, drywall, or wood trim, you should be able to include repair or replacement of the damaged materials as part of the eligible tax credit project. Each project will be examined on a case-by-case basis to ensure that any decorative interior work is part of, and incidental to, the plumbing and electrical work.



SITE WORK

EXCAVATION

Eligibility: Excavation to uncover building materials so they can be repaired is eligible for the tax credits; other site excavation is not. All excavation work must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () The area of the site to be excavated

Narrative or drawings:

- () Describe the site work in application
- () If digging is extensive, send site drawings or sketches showing where it will take place.

When carrying out excavation, please note that you must **stop work immediately** and contact the appropriate offices if: 1) you discover archeological materials; or 2) you uncover any suspected human burials.

Treatment of archeological materials. The term "archeological materials" is used to denote any prehistoric or historic archeological deposits or features that may exist. These include not only burial sites and effigy mounds, but also a wide variety of prehistoric habitation sites, deposits of historic and prehistoric artifacts, cemeteries, rock art, and cave sites. You will not be required to perform an archeological investigation unless your site contains known archeological materials and you are likely to disturb them. If, however, you discover archeological materials as you carry out the work, you must cease work immediately and contact the Society at 608-264-6496.

Discovery of human remains. If human remains are discovered, state law requires that you cease work immediately and contact the Society at 608-264-6503 or 1-800-342-7834. **Persons who fail to report burial disturbances are subject to fines and prosecution.**

REGRADEING, LANDSCAPING, AND CONSTRUCTION OF SIDEWALKS AND PARKING AREAS

Eligibility: This work is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Shots of the site and surrounding area from at least two different angles

Drawings:

- () Site plans or sketches showing the changes that you plan to make.

Regrading. You should not change the ground level near your house, except for relatively minor changes to promote better drainage. Regrading away from the house is usually allowed unless it: 1) changes the historic character of the site; or 2) creates chronic water drainage problems that may affect the historic buildings.

Landscape plantings. New plantings are almost always acceptable unless they change the character of site or are located so close to historic buildings that they may cause water damage by not allowing building materials to dry out. Removal of plantings is not a problem unless the historic character of the site will be affected. (e.g., clear-cutting a historically wooded site.)

Parking and driveways. New parking areas are usually acceptable if they are located at the rear of the site and out of public view. In most cases, parking areas should not abut historic buildings, for reasons of historical integrity and to prevent potential water drainage problems. Where driveways exist and are important site features, they should be maintained in their original locations.

Sidewalks and walkways. Sidewalks and walkways in visible locations, such as the front of a house, should maintain traditional shapes and paving materials. For example, a curving, brick-paved front walkway would likely not be appropriate for a Prairie-style house. A greater variety of non-traditional paving materials and designs can be usually be used at the rear of a property.

Patios and decks. Surface-level patios and raised decks are not appropriate at the fronts of historic houses, unless they were part of an original design. Raised decks should be limited to areas of little or no visibility from public rights of way.

DEMOLITION OF EXISTING BUILDINGS, INCLUDING THOSE ON ADJACENT LOTS

Eligibility: Building demolition is not eligible for the tax credit; however, it must be described in the Part 2 application.

REQUIRED DOCUMENTATION

Photographs:

- () Views of the exterior of the building to be demolished from all sides

Narrative:

- () Discussion of the building's original use
- () Provide the building's date of construction

Buildings on, or adjacent to, the site of a historic building may be demolished if they do not contribute to the significance of the historic building or its context. On the other hand, just because a building or addition is not original to a property does not always mean that it can be removed; it may still be historically significant. Evidence of whether a building is historically significant is often found in the National Register or State Register nomination for the property or district. You must indicate clearly in your tax credit application any plans to demolish structures on your property.

FOR FURTHER INFORMATION...

If you have questions, contact:

Mark Buechel

608-264-6491 mark.buechel@wisconsinhistory.org

Jen Davel jen.davel@wisconsinhistory.org

608-264-6490

In addition, the Division of Historic Preservation has several technical publications for distribution to the public. Chief among these are the "Preservation Briefs" series, published by the National Park Service. The following titles have been published to-date:

- Brief 1: The Cleaning and Waterproof Coating of Masonry Buildings
- Brief 2: Repointing Mortar Joints in Historic Brick Buildings
- Brief 3: Conserving Energy in Historic Buildings
- Brief 4: Roofing for Historic Buildings
- Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
- Brief 7: The Preservation of Historic Glazed Architectural Terra-Cotta
- Brief 8: Aluminum and Vinyl Siding on Historic Buildings
- Brief 9: The Repair of Historic Wooden Windows
- Brief 10: Exterior Paint Problems on Historic Woodwork
- Brief 11: Rehabilitating Historic Storefronts
- Brief 12: The Preservation of Historic Pigmented Structural Glass
- Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows
- Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns
- Brief 15: Preservation of Historic Concrete: Problems and General Approaches
- Brief 16: The use of Substitute Materials on Historic Building Exteriors
- Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings and an Aid to Preserving the Character
- Brief 18: Rehabilitating Interiors in Historic Buildings
- Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs
- Brief 20: The Preservation of Historic Barns
- Brief 21: Repairing Historic Flat Plaster - Walls and Ceilings
- Brief 22: The Preservation and Repair of Historic Stucco
- Brief 23: Preserving Historic Ornamental Plaster
- Brief 24: Heating, Ventilating, and Cooling Historic Buildings
- Brief 25: The Preservation of Historic Signs
- Brief 26: The Preservation and Repair of Historic Log Buildings
- Brief 27: The Maintenance and Repair of Architectural Cast Iron
- Brief 28: Painting Historic Interiors

- Brief 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- Brief 30: The Preservation and Repair of Historic Clay Tile Roofs
- Brief 31: Mothballing Historic Buildings
- Brief 32: Making Historic Properties Accessible
- Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass
- Brief 34: Preserving Composition Ornament - Applied Decoration for Historic Interiors
- Brief 35: Understanding Old Buildings: The Process of Architectural Investigation
- Brief 36: Protection Cultural Landscapes: Planning, Treatment, and Management of Historic Landscapes
- Brief 37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing
- Brief 38: Removing Graffiti from Historic Masonry
- Brief 39: Controlling Unwanted Moisture in Historic Buildings
- Brief 40: Preserving Historic Ceramic Tile Floors
- Brief 41: Seismic Retrofit of Historic Buildings
- Brief 42: The Maintenance, Repair and Replacement of Historic Cast Stone
- Brief 43: The Preparation and Use of Historic Structure Reports
- Brief 44: The use of Awnings on Historic Buildings: Repair, Replacement, and New Design
- Brief 45: Preserving Historic Wood Porches
- Brief 46: The Preservation & Reuse of Historic Gas Stations

Each of these briefs is available at the following website:

<http://www.nps.gov/history/hps/tps/briefs/presbhom.htm>

Or, you can obtain free, printed copies by contacting Mark Buechel or Jen Davel (see district map), or by writing to the address below:

**Division of Historic Preservation
Wisconsin Historical Society
816 State Street
Madison, WI 53706**

