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HISTORICAL  
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# Historic Preservation in Rural Winnebago County

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**Rick Bernstein, Field Services, WHS**

[wisconsinhistory.org](http://wisconsinhistory.org)

# Introduction

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- **Why People Preserve**
- **State/Federal Law Protecting Historic Properties**
- **Funding Sources – Historic Preservation**



# Why People Preserve?

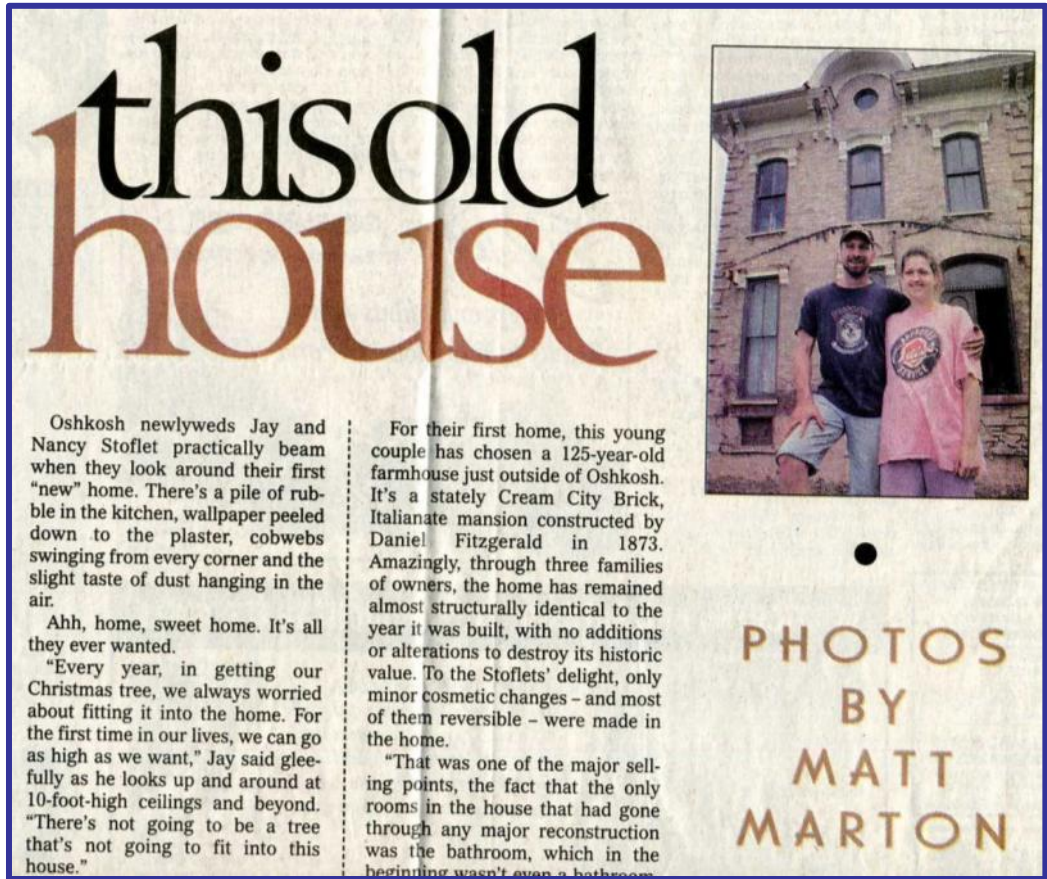
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- **Aesthetics (Charm, Beauty, Stories, Tradition)**
- **Information – Academic – What can we learn?**
- **Economics – Preservation Pays!**



# Why Do People Preserve?

- **Aesthetic**
  - Beauty and Charm
- **Economics**
  - Tax Credits
  - Sometimes Cheaper
  - Impossible to replace materials



## this old house


Oshkosh newlyweds Jay and Nancy Stoflet practically beam when they look around their first "new" home. There's a pile of rubble in the kitchen, wallpaper peeled down to the plaster, cobwebs swinging from every corner and the slight taste of dust hanging in the air.

Ahh, home, sweet home. It's all they ever wanted.

"Every year, in getting our Christmas tree, we always worried about fitting it into the home. For the first time in our lives, we can go as high as we want," Jay said gleefully as he looks up and around at 10-foot-high ceilings and beyond. "There's not going to be a tree that's not going to fit into this house."

For their first home, this young couple has chosen a 125-year-old farmhouse just outside of Oshkosh. It's a stately Cream City Brick, Italianate mansion constructed by Daniel Fitzgerald in 1873. Amazingly, through three families of owners, the home has remained almost structurally identical to the year it was built, with no additions or alterations to destroy its historic value. To the Stoflets' delight, only minor cosmetic changes - and most of them reversible - were made in the home.

"That was one of the major selling points, the fact that the only rooms in the house that had gone through any major reconstruction was the bathroom, which in the beginning wasn't even a bathroom."

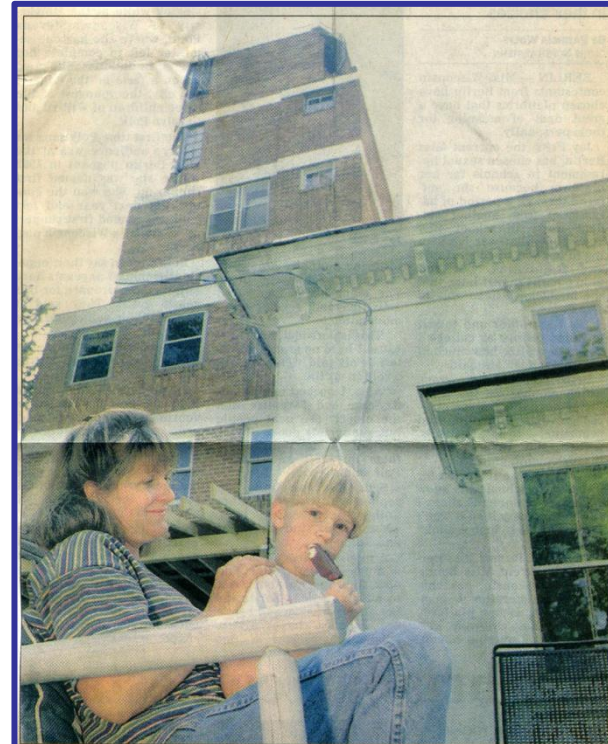


PHOTOS  
BY  
MATT  
MARTON



# Cole Watch Tower Town of Omro

Built 1870/1935



**SHEILA REED, LEFT**, and her daughter, Stephanie, sit beneath the tower that looms above their home, west of Omro along Highway 21. The tower has a rather storied past, according to some.

## Omro's Cole Watch Tower site of pair's refurbishing

■ Former fox farm facility being made into B&B operation

farm on Highway 21, about two miles west of Omro. Richard and Sheila Reed recently purchased the watch

“  
The tower hasn't



# Skeleton Bridge School Town of Vinland



Built c. 1858

Purchased 1980 – Robert Plummer  
Restored to its 1940s appearance



# Lasley's Point Archaeological Site

## Town of Winneconne



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WINNEBAGO COUNTY

## Parks Department

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[Community Park](#)

[Nature Preserves](#)

[Lasley Point](#)

[Waukau Creek](#)

[Waukau Pond](#)

[Recreational Trails](#)

[Snowmobile Information](#)

[Sunnyview Exposition Center](#)

[US Project 41 Info](#)

[2011 Racing Schedule](#)

[Event Calendar](#)

[Parks Department Home](#)

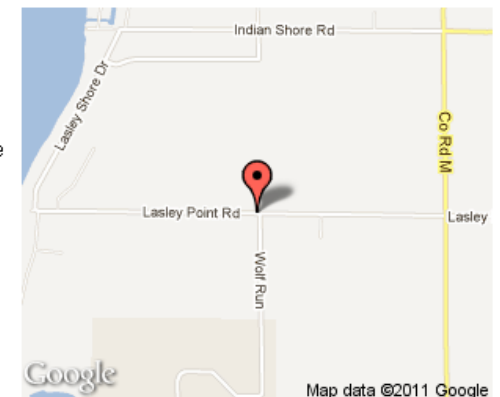
[County Home](#) > [Parks](#) > [Nature Preserves](#)

## Lasley Point Archeological Site

### Home to a Indian Burial Site

As well as boat landings, parks and trails, the Winnebago County parks system boasts an additional unique site. The wilds of the Lasley Point Archaeological Site mark the spot where a Native American village once thrived. Between 1200 and 1500 AD its 47.7 acres supported an Oneota Indian village. In the early 1940s, numerous archaeological digs took place in the area uncovering broken bone tools, shells, human bones, copper flakes, charcoal and pottery. The sites of early garden beds and cache pits were also discovered. No additional excavating has been done since the 1940s. However, the area was nominated and accepted for inclusion in the listing of the National Register of Historic Places late in 1979. This unique site was purchased two years later from the Winnebago County Historical Society.

5900 Lasley Point Road, Winneconne, WI 54986



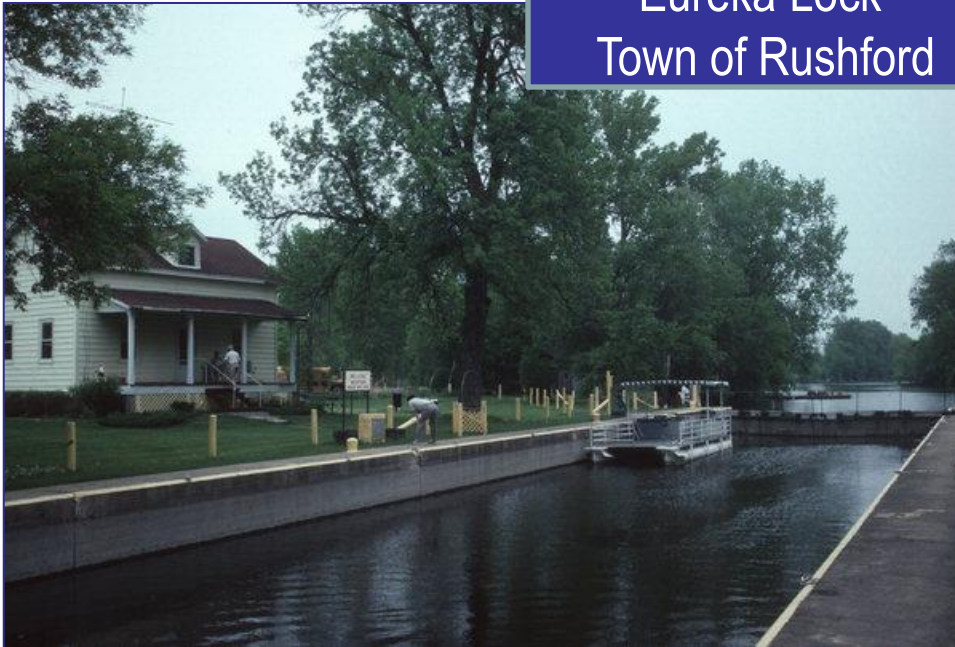
[Click for more information](#)

Map data ©2011 Google

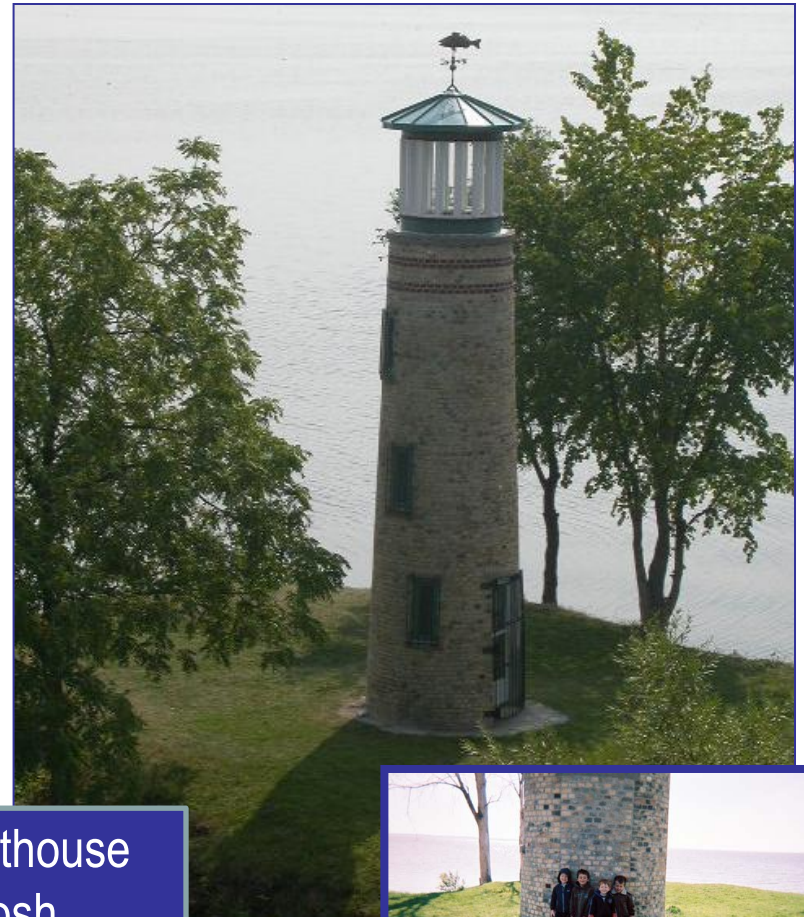


# Heritage Tourism

Eureka Lock  
Town of Rushford

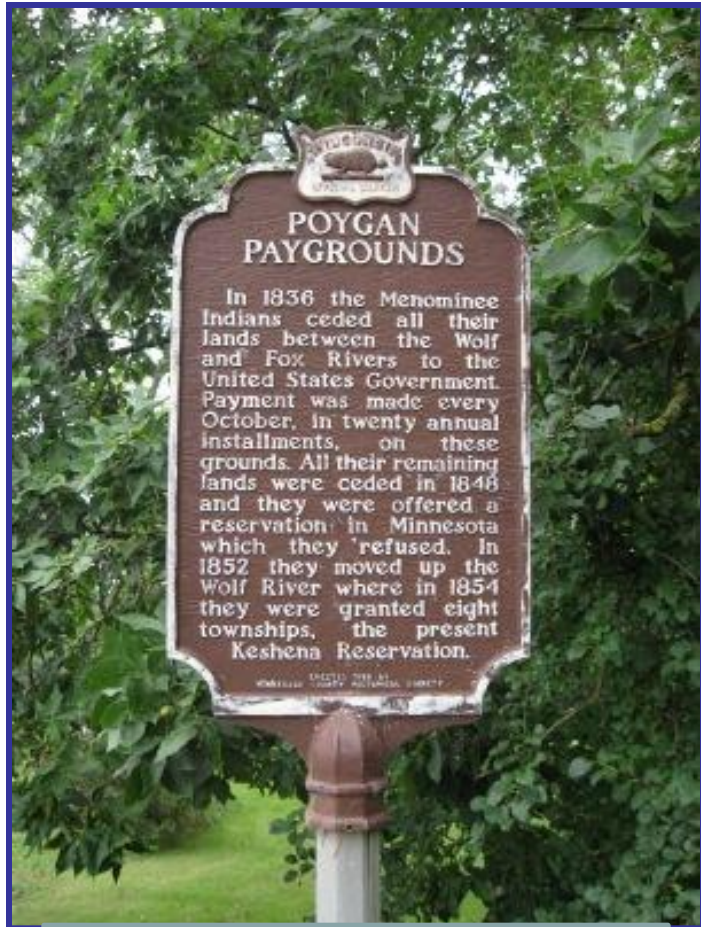


Asylum Point Lighthouse  
Town of Oshkosh

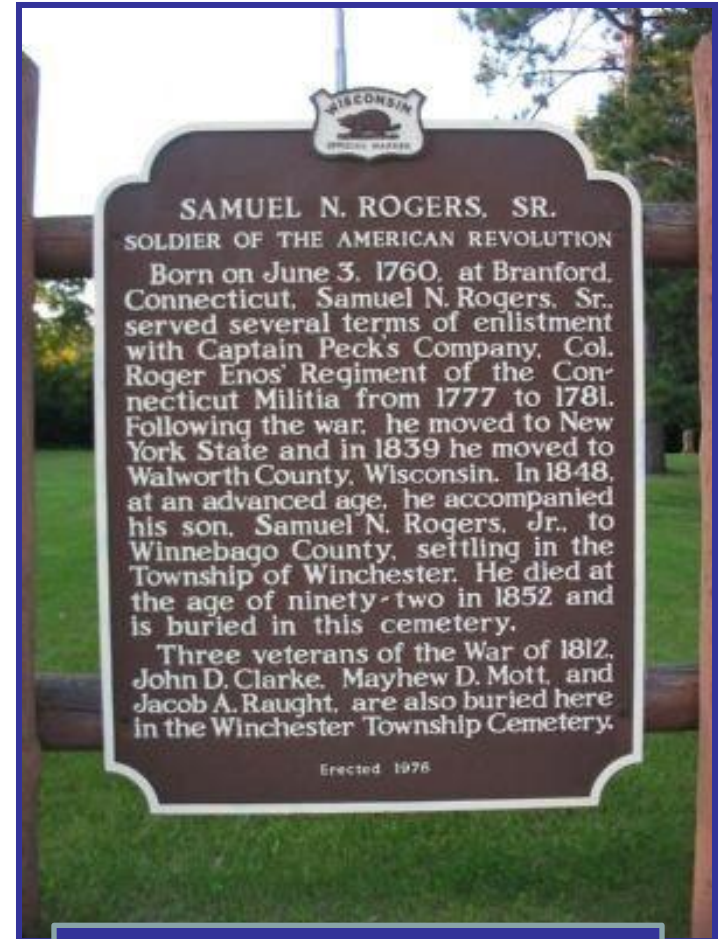




# Heritage Tourism – State Historic Markers



Town of Wolf River



Town of Winchester



# Economics – Income Producing Tax Credits

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Raulf Hotel/Mainview Apts  
City of Oshkosh

Built 1927  
Art Deco



# Economics – Income Producing Tax Credits



Before

Imig Block  
Sheboygan



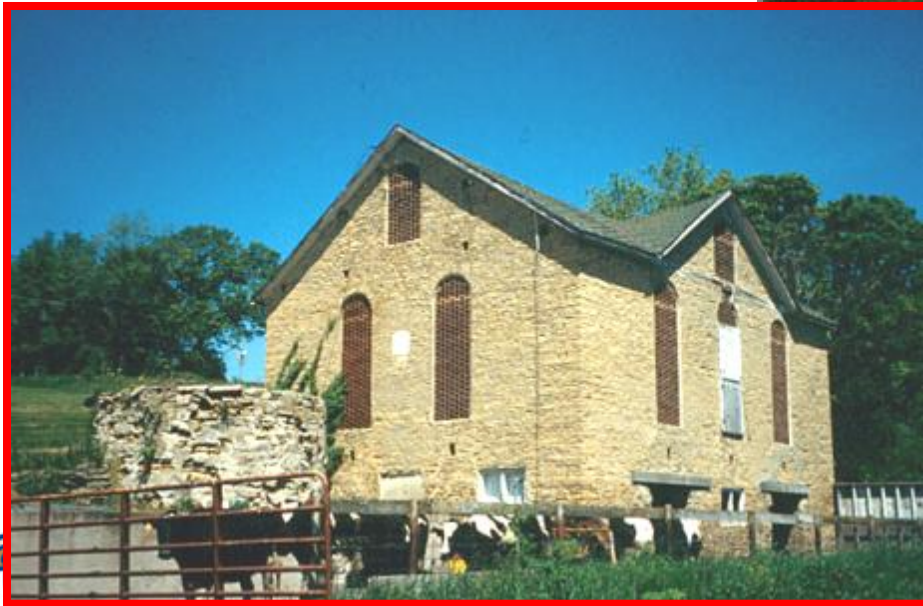
After

[www.wisconsinhistory.org/hp/buildings/restorations/imigblock.asp](http://www.wisconsinhistory.org/hp/buildings/restorations/imigblock.asp)



# Economics – Income Producing Tax Credits

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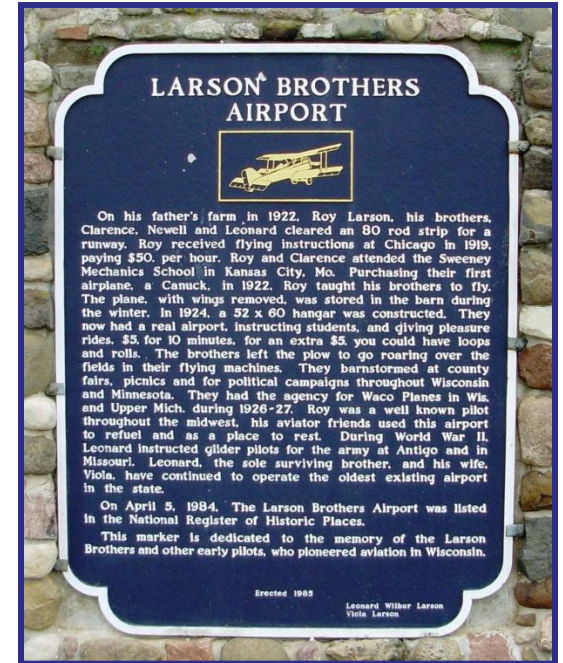
**Hefty-Blum Farmstead,  
Town of Washington,  
Green County**

# Tradition – Larsons Airplane Hangar Town of Clayton



Opened 1923

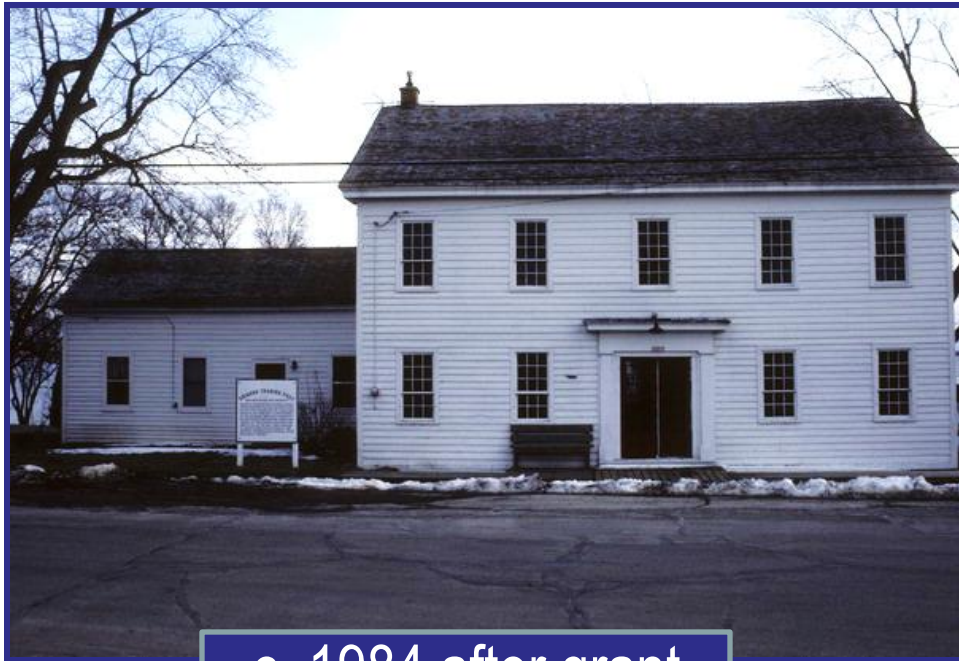
Once the  
Center of  
Aviation in  
Wisconsin



Damaged Sept 2, 2011



# ??? - Augustin Grignon Hotel Town of Winneconne



c. 1984 after grant  
from our office

Built 1843



Oct. 2011



# Economics - Historic Homeowners Tax Credits

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Built 1848  
Greek Revival



Gordon Vining House  
Town of Neenah



# Black Oak School Town of Nekimi



Built c. 1900

Listed in the National Register - 1987





# Henry Ellis House Town of Rushford

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1974 Photo

**National Register Questionnaire –  
Considered Eligible**



# State/National Register vs. Local Landmarking

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- **State/National Register of Historic Places**
  - Nomination per joint State/Federal Program
  - **No** regulatory control over private property
  - Mostly a benefit program – i.e. Tax Credits
- **Local Landmarking**
  - Designation per municipal ordinance
  - Usually triggered by building permits
  - Limited to exteriors





## Wisconsin National Register of Historic Places

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The **National Register database** will allow you to learn basic information about State Register and National Register listed resources in Wisconsin. Examples of listed properties include historic districts, individual buildings, parks, bridges, locomotives, and archaeological sites.

### Search the Registers

Note that the majority of properties listed on the National Register are privately owned and are not open to the public. Respect the owners' privacy and avoid trespassing on private property. Please view these properties only from the public right-of-way.



#### Navigation:

- Information for Property Owners
- Is My Property Eligible?
- Is My Property Already Listed?
- Complete National Register List

#### Also of Interest:

- Wisconsin History Explorer uses National Register properties to tell stories about Wisconsin people and communities. Explore the amazing historical legacy of our state.
- See what's new in the National Register

[www.wisconsinhistory.org/hp/register/](http://www.wisconsinhistory.org/hp/register/)



## Wisconsin National Register of Historic Places

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### YOU SEARCHED FOR: WINNEBAGO

Page 1 of 9 (88 Records Found)

Reference #	County	City/Village	Civil Township	Location	Historic Name	
94001368	Winnebago	Oshkosh		Roughly, Algoma Blvd. from Woodland Ave. to Hollister Ave.	Algoma Boulevard Historic District	<a href="#">View</a>
74000140	Winnebago	Oshkosh		1174 Algoma Blvd.	Algoma Boulevard Methodist Church	<a href="#">View</a>
82000730	Winnebago	Oshkosh		1157 High Ave.	Amos House	<a href="#">View</a>
86001181	Winnebago	Menasha		68 Racine St.	Augustin, Gustav, Block	<a href="#">View</a>
74000141	Winnebago	Neenah		537 E. Wisconsin Ave.	Babcock, Havilah, House	<a href="#">View</a>
97000366	Winnebago	Menasha		348 Naymut St.	Banta, George, Sr. and Ellen, House	<a href="#">View</a>
08000121	Winnebago	Neenah		220 North Park Avenue	Beals, Edward D., and Vina Shattuck, House	<a href="#">View</a>
92000818	Winnebago		Algoma	Address Restricted	Bell Site	<a href="#">View</a>
93000144	Winnebago	Neenah		579 E. Wisconsin Ave.	Bergstrom, George O., House	<a href="#">View</a>
87001062	Winnebago		Nekimi	5028 S. Green Bay Rd.	Black Oak School	<a href="#">View</a>





## Wisconsin Architecture & History Inventory

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### WELCOME TO WISCONSIN'S ARCHITECTURE AND HISTORY INVENTORY (AHI).

This resource is a search engine that provides historical and architectural information on approximately 120,000 properties in Wisconsin. The AHI contains data on buildings, structures and objects that illustrate Wisconsin's unique history. The AHI documents a wide range of historic properties such as the round barns, log houses, metal truss bridges, small town commercial buildings, and Queen Anne houses that create Wisconsin's distinct cultural landscape. It is a permanent record maintained by the Wisconsin Historical Society.

[Search the Inventory](#)

Keep in mind that this is not a comprehensive list of all old Wisconsin buildings and structures. The inventory has been assembled over a period of more than 25 years from a wide variety of sources. In many cases, the information is dated. Some properties may be altered or no longer exist. The majority of properties included in this inventory are privately owned and not open to the public. Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties. Please respect the rights of private property owners when visiting any of these properties.

Images of prop  
of a [Preserve A](#)



the support

[www.wisconsinhistory.org/ahi/](http://www.wisconsinhistory.org/ahi/)



## Wisconsin Architecture and History Inventory

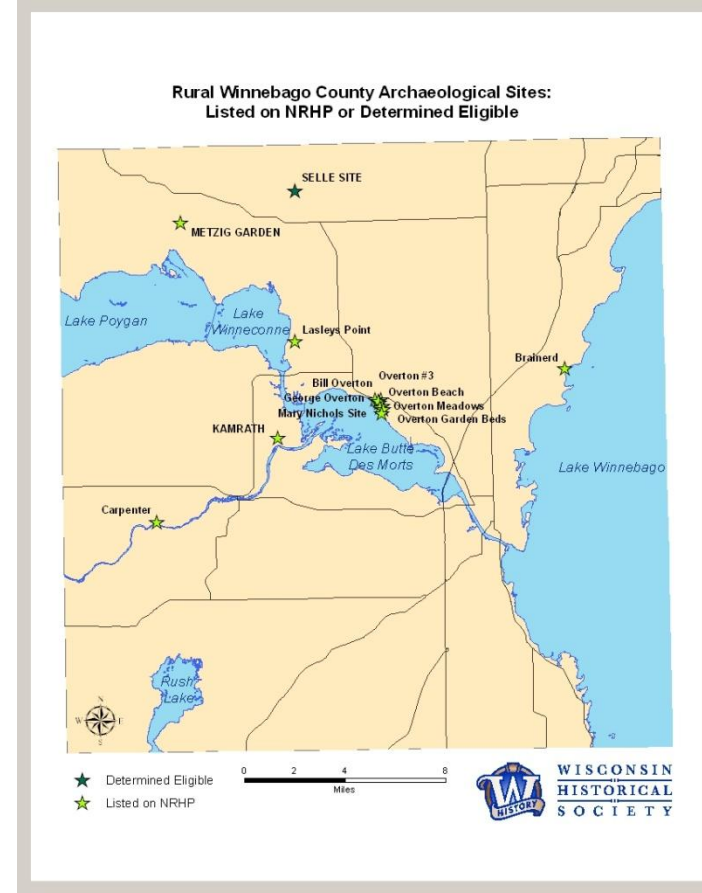
The Architecture and History Inventory (AHI) is a collection of information on historic buildings, structures, sites, objects, and historic districts in Wisconsin. The AHI is a permanent record maintained by the Wisconsin Historical Society.

- It is not a comprehensive list of all old Wisconsin buildings and structures.
- The absence of historic resources in the AHI does not necessarily mean that no historic properties are present. It is possible that the area in question has not been systematically surveyed or your search parameters did not return an existing record
- Information may be dated, some properties may be altered or no longer exist.
- Consultation of this inventory is not sufficient to satisfy all requirements of local, state, or federal historic preservation statutes.
- Consultation of this inventory is necessary to commence the process established at Wis. Stats. § 44.40
- Obtaining information on previously recorded historic properties does not constitute review under Section 106 of the National Historic Preservation Act (Section 106). If a project is federally funded, licensed, or permitted, the federal agency may require you to obtain Division of Historic Preservation-Public History comment under Section 106. If necessary, please contact the Division of Historic Preservation-Public History for additional information
- The majority of properties included in this inventory are privately owned and not open to the public. Please respect the rights of private property owners when visiting any of these properties.
- Inclusion in this inventory conveys no special status, rights or benefits to owners of these properties.

**Please note:** Although the State Historic Preservation Office (SHPO) maintains information on some sites located on federally-recognized tribal lands, those site records are not made available for viewing within the WHPD applications. If you are researching an area which may be located within a federally-recognized tribe's land, you will need to contact one of the following:

- The Tribal Historic Preservation Office (THPO), if your area is included within land held by a Tribe that has a National Park Service-certified THPO.
- The Wisconsin SHPO office and the tribal preservation office, if your area is included within land held by a Tribe that does not have a National Park Service-certified.

# Known Historic Resources in Rural Winnebago County



# Section 106 National Historic Preservation Act of 1966

- If a property listed or eligible for listing is potentially affected by a federal undertaking, the federal agency must **consult** with the State Historic Preservation Office to avoid, limit or mitigate adverse effects.



Federal Building, Rhinelander



Federal Building, Wausau





# Undertakings That May Affect Historic Properties

Ground-Disturbing Activities

Structure/Setting-Related Activities

Property Acquisition/Transfer



# Section 106 National Historic Preservation Act of 1966

- Federal agency is responsible to survey potentially-eligible historic properties (buildings and archaeology) in the “area of potential effect.”



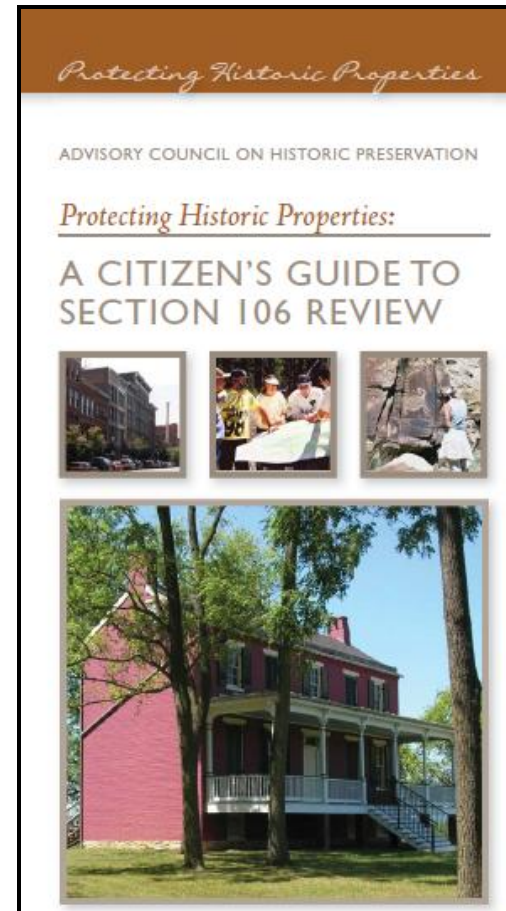
Honey Creek Parkway



Oak Creek Parkway

# Section 106 National Historic Preservation Act of 1966

**Federal Agency  
must consult with  
“Consulting  
Parties” e.g.  
Historic  
Preservation  
Commissions**



[www.achp.gov/docs/CitizenGuide.pdf](http://www.achp.gov/docs/CitizenGuide.pdf)



# Julius and Sophia Strusinsky Farmstead Town of Wolf River – CTH H

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3557 CTH H, Winnebago County T20N R14E S5 0041820 WN115/11



Built 1868

1995 Photo

Determined Eligible - 1995



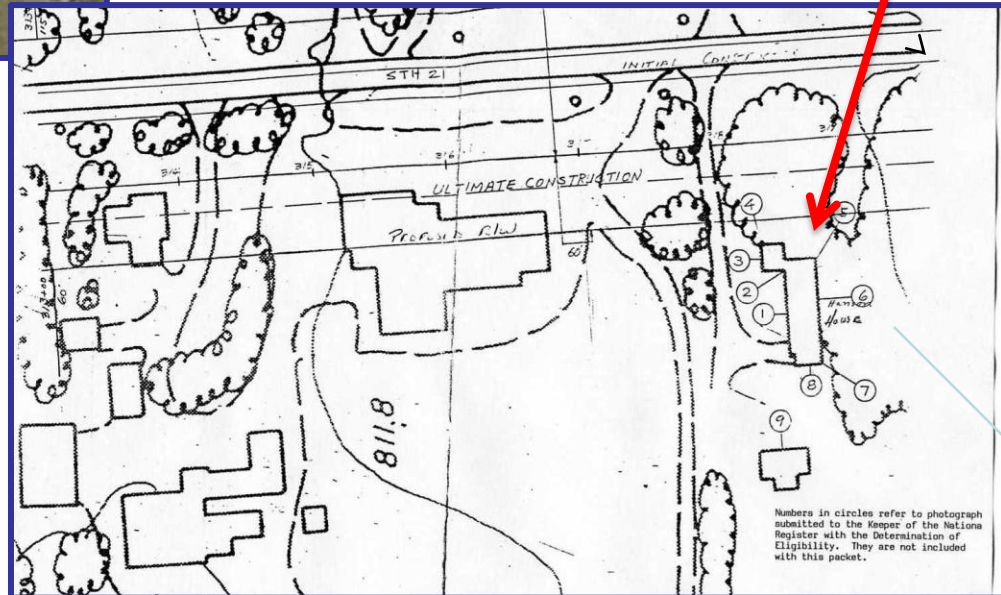
# Frederick Hanson House

## Town of Algoma – STH 21



Section 106

Built c. 1850  
Determined Eligible 1986



# Wis. Stats. 44.40

## State agency decisions; negotiation.

Each state agency shall consider whether any proposed action of the state agency will affect any historic property that is a **listed** property, **on the inventory** . . . If the state agency determines that its proposed action will affect any historic property, it shall **notify** the officer.

### Wisconsin Architecture & History Inventory

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# Wis. Stats. 66.1111 Historic properties

## 4) Consideration of effects on historic properties.

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(a) In the earliest stage of planning any action related to the following, a political subdivision shall determine if its proposed action will affect any historic property which is a **listed** property:

(b) A political subdivision shall **notify** the state historic preservation officer of any proposed action which it determines under par. **(a)** would affect any historic property.



# Wis. Stats. 66.1111(3)(b)

## Ownership, use and disposition of property

If the political subdivision **conveys** historic property, the political subdivision shall obtain a conservation easement under s. 700.40 to protect the historic character and qualities of the property.



640 and 646 E. Gorham Street, Madison





# Wis. Stats 120.12(21)

## Consideration of effects on historic properties

- (a) In the earliest stage of planning any action related to the following, determine if its proposed action will affect any historic property that is a **listed** property, as defined under s. [44.31 \(4\)](#).
- (b) **Notify** the state historic preservation officer of any proposed action that the school board determines under par. (a) would affect any historic property.



Read School,  
Oshkosh, WI



# Funding Sources

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**Property  
Tax  
Exemptions**



**Indian Lake  
Dodge County**



# Funding Sources

## Jeffris Family Foundation



MLS&W #63

2001



\$175,000



Gundry House  
Mineral Point

\$300,000



\$332,500

Stoughton Opera  
House



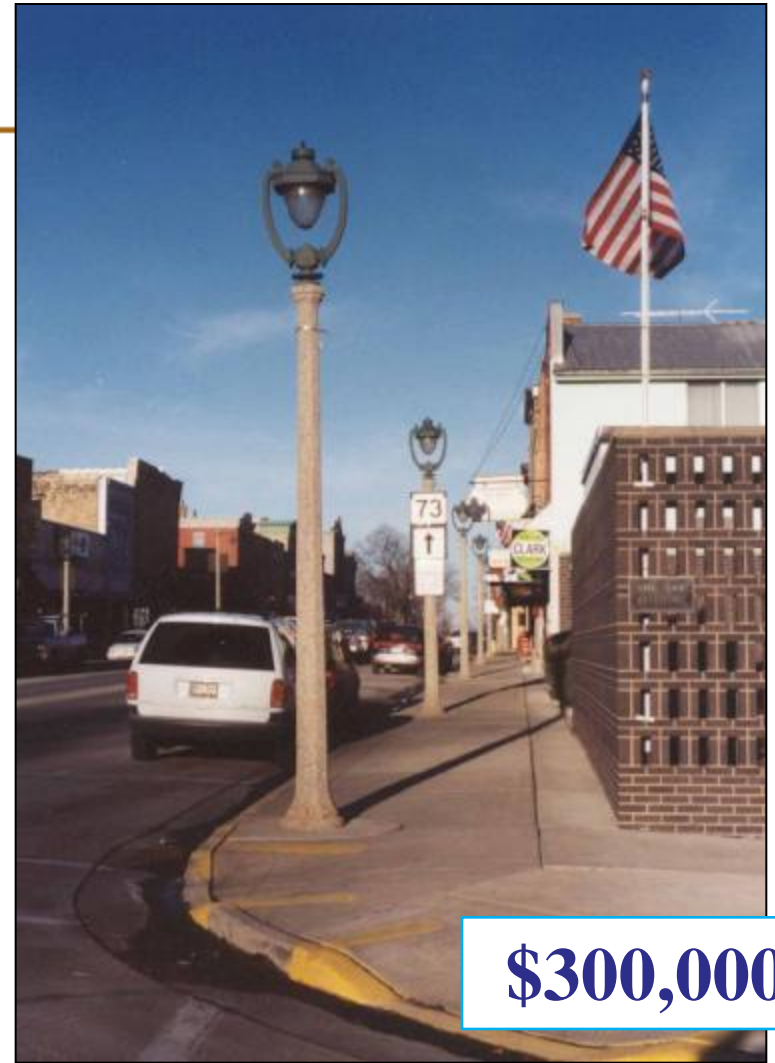
# Funding Sources

State Agencies  
WisDOT/Local  
Enhancements

\$400,000



Hoover Boathouse,  
Madison



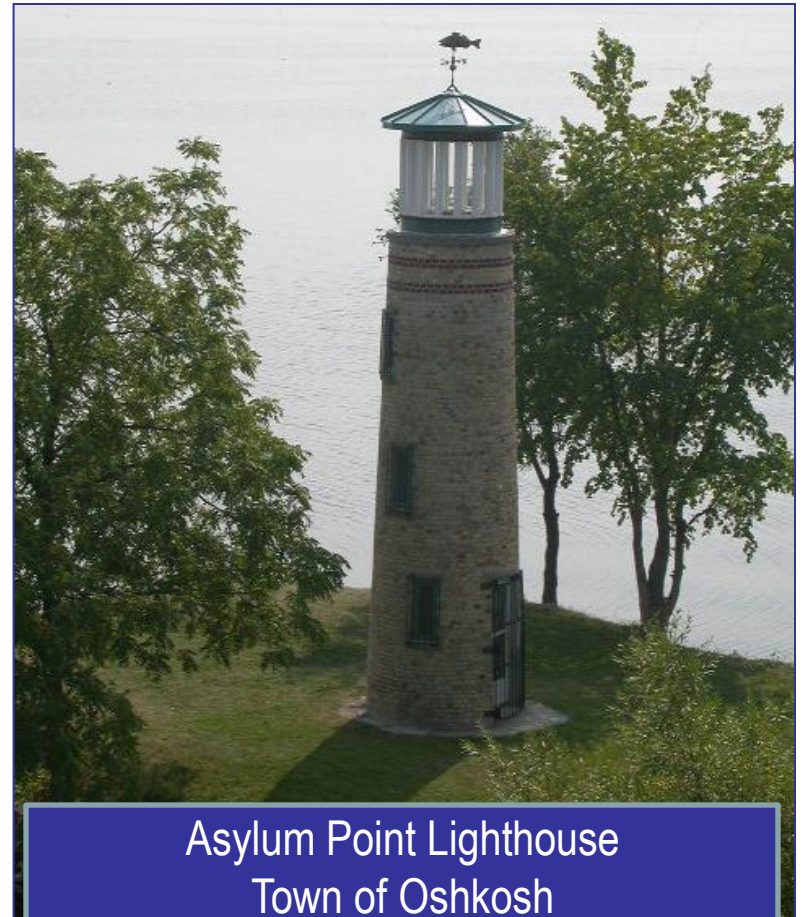
\$300,000

Streetlights, Columbus



# Candidates for Transportation Enhancement Funding?

Eureka Lock & Lock Tender's House  
Town of Rushford  
Built 1876  
Listed in National Register - 1976



Asylum Point Lighthouse  
Town of Oshkosh  
Built .c 1937  
Not Listed in National Register



# WisDOT/Local Enhancements

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TRUST  
FOR  
HISTORIC  
PRESERVATION®

## PreservationNation

Helping people protect, enhance and enjoy the places that matter to them.

« Conserving the Historic Tomb of the Unknowns at Arlington National Cemetery  
Preservation Round-Up: San Antonio Rising Edition »

### Transportation Enhancements Funding Saved in the Senate

By National Trust for Historic Preservation on September 19th, 2011

Last week, we posted a call for action to help save the Transportation Enhancements (TE) Program. We are pleased to share that for now, funding for TE remains intact.

On September 15, a six-month extension of the transportation program (SAFETEA-LU) passed without a harmful amendment that would have stripped the TE program of its dedicated funding.

While this is excellent news, we must remain vigilant as future threats are likely. Congress will negotiate the long-term reauthorization of the TE program in the next six months. We will be asking for your help in communicating to your Members how important this program is to your state.



Double arch truss bridge, James River Scenic Byway, North Dakota. (Photo: Agency MABU/Annette Tait, courtesy of National Transportation Enhancements Clearinghouse. [www.enhancements.org](http://www.enhancements.org))

# National Trust for Historic Preservation

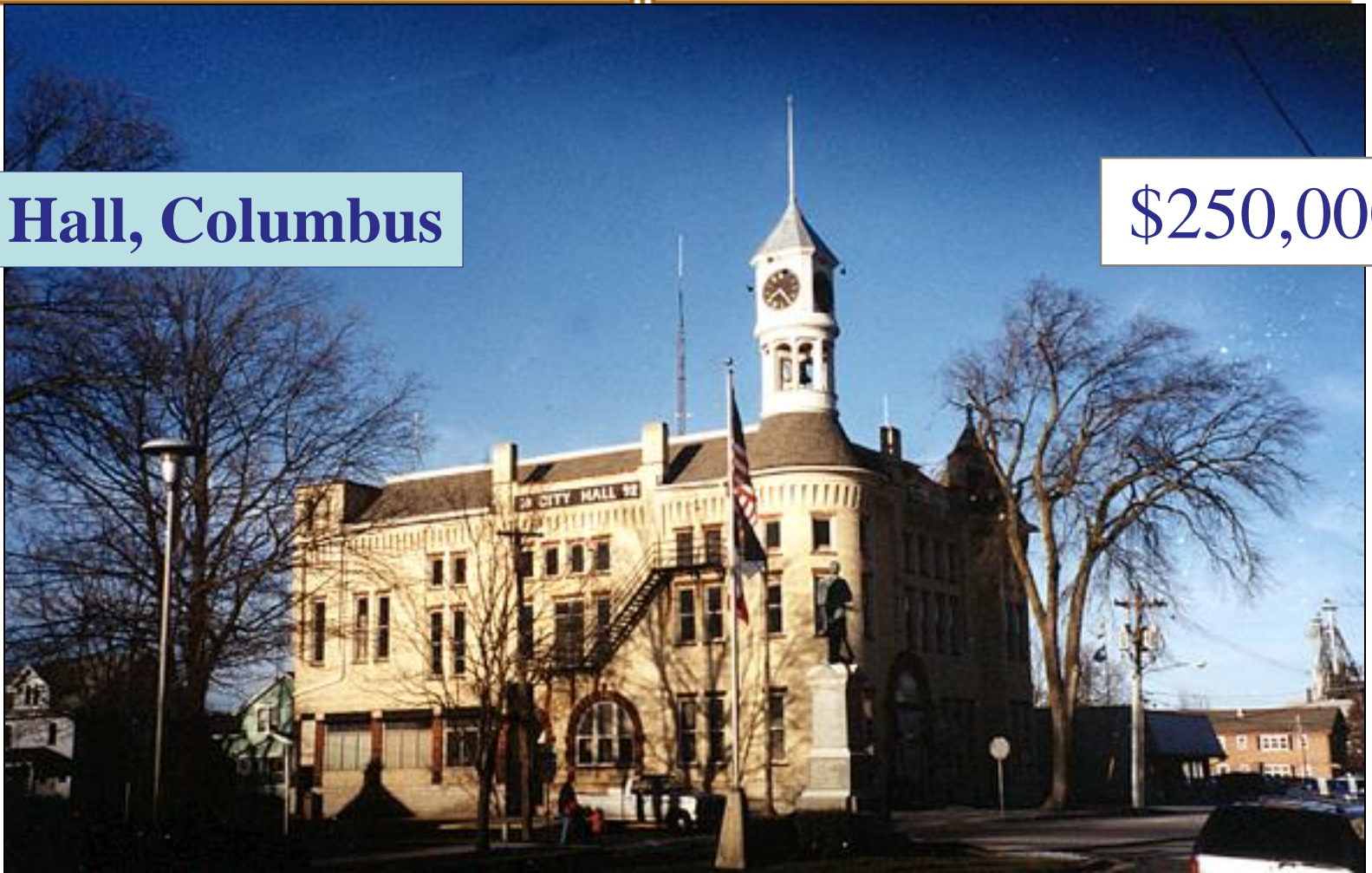


# Funding Sources

State Agencies - Dept. of Commerce

City Hall, Columbus

\$250,000



# Funding Sources

## State Agencies - Dept. of Commerce

Sherman Perk,  
Milwaukee

\$100,000

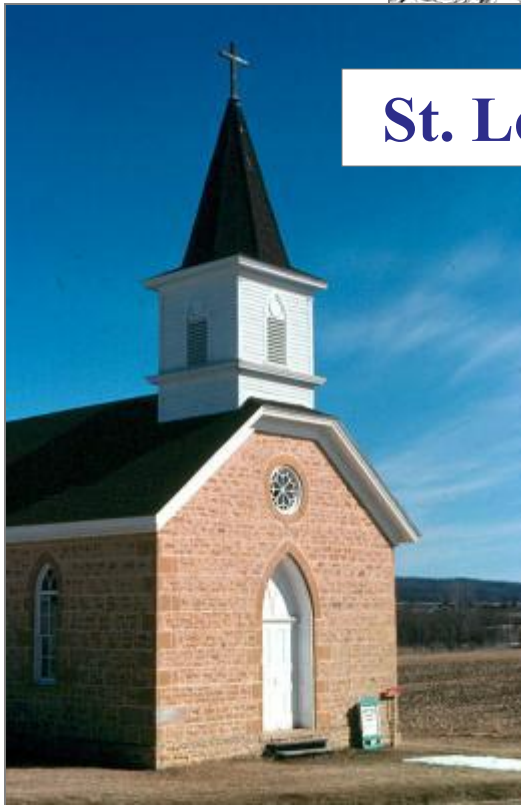
\$30,000



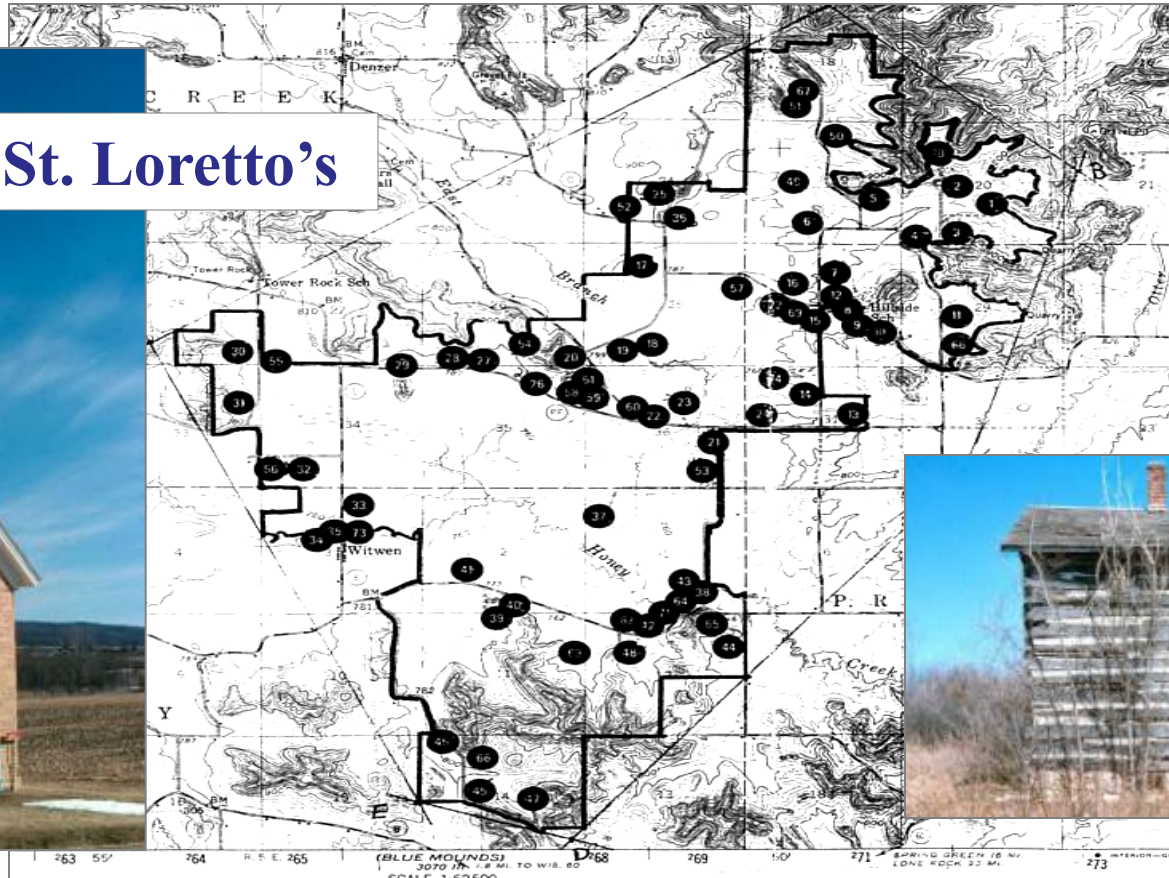


# Funding Sources

## USDA - Farm and Ranch Lands Protection Program



St. Loretto's



Honey Creek Swiss Rural Historic District, Sauk County

# Funding Sources

Small Business Administration  
504 Loan Program



Orpheum Theater,  
Madison



Hotel Ruby Marie  
Madison



[www.sba.gov/wi](http://www.sba.gov/wi)

# Funding Sources

## Acquisition

Archaeology  
Conservancy

[www.americanarchaeology.com/aaabout.html](http://www.americanarchaeology.com/aaabout.html)





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# Thank You!

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