



Historic Preservation Plan

2015



Reedsburg Historic Preservation Commission



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Image: Steve Zibell



Late 1800s drainage ditch located under the railroad near the corner of S Pine St and Railroad St that was discovered while repairing a nearby sink hole. Now that the hole is repaired, the tunnel is once again buried beneath the surface.

1.0 SUMMARY

Historic preservation in the City of Reedsburg consists largely of a commission who oversees 12 National Register buildings and two National Register districts. The Historic Preservation Commission is made up of seven members: one City Council representative and six appointees of the general public. The Commission administers a historic preservation ordinance as it applies to the registered buildings and buildings within the two districts.

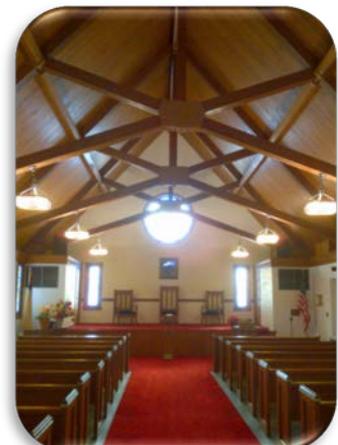
Historic preservation plans are used as the basis for a community's historic preservation program. They help bring together policies and procedures regarding its historic resources. This plan will try to answer the following questions:

- Why is historic preservation important to Reedsburg?
- What elements do we want to preserve?
- What have we previously done for preservation?
- What are we currently doing?
- What should we do in the future?

There are several benefits to historic preservation. They include tax savings, increased property values, enhanced livability / quality of life, preservation jobs, energy and resource conservation, tourism, and walkability. Therefore this plan is to help guide the Commission and City in preservation activities that will achieve these benefits for Reedsburg and its citizens. As much of Reedsburg's history has been documented in earlier works, such as *Reedsburg Remembers 150 Years – 1848-1998* and *Reedsburg's Architectural Heritage*, the scope of this plan focuses largely on the past 30 years to go along with short- and long-term future planning.



Nishan Chapel



2.0 INTRODUCTION

2.1 Purpose

Historic Preservation (HP) planning is the process by which preservation activities, such as identification, evaluation, registration, and treatment, are logically organized. This type of planning is helpful in preventing the loss of historic resources, providing a forum for community discussion and education, and determining which resources should be protected to maintain the community's unique historical and architectural character (Abreu, 2006).

There are several reasons (White & Roddewig, 1994) for preparing a historic preservation plan, which include:

1. To state clearly the HP goals
2. To inform citizens in advance on growth and historic protection
3. To help defend against lawsuits claiming unfair treatment
4. To eliminate confusion or uncertainty about the HP ordinance
5. To form the legal basis for amending the current HP ordinance
6. To ensure consistency between various local government policies that affect HP
7. To educate and inform citizens about HP's value to the community
8. To encourage economic development through preservation
9. To strengthen the political understanding and support for preservation

2.2 Federal HP Planning Principles

The process of HP planning is guided by the National Historic Preservation Act, which is administered by the National Park Service (NPS) and the Secretary of the Interior. Preservation planning is based on the following principles according to the NPS (2001):

- Important historic properties cannot be replaced if they are destroyed. Preservation planning provides for conservative use of these properties, preserving them in place and avoiding harm when possible and altering or destroying properties only when necessary.
- If planning for the preservation of historic properties is to have positive effects, it must begin before the identification of all significant properties has been completed. To make responsible decisions about historic properties, existing information must be used to the maximum extent and new information must be acquired as needed.
- Preservation planning includes public participation. The planning process should provide a forum for open discussion of preservation issues. Public involvement is most meaningful when it is used to assist in defining values of properties and preservation planning issues, rather than when it is limited to review of decisions already made. Early and continuing public participation is essential to the broad acceptance of preservation planning decisions.

2.3 Federal HP Planning Standards

In addition to having these principals guide the process, the Secretary of the Interior has also established three Standards to follow in HP planning (NPS, 2003):

Standard I: Preservation Planning Establishes Historic Contexts.

Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and culture must be collected and organized to define these relationships.

This organizational framework is called a "historic context." The historic context organizes information based on a cultural theme and its geographical and chronological limits. Contexts describe the significant broad patterns of development in an area that may be represented by historic properties. The development of historic contexts is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

Standard II: Preservation Planning Uses Historic Contexts to Develop Goals and Priorities for the Identification, Evaluation, Registration and Treatment of Historic Properties.

A series of preservation goals is systematically developed for each historic context to ensure that the range of properties representing the important aspects of each historic context is identified, evaluated and treated. Then priorities are set for all goals identified for each historic context. The goals with assigned priorities established for each historic context are integrated to produce a comprehensive and consistent set of goals and priorities for all historic contexts in the geographical area of a planning effort.

The goals for each historic context may change as new information becomes available. The overall set of goals and priorities are then altered in response to the changes in the goals and priorities for the individual historic contexts.

Activities undertaken to meet the goals must be designed to deliver a usable product within a reasonable period of time. The scope of activity must be defined so the work can be completed with available budgeted program resources.

Standard III: The Results of Preservation Planning Are Made Available for Integration Into Broader Planning Processes.

Preservation of historic properties is one element of larger planning processes. Planning results, including goals and priorities, information about historic properties, and any planning documents, must be transmitted in a usable form to those responsible for other planning

activities. Federally mandated historic preservation planning is most successfully integrated into project management planning at an early stage. Elsewhere, this integration is achieved by making the results of preservation planning available to other governmental planning bodies and to private interests whose activities affect historic properties.

2.4 Federal HP Guidelines

These Guidelines link the Standards with more specific guidance and technical information, and can be used as one approach to meeting the Standards for Preservation Planning. The Guidelines (NPS, 2001) include: Managing the Planning Process, Developing Historic Contexts and Goals for Historic Contexts, and Integrating Historic Contexts.

Managing the Planning Process

Historic Preservation plans should include implementation, revision procedures, and conflict resolution between preservation goals and other land use planning goals.

- Implementing the Process
- Review and Revision
- Public Participation
 - Involving historians, architectural historians, archeologists, folklorists and persons from related disciplines to define, review and revise the historic contexts, goals and priorities;
 - Involving interested individuals and organizations;
 - Involving prospective users in defining issues, goals and priorities;
 - Documenting the Planning Process

Developing Historic Contexts

- Identify the concept, time period and geographical limits for the historic context
- Assemble the existing information about the historic context
 - Collecting information
 - Assessing information
- Synthesize information
 - Trends in area settlement and development, if relevant.
 - Aesthetic and artistic values embodied in architecture, construction technology or craftsmanship.
 - Research values or problems relevant to the historic context; social and physical sciences and humanities; and cultural interests of local communities.
 - Intangible cultural values of ethnic groups and Native American peoples.
- Define property types
 - Identify property types:
 - Characterize the locational patterns of property types:
 - Characterize the current condition of property types:
- Identify information needs

Integrating Individual Contexts-Creating the Preservation Plan

- When historic contexts overlap geographically, competing goals and priorities must be integrated for effective preservation planning.
- Preservation goals and priorities are adapted to land units through integration with other planning concerns. This integration must involve the resolution of conflicts that arise when competing resources occupy the same land base. Successful resolution of these conflicts can often be achieved through judicious combination of inventory, evaluation and treatment activities. Since historic properties are irreplaceable, these activities should be heavily weighted to discourage the destruction of significant properties and to be compatible with the primary land use.

2.5 Plan Elements

There are 10 elements that help make up a Historic Preservation Plan (White & Roddewig, 1994):

1. Preservation goals
2. Definition of the historic character of Reedsburg
3. Summary of past and current efforts
4. Survey of historic resources
5. Explanation of the legal basis for protection of historic resources
6. Relationship between historic preservation and other land use/growth management
7. Relationship between historic preservation and education
8. The City's responsibilities towards public historic resources
9. Incentives that may be available
10. Statement of implementation

2.6 Legal Basis / Relationship to Land Use Management

Historic Preservation in Wisconsin is governed under Stat. 62.23(7)(em). This section allows cities to regulate historic places as well as designate historic and archaeological landmarks and districts.

For Reedsburg specifically, Chapter 33 of the Municipal Code administers historic preservation. It covers the process for designating historical sites and regulating alterations to structures. However, the review of alterations is advisory only as the Historic Preservation Commission has no authority to enforce any regulation. Becoming a Certified Local Government (CLG) could give the Commission more authority. CLG status is covered more in Chapter 4 of this Plan.

Section 17.30 of the Zoning Ordinance also regulates historic structures. The section states:

17.30 HISTORIC DISTRICTS

Prior to issuing any building permit, the Zoning Commissioner shall determine that the proposed project is in compliance with Chapter VIII of Title 36, Part 800 of the Federal Register which deals with the protection of Historic and Cultural properties. The applicant shall provide to the Zoning Commissioner documentation to show the proposed activities will not violate Federal requirements dealing with the properties eligible for the National Register of Historic Places.

Part 800 refers to actions by the federal government and how to take those actions into account on how they might affect historic buildings.

2.7 Tax Credits

The State of Wisconsin currently offers tax credits for renovations done to historic buildings. Historic houses can qualify for a 25% credit whereas income-producing buildings can qualify for a 20% credit. There are several steps an applicant must take in receiving approval of the tax credits. Information, instructions, and applications can be found at:

<http://www.wisconsinhistory.org/Content.aspx?dsNav=N:1214>



Image: www.bigmapblog.com

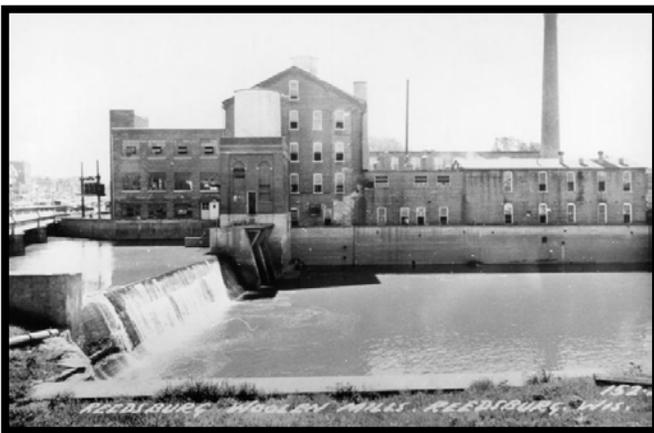
3.0 REEDBURG'S HISTORIC CHARACTER

The historic character of a community describes its uniqueness. The character can be defined in a number of ways. It can include a summary of a community's history, a list of buildings, neighborhoods, styles, etc, a statement on how it differs from neighboring communities, and/or recognitions it has received.

The Historic Preservation Commission lists the following items as important to Reedsburg's historic character. Similar items are listed in Chapters 4 and 5 that also have contributed to the historic character.

3.1 Reedsburg History (History Committee, 1997)

- Originally inhabited by the Winnebago (HoChunk)
- 1845 – James W. Babb, Reedsburg's 1st white settler, arrives
- 1847 – David C. Reed arrives
- 1848 – Reedsburg is founded
- 1849 – First post office, hotel, tavern, and Baraboo River bridge
- 1850 – First church organized (Methodist Episcopal Church)
- 1872 – Railroad arrives
- 1876 – Woolen Mill begins
- 1877 – Fire destroys city block, results in change to brick buildings
- 1883 – Big Store begins
- 1895 – Electrical and water works established
- 1902 – First hospital
- 1951 – First Little League in WI
- 1957 – Fire destroys Big Store and other businesses
- 1968 – Fire destroys Woolen Mill
- 1971 – Current City Hall built
- 1995 – Local internet service begins
- 2008 – 250 to 400-year flood



Woolen Mill



The Big Store post-fire demolition

3.2 Early Settlers

- Virginia native James W. Babb was Reedsburg's first white settler. He arrived in 1845 and chose this spot as the Baraboo River was shallow to aid in crossing, and nearby waterways formed a crossroads to attract future trade. Upon arriving, Babb constructed a cabin and planted crops. He lived in Reedsburg until his death in 1875 and was remembered for his generosity and pioneer spirit in getting Reedsburg started as a community. A marker was placed in the 1920s along the Baraboo River to commemorate his river crossing spot.
- David C. Reed arrived in 1847. Along with Aaron Powell, they built a dam, saw mill and the five-cabin 'Shanty Row'. Reed purchased 200+ acres and devised ways of increasing the population in order to grow the community. The village was laid out in 1852 and incorporated in 1868. David Reed left in 1858 for Colorado to search for gold, and it is believed he died along the trip.
- Silas Seymour came to the Reedsburg area in 1849 and started a farm in the Town of Dellona. In later years he moved to Reedsburg and served in the Wisconsin Assembly (1876-77), where he established the state board of health.
- Brothers Joseph, S. and Dr. E.R. Mackey helped spur Reedsburg's growth in 1853. Their financial and personal knowledge helped jump start the settlement and its early settlers.
- A.P. Ellinwood came to Reedsburg in 1858 as an educator. Most notably, he owned 200 acres on the City's west side and developed what would become the Reedsburg Fairgrounds.



3.3 Reedsburg Historical Society

Chamber of Commerce directors Wesley Sale and Orville Meistad started the Reedsburg Historical Society in 1965 through what is now known as the Pioneer Log Village located east of Reedsburg. Following the Society receiving a charter from the State in 1966, buildings were moved to the Log Village site throughout the 1960s, 70s and 80s and included cabins, a church and a school. Several metal buildings were erected to house additional artifacts. Today the Village is open on summer weekends from 1-4 pm and is supported financially by donations, membership dues and their annual chicken barbeque.



3.4 Volunteerism

When defining the historic character of Reedsburg, volunteerism has played a major role. Through the years, many residents have donated their time and/or money to help develop some of the community's notable buildings. Examples include the Reedsburg Library, CAL Center at RAHS, Reedsburg City Hall, Nishan Park, RACA, Jaycees Building, Veteran's Memorial, North Park Street Area restoration, and the Log Village. In addition, many residents have also been willing to install plaques and markers to indicate a building's importance.

A notable and unique Reedsburg event is the week-long Reedsburg Area United Fund Auction. It was started by Christina Clossey and Robert Braun in the 1950s as a way to raise money for the March of Dimes to assist polio victims.

Once vaccines virtually eliminated the disease, the auction switched to raising money for the United Fund, which funds over 30 local agencies. The auction has been held in numerous venues over the years and is currently held every January at the VFW Hall on Veterans Dr. And while the auction is still hosted on the radio today, it is now simulcast on the local Reedsburg Utility channel and promoted on the internet.



Image: 7687000.org

3.5 Quality of Life

Reedsburg's high quality of life has also helped shape its historic character. The quality of life has been aided by the diversity of churches, 20 parks, murals, strong school and health care systems, Reedsburg Airport, numerous festivals, Chamber of Commerce/Depot, 400 Trail, riverfront, youth activities, and diverse industrial parks to name a few. The city's infrastructure has also helped with its well-maintained streets, sewers, water, electric and high speed internet service, the latter of which helps attract new businesses and professionals to Reedsburg.



3.6 Webb Fund

The Webb Fund is a trust fund left by former resident and business owner Herbert Webb. According to Reedsburg's website:

The City of Reedsburg is again accepting proposals for funding of projects for "public purposes" from the Webb Fund. The Mayor and City Council administer the Webb Fund on behalf of the Herbert H. Webb Trust. The annual net income is available to the City, but none of the principal. The latest projection of annual earnings is approximately \$50,000, with 25% available for grants. Proposals may be made to the Finance Committee of the City of Reedsburg at City Hall, 134 S. Locust Street. The Finance Committee makes recommendations for funding to the Mayor and City Council on a quarterly basis. Proposals should be made for a substantial item and have a useful life of at least three years. A dedication plaque is required. Items or projects must be located within the city limits. Non-governmental groups are eligible to make application for the funds.



The Webb Fund provided the following funds since 1972 (although the fund dates to 1944):

DATE	PROJECT	CITY	PUBLIC
May-14	Pineview School Garden (14)	10,000	2,000
Feb-14	Ruminant Art Project (14)	18,000	
Nov-13	CAL Center Risers (13)	9,908	
Nov-13	Webb Park Bathrooms (13)	22,000	
Aug-13	Lions Club/Jaycee Building Rehab (13)		4,344
May-13	Webb Middle School Gym Floor (13)	50,000	
Feb-13	Lions Club/Jaycee Building Rehab (13)		4,659
Feb-13	Community Digital Sign (13)	20,000	
Dec-12	Reedsburg Little League		10,000
Aug-12	Reedsburg Freedom Fest Committee		1,747
Apr-12	South School PTO - Playground Equipment		15,000
Apr-12	Plenke's Pond & Outdoor Learning Center - Re-Stocking	3,000	
Feb-12	Popple Trail Bridge Replacement	2,000	
Oct-09	Tennis Courts - RAHS	80,000	
Aug-09	Plenke's Pond & Outdoor Learning Center - Re-Stocking	3,000	
Jun-09	Reedsburg Chamber - Concerts in Park - Shelter		25,647
Apr-09	Reedsburg Jaycees - Fence and Playground Equipment		4,250
Jan-09	City of Reedsburg - Food Pantry	4,466	
Jan-09	SOAC - Rain Garden- West Side School		1,700

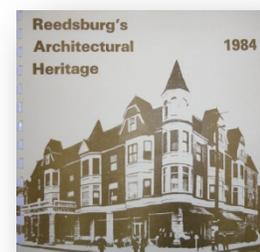
Jan-09	VFW Post 1916 - Veterans Memorial		10,000
Sep-08	CAL Center Presents - Sign		2,589
Sep-08	Reedsburg Little League - Baseball field surface/drainage	5,500	
Sep-08	School District of Reedsburg - Sewing Machine		2,171
Sep-08	Westside PTO - Playground Equipment		14,000
Apr-08	City Parks & Rec Dept - Cement Work Oak Park Shelter	5,500	
Apr-08	South School PTO - Playground Equipment		10,000
Apr-08	Veterans Memorial - Nishan Park	10,000	
Apr-08	Reedsburg Little League - Covered Grandstand	25,000	
Jan-08	School District of Reedsburg - Baseball practice field		7,500
Nov-07	Reedsburg Little League - Covered Grandstand	20,000	
Sep-07	Reedsburg Youth Wrestling - Wrestling mats		13,000
Jun-07	City Parks & Rec Dept - New Sign Webb Park	1,000	
Jun-07	Reedsburg Baseball- Batting Cage	4,000	
Jun-07	Reedsburg Youth Football - Bleachers/Concession		30,000
Apr-06	Pineview Elementary- Waterway Project		3,000
Feb-06	Wormfarm Institute - Mural Project		5,000
Feb-06	Baraboo River Revitalization Committee		7,000
Feb-06	City & Fish/Kelly Families- Memories Plaza	2,700	
Feb-06	Reedsburg Chamber - Concerts in Park - cement platform		4,000
Oct-05	Rotary Club International		6,500
Aug-05	City & Fish/Kelly Families - Gazebo	10,000	
Apr-05	School District of Reedsburg		5,300
Mar-05	Reedsburg Little League		20,000
Jul-04	Reedsburg Historic Preservation	2,000	
Apr-04	Reedsburg Chamber of Commerce		4,000
Feb-04	Reedsburg Education Foundation& Athletic Club		50,000
Jun-03	Baraboo River Revitalization Committee		5,000
Feb-03	Wormfarm Institute - Mural Project		4,000
Jan-03	CAL Center		50,000
Aug-02	Wormfarm Institute - Mural Project		2,500
Apr-02	Raging Rapids Swim Team	18,757	
Apr-02	Baraboo River Revitalization Committee		3,500
Apr-02	South School PTA - Playground Equipment		8,500
Nov-01	Police Department Debt Service	40,000	
Aug-01	Rdg Youth Hockey-bleachers at RACA	21,394	
Jun-01	Rdg Little League - 1/3 lighting at Webb field	22,416	
Apr-01	Skateboard Park	45,734	
Oct-99	CAL Center		25,000
Jul-99	Reedsburg Soccer Club		50,000
May-99	CAL Center		20,000

Mar-99	Swimming Pool renovation	100,000	
Jul-97	CAL Center		5,000
Oct-94	Soccer field at Nishan Park	6,000	
Nov-93	Budget - Shelter Anna Stone Park	5,000	
Dec-92	Two shelters & landscaping	15,800	
Nov-92	Nature trail rehab	1,800	
Aug-92	City to pay 50% cost of s/w - Plenke's Pond	1,968	
Jul-92	Hardsurface floor for RACA	50,000	
May-92	Sand volleyball courts near Webb Tennis Courts	1,500	
May-92	Purchase Gavin property	50,000	
Oct-91	Grade/seed soccer field	3,010	
Jul-91	New backstop - Nishan Park	2,800	
Jul-91	Soccer Program	3,000	
Nov-90	Hospital Park	5,000	
Nov-90	Shelters and sprinkling system	40,000	
Oct-90	Soccer Program	1,700	
Jul-90	Resurface old tennis courts + 1/2 basketball court	6,000	
Jun-90	Grills at Webb Park, City Park, Nishan Park	500	
May-90	Ball field lights at Nishan Park	1,100	
Dec-89	1900 Budget-Backstop Extension/S. Park Road/Tennis Nets	22,038	
Dec-88	Completion of RACA	30,000	
Aug-87	Phase II RACA	60,000	
Apr-87	Scoreboard and flagpole at Nishan Park	4,130	
Jun-83	Bubbler - City Park	2,000	
Apr-81	Replace Swimming Pool Water Heater	7,018	
Jul-80	Compensate losses from Swimming Pool		
	Burglary - Staff Personal Effects	537	
	- Equipment	896	
Sep-79	1/2 Repair Cost Webb Tennis Courts	7,500	
Dec-77	Replace Dead Elms (Dutch Elm Disease)	7,000	
Feb-75	Transfer to GF for Hospital Loan	7,000	
Feb-75	Transfer to GF for Parks & Playground Equipment	14,132	
Feb-74	Development of Webb Park Flowage	2,000	
Feb-73	Bleachers Webb Athletic Field	7,128	
Feb-72	Park Equipment	3,000	
		925,931	436,906

4.0 PRESERVATION EFFORTS

4.1 Historic Survey: 1983-1984

Aided by UWEX, a Community Development steering committee conducted a consensus survey and found a strong interest in historic preservation. This interest led to funding and assistance from the State Historical Society to conduct a historic survey, which helped list twelve buildings and two districts on the National Register.



4.2 Construction and Remodeling of Commercial Buildings

Three downtown buildings were constructed in approximately the past 10 years where the HP Commission provided guidance on architectural details. The three buildings were Sullivans II, Main Street Plaza, and Community First Bank.

In 2008, the Blue Heron moved two blocks down to 170 E Main St. This building had most recently been used as a bank and a black metal screen was installed during this time to conceal the upper windows. The Blue Heron owners removed the screen and underlying black paint as part of their building remodel, thereby once again exposing the original window openings and brick façade.

A similar action followed in 2011 with Brides N' Belles. The store owners expanded their operation into 140 E Main St (built as the Behn Block 1894-1906). The building had contained two different pharmacies in recent years and much of the first floor windows were removed and replaced with concrete blocks. As part of their building remodel, the blocks were removed and replaced with new windows thereby giving the building a more historic look, similar to the way it was originally built.



Before: Downtown buildings with black metal screen/paint and blocked windows



After: Screen is removed to re-expose upper windows and blocked in lower windows have been replaced. Decorative elements were also added to the cornices.

Cameron Aslaksen Architects moved their business to a former warehouse at 146 Railroad St (built in the 1890s), which is one of the few survivors of Reedsburg's Warehouse Row. The building had a number of uses over the years and had been remodeled several times. The new owners also remodeled it by improving the exterior and updating the interior space. This led to the WI Association of Historic Preservation Commissions (WAHPC) Award for Historic Preservation Excellence in 2013.



Images: Cameron Aslaksen Architects, LLC

Additional examples of recent building restoration can be found in Appendix A.

4.3 Tours of Homes

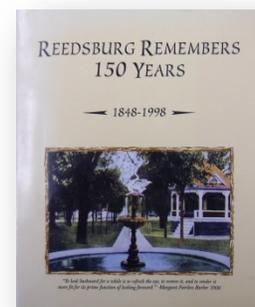
The HP Commission has sponsored three tours of homes: 2004, 2005, and 2011. The most recent in 2011 featured three houses, the Chamber/Depot, the Fire House from the Sauk County Health Care Center (SCHCC) property and the Nishan Chapel. While tours can help promote local historic resources to the general public, they can be difficult to organize. Property owners, especially those of residences, have to prepare their houses for public viewing and allow dozens of people to walk through their homes.

4.4 Preservation Recognition Awards

The Reedsburg Historic Preservation Commission has periodically handed out preservation awards to local property owners and others who made extra effort in restoring or maintaining local historical properties. The awards have traditionally been plaques to hang on the exterior of buildings. Examples of past awardees include owners of both residential and commercial buildings such as Main Street Plaza, Agnes Moorhead house, Badger Theater, and Warehouse Row (see Appendix A for the full list).

4.5 Reedsburg Remembers 150 Years: 1848-1998

This 370-page book was the culminating work of the 1994 Sesquicentennial History Committee. The committee members used previous Reedsburg history books, newspaper articles, public & private photo collections, and numerous interviews. The book includes historical information on such topics as city government, medical, transportation, religion, education, recreation, and Main Street (Reedsburg Remembers 150 Years: 1848-1998, 1997).



4.6 Certified Local Government

The Certified Local Government program assists local, state and the federal government in protecting historical places. The Wisconsin State Historical Society (2014) describes it as follows:

The Wisconsin State Historic Preservation Officer (SHPO) administers the Certified Local Government program for the National Park Service in Wisconsin. The federal law creating the Certified Local Government program can be found in 36 CFR Part 61, Section 61.5 "Approved Local Programs."

A Certified Local Government (CLG) is any city, village, county, or town that has been certified by the SHPO and the Department of the Interior to meet these basic criteria:

1. *Establish by ordinance a qualified historic preservation commission*
2. *Enforce appropriate state or local legislation for the designation and protection of historic properties*
3. *Maintain a system for the survey and inventory of local historic resources*
4. *Provide for public participation in the local historic preservation program*

Federal law allows the state to establish additional requirements for CLGs. The CLG must adhere to all of the federal and state requirements or the SHPO may revoke the CLG certification. The Wisconsin SHPO has established these additional requirements:

1. *The CLG must enact and enforce a historic preservation ordinance that regulates historic property*
2. *A CLG must provide annual reporting to the SHPO on CLG activities*
3. *A CLG must send copies of meeting minutes and agendas to the SHPO following each meeting*
4. *The ordinance must not allow historic property owners to "opt-out" of local historic designation*
5. *Designation must not require owner consent*
6. *The commission must approve work on locally designated properties and recommendations may not be "advisory"*

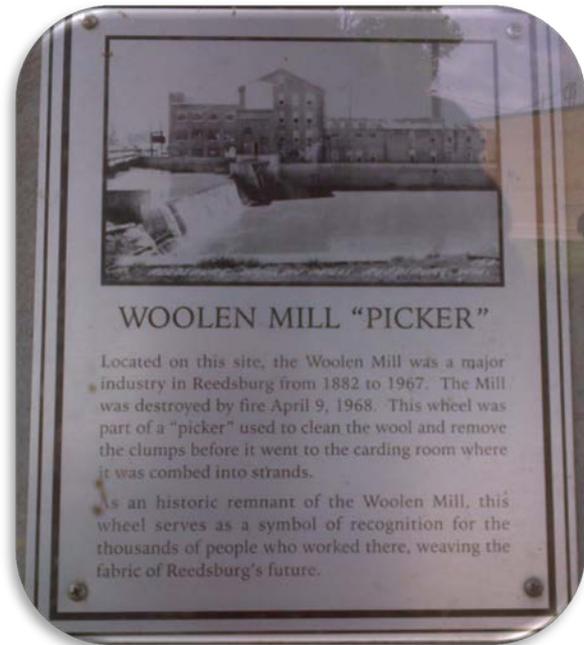
What are the Benefits of CLG Status?

- *Eligibility to apply for Wisconsin Historic Preservation Fund Subgrants from the federal Historic Preservation Fund allocation to the state, to be used for eligible CLG activities.*
- *Ability to formally comment on National Register of Historic Places nominations within its municipal boundaries before they are sent to the State Historic Preservation Review Board.*
- *Eligibility to authorize the use of the Wisconsin Historic Building Code for locally designated historic buildings.*

The City has considered certifying the Commission at least twice prior but to no avail. The concern both times regarded property rights. It was believed that the City would landmark a building (thereby requiring most exterior alterations to be reviewed by the Commission) with the owner having no chance for recourse. While the City's ability to landmark is technically a requirement of the CLG, federal and state guidelines recommend it should only be done with the owner's consent. Nonetheless, it is still a hurdle the Commission must overcome for possible future certification. Landmarks are covered further in Chapter 5.

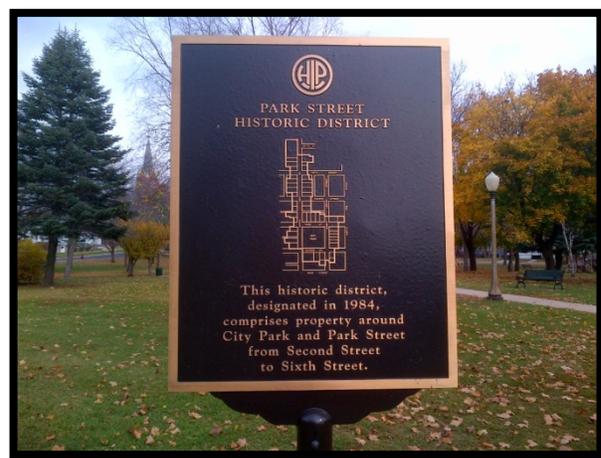
4.7 Woolen Mill Picker

This picker was discovered when it became exposed from under the Baraboo River during a dry period in the early 2000's. The woolen mill was a major industrial site in Reedsburg from 1882 to 1968 when it was destroyed by fire. The picker is now displayed on the former woolen mill site due to the efforts and contributions of the HP commission, City of Reedsburg, Webb Fund, Seering family and Voss family.



4.8 City Park Markers

One marker was installed to honor David C. Reed, who founded the City in 1847 and later donated the land for City Park. The other designates the Park Street Historic District. This district was created in 1984 and includes 42 properties along or near N. Park St.



4.9 Babb's Ford Marker

This marker commemorates James Babb, the first white settler of Reedsburg. It is located along the Baraboo River on the south side of E. Main St, near the woolen pill picker.



4.10 Other Projects

The Commission has worked on numerous projects since forming in 1997. They include informational support, volunteer labor, and research. Some of the more notable projects include:

- The Solone House move from downtown to Fawn Valley
- Park Place Senior Apartments
- Greenwood Cemetery Fence
- Walking Tour Brochure (1998)
- Murals, Markers, and Monuments for Reedsburg brochure (2003)
- SCHCC Booklet
- Supported restoration of SCHCC Fire House Building
- Prettiest Painted Places contest (tied for 2nd)
- Safe Harbor restoration



5.0 NATIONAL HISTORIC REGISTER PROPERTIES

5.1 Main Street Commercial Historic District

This District encompasses the 200 block of E. Main St (plus an additional building on S. Walnut St) in Reedsburg's downtown. These buildings were built from 1874 - 1934. The most prominent of these commercial buildings is the originally-named Hotel Stolte, now known as the Cornerstone. It was built in 1896 by the Morgan building Company in the Queen Anne style (RAH, 1984).

5.2 Park Street Historic District

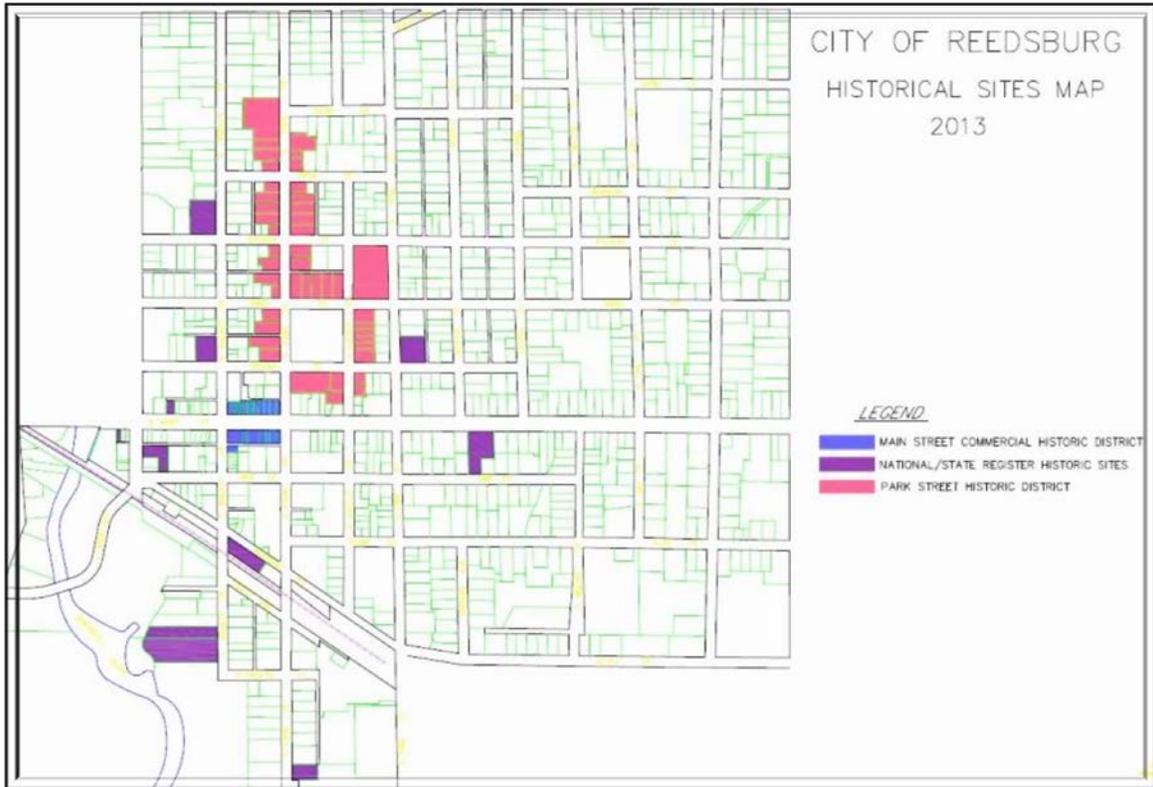
The Park Street Historic District consists of 44 properties located primarily along N. Park St, roughly between Second and Sixth Streets. A few of the properties are also located along N. Locust and Third Streets. The District includes mostly single-family residences plus three church complexes, a bed & breakfasts, a multi-family apartment building (former hospital), a funeral home, a dentist office, a law office, and a chiropractor office. The buildings were built from 1870 - 1932. A number of architectural styles are present such as Italianate, Queen Anne, Colonial Revival, Prairie Style, and Craftsman (RAH, 1984).

5.3 National Register of Historic Places

Reedsburg contains 12 individual buildings as well as the two historic districts listed on the National Register. They include (National Register of Historic Places, 2013):

1. Chicago and North Western Depot
2. City Hotel
3. J.W. Corwith Livery
4. Edward M. Hackett House
5. Abner L. Harris House
6. Reedsburg Brewery
7. Reedsburg Hospital
8. Reedsburg Post Office
9. Reedsburg Woolen Mill Office
10. William Riggert House
11. William Stolte Jr. House
12. William Stolte, Sr. House
13. Main Street Commercial Historic District
14. Park Street Historic District

Architectural and historical information on these buildings can be found in *Reedsburg's Architectural Heritage 1984* and *Reedsburg Intensive Survey 1983*. Both books are available at the Reedsburg Public Library.



Main Street Historic District



National Register of Historic Places, cont.

Chicago and North Western Depot



Edward M. Hackett House



City Hotel



Abner L. Harris House



J.W. Corwith Livery



Reedsburg Brewery



National Register of Historic Places, cont.

Reedsburg Post Office



William Stolte, Sr. House



Reedsburg Woolen Mill Office



William Stolte Jr. House



William Riggert House



Reedsburg Hospital



Park Street Historic District



Two other buildings were nominated, but one was eventually razed (Creamery – 312 S Park St) and one was declined by the owner (R.P. Perry House – 531 E Main St).



Image: Gerald C. Schroeder

5.4 National Register Questionnaires

Several properties were submitted to the Wisconsin Historical Society in 2011 with the goal of getting them listed on the National Register. The first step in the registration process is to submit a short questionnaire to the State to see if the building is eligible in the first place. Unfortunately, most of the buildings were deemed ineligible. For example, while Shooters Bar (former Badger Theater) was disqualified, it may still qualify for a historical marker commemorating John F. Kennedy's visit in 1960. Three other buildings from this list may still be eligible: The Church of God building (227 S. Park St), Sears house (190 Third St), and Lustron house (749 N. Walnut St).

Lustron House



Sears House



Church of God



5.5 Landmarks

A landmark is a structure or site that is important to the community based on its historical, architectural, archaeological, engineering, or cultural significance. It has similarities to the National or State Register but is a local government designation. Landmarking can be granted for sites that do not meet national or state guidelines, but are still significant to a local community who wishes to preserve it. Landmark status is recommended only for those properties that have the owner's approval since most future exterior alterations would need to be reviewed by the Historic Preservation Commission. In order for the Common Council to grant landmark status to a site, the City must be designated a Certified Local Government by the Wisconsin State Historical Society.

6.0 GOALS, POLICIES & IMPLEMENTATION

6.1 Historic Preservation Promotion & Education

Strategy/Goal Statement: Promote and educate about the historical and cultural items of Reedsburg through uniform signage and multiple media outlets.

CURRENT	FUTURE	NEXT STEPS
<ul style="list-style-type: none"> • Walking pamphlet available at Chamber • Booklet – monuments, murals, and markers – needs updating • Non-uniform signs 	<ul style="list-style-type: none"> • Beautify east side, such as landscaping • Railroad St with improved aesthetics • Beautify residential areas • Maintain style of architecture • Informational material available at Reedsburg parks • Increased local history knowledge 	<ul style="list-style-type: none"> • Achieve Certified Local Government status • Educate property owners on economic benefits of historic preservation of their buildings • Update pamphlets and booklets, include histories of buildings • Install informational plaques • Include historical information on kiosks; before and after photos • Install uniform signs / logos • Advertise historical aspects of Reedsburg • Promote murals and barn quilts • Eliminate billboards where in conflict with HP purposes • Promote and celebrate Preservation Week, held every May • Explore adding local history to school curriculum • Promote and encourage preservation of ‘newer’ historic buildings (those around 50 years old)



6.2 Downtown & Pioneer Log Village

Strategy/Goal Statement: Help preserve, maintain, and improve historic building designs through community cooperation, civic pride, and pride of ownership.

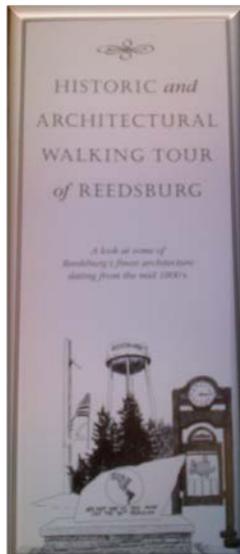
CURRENT	FUTURE	NEXT STEPS
<ul style="list-style-type: none"> • New street lights • Historic 200 block of Main St • Some blocked windows • “Newer” 100 block of Main St • Less aesthetic in the rear of buildings • Smoking tables • Flower pots • Woolen Mill Picker – needs new screws • Babb marker • City Park markers • Bicentennial monument 	<ul style="list-style-type: none"> • New Signs – Webb MS, German POW Camp, Creamery, Woolen Mill, etc • Open windows (removal of bricks) • Restored building facades • Well-maintained parking lots • ‘The Big Store’ marker • Kiosks containing historical information • No more obscuring trees; replaced with smaller varieties 	<ul style="list-style-type: none"> • Encourage/assist with opening of blocked windows and removal of newer facades • Update historical survey • Encourage uniform rear signage • Replace picker screws • Display Log Village books in Carnegie Library • Gather support of Log Village from City officials • Recruit more volunteers to work at Log Village • Keep weeds mowed around historical markers • Encourage design guidelines, including those for signs • Support uniform municipal signs • Support Reedsburg Tree Plan



6.3 Preservation Activities

Strategy/Goal Statement: Use various activities and events as a way to preserve local historical resources and increase historical awareness.

CURRENT	FUTURE	NEXT STEPS
<ul style="list-style-type: none"> • Worked on CLG designation • Conducted Tours of Homes • Advised property owners on historic building features and designs 	<ul style="list-style-type: none"> • Walking tours (self-guided) • Driving tours (self-guided) • Photo contests; match up photos • Building owner contest, such as researching all owners and activities of a particular building • National Preservation Month activities • Historical Museum, with items from the Log Village and personal collections 	<ul style="list-style-type: none"> • Apply for grant money under CLG • Add/Update information to website; FAQs, notable residents, etc. • Expand the National Register listings • Work with Chamber on offering prizes for contests • Rethink history tours: one for homes, one for medical, one for commercial, one for churches, etc, plus driving tours • Offer public presentations, re-enactments, and lectures; different locations, buildings, people • Establish fund raising efforts • Submit research articles to newspaper



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APPENDIX A

Preservation Recognition Award Winners

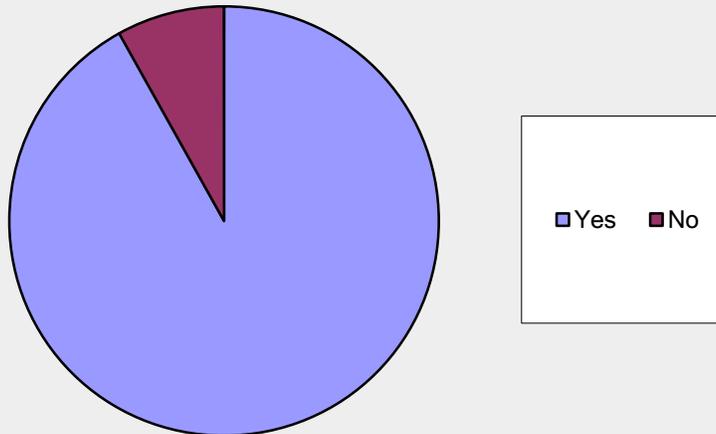
2001	Lyle & Barbara Duesterbeck Dale & Joyce Michel Dave & Barb Buss Kim Schulz (Roper Hotel)	548 East Main Street 148 Vine Street 600 Granite Avenue 125 Main Street
2002	Tom & Donna Hofmann Jeannine Mueller Donna Neuwirth Tom & Nancy Hanson DNR (Lenore Schroeder) Lynn Eberle, M & I Bank	211 North Park Street 526 North Park Street 26 Main Street Saving & Restoration of Depot/240 Railroad Street Saving & Restoration of Depot/240 Railroad Street Lending to Historic Properties
2003	Lou & Sarah Solone Jamie & Bonnie Naquin Dan & Michelle Beal Nick Ladopoulos (Progressive Designs) Jerry & Joanne Newman Scott & Glen Sullivan (Sullivan's Two)	E6801 Fawn Valley Drive 522 South Park Street 521 South Park Street 547 North Park Street, Senior Homes Main Street Plaza 81 West Main Street
2004	Tom & Lou Kohls Scott & Nicole Bruer Mike & Patricia Lill (House) Jim & Susan Van de Grift/Mike Alexander	321 North Park Street 700 East Main Street 120 West Main Street 143 South Walnut Street
2005	Michael & Patricia Lill (Church) Michael & Mary Robers Reedsburg U.S. Post Office Michael Baldocci & Pauline Colamatteo (Reps)	121 West Main Street 205 Railroad & 245 South Pine Street 215 North Walnut Street
2006	Larry & Kay Schroeder - Blue Heron Mike & Kari Walker – Roper City Hotel (Touchdown Tavern) Patrick Cleary (House)	46 E Main Street 125 E Main Street 524 Laurel Street

- 2007** Lenore Schroeder – The Depot/Chamber of Commerce 240 Railroad St
Zach Ziegler – Badger Theater -1924 326 E Main St.
Dave Kosak – Mackey Barn – 1857, Chimney & Stove Service 450 E Main St
Kari Goodman – Molly Moorehead (House) 300 North Walnut St
- 2012** Dave Cameron, Jan Aslaksen, & Richard Smith – Warehouse Row 146 Railroad St
- 2013** Larry & Kay Schroeder - Blue Heron 170 E Main Street
Dr. Thomas Hatch – Hatch Dental 208 N. Locust Street
Brenda & Mike Kozlowski – Brides N Belles 140 E. Main Street

APPENDIX B**Historic Preservation Survey Results****1. Do you believe Historic Preservation is a worthwhile goal?**

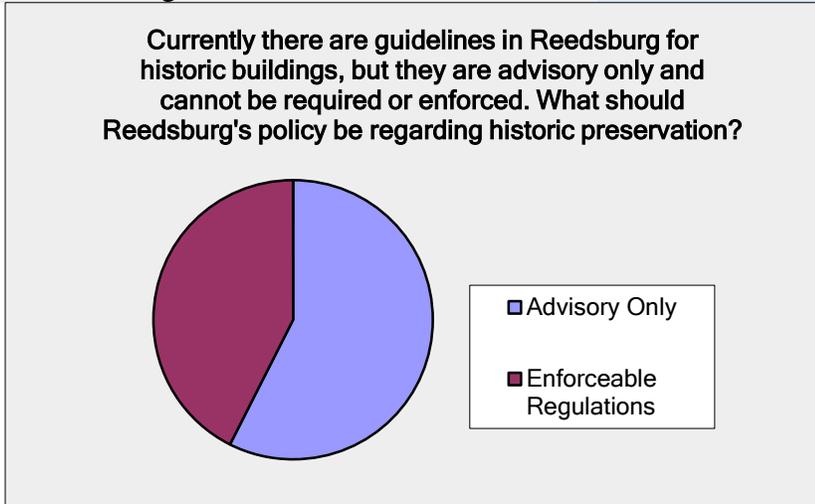
Answer Options	Response Percent	Response Count
Yes	91.9%	34
No	8.1%	3

Do you believe Historic Preservation is a worthwhile goal?



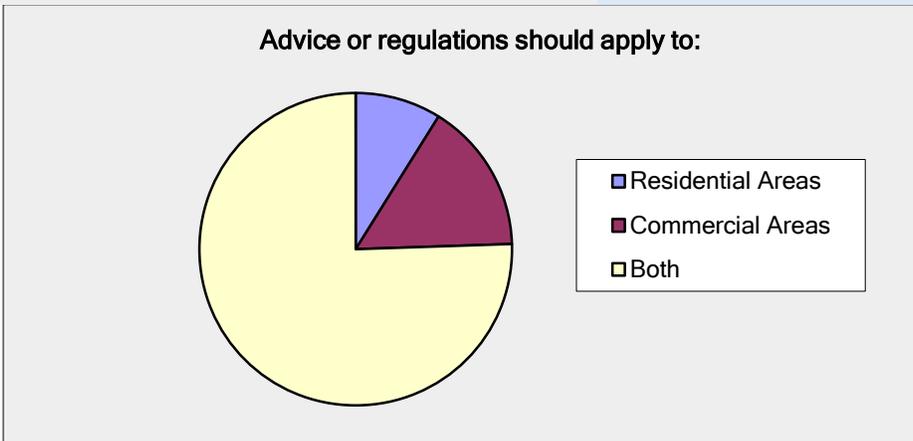
2. Currently there are guidelines in Reedsburg for historic buildings, but they are advisory only and cannot be required or enforced. What should Reedsburg's policy be regarding historic preservation?

Answer Options	Response Percent	Response Count
Advisory Only	56.3%	27
Enforceable Regulations	41.7%	20



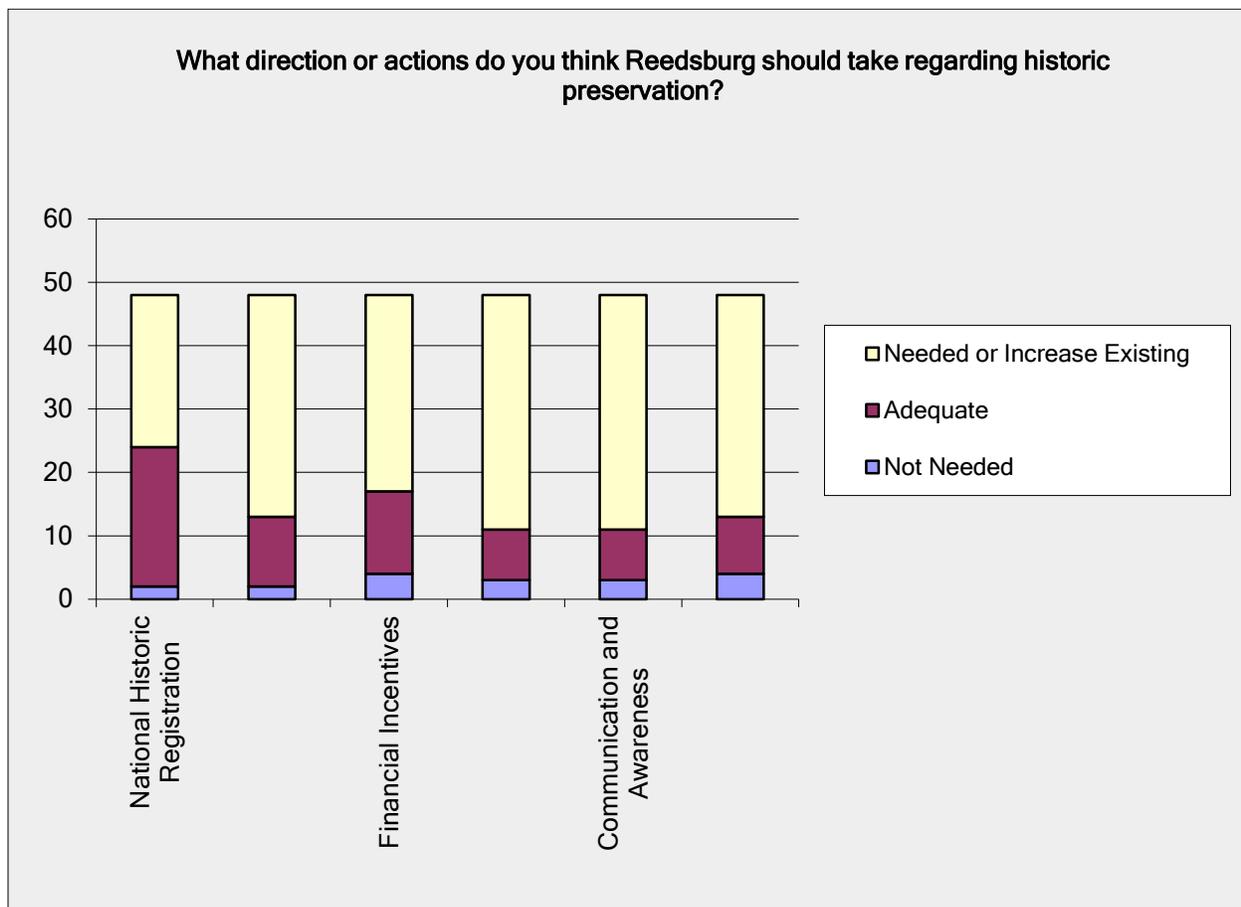
3. Advice or regulations should apply to:

Answer Options	Response Percent	Response Count
Residential Areas	8.9%	4
Commercial Areas	15.6%	7
Both	75.6%	34



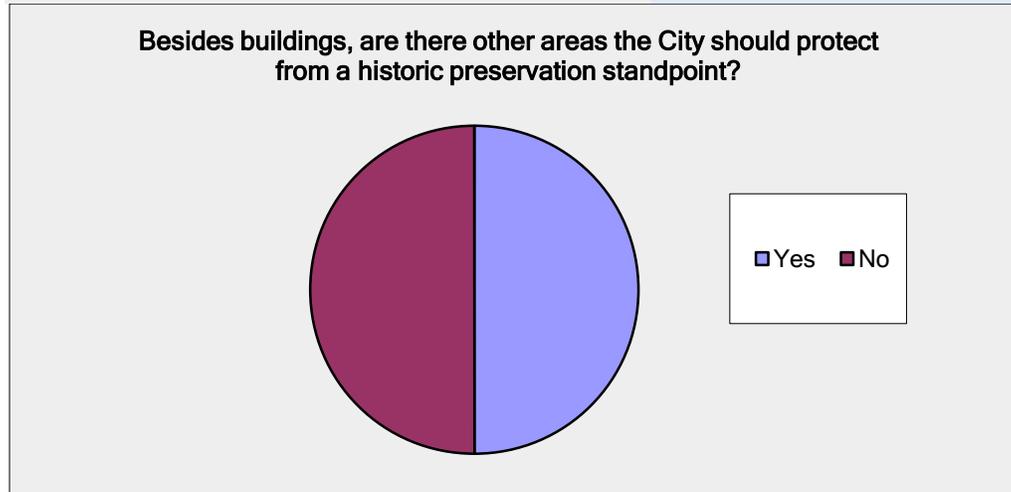
4. What direction or actions do you think Reedsburg should take regarding historic preservation?

Answer Options	Needed or Increase Existing	Adequate	Not Needed	Response Count
National Historic Registration	24	22	2	48
Local Historic Registration	35	11	2	48
Financial Incentives	31	13	4	48
Education	37	8	3	48
Communication and Awareness	37	8	3	48
Survey of Properties for Registration	35	9	4	48
Other (please specify)				2



5. Besides buildings, are there other areas the City should protect from a historic preservation standpoint?

Answer Options	Response Percent	Response Count
Yes	45.8%	22
No	45.8%	22



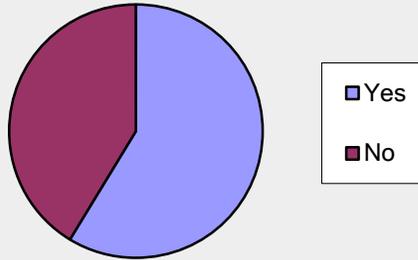
6. Please list any examples of other areas:

1. 400 Trail
2. River Trails
3. River Trails
4. parks
5. Babbs Creek Memorials Area embellish
6. Nature/River Area
7. Plenke's Pond / Webb Park
8. river are of woolen mill
9. river banks, make walkways along Baraboo?
10. Parks
11. Behind the theater
12. Flooded areas of 08, let us not forget!
13. parks
14. bicentennial monument area

7. Buildings that are at least 50 years old are eligible for the National Register. Should the City include these relatively newer buildings for possible registration?

Answer Options	Response Percent	Response Count
Yes	56.3%	27
No	39.6%	19

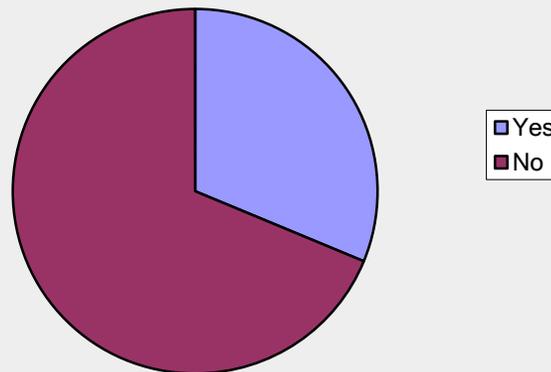
Buildings that are at least 50 years old are eligible for the National Register. Should the City include these relatively newer buildings for possible registration?



8. Are there buildings or areas in Reedsburg that are overlooked for historic registration?

Answer Options	Response Percent	Response Count
Yes	31.3%	15
No	68.8%	33

Are there buildings or areas in Reedsburg that are overlooked for historic registration?



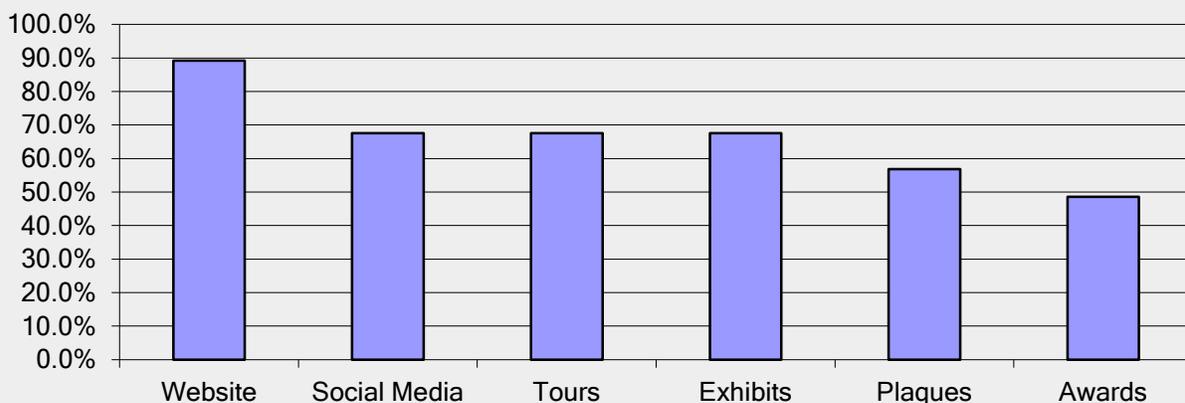
9. Please list any examples of overlooked buildings or areas:

1. Not sure
2. Not sure
3. Cannot think of any, but if there are, including 50 yr old ones they should be preserved
4. City Hall
5. I put No, but really not sure.
6. churches
7. Not sure what is already on this list, so didn't know how to answer this one.
8. maybe, last look did a good job. Expanding eligible would require a new look.

10. How should the City inform the public about historic preservation projects and programs?

Answer Options	Response Percent	Response Count
Website	89.2%	33
Social Media	67.6%	25
Tours	67.6%	25
Exhibits	67.6%	25
Plaques	56.8%	21
Awards	48.6%	18
Other (please specify)		3

How should the City inform the public about historic preservation projects and programs?



1. All the above - and make it regular, sustained
2. Have Brian Duvalle dress up in period costumes and do historical reenactments depicting the original use of each building.
3. newspaper, posters, public gatherings