



CITY OF LA CROSSE HERITAGE PRESERVATION COMMISSION

Historic Landmark Nomination Form

1. What is the historic name of the Landmark or Landmark District?

MAIP RITE Cafe

2. What is the current name of the Landmark or Landmark District?(If applicable)

3. Property Address: 1121 CALEDONIA ST

4. OWNERSHIP

- a. Owner(s): WEST COAST Development LLC
- b. Street: 3152 SO 33rd ST
- c. City, State, Zip Code: LACROSSE WI 54601 Phone: (608) 317-9292
- d. Email: VANAEYSTYN.JOE@gmail.com Parcel ID#: 17-10003-050

5. NOMINATED BY (If different):

- a. Name: JOE VAN AELSTYN
- b. Street: 3152 SO 33rd ST
- c. City, State, Zip Code: LACROSSE WI 54601 Phone: (608) 317-9292
- d. Email: VANAEYSTYN.JOE@gmail.com

6. CLASSIFICATION AND USE (Check all that apply):

Proposed Designation (choose one)

- ☐ Landmark District
- ☒ Landmark

If it is a Landmark, choose a category (definitions can be found on the instructions page)

- ☒ Historic Structure ☐ Historic Site ☐ Historic Object

Present Use

- | | | | |
|---|---|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Industrial | <input type="checkbox"/> Religious | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Military | <input type="checkbox"/> Scientific | <input type="checkbox"/> Educational | <input type="checkbox"/> Museum |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Entertainment | <input type="checkbox"/> Park | <input type="checkbox"/> Government |
| <input type="checkbox"/> Private Residence(s) | <input checked="" type="checkbox"/> Other | | |

Condition:

☐ Excellent ☐ Deteriorated
☐ Good ☐ Ruins
☐ Fair ☒ Other

Has the property been nominated previously? ☐ Yes ☒ No

When? _____

What was the outcome? _____

Is the proposed Landmark or District on the National Register? ☐ Yes ☒ No

When? _____

7. SIGNIFICANCE:

Section 20.90 of the *Municipal Code of Ordinances* lists 4 criteria that a district, site, structure or object may be designated under.

Please check one or more of the listed criteria that apply to this Property:

☐ Associated with events or person(s) who have made a significant contribution to the history, heritage, or culture of the City of La Crosse, the County of La Crosse, the State of Wisconsin, or the United States.

☒ It embodies the distinguishing characteristics of an architectural type or specimen, inherently valuable for a study of a period, style or method of construction or of indigenous material or craftsmanship.

☐ It is representative of the notable work of a master builder, designer or architect whose individual work is significant in the development of the City of La Crosse, the County of La Crosse, the State of Wisconsin, or the United States.

☒ It exemplifies or reflects the broad cultural, political, economic or social history of the nation, state, or community.

8. HISTORIC OVERVIEW/ANALYSIS (See attached instructions for analysis outline):

Please attach the analysis as a separate document containing the following sections:

A. Existing Physical Description

- a. Write a physical description of the nominated property or district in its current state.
- b. If it has been altered over time, indicate the date(s) and nature of the alterations.
- c. Include additional information as applicable.

B. Narrative History

- a. Provide a complete narrative history of the district, structure, site, or object.
- b. If known, include the year it was built, the architecture style, and the name of the architect or builder.
- c. Include references to source material that are listed in the bibliography.

C. Additional Information

- a. Include any additional information that helps support the claim of criteria (Section 7) made in this document; or is otherwise deemed useful for the purposes of evaluation.

D. Bibliography

- a. Include a list of all sources consulted.
- b. Include copies of relevant source materials with the nomination form.

9. PHOTOGRAPHS:

Include photos, as applicable, of the nominated district, structure, site, or object as follows:

A. Current photographs


- a. Exterior photographs are required.
- b. Interior photographs if available and relevant to its historic significance.


B. Historic photographs

- a. Interior and exterior if available.

Each photograph must be labeled with the street address of the building(s) and the month and year the photograph was taken.

Designation of property will require affixing a plaque to said property and that the plaque will be the sole property of the City of La Crosse. Signature of the property owner assures the Heritage Preservation Commission that designation and installation of a plaque are supported.


Signature of Property Owner *managing member* 04-05-18
Date


Signature of Nominator 4-5-18
Date

When completed, submit application to the City of La Crosse Planning Department, 400 La Crosse Street, La Crosse WI.

PLEASE NOTE: It is the responsibility of the nominator to provide the Heritage Preservation Commission and its Staff with information sufficient to fairly evaluate the nomination. **Incomplete nomination forms will not be accepted. A fee, in the amount stated in the Schedule of Fees and Licenses table in Section 25.01 of the Municipal Code, must be included.**

1121 Caledonia St., La Crosse, WI

Maid - Rite Cafe

The Subject Property is a 1 ½ story wood frame building, with a crawl space on a stone foundation built in 1881 by the owner, a professional carpenter, Peter Walvick. The exterior siding is metal and has been since 1906, when it was shown as "iron clad". The roof is roll roofing, there is 200 amp electrical service, heat is provide by a natural gas fired hot water boiler, with radiators and sensor controlled fans.

The first floor contains 2 bathrooms, a large front room, an adjoining smaller room on the North side that was a commercial kitchen and a utility room to the West ;containing the boiler and hot water heater. There is a wide hallway used for storage on the South side and a rear exit. The second floor contains an apartment that has been unused since 1965.

The lot slopes down from the Western alley to the Street. There are no out buildings. The lot is 25 feet wide by 113 +/- The street frontage is level. There is zero front set back from the sidewalk. This is consistent with the other commercial and religious buildings on Caledonia Street. Residential buildings are set back 10 to 20 feet. The Legal description is the North ½ of Lot 8 Block 8, Plat of North La Crosse.

The architectural style is referred to as "Boomtown" which is frequently characterized by a flat, square facade camouflaging a gable roof, frequently the windows of the second floor are visible from the front. There are no second floor windows on the front of the subject. The square front is similar to old west structures. The entrance is recessed about 4 feet from the front and is on the South front. The Front has two large picture windows with 1930's face brick below. Above the width of the windows there is red painted plywood covering and protecting a rather ornate green tinted , leaded bubble glass about 2 feet high by 20 feet wide.

The visual character is currently quite plain, removal of the plywood and replacing the brick to an age appropriate style, will restore the visual impact.

Caledonia Street is a two way collector with parking on both sides of the street. There are sidewalks on both sides of the street.

The neighborhood is a mix of commercial, religious and residential.

The topography slopes from the alley to the front sidewalk. The Street frontage is level.

The Subject is located in the first platted development on the North side, when North La Crosse was a stand alone city. The plat was signed by the developers, Gillette, Rublee and Cameron on June 13th 1856 and was recorded June 21st 1856. The property was annexed to La Crosse in 1871.

The subject lot was first purchased by Mary F. Judge on January 1st 1858 as part of a package of 8 lots at a price of \$1,000 or \$125 per lot.

In 1875 the lot was purchased for \$125 by Even Evensen. In 1879 he split the lot into two equal parcels, he retained the South ½ (1115 Caledonia) and sold the North ½ (1117, 1119, 1121 Caledonia) to Peter Walvick for \$110. Walvick was a professional carpenter and he constructed the main portion of the building and occupied it in 1881, the first year it appears on the tax rolls. By 1885 Mr. Evensen's South ½ was assessed at 660 and the subject at \$310.

In 1911 the subject was purchased by the Kinder family. Henry C.J. Kinder was a barber, and Henry C. operated a bicycle repair shop. It remained in that use until 1939, when Ellef Ellefson introduced the property to food and it became a confectionary.

In 1943 Margaret Benton established a restaurant at the location. In 1945 Francis and Dorothy Parr named the business the Caledonia Street Cafe.

In 1948 it became the Maid-Rite.

The Subject property is not notable for fame. It is significant in that the simple style and construction presented a multi use platform for commerce at the end of the 1800's that it is still viable today, if it can be saved. This structure should provide future generations with evidence that not all retail is Walmart.

Thanks to Murphy Library, City Library archives, and the County Register of Deeds. For source material.