



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda

Heritage Preservation Commission

Thursday, May 25, 2023

6:00 PM

Council Chambers- Grandad Room 400 La
Crosse St

Members of the public may participate in the meeting in the following ways:

View Virtually and Speak:

Join Zoom Meeting

<https://cityoflacrosse-org.zoom.us/j/84101189486?pwd=bFhXeHBwdWR3YkhOcmpzWWYrTjRvQT09>

Meeting ID: 841 0118 9486

Passcode: 810151

Phone Only

1 312 626 6799

Or you may attend in person at City Hall located at 400 La Crosse Street. Members of the public who would like to provide written comments on any agenda may do so by emailing acklint@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512

Call to Order

Roll Call

Approval of Minutes

1. Approval of the April 27, 2023 Meeting Minutes.

Notices and Discussions

Agenda Items:

2. [23-0618](#) Nomination of Abraham Lincoln Junior High School (Lincoln Middle School), located at 510 9th Street S, to designated as a Local Historic Landmark. (Main/Original Building)

Attachments: [Nomination](#)

3. [23-0483](#) 2023 Most Endangered Buildings List/Project.

Attachments: [Endangered-2023 final.pdf](#)

[Endangered-2023-v1.pdf](#)

[HPC_Most-Endangered-Historic-Properties-2023_Slides_Laura_Suggestions.p](#)

[Stokke_Station_1933-34_Merman_BluePrint-Drawings_WHS_ARC_La-Crosse-](#)

[Stokke_Station_1933-34_Merman_BluePrint-Drawings_WHS_ARC_La-Crosse-](#)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Heritage Preservation Commission Members

CM Mackenzie Mindel, David Riel, Laura Godden, John Satory, Greg Clark, Natalie Heneghan, Eric Garland



City of La Crosse, Wisconsin

City Hall
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Text File

File Number: 23-0618

Agenda Date:

Version: 1

Status: Agenda Ready

In Control: Heritage Preservation Commission

File Type: Application

Agenda Number: 2.



CITY OF LA CROSSE HERITAGE PRESERVATION COMMISSION

Historic Landmark Nomination Form

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

Abraham Lincoln Junior High School- (Nomination of Main/Original Building only)

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

Lincoln Middle School

3. Property Address: 510 9th Street South, La Crosse, WI 54601

4. OWNERSHIP

- a. Owner(s): School District of La Crosse
- b. Street: 807 East Ave S
- c. City, State, Zip Code: La Crosse, WI 54601 Phone: (____)____ - _____
- d. Email: _____ Parcel ID#: _____

5. NOMINATED BY (If different):

- a. Name: Washburn Neighborhood Association
- b. Street: PO Box 1422
- c. City, State, Zip Code: La Crosse, WI 54601 Phone: (____)____ - _____
- d. Email: WashburnNeighborhood@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 checked="" 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 type="checkbox"/> Other _____ | | | |

Condition:

- Excellent Deteriorated
 Good Ruins
 Fair Other Status unknown

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

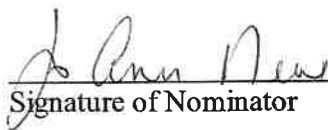
- a. Interior and exterior if available.

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

Date



Signature of Nominator



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.**



Architect: Otto Merman

Otto Merman (1890-1935) was born in La Crosse and received training in building design in his late teen years working in the office of Parkinson and Dockendorff from 1907 to 1910. He moved to Minneapolis for a short time and then returned to La Crosse. He joined Percy Bentley as a draftsman in 1912 and worked with Bentley off and on in the Twin Cities and La Crosse until Bentley’s permanent departure from La Crosse around 1920. Merman assumed the practice and began specializing in public buildings, particularly schools. In 1922 he associated with Herman Skogstads and Alfred Widman for the rest of his career. Over the course of his career, his architectural style shaped the look of La Crosse with many structures in this City. Unfortunately, not all have survived. Otto Merman died at age 45 in June, 1935.

Following are all the known designs by Otto Merman and the dates of the design. Construction occurred in the same year or in some within a year or two. All the structures dated 1924, 1925, 1926, and 1928 are Merman and Skogstad designs.

Residences

- (1) Dan McMillan House, 1222 Cass St. (1914)
- (2) Frank Schwalbe, Jr. House, 1420 Madison St. (1914)
- (3) P. M. Gelatt House, 1212 Cass St. (1918)
- (4) Albert Arenz House, 2501 Cass St. (1918)
- (5) Frank Dietz House, 126 N. 11th St. (1921)
- (6) Ed Schwalbe House, 217 S. 17th St. (1920)
- (7) Frank Schwalbe House, 223 S. 1 7th St. (1920)
- (8) Charles Callaway House, 121 S. 17th St. (1921)

- (9) Ben Ott House, 241 S. 17th St. (1921)
- (10) Art Bruha House, 215 N. 15th St. (1921)
- (11) Emil Erickson House, 232 S. 17th Pl. (1922)
- (12) Fred Miller House, 353 S. 20th St. (1922)
- (13) George Schultz House, 1021 S. 4th St. (1922)
- (14) William Walker House, 503 S. 16th St. (1922)
- (15) Olaf Skaar House, 135 S. 16th St. (1922)
- (16) Carl Rau House, 1 73 3 Cameron Ave. (1923)
- (17) H. W. Skogstad House, 2145 King St. (1924)
- (18) Will Ott House, 121 Losey Blvd. (1924)
- (19) John Bayer House, 112 7 Cass St. (1925)
- (20) John G. Felton House, 2607 Cass St. (1927)
- (21) Frank Schwalbe House, 115 S. 17th St. (1925)
- (22) Dr. Gunnar Gundersen House, 1504 King St. (1927)
- (23) W. A. Kroner House, 131 Losey Blvd. (1927)
- (24) Leighton Oyen House, 120 N. 24th St. (1928)
- (25) Norman Meir House, 1820 Cass St. (1929)
- (26) Dr. James A. Evans House, 600 S. 28th St.
(moved from 105 Losey Blvd. S.) (1928)
- (27) Alonzo Sisson House, 211 N. 16th St. (1922)
- (28) A. W. Lange House, 727 S. 4th St. (1923)

Commercial, Religious, School and Other Structures:

- (1) Grandview Hospital Addition, 1707 Main St. (1919 & 1925)
- (2) Hogan School, 807 East Ave. S. (1920)
- (3) La Crosse Lutheran Hospital Nurses Home,
1910 South Avenue (1923)
- (4) La Crosse Vocational School, 304 N. 6th St. (1923)
- (5) Lincoln School, 510 S. 9th St. (1924)
- (6) North Branch School (Roosevelt) 1307 Hayes St (1923)
- (7) Lutheran Hospital Addition, 1836 South Ave. (1924)
- (8) Bath House, Pettibone Island (1925)
- (9) English Lutheran Church, 1601 Cass St. (1924)
- (10) Avalon Ballroom, 206 Copeland Avenue. (1927)
- (11) St. John the Baptist School, 818 St. James St. (1928)
- (12) Trane Company Building, 2313 S. 16th St. (1930)
- (13) Monkey Island & Zoo Building, Myrick Park (1929)
- (14) Roosevelt School Addition, 1307 Hayes St. (1931)
- (15) Salzer Flower Shop, 618 Main St.
(moved to 1803 King St.) (1933)
- (16) Washburn School, 102 N. 8th St. (attributed) (1921)
- (17) Bill Zurn Bar, 324 S. 4th St. (1933)
- (18) La Crosse Public Library, 1552 Kane St. (1934)
(constructed posthumously: 1942)

LINCOLN/SOTA II/COULEE MONTESSORI

Date Built: 1923

Date of Addition(s): 1959, 1973, 1991, 1997, 2011 (HVAC), 2014 (Secure Entry)

Overall Site Size: 2.1 Acres

Building: Size: 91,884 square feet

Pupil Capacity: 500 Students

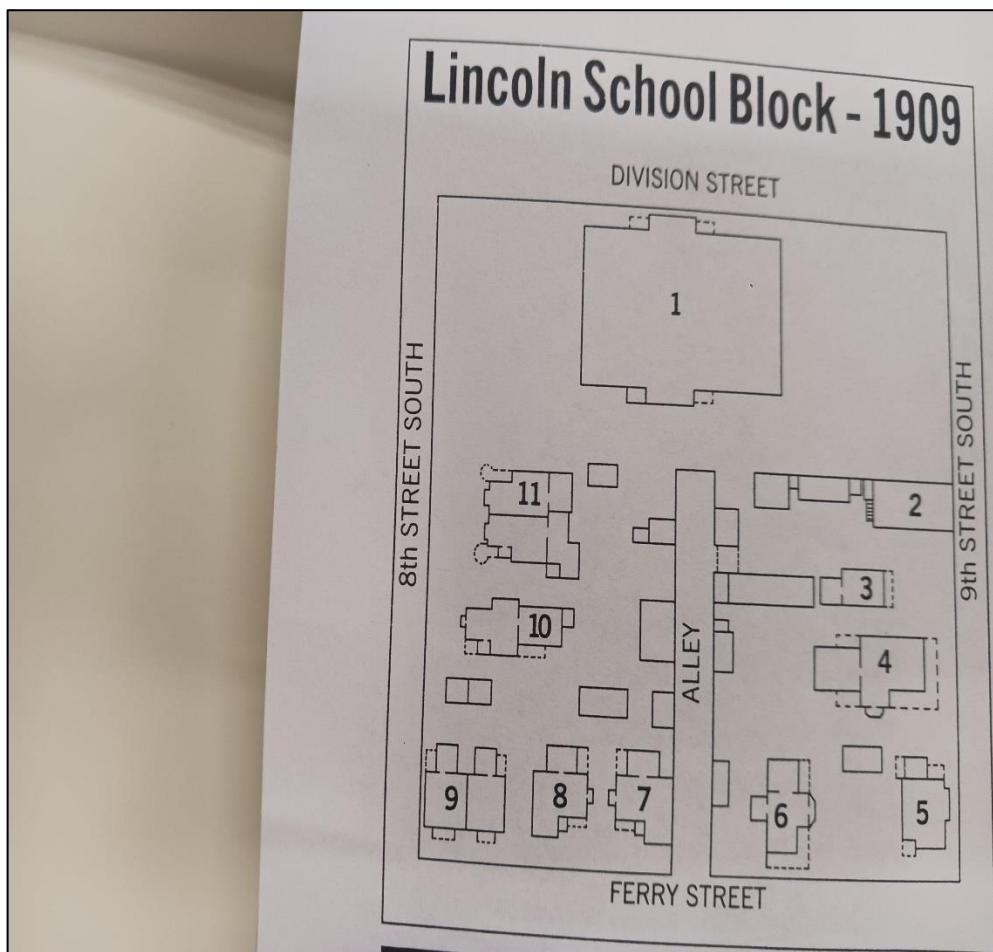
REFERENCE MATERIAL AND SOURCES:

The below information has been provided by the La Crosse Public Library – Main Branch – Archives Department through various publications including the Report of Public Schools of La Crosse, WI for the years 1923-'24 1924-'25, The Triennial Report of the Superintendent of Schools, dated 1956-1958, a thesis submitted by Williard William Hanson in partial fulfillment of the requirements for the degree to Master of Arts, in the College of Education in the Graduate College of the State University of Iowa, dated February, 1951, City of La Crosse, Wisconsin Architectural and Historical Intensive Survey Report dated July, 1996, and various Tribune articles.

NARRATIVE HISTORY

Pre-Otto Merman structure:

This site has been the home to a school since 1854. At that time, the block included not only a school, but 11 residences, reflecting a representation of the working-class population.



514 S. 9th – 2-story brick with meat market on 1st store and residence of John Matiak family above.

516 S. 9th – 1-story home to Henry Matiak, bottler at the Michel Brewery

520 S. 9th – 2-story home to Isaac Rosenberg, a traveling salesman

829 Ferry St – 2-story home to Joseph Leinfelder, co-owner of a sheet metal shop at 305 S. 3rd. St.

819 Ferry St – 2-story home to Charles Pavek, cigar maker at Dengler Cigar Tobacco Co, 129 N 3rd St.

813 Ferry St – 1 ½ Story home of Miss Zara Petterson who operated a dressmaking business there

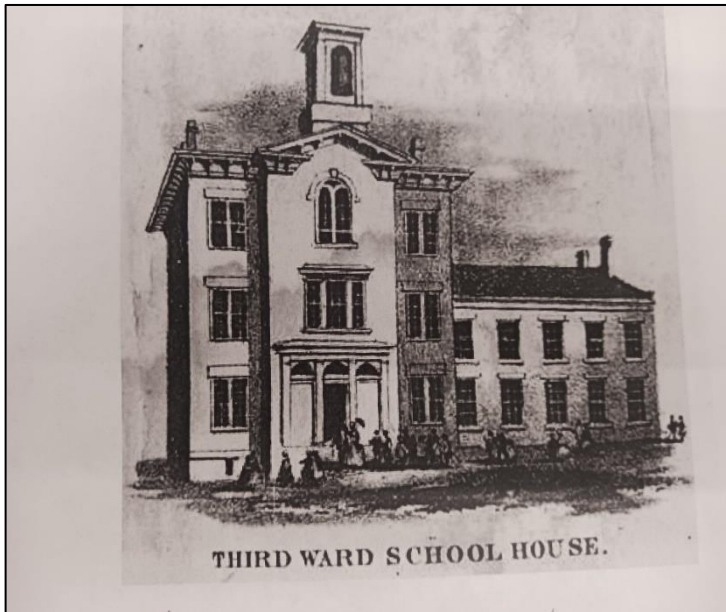
809 Ferry St - 1 ½ story home of Margaret McNamara and Miss Jacobia Engen, a seamstress

801-803 Ferry St – 2-story home to Mrs. Mary Reichert, widow and Frank Herlitzke, Post Office Janitor.

519 S. 8th – 1 ½ story home to Anton Anderson, electrician for La Crosse Gas and Electric Company

511-515 S 8th – 2-story duplex home to George Olson, porter at the Stoddard Hotel and Harry Taggart, secretary of Merchants Protective Association.

At that time, a 2-story brick building was constructed on the southeast corner of 8th and Division, called the First District School.

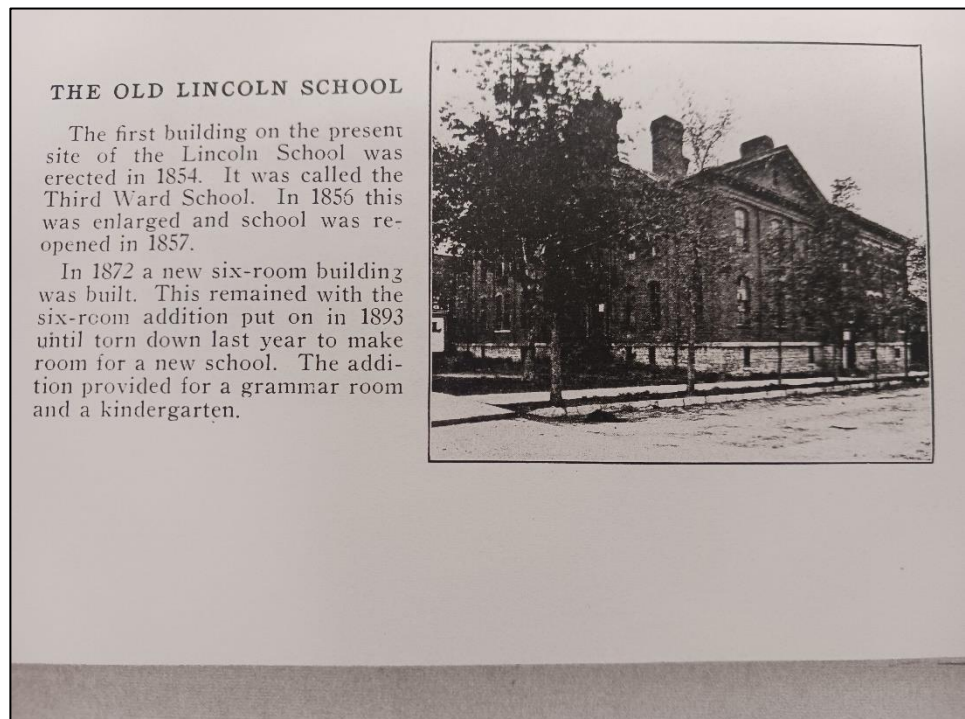


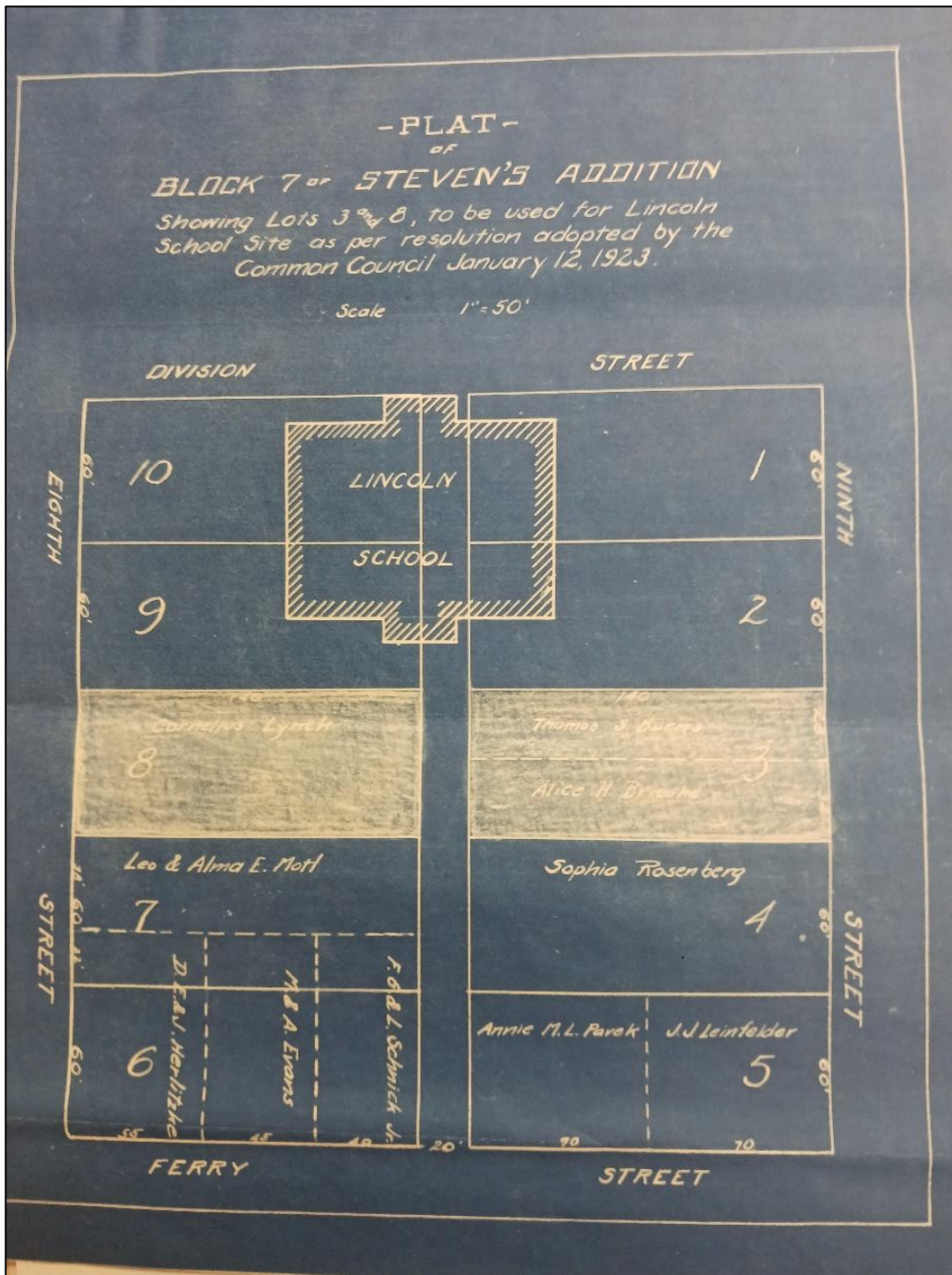
In 1856 it was enlarged and in 1857 the name was changed to Third Ward School. Because of poor construction, in 1872 that structure was razed and rebuilt into a 6-class structure.

In 1874 there was considerable storm damage requiring extensive renovation, and in 1893 an additional 6-room was added, allowing for a grammar room and a kindergarten.

In 1909 the name was changed to Lincoln School, named after President Abraham Lincoln. Although the name on the front states Abraham Lincoln School, it was and has continued to be referred to as just Lincoln.

In 1922 that structure was razed and in 1924 a new School was built. The school was dedicated on Tuesday, December 9, 1924, with Superintendent of Schools B.E. McCormick and Mayor J. J. Verchota conducting the ceremony.

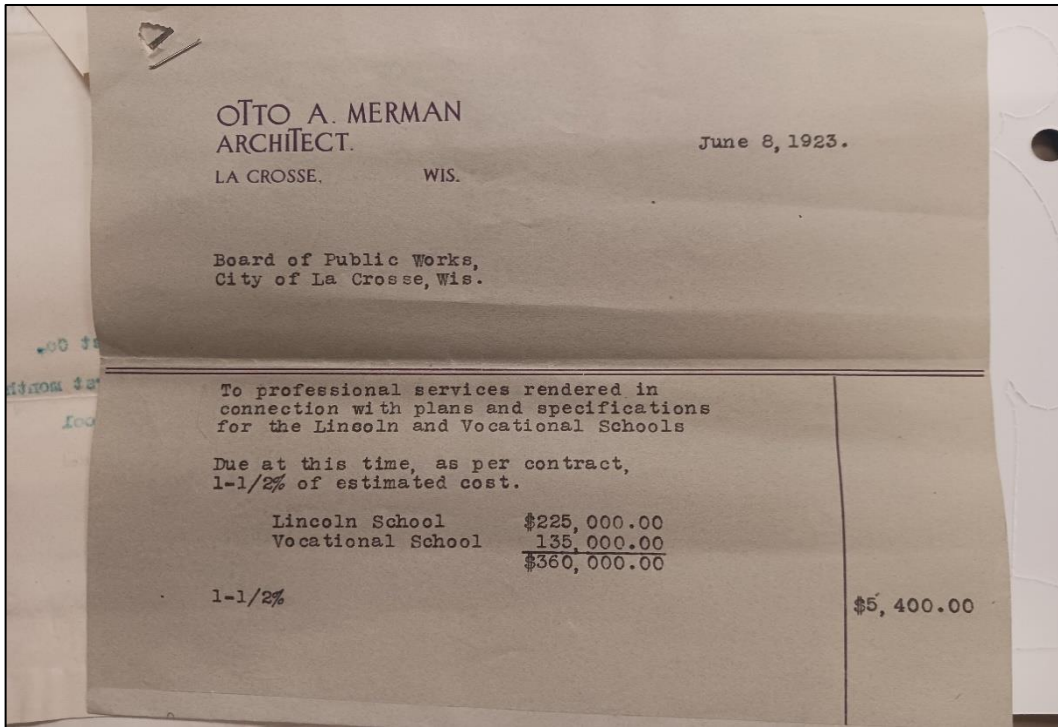




Designed by architect Otto Merman and built by the Grahn & Barthurst Construction of Minneapolis, the structure was touted as one of the best examples of Neo-classical school architecture. The new simplicity and flat surfaces associated with the 20th century historic styles, Lincoln School has a classical ornamented stepped back façade and rusticated base.

The trend toward control and the search for clarity in architecture began in the 1880's in America, reaching La Crosse in the 1890's. The return to

classical design was initiated on the East Coast while Chicago and the Midwest were strongholds of Richardsonian architecture as evidenced by the influence apparent in La Crosse architecture of the period. However, under the push for Neo-classicism fueled by the Columbian Exposition in 1893, the Richardsonian Romanesque gave way to the Neo-classicism of the "City Beautiful Movement" even in the Midwest and in La Crosse. Relying on Greek models rather than Roman, the Neo-classical Revival of 1900-1920 was best applied to the design of monumentally-scaled public buildings such as banks, schools, and civic buildings.

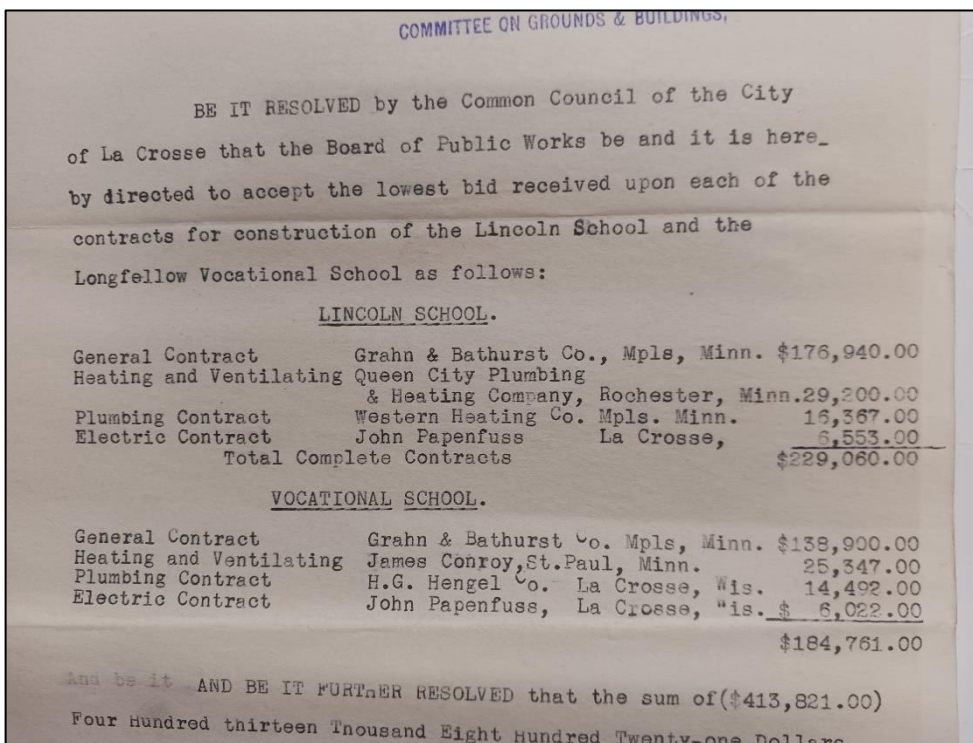


Public records show Otto Merman invoiced the Board of Public Works for \$225,000.00, requesting an advance of 1 1/2% for services.

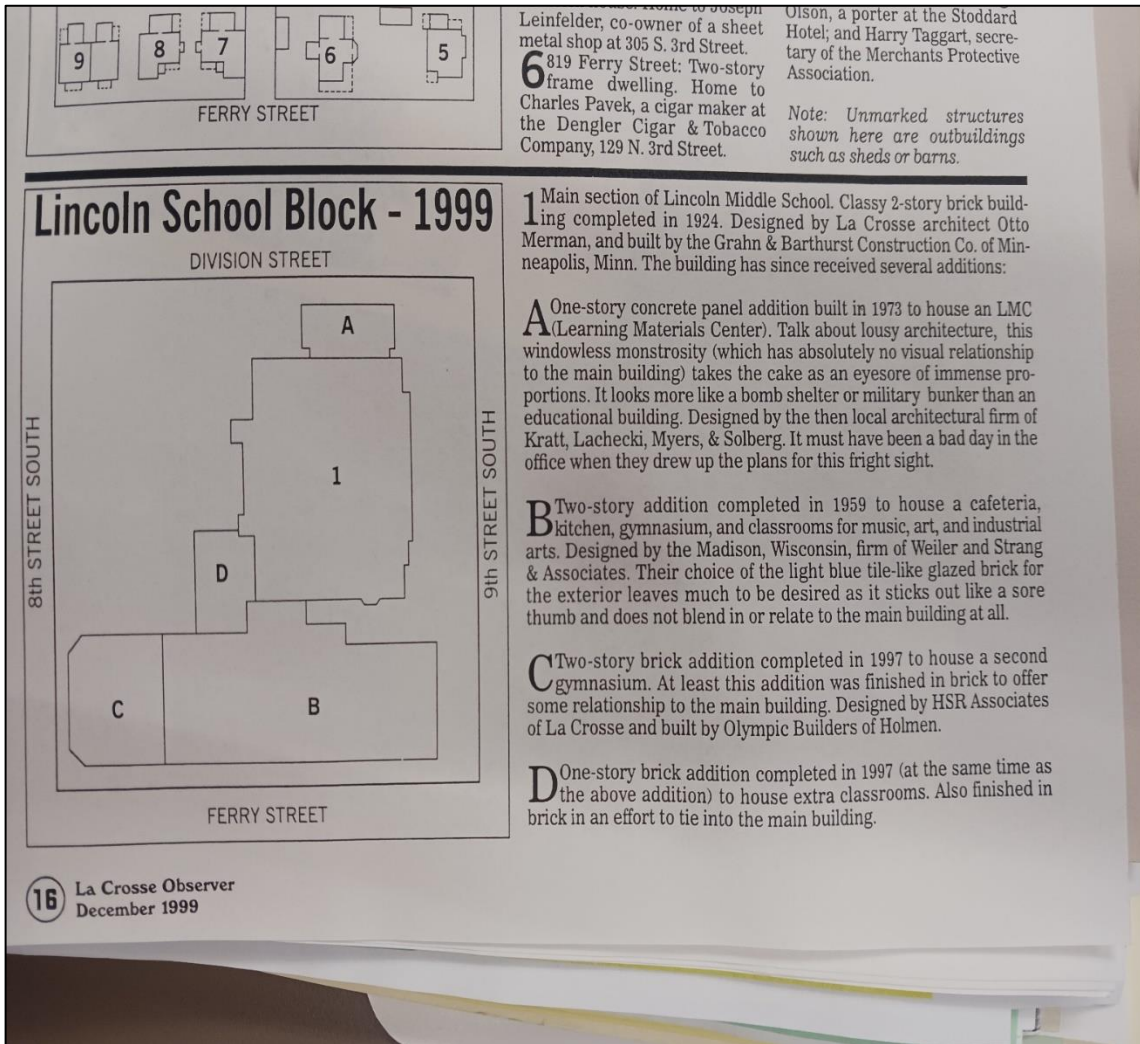
Over the course of years, from 1959 to 2014, a variety of additions were added, reflecting the needs of a growing student body, change in educational needs, and other improvements. Unfortunately, none of the architects involved attempted to continue or compliment the design of the original architect. Although each addition provided functionality, the strong influence of the original Otto Merman design continues to dominate when viewing the structure.

Needing extensive repairs, a resolution to voters in 1983 showed that district residents overwhelming opposed the closing of Lincoln. Therefore, a renovation project to modernize the 61-year-old building was proposed in the 1984-1985 capital budget. The \$737,000 first-phase renovation included an est.

\$404,000 in general construction work, replacement of windows, tuckpointing and repair of exterior walls, new doors, and an acoustical ceiling for the 1923 wing of the building and new acoustical ceilings for the 1954. New kitchens for the home economics department, new fluorescent lights in the entire building, lock room improvements and new auditorium and stage lights were included in the renovation.



Below is a list of additions and the less-than-flattering comments noted in the December 1999 edition of the La Crosse Observer



1 – Main (original) section

A – 1973 one-story concrete added the LMC (Learning Materials Center) designed by local architectural firm of Kratt, Lachecki, Myers and Solberg.

B – 1959 two-story housing a 1st floor cafeteria, kitchen, gymnasium with 2nd floor classrooms for music, art, and industrial arts. Designed by the Madison firm of Weiler and Strang & Associates

C – 1997 two-story addition for a second gymnasium. Designed by HRS Associates of La Crosse and built by Olympic Builders in Holmen

D – 1997 one-story brick addition to house extra classrooms. The only construction attempting to reflect the original structure by using brick.

LMC:



1st Gym, 1st floor cafeteria and 2nd floor art and industrial art classrooms viewed from 9th St.



2nd Gym view from the corner of 8th and Ferry.



Rear view from 8th Street showing the final 1-story brick addition.





City of La Crosse, Wisconsin

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Text File

File Number: 23-0483

Agenda Date: 4/27/2023

Version: 1

Status: Agenda Ready

In Control: Heritage Preservation Commission

File Type: General Item

Agenda Number: 3.

La Crosse Heritage Preservation Commission

10 Most Endangered Historic Properties 2023



William Zurn Beverage/Stokke Oil Service Station 324 4th Street S.

Historic Overview

Today's Glory Days Sports Pub encompasses two historic buildings: William Zurn Beverage (brick section overlooking 4th Street) and Stokke Oil Service Station (longer section facing King Street).

Stokke Oil Service Station was designed by La Crosse architect *Otto Merman*.

These Art Deco influenced buildings were both built ca. 1934 and were combined in approximately 1999.



Ca. 1977. Source: Wisconsin Historical Society.

William Zurn Beverage/Stokke Oil Service Station 324 4th Street S.

Why It's Endangered

Building suffered damage related to a catastrophic fire and subsequent collapse of the neighboring Mueller building in April 2022.

Issued a “Rehabilitate or Raze and Remove” order.

Why It's Worth Saving

Designed in part by prominent La Crosse architect *Otto Merman*.

Unique buildings, contain “Wall of Fame” signed by Green Bay Packers, beloved by local sports fans.

Eligible for La Crosse Local Historic Landmark designation.



2023. Source: David Riel.

La Crosse School District Buildings (Hogan and Lincoln Schools)



Hogan School, ca. 1920 (left). Lincoln School, 1924 (right). Source: UWL Murphy Library Special Collections/ARC.

Historic Overview

Architect ***Otto Merman*** designed the Hogan School in 1920 and Lincoln School in 1924. They're both well-preserved examples of school buildings designed in the Neoclassical/Beaux Arts style.

Both eligible for La Crosse Local Historic Landmark designation and National Register of Historic Places.

La Crosse School District Buildings (Hogan and Lincoln Schools)

Why They're Endangered

La Crosse School District plans to close these buildings as part of a city-wide consolidation.

Both buildings are 98+ years old and have experienced deferred maintenance.

Why They're Worth Saving

Best remaining examples of Neoclassical/Beaux Arts style school buildings in La Crosse.

Similar to the former Roosevelt School, these buildings could be converted into apartments and provide much needed housing.



2023. Source: David Riel.

600 Block of 4th Street S. (J.P. Koller Building and John Halverson House)

Historic Overview

J.P. Koller Building (Grocery & Saloon), built ca. 1898.

John P. Koller moved to La Crosse in 1867 (at age 4). Became a businessman and Alderman for the 13th Ward.

John Halverson House, built ca. 1891.

John Halverson was born in 1825. A superintendent with Mons Anderson & Son Co., he worked there from at least 1866 until about 1897.



J.P. Koller Building (Left). John Halverson House (Right).
Ca. 1977. Source: Wisconsin Historical Society.

600 Block of 4th Street S. (J.P. Koller Building and John Halverson House)

Why It's Endangered

The only historic buildings remaining on the entire 600 block of 4th Street. Both buildings in danger of redevelopment.

Why It's Worth Saving

Both are unique examples of Victorian architecture, both eligible for La Crosse Local Historic Landmark designation.

J. P. Koller Building still displays original advertising “ghost sign”, ornamental brickwork and other historic features.

John Halverson House is a rare example of a residential home remaining downtown.



Ca. 2012. Source: Google Maps.

Rublee-Washburn House

612 Ferry Street

Historic Overview

Italianate style, built ca. 1856.

First owner: ***Francis M. Rublee.***

La Crosse County Treasurer, started first sawmill, the La Crosse Lumber Co.

Second owner: ***Cadwallader C. Washburn.***

Major-General in the Civil War, organized the 2nd Wisconsin Cavalry Regiment.

Served as US Congressman for five terms, Wisconsin Governor, on UW Board of Regents.

Founded flour mill in Minneapolis which later became the General Mills Co.



Ca. 1890. Source: UWL Murphy Library Special Collections/ARC.

Rublee-Washburn House

612 Ferry Street

Why It's Endangered

Damage to various historic elements.
Requires maintenance, falling into disrepair.
Facing neighborhood redevelopment.

Why It's Worth Saving

Considered first architect-designed home in the city, unlike anything else at the time.
Built when only five families lived in La Crosse.
Rublee and **Washburn** were both prominent early citizens of La Crosse.



Ca. 2009. Source: Wisconsin Historical Society.

MacMillan Apartments 709 and 711-713 Cass Street

Historic Overview

Neoclassical influence, strong examples of period apartment design.

Built by La Crosse-born architect **Andrew Roth** between 1912 - 1915.

Distinctive two-story front porches with capped, brick piers.

Owned by **Daniel G. MacMillan**, a prominent businessman, industrialist, and civic leader in La Crosse history.



Ca. 1985. Source: UWL Murphy Library Special Collections/ARC.

MacMillan Apartments

709 and 711-713 Cass Street

Why It's Endangered

Encroachment by expanding road and high-traffic roundabout. Facing significant neighborhood redevelopment.

In need of maintenance/restoration.

Why It's Worth Saving

Noteworthy historic apartment design in a pronounced location.

Designed by a skilled local architect.

Potentially eligible for National Register of Historic Places designation and Historic Tax Credits for restoration.



Ca. 2019. Source: Google Maps.

W. C. Will House

503 Caledonia Street

Historic Overview

Queen Anne style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Rare example of a Queen Anne built with red brick in North La Crosse.

Gable roofed, two-story house with a three-sided bay on the lower-level, stained glass and half-round window in cross-gable.

Owned by **William C. Will**, inspector with the Chicago, Burlington & Northern Railways.



Ca. 1977. Source: Wisconsin Historical Society.

W. C. Will House

503 Caledonia Street

Why It's Endangered

Sits in-between the Monitor Street district and the Amtrak Train Station parking lot.

Facing neighborhood redevelopment.

Why It's Worth Saving

Unusual architectural example.

Designed by a skilled local architect.

Retains many historic building elements.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

C. H. Hegge House

1339 Caledonia Street

Historic Overview

Queen Anne Style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Atypical example of an ornate Queen Anne home in North La Crosse. House retains decorative shingles, ornate woodwork, and stained glass windows.

Owned by **Christian Hegge**, a Norwegian immigrant who came to La Crosse ca. 1878.

With his brother Halsten, he started **Hegge Bros. Meat Market** at 732 Rose Street. It operated continuously in North La Crosse for several decades.



Ca. 1977. Source: Wisconsin Historical Society.

C. H. Hegge House

1339 Caledonia Street

Why It's Endangered

Original historic features (shingles and ornamental woodwork) falling into disrepair.
In danger of neighborhood redevelopment.

Why It's Worth Saving

Unique Queen Anne example. Retains important architectural features like two-story gable roofed porch, elevated railing, carved posts and stained-glass.

Designed by a skilled local architect.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

A. L. Maltman House

1218 Vine Street

Historic Overview

American Foursquare, ca. 1918.

One in a row of three similar homes, possibly constructed by the same builder.

Distinctive entrance with gabled roof supported by brackets. A two-story bay on the West side. Retains its original siding and upper-level shingles.

Owned by **Arthur L. Maltman**, a stock clerk at the La Crosse Tractor Co.



Ca. 1983. Source: Wisconsin Historical Society.

A. L. Maltman House

1218 Vine Street

Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

Why It's Worth Saving

Retains many historic elements. Porch can be restored to original appearance.

Only a finite number of American Foursquare homes in La Crosse.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

E. J. Weimar House

1222 Vine Street

Historic Overview

American Foursquare, ca. 1918.

One of three similar homes in a row, possibly constructed by same builder.

Hipped roof with broad overhang. Two-story side bay. Retains original upper-level shingles and lower-level siding.

Owned by **Edward J. Weimar**, an employee at the National Bank of La Crosse.

Edward, wife Edna, and 3-year-old son Ray moved in around March 1918.



Ca. 1983. Source: Wisconsin Historical Society.

E. J. Weimar House

1222 Vine Street

Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

Why It's Worth Saving

Retains many historic elements. Porch can be restored to original appearance.

Row of three American Foursquare homes possibly designed by well-known builder.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

H. J. Putman House

231 13th Street N.

Historic Overview

American Foursquare, ca. 1918.

Listed as 1226 Vine in 1922 City Directory.

One of three similar homes in a row, possibly constructed by same builder.

Distinctive and less common layout.

Retains original bracketed side entrance covering.

Owned by **Henry J. Putman**, a sales manager at the La Crosse Rubber Mills.



Ca. 1983. Source: Wisconsin Historical Society.

H. J. Putman House

231 13th Street N.

Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

Why It's Worth Saving

Vinyl siding detracts from appearance and might be hiding original elements.

Row of three American Foursquare homes possibly designed by well-known builder.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

La Crosse Heritage Preservation Commission

10 Most Endangered Historic Properties 2023



William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

Historic Overview

“Glory Days Sports Pub” uses two historic buildings: William Zurn Beverage building (the brick section on 4th Street) and Stokke Oil Service Station (the longer section facing King Street).

The two buildings were combined at some point in the recent past.

Stokke Oil Service Station building was designed by La Crosse architect **Otto Merman** in 1933.

Vernacular/Art Deco influenced Tavern and Service Station, built ca. 1934.



Ca. 1977. Source: Wisconsin Historical Society.

William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

Why It's Endangered

Building suffered damage related to the horrific fire and collapse of the neighboring Mueller Building in April 2022.

Recently received a "Raze or Repair" order.

Why It's Worth Saving

Designed in part by prominent La Crosse architect Otto Merman.

A very unique set of buildings, beloved by local sports fans.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Wisconsin Historical Society.

La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)



Source: Wisconsin Historical Society.

Historic Overview

Architect ***Otto Merman*** designed Hogan Elementary School in 1920 and Lincoln Middle School in 1924. Merman designed both buildings in the Neoclassical/ Beaux Arts Style.

The architectural firm ***Boyum, Schubert & Sorenson*** designed Longfellow Middle School in 1939 in the Art Deco Style.

All three buildings are eligible for La Crosse Local Historic Landmark designation.

La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)

Why They're Endangered

La Crosse School District plans to close these buildings as part of a city-wide consolidation.

All three buildings are 80+ years old and experienced deferred maintenance.

Why They're Worth Saving

Best remaining examples of Neoclassical and Art Deco School buildings in La Crosse.

Similar to the former Roosevelt School, these buildings could be converted into apartment and provide much needed housing.



Ca. 2023. Source: La Crosse Tribune.

600 Block of 4th Street S. (J.P. Koller Building and John Halverson House)

Historic Overview

J.P. Koller Building (Grocery & Saloon), built ca. 1898.

John P. Koller moved to La Crosse in 1867 (at age 4). Became a businessman and Alderman for the 13th Ward.

John Halverson House, built ca. 1891.

John Halverson was born in 1825. A superintendent with Mons Anderson & Son Co., he worked there from at least 1866 until about 1897.



J.P. Koller Building (Left). John Halverson House (Right).
Ca. 1977. Source: Wisconsin Historical Society.

600 Block of 4th Street S. (J.P. Koller Building and John Halverson House)

Why It's Endangered

The only historic buildings remaining on the entire 600 block of 4th Street. Both buildings in danger of redevelopment.

Why It's Worth Saving

Both are unique examples of Victorian architecture, both eligible for La Crosse Local Historic Landmark designation.

J. P. Koller Building still displays original advertising “ghost sign”, ornamental brickwork and other historic features.

John Halverson House is a rare example of a residential home remaining downtown.



Ca. 2012. Source: Google Maps.

Rublee-Washburn House

612 Ferry Street

Historic Overview

Italianate style, built ca. 1856.

First owner: ***Francis M. Rublee***.

La Crosse County Treasurer, started first sawmill, the La Crosse Lumber Co.

Second owner: ***Cadwallader C. Washburn***.

Major-General in the Civil War, organized the 2nd Wisconsin Cavalry Regiment.

Served as US Congressman for five terms, Wisconsin Governor, on UW Board of Regents.

Founded flour mill in Minneapolis which later became the General Mills Co.



Ca. 1890. Source: UWL Murphy Library Special Collections/ARC.

Rublee-Washburn House

612 Ferry Street

Why It's Endangered

Damage to various historic elements.
Requires maintenance, falling into disrepair.
Facing neighborhood redevelopment.

Why It's Worth Saving

Considered first architect-designed home in the city, unlike anything else at the time.
Built when only five families lived in La Crosse.
Rublee and **Washburn** were both prominent early citizens of La Crosse.



Ca. 2009. Source: Wisconsin Historical Society.

MacMillan Apartments

709 and 711-713 Cass Street

Historic Overview

Neoclassical influence, strong examples of period apartment design.

Built by La Crosse-born architect **Andrew Roth** between 1912 - 1915.

Distinctive two-story front porches with capped, brick piers.

Owned by **Daniel G. MacMillan**, a prominent businessman, industrialist, and civic leader in La Crosse history.



Ca. 1985. Source: UWL Murphy Library Special Collections/ARC.

MacMillan Apartments

709 and 711-713 Cass Street

Why It's Endangered

Encroachment by expanding road and high-traffic roundabout. Facing significant neighborhood redevelopment.

In need of maintenance/restoration.

Why It's Worth Saving

Noteworthy historic apartment design in a pronounced location.

Designed by a skilled local architect.

Potentially eligible for National Register of Historic Places designation and Historic Tax Credits for restoration.



Ca. 2019. Source: Google Maps.

W. C. Will House

503 Caledonia Street

Historic Overview

Queen Anne style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Rare example of a Queen Anne built with red brick in North La Crosse.

Gable roofed, two-story house with a three-sided bay on the lower-level, stained glass and half-round window in cross-gable.

Owned by **William C. Will**, inspector with the Chicago, Burlington & Northern Railways.



Ca. 1977. Source: Wisconsin Historical Society.

W. C. Will House

503 Caledonia Street

Why It's Endangered

Sits in-between the Monitor Street district and the Amtrak Train Station parking lot.

Facing neighborhood redevelopment.

Why It's Worth Saving

Unusual architectural example.

Designed by a skilled local architect.

Retains many historic building elements.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

C. H. Hegge House

1339 Caledonia Street

Historic Overview

Queen Anne Style, built ca. 1894 by La Crosse-born architect **Andrew Roth**.

Atypical example of an ornate Queen Anne home in North La Crosse. House retains decorative shingles, ornate woodwork, and stained glass windows.

Owned by **Christian Hegge**, a Norwegian immigrant who came to La Crosse ca. 1878.

With his brother Halsten, he started **Hegge Bros. Meat Market** at 732 Rose Street. It operated continuously in North La Crosse for several decades.



Ca. 1977. Source: Wisconsin Historical Society.

C. H. Hegge House

1339 Caledonia Street

Why It's Endangered

Original historic features (shingles and ornamental woodwork) falling into disrepair.
In danger of neighborhood redevelopment.

Why It's Worth Saving

Unique Queen Anne example. Retains important architectural features like two-story gable roofed porch, elevated railing, carved posts and stained-glass.

Designed by a skilled local architect.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

A. L. Maltman House

1218 Vine Street

Historic Overview

American Foursquare, ca. 1918.

One in a row of three similar homes, possibly constructed by the same builder.

Distinctive entrance with gabled roof supported by brackets. A two-story bay on the West side. Retains its original siding and upper-level shingles.

Owned by **Arthur L. Maltman**, a stock clerk at the La Crosse Tractor Co.



Ca. 1983. Source: Wisconsin Historical Society.

A. L. Maltman House

1218 Vine Street

Why It's Endangered

Only three historic buildings remain on this block, encircled by modern apartments.

Used for student housing, facing severe neglect and falling into disrepair.

Why It's Worth Saving

Retains many historic elements. Porch can be restored to original appearance.

Only a finite number of American Foursquare homes in La Crosse.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Google Maps.

E. J. Weimar House

1222 Vine Street

Historic Overview

American Foursquare, ca. 1918.

One of three similar homes in a row, possibly constructed by same builder.

Hipped roof with broad overhang. Two-story side bay. Retains original upper-level shingles and lower-level siding.

Owned by **Edward J. Weimar**, an employee at the National Bank of La Crosse.

Edward, wife Edna, and 3-year-old son Ray moved in around March 1918.



Ca. 1983. Source: Wisconsin Historical Society.

E. J. Weimar House

1222 Vine Street

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Row of three American Foursquare homes possibly designed by well-known builder.

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Ca. 2019. Source: Google Maps.

H. J. Putman House

231 13th Street N.

Historic Overview

American Foursquare, ca. 1918.

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Ca. 2019. Source: Google Maps.

→ This style used on other slides, so should be consistent

William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

4th

Historic Overview

Today's

Glory Days Sports Pub ^{encompasses} uses two historic buildings: William Zurn Beverage ^{overlooking} building (the brick section ^{to the north} on 4th Street) and Stokke Oil Service Station (the longer section facing King Street). _{↳ to the south}

The two buildings were combined ^{at some point in} the recent past. _{around 1999 - 2000.}

Stokke Oil Service Station ~~building~~ was designed by La Crosse architect **Otto Merman** in 1933.

~~Vernacular~~ Art Deco influenced Tavern and Service Station, built ca. 1934.

both



Ca. 1977. Source: Wisconsin Historical Society.

Put these together

William Zurn Beverage/Stokke Oil Service Station 324 Fourth Street S.

Why It's Endangered

Building suffered damage related to ^{a catastrophic} ~~the~~ ^{subsequent} horrific fire and collapse of the neighboring Mueller Building in April 2022.

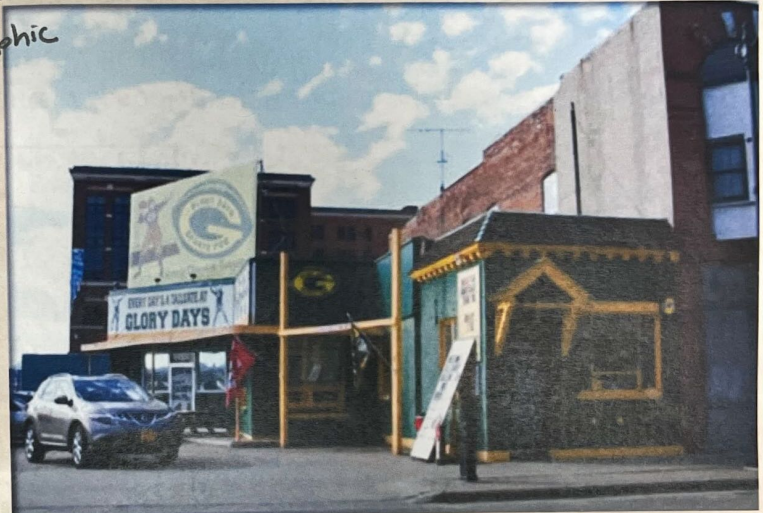
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A ^{very} ~~very~~ unique set of buildings, beloved by local sports fans.

Eligible for La Crosse Local Historic Landmark designation.



Ca. 2019. Source: Wisconsin Historical Society.

5 # Containing a wall of fame signed by over a hundred former Packers, including some from the Ice Bowl and Superbowls I and II, and

→ Hogan, Lincoln, and Longfellow Public Schools
~~La Crosse School District Buildings~~

La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)



Source: Wisconsin Historical Society.

Historic Overview

Architect **Otto Merman** designed Hogan Elementary School in 1920 and Lincoln Middle School in 1924. Merman designed both buildings in the Neoclassical/Beaux Arts style.

The architectural firm **Boyum, Schubert & Sorenson** designed Longfellow Middle School in 1939 in the ~~Art Deco~~ style. Funding for it came from the federal government's ^{Civil} Public Works Administration (PWA) Program, part of ^{the Art Deco style} 1933 New Deal legislation.

All three buildings are eligible for La Crosse Local Historic Landmark designation.

→ And possibly, state + Federal registers of historic places, as well. ^{in response to part of the Great Depression.}

↑
 I (Laura) would just assume so, anyway, but I am definitely not 100% sure, so I would trust others opinions on this.

Same title
suggestion
as last
slide

La Crosse Public School Buildings (Hogan, Lincoln and Longfellow)

Why They're Endangered

La Crosse School District plans to close these buildings as part of a city-wide consolidation.

All three buildings are 80+ years old and experienced deferred maintenance.

Why They're Worth Saving

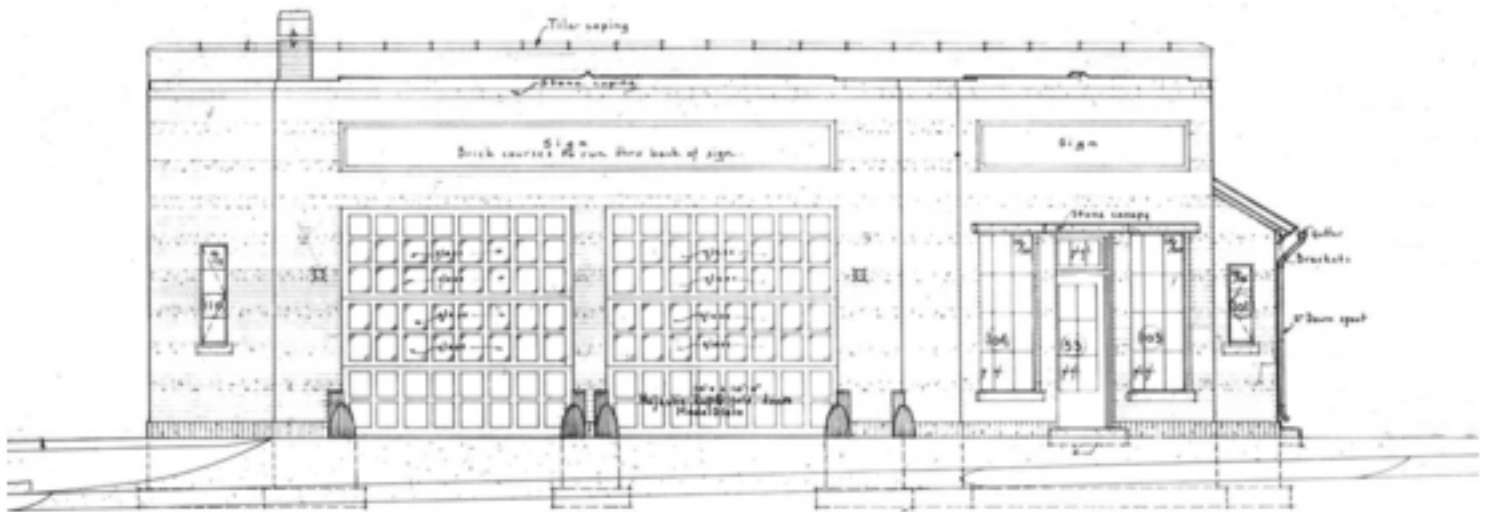
Best remaining examples of Neoclassical and Art Deco ^{S - la crosse} school buildings in La Crosse.

Similar to the former Roosevelt School, these buildings could be converted into apartment and provide much needed housing.



Ca. 2023. Source: La Crosse Tribune.

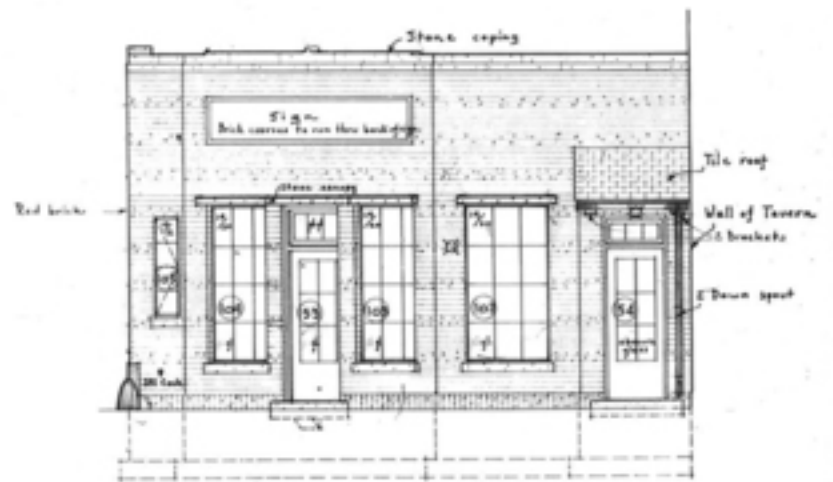
→ the photo? Not sure if LXT would be cool with us. Using one of their recent photos or not.



KING STREET ELEVATION



DIRECT FRONT ELEV
OF ENTRANCE



FOURTH STREET ELEVATION
Scale 1/4" = 1'-0"

