

Preservation Profiles

Waukesha Preservation Alliance

P.O. Box 1862 • Waukesha, WI 53187-1862 • 262-278-6658
waukeshapreservation.org • memery@waukeshapreservation.org • Find us on Facebook!

Message From The President

Save The Date!

The Annual Meeting Of The

Waukesha Preservation Alliance

will be held on

**Wednesday,
October 10, 2012
7:00 p.m.**

Sprizzo Gallery Caffe

**363 W. Main St.
Historic
Downtown
Waukesha**

**Please RSVP
by 10/8
262-278-6658**

The Waukesha Preservation Alliance was incorporated in June 2011, during the efforts to save the Bartles-Maguire gas station, located at 422 E. Broadway. After the gas station was torn down in December, 2011, I thought things would be very quiet, but I was wrong. We immediately dove into planning for the Preservation Month event in May. Thank you to all the groups that participated in the event and made it such a success.

In response to the designation of the Bartles-Maguire gas station being locally landmarked, Alderman Paulson made a referral to change the Landmarks Ordinance to require owner consent to locally landmark a building. The problem with this change is that Waukesha would lose its Certified Local Government status, resulting in adverse effects to the city, including the loss of grant eligibility. I was appointed by Steve Crandell to the ad hoc committee to look at the implications of this change.

I continue to work with Carroll University to research and restore its historic homes. Carroll University, especially Ron Lostetter (Vice President for Finance and Administrative Services), has really taken an interest in the history of these homes and is doing a good job of restoring the exteriors. In the College Avenue Historic District, they have renovated 202 W. College Avenue for offices and the garage is being used as a bike shop. They have also renovated and repaired 202 Wright Street, 239 N. East Avenue, and soon will begin work on 310 N. East Avenue within the McCall Street Historic District. I am especially excited about the work on 310 N. East Avenue and the history that I was able to uncover.

Members of our group have met with several owners of historic properties to guide them through the tax credits for historic properties and to give our advice and support in their efforts with their properties. We have also identified endangered properties like the Dr. Volney Moore house at 307 E. Main Street.

It has been exciting to see this group, which has been a dream for several of us, come to fruition over the last year. We have incorporated, drafted

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by-laws, affiliated with the Wisconsin Historical Society, and we are in the process of applying for our 501(c)3 status with the IRS. We completed the 501(c)3 paperwork and a tax attorney is currently reviewing it. We are very grateful to Bruce Block and The Wisconsin Preservation Fund, which acted as our fiscal agent for the donations for the gas station and referred us to the attorney who is an expert in tax exempt groups.

In the next year I hope that you will consider getting involved with our efforts. We hope to continue our research by updating the historic property list with the City and helping owners research their properties. We also are planning to do another event for Preservation Month in May, 2013. We will need volunteers and help with planning this event. Other volunteer opportunities include cleanup at the Dr. Volney Moore house and sorting/pricing salvaged materials (doors, molding, hardware, etc...) from demolished older homes that were not deemed historic landmarks. Our first annual membership meeting will be on October 10th at Sprizzo, please join us.

Mary Emery

Historic Preservation Event 2012 Wrap-Up

May was Preservation Month and the Waukesha Preservation Alliance, in conjunction with other groups in the City, planned activities for May 19th -20th. The event was a big success.

On Saturday the 19th, various outdoor activities took place. These activities included living history presentations, walking tours, an awards ceremony, a fashion show, and antique car displays. On Sunday, May 20th, historic buildings throughout Waukesha were open for viewing.

Many groups came together to make the weekend a success and we hope to make this an annual event. For a full list of the groups, go to our website and view the schedule. We have had a request for a Caples Park Walking Tour and hope to put that together for next year. Please consider getting involved in planning or volunteering for Preservation Month activities in May, 2013.



Reginald Sprecher of the WPA greets visitors at the Chandler House during May Preservation Tours.

What is the Waukesha Preservation Alliance?

We are a community-based group of citizens dedicated to the preservation of historic properties in the greater Waukesha area.

Working together with both the public and private sectors, it is our mission to build upon the foundations of Waukesha's great cultural heritage to help grow an ever richer, more vibrant community, proud of its past while nurturing its future.

Waukesha Common Council Denies Request To Change Landmarks Ordinance

The August 21 meeting of the Common Council took up the referral made by Alderman Paulson to require that any future landmark designation be at the request and/or consent of the property owner. The final vote was 14 to 1 against making this change to the Landmarks Ordinance. Alderman Duane Paulson cast the sole vote to add the provision. Many aldermen spoke in favor of not changing the ordinance at this time and in this fashion. Both Steve Crandell (Director of Community Development and acting City Administrator) and Curt Meitz (city attorney) spoke in favor of not making any changes. There was some interest by aldermen to modify the ordinance to require that future local landmark designations have final approval by the Common Council. During the discussion Alderman Johnson indicated that he was planning a referral to investigate this option.

Duane Paulson, Alderman for the 15th district, introduced his referral to change the ordinance over one and one half years ago. During a subsequent meeting of the Ordinance and License Committee, the planning department was instructed to create an ad hoc committee in order to review Alderman Paulson's requested change.

This ad hoc Committee concluded that the current Landmarks Ordinance should not be changed to allow individual property owners to refuse local landmark designation since to make such a change would disqualify the City of Waukesha from being a participant in the Certified Local Government Program, which would have wide ranging negative consequences for the City and for property owners as a whole. The Committee also concluded that as the current ordinance properly follows the State of Wisconsin's Landmarks Ordinance model, no other changes should be made. In addition, there are appeals processes in place for every action that the Landmarks Commission takes. For a copy of the report from the ad hoc committee see the website <http://www.waukeshapreservation.org/news>

Two referrals were made at the conclusion of the August 21st Common Council meeting. The first would require that all future landmarks designations have final approval by the Common Council (made by Alderman Johnson). The second would require that all decisions made by the Landmarks Commission be reviewed by the Common Council (made by Alderman Paulson). At the Ordinance and License Committee meeting held on August 27, the referral to require all future landmark designations be approved by the Common Council was passed. Alderman Paulson's referral has been scheduled for Ordinance and License on Monday, September 24.

Reginald Sprecher

The Volney Moore House – An Endangered Historic Landmark



The Dr. Volney Moore house at 307 E. Main Street is on the National Register (1983) and is designated a Local Landmark (2006). From the Intensive Survey done in 1982 by The Wisconsin Historical Society, "The Moore house is architecturally significant as an example of the Italianate style. Although a number of Italianate style residences remain in the city, this is the only example which includes a massive tower in the manner of the Italian villa. The Moore house dates from 1877." The tower was originally constructed with a 4th floor that was dismantled around 1946 for materials to build the original Jimmy's Grotto, which stood adjacent to the house in a parking area. In 1991, the restaurant moved across the street to a new building, and the old store was demolished.

Volney L. Moore was born in Ulysses, NY in 1836. In 1849, he came to Watertown, WI. He was educated in the Old Homeopathic College of Philadelphia now the Hahnemann Medical College. Dr. V.L. Moore practiced in Philadelphia, then Sparta, WI, then Watertown. He served as a surgeon during the Civil War. After leaving the service in 1865, he came to Waukesha to practice.

The Volney Moore house is for sale. It is currently on the market for \$79,900. The previous owners had started renovations to the house, but it went through foreclosure proceedings and is currently owned by the bank. It has been empty for a number of years and needs extensive work. The property is eligible for Historic Tax Credits. The zoning is B3, so it could accommodate a business use with an apartment upstairs or residential. Kim Johnson from Shorewest, along with members of the WPA, held an open house during Historic Preservation Month in May. There are many original details left in the home, including plaster medallions, pocket doors, original woodwork, and the original staircase. Members of the WPA, along with Milt and Marilyn Hagerstrand from the 1834 Club, cleaned up the property and cut down vines and bushes this summer.

Interested in helping to save the Volney Moore House? Share this information with as many people as possible, including developers. One great way to get the word out is to "like" the Waukesha Preservation Alliance page on Facebook and share the endangered property information with your friends. We also will be getting back to the property before winter to continue clean up and landscaping. Contact Mary Emery if you are interested in helping.

Mary Emery



The Bartles-Maguire Gas Station

Responding to public outrage in the 1920's to the shacks that were being erected in residential neighborhoods to serve as gas stations, oil companies began designing gas stations that looked like small houses in the popular styles of the day. Situated on the Eastern Five Points in Waukesha, at 422 E. Broadway, was one of these "house" style gas stations.

It was built in 1929 for the Bartles-Maguire Oil Company in the Tudor Revival style. Because there was an identical gas station at the West End of Main Street here in Waukesha, it is thought that this was the signature style for the Wisconsin based Bartles-Maguire Company. Within a year of this station being built, Bartles-Maguire was bought by the Wadhams Oil Company, which was purchased by Vacuum Oil later that same year. In 1931, Vacuum Oil merged with Socony to form Socony-Vacuum, which eventually became Mobil. In 1939, the gas station had a matching service bay added on to it. From the 1940's until 1967, the gas station was known as Wally's Service Station and was operated by Wallace Dibben under the Mobil brand. From 1967 until 1997, the gas station served as a popular fruit stand. It then became a used car lot. It was deemed eligible for the National Register of Historic Places in 2005. In December, 2011, Waukesha lost this rare historic building to demolition. "House" style gas stations are rare buildings today and this was the last intact example in Waukesha County.

There were so many people in the community who wanted to see this gas station saved and it continues to garner interest. The original clock from the gas station was saved by members of the Waukesha Preservation Alliance and given to Wally's daughter, Audrey Jones. Mel Stark from the Waukesha Old Car Club restored the clock and made a case for it. The Society for Commercial Archaeology, a national group that is dedicated to preserving roadside architecture, named the Bartles-Maguire gas station to its ten most endangered in 2011. They also featured the gas station in their magazine after its demolition. I have had several requests for articles about the gas station since its demolition. The most recent request was from a national magazine for Lincoln car enthusiasts. I want to thank everyone who collected signatures, attended meetings, donated money, and just spread the word about this wonderful building. Roadside architecture (gas stations, diners, old motels, etc...) are some of the most endangered historic properties right now. In addition, the interest in this gas station helped to launch the Waukesha Preservation Alliance.

Mary Emery



Ryall-Pool-Boehmke House - 310 N. East Avenue



Frank and Mary Boehmke

The House at 310 N. East Avenue is part of the Reserve Lot of the Cutler and Dakin's Subdivision of Waukesha. This Reserve Lot was owned by the Cooks and the Hadfields, who operated a quarry on part of it. In 1878, they sold the lot along East Avenue to Thomas Ryall and his wife Elizabeth Frances Ryall, who then built their home on it. Thomas Ryall was a well-known grocer in Waukesha.

In 1886, the Ryalls sold the property to Peter Peterson, who bought and sold properties. It is unknown if he ever lived there. He sold the property to Ira and Alma Pool in 1889.

Ira Pool served in the Civil War and was the owner of the first cider mill in Waukesha. He also operated saloons with his sons. Alma (Sawyer) Pool obtained two patents in the 1890's. One was for an improvement to the ironing board and the other was for a skirt and waist holder.

Alma Pool died of cancer in 1903 at the age of 65. Ira then constructed a log home on West Avenue around 1909. He stated, "I was born in a log house and I am going to die in one." Ira was born in Eureka, New York and came to Mukwonago as a child. In 1918, he died at the age of 73 in his log house on West Avenue, which still stands at 201 N. West Avenue.

The home at 310 N. East Avenue was sold by the Pools in about 1903. The next two owners were real estate investors who rented it out. In 1914, Frank J. Boehmke and his wife Mary bought the home. Frank was a painter and decorator. Family photos show beautiful gardens and a large barn on the property. After Frank and Mary's death, the Boehmke family continued to own the house until 1991, when they sold it to Joyce Bussian who operated a hair salon out of the house. In 1996, Joyce Bussian sold the house to Carroll College.

The house is a contributing structure in the McCall Street Historic District and has some features of the Italianate style. Carroll University will be renovating the exterior of the building this fall. They are still determining a use for the building, but eventually will be renovating the interior too. The porch will be taken back to a style similar to what was there during the early 1900's.

In the course of researching this house for Carroll University, I found descendants of Frank and Mary Boehmke living in the city of Waukesha. John Schoenknecht led me to family member Dan Boehmke. Dan was gracious enough to share his family album with us. These pictures have been invaluable in Carroll's efforts to bring the house back to its former glory.

Mary Emery

Photos courtesy of the Boehmke Family Album

