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United States Department of the Interior
National Park Service

NATIONAL
REGISTER

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries. Use letter quality printer in 12 pitch, using an 85 space line and a 10 space left margin. Use only 25% or greater cotton content bond paper.

1. Name of Property

historic name J. & C. WIPF MILLS

other names/site number Iola Mills

2. Location

street & number 280 North Main Street

N/A not for publication

city, town Iola

N/A vicinity

state Wisconsin

code WI

county Waupaca

code 135

zip code 54945

3. Classification

Ownership of Property	Category of Property	No. of Resources within Property	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)		
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	3	1 buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	1	sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		2 structures
	<input type="checkbox"/> object		objects
		4	3 Total

Name of related multiple property listing:

N/A

No. of contributing resources
previously listed in the
National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this xx nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property xx meets does not meet the National Register criteria. See continuation sheet.

[Signature] 10/7/87
Signature of certifying official Date
State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. See continuation sheet *Both Grovener Boland* 12/8/87
 determined eligible for the National Register. See continuation sheet
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain:)

Signature of the Keeper Date

6. Functions or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>Industry/Manufacturing Facility</u>	<u>Recreation & Culture/Museum</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification
(enter categories from instructions)

Materials
(enter categories from instructions)

Other: Side Gable

foundation stone

walls clapboard

roof asphalt shingles

other Wood

Describe present and historic physical appearance.

The J. & C. Wipf Mills is located at the southern end of Iola Lake adjacent to the south branch of the Little Wolf River. Situated at the juncture of S.T.H. "49" and "161," the property contains four buildings, two structures and one site. It is distinguished from the immediate environment as a tight cluster of vernacular industrial buildings surrounded by private residences to the north and commercial buildings to the south.

RESOURCE INVENTORY

<u>Map #</u>	<u>Historic Use</u>	<u>Current Use</u>	<u>Classification</u>
1	House	Museum	N/C
2	Flume	Flume	N/C
3	Engine House	Storage	C/H
4	Saw Mill Site	N/A	C/H
5	Office	Museum	C/H
6	Windmill	N/A	N/C
7	Mill	Museum	C/H

C = Contributing

H = Historically Significant

N/C = Non Contributing

DESCRIPTION OF CONTRIBUTING RESOURCES

Contributing Building #3 is a one-story engine house built in 1898. The plan configuration is rectangular and the roof form is shallow-pitched gabled. The foundations and walls are coursed rubblestone with heavy use of mortar, and the roofing materials are asphalt shingles. A wagon entrance is located on the west facade, and small multipaned window lights are located near the gable ends. The interior has a dirt floor and housed a 60-horsepower steam engine and boiler, no longer present but marked by concrete pads. The engine house powered the sawmill (Contributing Site #4) by a system of belts and the flour mill by a drive shaft. These features are no longer extant.

Contributing Site #4 is that portion of the property roughly defined by Contributing Buildings #3 and #5 to the north, the mill pond to the east, the Little Wolf River to the south, and S.T.H. "49" to the west. On this site was located the first Iola sawmill, constructed in 1854 and demolished in 1930. The building perimeter is outlined by visible ground features immediately south of the engine house.

X See continuation sheet

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Contributing Building #5 is a one-story mill office circa 1900. The plan configuration is rectangular and the roof form is gabled. The walls are clapboard and the roofing materials are asphalt shingles. The west building face is distinguished by a boomtown facade. The windows have double-hung multi-paned sash and are asymmetrically located according to interior function. The interior has been panelled in particle board. The office was moved from across the street in the 1960's when slated for demolition.

Contributing Building #7 is a two-story flour and saw mill. The plan configuration is T-shaped, with a contemporary non-contributing one-story addition on the north pavilion. The west (central) pavilion was constructed in 1860, and the north and south pavilions are circa 1898. The roof form is cross-gabled with a large cross monitor and numerous lightning arrestors. The foundations are uncoursed stone, the walls are clapboard, and the roofing materials are asphalt shingles. Interior chimneys are located on the south and west pavilions. The windows have double-hung, multi-paned window sash and are asymmetrically located according to interior use. A frieze board is located at the eaves. The building is accessed by a full-length shed-roofed porch on the south facade, a polygonal vestibule on the west pavilion, and through the one-story addition on the north. The 1930 lumber bays on the east and west facades, are immediately south of the one-story addition and have large sliding doors. At the center of the east facade the flume connects with the penstock and turbine. The head water flows through these to the pit and tail water flume, exiting the mill beneath the west pavilion vestibule.

MACHINERY INVENTORY

<u>Floor</u>	<u>Function</u>	<u>Name/Manufacturer</u>	<u>Patent</u>
1	Planner Planner Generator Voltmeter Rheostat Grinder Bark Mill	Goodell & Waters; Philadelphia, Penn. Roth; Chicago, Ill. Weston Electrical; Newark, N.J.; Cutler-Hammer; Milwaukee, Wis. Munson Brothers; Utica, N.Y. Unknown; Lancaster Penn.	1898 1907 1897
2	Purifier Dust Collector	Hentley, Holcomb & Heine; Silver Creek, N.Y. Richmond; Lockport, N.Y.	1880 1902
3	Flour Dresser Scourer/Polisher Scrubber	Willford & Northern; Minneapolis, Minn. Barnard & Leas; Moline, Ill. Howes & Ewell; Silver Creek, N.Y.	1885 1876
4	Long Scourer	Barnard & Leas; Moline, Ill.	1892

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The all-wood utilitarian interior is compartmentalized by pavilion and is unfinished with bolted structural members. The two main floors and two attic floors have been converted to museum purposes and are slightly modified by an additional staircase, small exhibit areas, and collections related to local history. The significant inventory of original machinery is identified by its interconnection with the power, dust control, and elevator systems that run between floors. Other equipment present includes a Fairbanks floor scale, sheet metal packers, grain bins, and a central turbine with wooden gears, belts, pulleys, and drive shafts.

DESCRIPTION OF NON-CONTRIBUTING RESOURCES

Non-Contributing Building #1 is a one-story log house. The plan configuration is rectangular and the roof form is gabled. The foundations are uncoursed stone, the walls are hewn log and board-and-batten, and the roofing materials are asphalt shingles. Built for Oluf & Ida Melum about 1889, the house was moved from Peru in Portage County in the 1960's. It is part of the museum use and does not relate to the historic uses associated with the mill.

Non-contributing Structure #2 is a flume connecting the mill with mill pond. Its dimensions are approximately 68 feet long, 12 feet wide, and six feet deep. Between the mill and the mill pond the walls are thick horizontal planks. The flume watergate and east 20 feet of the flume are poured concrete. Its date of construction is unknown but probably contemporary with the 1947 mill pond watergate further south.

Non-Contributing Structure #6 is a metal frame windmill. It is not believed to relate to the historic uses associated with the mill.

Non-contributing status was applied to those buildings and structures that were moved to the property and unrelated to the historic mill operation, or those constructed after the period of significance. The office building, while also moved to the site, has historical associations with the mill.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: ___ nationally ___ statewide X locally

Applicable National Register Criteria X A ___ B ___ C ___ D

Criteria Considerations (Exceptions) ___ A X B ___ C ___ D ___ E ___ F ___ G

Areas of Significance

(enter categories from instructions)

Industry

Period of Significance

1854-1930 (1)

Significant Dates

1860 (2)

1898 (3)

1930 (4)

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The J. & C. Wipf Mills is nominated to the National Register for its local significance under criterion A and specifically for its association with the development of milling in Iola. The mill is distinguished by machinery in situ and an operating historic water power system, context considerations of specific note in the state's Cultural Resource Management Plan.

INDUSTRY

The isolated towns and villages of Waupaca County commonly began in heavily timbered areas where a sawmill could be powered by water. These mills planned lumber for local construction from timberland cleared for farming. In a short period of time, many sawmills were joined by flour mills that served outlying wheat producers. A draw to the farm trade, a ready source of building materials, and a means of promoting new industry, the mills were the commercial and symbolic focus of town building. By 1880 Waupaca County had thirty sawmills and sixteen flour mills in communities such as Fremont, Weyauwega, Waupaca, New London, Ogdensburg, Marion, and Iola.

At mid-century, large scale lumbering was limited to the navigable pineries of the Wolf River. By the late 19th century, rail line extentions opened up more isolated timber to greater exploitation, increasing the number, size, and sophistication of milling operations. Local prosperity was brief. Timber resources were rapidly depleted and by the early 20th century many sawmills had closed or reduced their operation to serve local demand. The concurrent conversion from wheat to dairy farming similarly closed flour mills or converted their production to feed.

X See continuation sheet

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The Wipf mills played a central role in the development of milling in Iola. For nearly fifty years they were the only recorded mills in the village, the attraction that drew farm trade to the retail district, the source of building lumber for businesses, churches, and homes of Iola, and the means of promoting additional development on the mill pond. In 1853 pioneer entrepreneurs Col. J. W. and S. S. Chandler dammed the Little Wolf River and constructed the mill pond and sawmill (Contributing Site #4).(5) In 1860 Henry Wipf and his sons Jacob and Conrad traded their farm east of Iola for a two-thirds interest, later securing sole ownership. That same year they constructed a grist mill (center portion of Contributing Building #7), which they converted to flour in 1862. In 1875 the senior Wipf sold his interest to his sons who conducted the business under the name J. & C. Wipf Mills.

In 1893 rail lines connected with Iola, increasing the number of lumbering operations on the mill pond. Camps and sawmills prospered, including the Frogner, Bestul, and Dahle Brothers mills. In 1898 the Wipfs rebuilt their sawmill and constructed a stone engine house (Contributing Building #3) for a 60-horsepower steam engine and boiler. Significant improvements to their flour mill (Contributing Building #7) also occurred at this time, as evidenced by the machine patent dates and the construction of the mill office (Contributing Building #5).(6) These improvements continued in operation as milling declined, and then in 1930 the saw mill was torn down and the planners and dust collector were installed into the northern end of the flour mill. The business continued as a planing and feed mill until closed by Wipf descendants in 1963.

Immigrant Swiss silk manufacturers, the Wipfs were pioneer farmers who worked winters in lumber camps and applied their knowledge to sawmilling. As a family they also became prominent local figures. Jacob Wipf was school clerk, town chairman and a state representative, while Conrad Wipf served as town treasurer. Conrad's son Fredrick carried on the business and also served as village president, treasurer, and trustee.

The Wipf mills are distinguished by machinery in situ and a functioning water power system, a specific context consideration in the CRM Plan. The property is typical of the locational pattern for both saw and flour milling, and it contains named resource types including a mill building, power house, water power system, and office. Its inventory of original machinery includes a purifier, dresser, polisher, and various scrubbers, all of which are interconnected with the power, dust control, and elevator systems running from floor to floor.

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Other examples of early milling in Iola are not known to be extant. The closest comparable property identified in the Wisconsin Inventory of Historic Places is the 1884 Crescent Roller Mills (NRHP 1978) in Waupaca. The Crescent mills contain an entire complement of machinery, files, and records, but its water power system is no longer functioning and it is not associated with the county's significant lumber industry. The Wipf mills, therefore, is one of the best remaining examples of milling operations associated with the industrial development of Iola.

JUSTIFICATION OF EXCEPTION

The mill office (Contributing Building #5) was moved by the Wipfs from across the street in the 1950's. The site had been sold for a gas station and the office continued to be used for its original purpose at its present site. The move did not have a major impact on the setting and remains in its original form. The office is historically associated with the its present site and would have been lost if not moved.

- (1) This period marks the commencement of sawmilling to the consolidation of saw and flour milling into a single structure. Representing the mill's era of prime importance
- (2) Poeschl, Robert M. A History of Iola, Wisconsin, 6.
- (3) Ibid.
- (4) Wipf Mill Historical Files, Iola Mills Museum.
- (5) Ware, John M. A Standard History of Waupaca County, 335.
- (6) Claudia Wipf, 5/28/1987.

ARCHEOLOGICAL POTENTIAL

Identifiable by visible ground disturbances, documentary evidence and historic photographs, the sawmill site (#4) has not to date undergone any intensive archeological study. The likelihood of potential below ground resources would appear strong, however, no specific work has been completed in this area.

PRESERVATION ACTIVITY

The mill complex currently houses a museum dedicated to the history of local milling and lumbering in the Waupaca County region. The mill and its outbuildings have been respected as historic artifacts and their continued preservation appears strong.

9. Major Bibliographical References

- Wakefield, J. History of Waupaca County, Wisconsin. D. L. Stinchfield, 1890.
Waupaca, Wisconsin.
- Poeschl, Robert M. A History of Iola, Wisconsin. Worzalla Publishing Co., 1978.
Stevens Point, Wisconsin.
- Ware, John M. A Standard History of Waupaca County. Lewis Publishing Co., 1917.
Chicago, Illinois. Two volumes.
- Apps, Jerry and Strang, Allen. Mills of Wisconsin. Tamarack Press, 1980. Madison,
Wisconsin.

____ See continuation sheet

Previous documentation on file (NPS):

- ____ preliminary determination of
individual listing (36 CFR 67)
has been requested
- ____ previously listed in the National
Register
- ____ previously determined eligible by
the National Register
- ____ designated a National Historic
Landmark
- ____ recorded by Historic American
Buildings Survey # _____
- ____ recorded by Historic American
Engineering Record # _____

Primary location of additional data:

State Historic Preservation Office

____ Other State agency

____ Federal agency

____ Local government

____ University

Other

Specify repository:
NRHP site files; Iola Mills Museum

10. Geographical Data

Acreage of property one acre

UTM References

A	<u>1/6</u>	<u>3/3/0/6/5/0</u>	<u>4/9/3/0/5/4/0</u>	B	<u>1/6</u>	<u>3/3/0/6/7/0</u>	<u>4/9/3/0/4/6/0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1/6</u>	<u>3/3/0/6/2/0</u>	<u>4/9/3/0/4/5/0</u>	D	<u>1/6</u>	<u>3/3/0/6/1/0</u>	<u>4/9/3/0/5/3/0</u>

____ See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

The boundary includes only that area historically associated with the property. The excluded northern portion includes a contemporary residence.

____ See continuation sheet

11. Form Prepared By

name/title	<u>Peter J. Adams</u>	date	<u>5/29/87</u>
organization	<u>Peter J. Adams & Associates</u>	telephone	<u>414/722-8936</u>
street & number	<u>537 East Wisconsin Avenue</u>	state	<u>Wisconsin</u>
city or town	<u>Neenah</u>	zip code	<u>54956</u>

NPS Form 10-900a
(Rev. 8-86)
Wisconsin Word Processor Format
Approved 2/87

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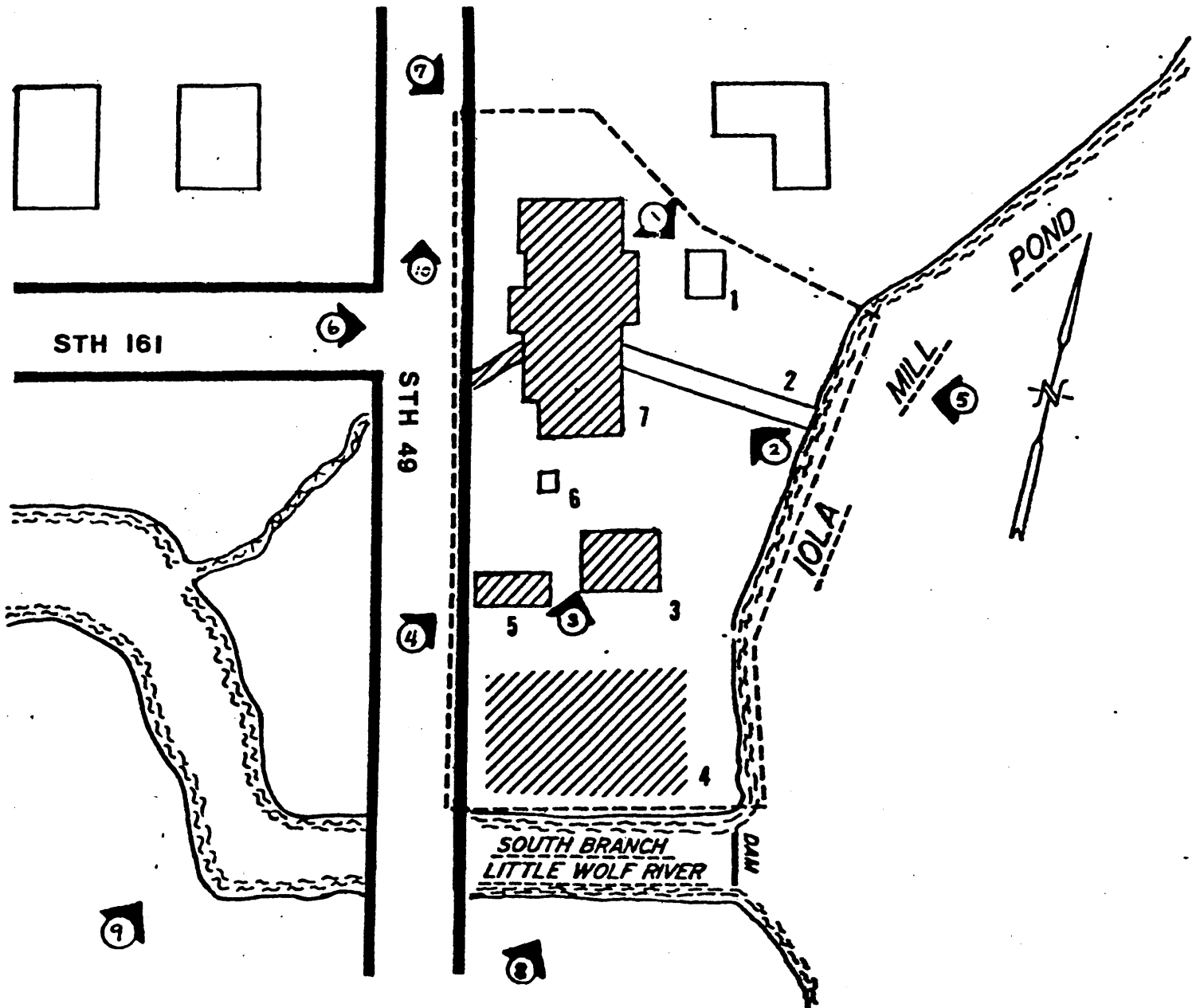
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Verbal Boundary Description

Commencing at the East 1/4 corner of Section 35 run thence West, along the East-West 1/4 line of Section 35, 2246.40 feet; thence S 13° 02' 35" E 368.33 feet to the point of beginning this description: thence N 77° 54' 50" E 59.27 feet; thence S 55° 34' 55" E 70.48 feet; thence S 74° 46' 30" E 69.33 feet to a meander corner of the Iola Mill Pond; thence S 09° 01' 100" W 172.32 feet along a meander line of said Mill Pond; thence S 17° 10' 05" E 61.45 feet; thence S 76° 26' 10" W 107.68 feet to the end of the afore mentioned meander line; thence N 13° 02' 35" W 307.73 feet to the point of beginning.

J. & C. WIPF MILLS

IOLA, WAUPACA CO., WISC.



NOT TO SCALE

 PHOTO CODE

 CONTRIBUTING

 NON-CONTRIBUTING

 BOUNDARIES

 WATER

PETER JAMES ADAMS & ASSOCIATES