

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

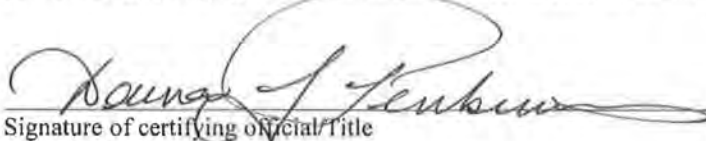
historic name Genesee Woolen Mill Site Historic District
other names/site number 47WK643

2. Location

street & number	W308 S4484 and W308 S4473 State Highway 83	N/A	not for publication
city or town	Town of Genesee	N/A	vicinity
state Wisconsin	code WI	county Waukesha	code 133
			zip code 53189

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this 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 meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

6/15/2017
Date

State Historic Preservation Office - Wisconsin

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Genesee Woolen Mill Site Historic District

Waukesha

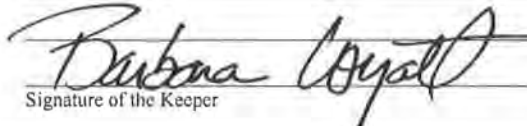
Wisconsin

Name of Property

County and State

4. National Park Service Certification

- I hereby certify that the property is:
 - entered in the National Register.
 - See continuation sheet.
 - determined eligible for the National Register.
 - See continuation sheet.
 - determined not eligible for the National Register.
 - See continuation sheet.
 - removed from the National Register.
 - other, (explain):


 Signature of the Keeper

7-10-17
 Date of Action

5. Classification

Ownership of Property (check as many boxes as as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the count)	
		contributing	noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	3	1 buildings
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	1	0 sites
<input type="checkbox"/> public-State	<input type="checkbox"/> structure	2	4 structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> site	0	0 objects
	<input type="checkbox"/> object	6	5 total

Name of related multiple property listing:
 (Enter "N/A" if property not part of a multiple property
 listing.)
 N/A

Number of contributing resources
 previously listed in the National Register
 0

6. Function or Use

Historic Functions (Enter categories from instructions)	Current Functions (Enter categories from instructions)
INDUSTRY/PROCESSING: manufacturing facility	DOMESTIC: single dwelling
DOMESTIC: single dwelling	AGRICULTURE: animal facility
AGRICULTURE: agricultural outbuilding	

7. Description

Architectural Classification (Enter categories from instructions)	Materials (Enter categories from instructions)
LATE VICTORIAN: Italianate	foundation limestone
	walls weatherboard
	roof asphalt
	other

Narrative Description
 (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)

Archaeology / Historical-Non-Aboriginal (D)
Industry (D and A)

Period of Significance

1848-1914

Significant Dates

Circa 1848; circa 1868; 1877; 1898

Significant Person
(Complete if Criterion B is marked)

N/A

Cultural Affiliation

Euro-American

Architect/Builder

McFarlane, Moses

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

Genesee Woolen Mill Site Historic District
Name of Property

Waukesha
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- 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:

X State Historic Preservation Office

- Other State Agency
- Federal Agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property 5.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1 16 388000 4757411
Zone Easting Northing

2 16 388997 4757548
Zone Easting Northing

3 16 388997 4757506
Zone Easting Northing

4 _____
Zone Easting Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Traci E. Schnell/Senior Architectural Historian	Date	August 2015
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N89 W16785 Appleton Avenue	zip code	53051
city or town	Menomonee Falls	state	WI
name/title	Bob Fay/Archaeologist	Date	August 2015
organization	Old Northwest Research	telephone	920.793.1338
street & number	2312 Jefferson Street	zip code	54241
city or town	Two Rivers	state	WI

Genesee Woolen Mill Site Historic District

Waukesha

Wisconsin

Name of Property

County and State

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage or numerous resources.

Photographs Representative black and white photographs of the property.

Additional Items (Check with the SHPO or FPO for any additional items)

Property Owner

Complete this item at the request of SHPO or FPO.)

name/title	Harry and Karen Carlson (east of STH 83)/Robert and Charmaine Schulz (west of STH 83)		
organization		date	August 2015
street & number	P.O. Box 131/P.O. Box 203		telephone 262.968.2429
city or town	Genesee Depot	state WI	zip code 53217

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects, (1024-0018), Washington, DC 20503.

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Genesee Woolen Mill Site Historic District
Town of Genesee, Waukesha County, Wisconsin

GENERAL DESCRIPTION

The Genesee Woolen Mill Site Historic District (47WK643) is located along the east and west sides of State Highway 83, just south of the bend that leads into the village of Genesee Depot in the Town of Genesee. The nominated property, the remains of a woolen mill complex dating back to 1848, is located on two privately owned, rural land parcels. The property east of the highway is owned by Harry and Karen Carlson upon which the bulk of the contributing elements are located. A circa-1970s wooden fence runs along the property line, parallel to the highway. Another fence line runs along the south side of the current driveway, which surrounds a grazing yard for horses. The property west of the highway, which includes the millrace and dam, is owned by Robert and Charmaine Schulz. Throughout the nomination these properties will be referred to as the nominated site.

The surrounding area of the mill site is largely wooded; indeed, Carroll University's 40-acre, Greene Field Station-South surrounds the east portion of the nominated site on three sides (to the north, south and east). Water power for it originated on the west side of State Highway 83 (the Schulz property), where a large millpond flows over a low-head, four-foot dam, which floods the millrace that then flows in an easterly direction. The millrace continues beneath State Highway 83, east of which it forms a small pond. The water then drops approximately 20 feet. This drop would have formerly powered what was likely a turbine for the mill. The water then runs into a tailrace, which then re-joins Genesee Creek. The mill site includes these waterways, the remains of the mill, a picker house, the mill owner's house and barn, as well as a fieldstone foundation. In addition, three middens/historic refuse areas have been identified and an approximately 6 x 8 foot depression (along the south side of the millrace, east of State Highway 83) that may have been an earlier cabin-type building. The bulk of the property cannot be seen from State Highway 83, due to heavy foliage. The Genesee Woolen Mill Site Historic District is composed of the overall site, which contributes to the significance of the property, and includes numerous important features which help define the site: foundation remains; a privy site; a depression/foundation remains; mill foundation ruins; millrace, tailrace, millpond; and three historic refuse areas. Additional contributing resources to the district include three buildings and two structures. Non-contributing resources include one log building and four structures: a a log building, concrete dam, wooden deck, wooden bridge and a re-built stone retaining wall. Other features of the site that are non-contributing include the highway which runs through the nominated property and the culvert underneath it.

Environmental Setting

The Genesee Woolen Mill Site (47WK643) lies within the Eastern Ridges and Lowlands physiographic region of Wisconsin, a 13,500 square mile area that extends in a roughly north-south direction along

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Genesee Woolen Mill Site Historic District
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the western shore of Lake Michigan.¹ Moraines, gently rolling hills, kettle lakes and nearly level outwash plains containing wetlands and small, spring-fed streams characterize the geographic area of Waukesha County in southeastern Wisconsin.

The Genesee Woolen Mill Site lies just east of the junction of the Green Bay and Lake Michigan Lobes of the Laurentide Ice Sheet that formed during the last stage of glaciation at the end of the Pleistocene in Wisconsin some 9,500 years ago.² Sand and gravel in the area (including that found on the subject properties) were deposited by meltwater flowing southward between the Lake Michigan Lobe and the southern Kettle Moraine, a striking glacial landscape ridge that extends in a NE-SW direction through the county and surrounding region.

The glacial landscape is drained by numerous brooks and streams, which provided waterpower for early mills in the area. The Genesee Creek, with a gradient of 8 feet per mile over its six-mile length, flows in an easterly direction through the Schulz property (west of State Highway 83) and forms the northern margins of the Carlson property (east of State Highway 83) before entering the Fox River as it winds through the vast Vernon Marsh, about 3½ miles southeast of the Genesee Woolen Mill Site.³ The bottom of the Genesee Creek is sand and stony. Water flowing in the spring-fed creek was approximately four to eight inches deep during a dry period in the fall of 2014. Several ponds and small impoundments have been built along the creek since the original government land surveys.

Elevations of the glaciated lands on the nominated site range from approximately 890 feet above mean sea level (AMSL), on a high and narrow east-west trending upland area on which the Carlson house and barn are situated, to 870 feet AMSL along Genesee Creek, a generally flat area at the dam, and in adjacent wetlands.⁴ The north-facing slope of the upland on the Carlson property (toward the creek) is steep with some landscape modifications including a limestone retaining wall.

Upland soils in the vicinity of the Carlson house, outbuildings and woolen mill ruins are primarily well-drained loam or silt loam soils underlain by highly calcareous loam glacial till. Lowlands in the

¹ Lawrence Martin, *The Physical Geography of Wisconsin*, Third Edition (Madison: The University of Wisconsin Press, 1965).

² Lee Clayton, *Pleistocene Geology of Waukesha County, Wisconsin*, Bulletin 99 (Madison: Wisconsin Geological and Natural History Survey, 2001); Lee Clayton, John W. Attig, David M. Mickelson, Mark D. Johnson and Kent M. Syverson, *Glaciation of Wisconsin*, Educational Series 36, Third Edition (Madison: Wisconsin Geological and Natural History Survey, 2006).

³ Ronald J. Poff and C. W. Threinen, *Surface Waters of Waukesha County. Lake and Stream Classification Project* (Madison: Wisconsin Conservation Department, 1963, 30).

⁴ United States Geological Survey, *Genesee, Wisconsin 7.5 Minute Series Topographic Quadrangle*, 1960, Photorevised 1971 and 1976, Scale 1:24,000, Contour interval 10 feet.

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Genesee Woolen Mill Site Historic District
Town of Genesee, Waukesha County, Wisconsin

stream valley along the millrace (west end), millpond and tailrace (east end) contain poorly-drained muck and silt loam soils.⁵

The pre-settlement, or native vegetation, of Waukesha County, like most of southeastern Wisconsin, was primarily a Southern Mesic Forest dominated by sugar maple, basswood, hickory, elm, and an Oak Savanna (or Oak Openings) with stands of bur oak in vast openings of prairie grass (bluestem). Sedge meadows were present on bottomland soils along streams and marshes.⁶

While conducting the 1836 government land survey of Township No. 6, Range No. 18 East (present-day Town of Genesee), surveyors noted the presence of rolling dry prairies thinly timbered with bur oak interspersed with very hilly and stony terrain, marshes and many spring-fed streams. Tree species recorded include oak (black, white, pin and bur), maple, beech, willow, aspen, and ash.⁷

PROPERTY DESCRIPTION

Contributing Resources

Genesee Woolen Mill Site (Contributing, 1848-1914)

The Genesee Woolen Mill Site is an area of five and a half acres of gently rolling land in rural Genesee Township. The West Branch of the Genesee Creek meanders outside of, and around, the nominated property while a paved road (State Highway 83) bisects the property in a northwesterly-southeasterly direction. The road marks a high point of the property. To the west of the road is the dam on the Genesee Creek, and the millrace. Moving east, the millrace continues underneath the road terminating at the millpond directly on the other side of the road. To the east of the road are most of the historic resources and features, a house and barn are sited on a hill while, continuing further east, the grade descends to the mill site itself adjacent to Genesee Creek. This lower portion of the site includes the millpond, the mill ruins, and many of the other associated features of the property.

⁵ J. A. Steingraeber and Charles A. Reynolds, *Soil Survey of Milwaukee and Waukesha Counties, Wisconsin* (Washington, D. C.: U. S. Government Printing Office, 1971), Sheet 82, pp. 16, 27, 30-32, 38.

⁶ John T. Curtis, *The Vegetation of Wisconsin - An Ordination of Plant Communities* (Madison: The University of Wisconsin Press, 1959); *Early Vegetation of Wisconsin* (Madison: Wisconsin Geological and Natural History Survey, 1965).

⁷ Wisconsin Public Land Survey Records, Original Interior Field Notes by Robert Clark (May 1836) and Plat and Sketch Maps for Township No. VI North, Range No. XVIII East of the 4th Meridian, Wisconsin Territory, Wisconsin Board of Commissioners of Public Lands in cooperation with the University of Wisconsin-Madison General Library System (<http://digicoll.library.wisc.edu/SurveyNotes/SurveyNotesHome.html>).

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To describe the site more specifically, water power for the site originated on the west side of State Highway 83 (the Schulz property), where a large millpond flows over a low-head, four-foot dam, which floods the millrace that then flows in an easterly direction. The millrace continues beneath State Highway 83, east of which it forms a small pond. The water then drops approximately 20 feet. This drop would have formerly powered what was likely a turbine for the mill. The water then runs into a tailrace, which then re-joins Genesee Creek. The overall mill site includes these waterways, the remains of the mill, a picker house, the mill owner's house and barn, as well as a fieldstone foundation. In addition, three middens/historic refuse areas and a privy site have been identified and an approximately 6 x 8 foot depression (along the south side of the millrace, east of State Highway 83) that may have been an earlier cabin. The site as a whole--which includes numerous important features that are described to follow but are not included in the resource count--contributes to the significance of the district.

Foundation Remains, circa 1868¹ (site feature)

A low, fieldstone foundation wall, 34 feet (N-S) × 16 feet (E-W) × 1.5 feet thick is located south of the house. A single stone wall extends 14.4 feet to the south from the southwest corner of the foundation. The other walls in this area are not visible, but may be present below ground. The foundation walls rise to various heights, ranging from one to three-and-a-half feet above ground, depending on present ground elevations and landscaping. A three foot-wide opening, presumably for a doorway, is present along the west foundation wall. It is believed these structural remains may have been the foundation of an earlier summer kitchen.

Privy Site, circa 1868 (site feature)

A privy (or outhouse) was formerly located near the north edge of the hill overlooking the mill. A few stones, presumably from the foundation, are faintly visible on the surface of the grassy lawn near a large tree, 120 feet east of the house. The privy appears at this location in historic photographs of the mill property. Its size, depth and years of use were not determined.

Depression with foundation remains, circa 1873² (site feature)

A small rectangular-shaped "house/cabin cellar" depression, approximately 19 feet (N-S) × 15 feet (E-W) and 2.5 to 3 feet deep, is located 27.5 feet east of the highway and 12.5 feet south of the millrace. Limestone from foundation walls are scattered around the edges of the depression. The depression and surrounding area is densely covered with brush, leaves, and trees. It is believed these structural remains are from an earlier residence. Further research may provide information about this building and if it played a role in the mill complex.

¹ A circa 1868 date of construction is ascribed as that is the date that the Proctor family purchased the property.

² A former building is depicted at this location on an 1873 county atlas, *Atlas of Waukesha County, Wisconsin* (Madison: Harrison & Warner, 1873).

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Mill Foundation Ruins, 1848; circa 1869-1878; circa 1898-1914³ (site feature)

There are three dates of construction reflecting the three phases of mill construction. The first date is based on an 1849 Warranty Deed regarding the construction of a dam and ditch (millrace) and tax records which indicate that a factory was in place on the premises by no later than 1849. The second circa date reflects the date that the mill was extended and improved at least once, if not twice. While the third date is the year in which the fire occurred and the mill was subsequently rebuilt.

The remains of the mill's stone foundation are located in the millpond and behind a modern trellised area beneath the wooden deck (constructed in 1996). The stone foundation walls measure approximately 100 feet long (N-S) × 30 feet wide (E-W) and are 20 inches thick. The south wall is built into the steep hillside. The east wall remnant near the southeast corner of the foundation is approximately 10 feet high and extends 2.2 feet north of the hillside. The interior surface of the east wall is partially covered with plaster and shows the location of a former wooden stringer for a stairway that supported treads and risers.

Millrace and Tailrace⁴, 1848⁵ (site feature)

A small, approximately four-foot high dam (built of limestone) sheds water into Genesee Creek after diverting enough water to flood the millrace (also called a headrace) on the Robert Schulz property, west of State Highway 83 in Section 21, T6N-R18E. The millrace originally measured six-feet wide and three-feet deep and runs for approximately 1,800 feet from the dam east to State Highway 83. From there, the millrace runs beneath State Highway 83 in a concrete box culvert, and then continues 400 feet east to the woolen mill site - all in Section 22, T6N-R18E, on the Carlson property. The tailrace measures approximately 150-feet long and 2.5 feet deep before rejoining Genesee Creek. The roadbed and concrete box culvert (the latter of which measures two feet high and five feet wide) are non-contributing features of the site.

Millpond, 1848 (site feature)

This oval-shaped millpond lies within the mill's stone foundation walls. Water from a widened millrace or upper millpond, west of and adjacent to the mill, originally dropped approximately 20 feet into

³ These three dates reflect the three circa dates of mill construction. See note #5 below for Warranty Deed verbiage; Tax Records, 1849-1930, Town of Genesee, On file at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI; Advertisement for the Genesee Woolen Mills, *Waukesha Freeman*, 15 February 1871 (which notes that the mill was "fitted...up at considerable expense, with the latest improved machinery..."), "Woolen Mills Burned."

⁴ Because these three elements function together, they are described together; however, they are counted separately in the resource count.

⁵ An 1848 Warranty Deed notes "...the right and privilege of constructing a dam...", "...raising the water four feet at said dam...", and "...also the right and privilege of digging a ditch six feet in width and three in depth...", Abstract of Title for subject property, T.J. and Betsey Lucas to Holt & Hickox, Warranty Deed, 28 March 1848, Vol. 9, Page 511, In possession of Harry and Karen Carlson, Genesee Depot, WI.

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turbine water-wheels which provided sufficient energy for turning leather belts and pulleys that operated machinery inside the woolen mill. Water from the millpond is carried by the tailrace to Genesee Creek. Today, water from the millrace cascades down a series of narrow limestone steps lay near the southwest corner of the mill's stone foundation, just west of a wooden deck, forming a small waterfall before entering the millpond.

Court documents indicate that a coal-powered steam engine was used to run mill machinery in times of low water in the millpond and millrace.⁶

Three Historic Refuse Areas, circa 1848-1913 (site feature)

Three historic refuse areas have been identified by the current owners and field verified. They are located in a wooded area several hundred feet east of the Picker House on the south side of Genesee Creek; all are on the east side of State Highway 83.

Two surface scatters, approximately 125 feet apart, contain structural remains (brick) and domestic or kitchen group artifacts that include glass bottles and jars (many have embossed lettering), ceramics (ironstone, whiteware, crockery), canning jar lids, tin cans and other household debris (See Photo #15 of 16).

The smaller of these surface scatters, approximately 9 feet (N-S) × 11 feet (E-W), is located in a scooped out area at the base of the wooded hillside, 15 feet from the creek. The other surface scatter, further east along the hillside, is larger in size, or approximately 15 feet (N-S) × 27 feet (E-W), and 40 feet from the creek.

The third refuse area (west of the two surface scatters) is represented by a large, heavy circular cast iron "collar" or "ring," 4 feet in diameter, probably from a turbine water-wheel used for power at the woolen mill (See Photo #14 of 16). The iron object is laying on the surface of the wooded hillside on the south side of the driveway along the inside curve near the east end of the roadbed, and was found by the present owners some years ago while grading.

All three refuse areas contain artifacts which date to the Period of Significance.

⁶ Waukesha County Circuit Court, Deposition, James Proctor, Plaintiff vs. Amelia Fintel and Louisa Fintel, Defendants, December 30, 1909, Copy on file at the Waukesha County Courthouse, Waukesha, Wisconsin.

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Genesee Woolen Mill Site Historic District
Town of Genesee, Waukesha County, Wisconsin

Proctor House (Contributing, 1877)

This two-story, clapboard-sheathed, Italianate style residence rests on both a “lower” fieldstone foundation and an “upper” limestone foundation; the former of which is believed to be the foundation of a previous residence. The house is composed of a two-story main block (side gabled at the front and with a cross gable at the rear), and one-story side gabled sections at the rear of the house and that extend beyond the main block as wings to each side. The north wing is an addition and the south wing is original.

The primary (west) facade is dominated by a central, gabled wall dormer, which is outlined with paired, carved wooden brackets that accent the entire perimeter of the roofline of the main block. A central door is topped by a gabled overhang with carved wooden bracket supports. The front entry is surrounded by a short balustrade consisting of carved wooden posts and wood balusters; there are no columns that connect the balustrade to the overhang above. A single, two-over-two-light sash window is situated to either side of the entrance; both of which are topped with slightly raised wooden heads and flanked by working shutters. The upper level consists of three, symmetrically arranged, two-over-two-light sashes; the center of which is a round-arched opening that is topped with a triangular wooden pediment.

The north (side) wall of the main block is gabled with two double-hung sash along each floor; again, all of which are topped with raised wooden heads. An exterior chimney, partially obscured by vines, runs up the center of the north wall. Continuing along the north facade, the addition carries a pair of sashes, while the lower level has been enclosed for a small porch. The sunporch wing, which was added circa 1989, attempts to replicate much of the ornamentation of the main block, including the paired, carved brackets along the roofline, as well as the slightly raised hoods of the windows and the use of shutters. With that in mind, the west wall of the addition features a tripartite sash window arrangement, while the gabled (north) end wall features a more modern arrangement comprised of four, fixed, plate-glass windows with lower awning openings. The peak is comprised of a triangular, multiple-light window.

Turning to the rear (east) façade, the sunroom addition features a central, exterior stone chimney, as well as two pairs of French doors; each of which is topped with a slightly raised wooden head. Continuing along the east wall, the central portion of the rear façade is the rear of the main block. In front of this section, there is a small porch enclosure that features a single door and an almost square window, as well as two double-hung sash to the north. A pair of double-hung sashes occupies the second floor. Continuing along the east wall, the flanking wing extends to the south. This portion, or wing, of the rear addition has two windows.

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Continuing around this wing to the south, the end wall is gabled and has one window while the west wall of this wing has a pair of windows. Again, all of the ornamentation of the main block, including the paired wooden brackets and the raised heads, are replicated on this wing.

A small, shed-roofed, porch-like enclosure connects the one-story wing to the main block. A single door, as well as a single sash window, punctuates this lower level. A single sash window is apparent along the second level of the ell wing. Finally, returning to the main block, the gabled endwall carries a pair of sash openings along both the first and second floor, while a pair of overhead garage doors is located along the basement level.

A historic photograph indicates that the primary (west) façade originally carried a full, façade-length porch. Previous owners (the Greenes) removed that porch and the current owners (Carlsons) had the current porch entry constructed. Aside from the porch removal, alterations to the exterior consist of the circa-1989 sunroom addition, the installation of garage doors to the lower level, as well as the removal of a rear porch. The south-extending, one-story wing is believed to date to the construction of the house and reportedly served as the office for the milling operation.⁷

The interior of the house retains a good amount of woodwork, including maple and pine flooring, as well as crown molding (some of which was added in the 1950s). Room arrangement has been altered slightly on the lower level of the main block and ell wing, the area of which contains a dining room, kitchen, library⁸, and living room. As noted, the one-story north wing contains a sunroom/family room, while the south wing includes a modernized bathroom and a bedroom. The upper level includes five bedrooms (one of which includes a kitchenette) and two bathrooms. Again, some room sizing has been altered. The rear ell wing was originally walled off from the main block and this is where the woolen mill workers lived following the construction of the house. A secondary, rear staircase also provides access to the upper level.

Barn (Contributing, circa 1880s; stable addition, 1973; garage addition, 1989)

The bank barn, which features mortise-and-tenon construction, is covered with board-and-batten siding and rises from a limestone foundation. A large, modern window has been fitted within the foundation level of this structure. A stable addition was added to the east end of the barn in 1973, while a

⁷ Historic photograph of subject house, circa 1900, in possession of the current owners, Harry and Karen Carlson, Town of Genesee, WI (See Figure 4 in subject document); Karen Carlson, Conversation with Traci E. Schnell, 10 February 2003, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

⁸ This room was used for a time—at least in the 1940s—as a place to lay out bodies for local funerals, Carlson, Conversation with Schnell.

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two-story garage wing was added in 1989.⁹ Due to their recent age, the additions are considered to be non-contributing.

Picker House (Contributing, 1898¹⁰)

This one-story, limestone building is built into the hillside and is topped with a flat roof that slopes downward to the rear of the building along its east facade. A single door is located along the west facade, which is flanked by a pair of six-over-six light windows. A double set of six-over-six light windows is located near the northwest corner on the north facade, and a single six-over-six light window is along the east facade near the hillside. The 31 feet (N-S) × 23 feet (E-W) building has stone walls that are 17 inches thick. The walls rise to a maximum height of 12 feet at the northwest corner of the building. In 1933¹¹, a fireplace was installed in the building and it was then used for Girl Scout activities. This structure historically served as the building in which wool was initially combed and carded to remove foreign matter (such as leaves, twigs, dirt and insects) and to straighten the fibers before they were twisted and pulled into yarn for weaving in the woolen mill.

Roadbed (Contributing, circa 1868)

The roadbed of an original driveway from the highway to the house and woolen mill is located 198 feet south of the millrace and 225 feet north of the present driveway to the house. The remains of the ten foot-wide roadbed extend 192.5 feet from the highway to the east as far as a stone retaining wall near the house. From this point, the driveway presumably extended another 150 feet or so (to the east) to the woolen mill, and possibly the west or front side of the house (facing the highway).

Another roadbed extends from the east side of the woolen mill and adjacent picker house up the wooded hillside for a distance of 265 feet. This eight to ten foot-wide roadbed probably served as an access for delivering wool to the picker house and supplies to the mill. This road (now covered with wood chips) curved up the hillside, then probably looped back to the west, connecting with the driveway from the highway.

⁹ Carlson, Conversation with Schnell.

¹⁰ An 1898 newspaper brief notes that after the fire, which occurred on 23 February 1898, the mill owner planned to rebuild the mill, as well as to "...put up a fireproof building to put the picking machines in...". Newsbrief (re: rebuilding of mill), *Waukesha Freeman*, 10 March 1898; It is known that, previous to the fire, the picking machines were located on the third floor of the earlier mill building and it was not then a free-standing building, "Woolen Mills Burned," *Waukesha Freeman*, 24 February 1898. Based on the preceding information, it is believed that the subject limestone-constructed picker house, a fireproof building, was built in 1898.

¹¹ "Howard Greene Home Has Stone Hut For Scouts," *Milwaukee Sentinel*, 1 October 1933, E-3. The article notes that a little kitchenette was installed for use by the Girl Scouts following their nature study hikes on the property.

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West Dam (Contributing, 1848)

A small, approximately four-foot high dam (built of limestone) sheds water into Genesee Creek after diverting enough water to flood the millrace (also called a headrace) on the Robert Schulz property, west of State Highway 83 in Section 21, T6N-R18E.

Non-Contributing Resources

Small Log Building (Non-Contributing, circa 1950s¹²)

A small log building, built of reclaimed logs from another location, is situated 30 feet east of the Picker House. The 8.4 feet (N-S) × 14.7 feet (E-W) building features a single door, flanked by a small rectangular six-pane light window, on both the east and west gabled facades. The building was used for Girl Scout meetings, as the 1950s owner (Mrs. Else Greene) was a Girl Scout Leader.

Stone Retaining Wall (Non-Contributing, rebuilt circa 1950s)

A limestone retaining wall, 168 feet in length (E-W), extends along the hillside between the Proctor house and the millrace/woolen mill ruins. The stone wall is 1.35 feet wide and has a maximum height of 4.35 feet above the present landscaped grade. A set of limestone steps near the east end of the wall, which curves slightly to the southeast, provides access from the house to the mill environs. Although a retaining wall was in place during the days of the woolen mill (as evidenced in historic photographs), the existing stone retaining wall was re-built by the previous owners (the Greenes) and restored by the current owners (the Carlsons).

Wooden Deck (Non-Contributing, 1996¹³)

A wooden deck, 16 feet (N-S) × 53 feet (E-W), was built over the south end of the stone foundation of the old mill in 1996 by the present owners. The deck overlooks the mill ruins, millpond, tailrace, Picker House, and the Genesee Creek bottomland. Cutouts in the deck provide space for three large trees that protrude through the deck and shade the deck and scenic overlook. A steep wooden staircase on the east side of the deck leads down to the Picker House and provides access to the east side of the mill ruins, a small concrete dam, a wooden bridge, the woods, and grasslands along the creek.

¹² Date of construction given by current owner Karen Carlson, who was given the information from former owner Mrs. Greene sometime in the 1970s, Carlson, Conversation with Schnell.

¹³ Carlson, Conversation with Schnell.

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Concrete Dam (Non-Contributing, circa 1950)

A small concrete dam is located on the east side of the millpond, just west of the wooden bridge over the tailrace. The poured solid concrete dam measures 18.5 feet (N-S) in length. The middle section of the dam is straight with a small, narrow opening, while the side walls or abutments at either end are V-shaped with the tip of the apex or point oriented downstream for strength and reinforcement purposes. Wooden movable flash boards placed along the west side of the dam are used to control the water depth of the millpond. In times of low water, the flash boards provide sufficient water depth in the millpond. Likewise, when water depths rise, the boards are removed, allowing excess water to drain through the opening in the dam and to flow down the tailrace. Overall, the dam produces a sufficient depth of water to cover the millpond in times of ample rainfall and precipitation.

Wooden Bridge (Non-Contributing, circa 1980s)

A wooden bridge, 20.5 feet long (N-S) × 3.5 feet wide (E-W), was built by the present owners over the tailrace and below a small concrete dam. The bridge is constructed of pressure-treated wood and provides access to the north side of the mill ruins and the area along Genesee Creek.

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Property Inventory

	Name	Date	Type	C/NC
Contributing				
1.	Genesee Woolen Mill Site	1848-1914	Site	C
1.	Proctor House	1876-77	Building	C
2.	Barn; stable and garage	Circa 1880s; 1973; 1989	Building	C
3.	Picker House	1898	Building	C
4.	Roadbed	Circa 1868	Structure	C
5.	West Dam	1848	Structure	C
Non-contributing				
1.	Log Building	Circa 1950s	Building	NC
2.	Stone Retaining Wall	Circa 1950s	Structure	NC
3.	Concrete Dam	Circa 1950	Structure	NC
4.	Wooden Bridge	Circa 1980s	Structure	NC
5.	Wooden Deck	1998	Structure	NC
Site Features (not included in the count)				
1.	Foundation Remains	Circa 1868		
2.	Privy Remains	Circa 1868		
3.	Depression/Foundation Remains	Circa 1873		
4.	Mill Foundation Ruins	1848; Circa 1869-1878; Circa 1898-1914		
5.	Millrace	1848		
6.	Tailrace	1848		
7.	Millpond	1848		
8.	Historic Refuse Area	Circa 1848-1913		
9.	Historic Refuse Area	Circa 1848-1913		
10.	Historic Refuse Area	Circa 1848-1913		

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STATEMENT OF SIGNIFICANCE

The Genesee Woolen Mill Site Historic District (47WK643) is nominated to the National Register of Historic Places under Criterion A, in the area of Industry for its association with the woolen industry, an important early industry in Waukesha County. The property is also nominated under Criterion D as a locally significant industrial archaeological resource that represents the significance of the woolen mill industry in the County. It is the only remaining industrial woolen mill site in the county. Although the actual mill building no longer stands, the property continues to retain a variety of elements that provide the historic context within which the mill operated. Such elements include (but are not limited to: the mill owner's house, a picker house, the mill ruins, as well as the complete system of waterways that provided the power to operate the mill.

A cursory surface examination of the mill ruins and environs revealed that the Genesee Woolen Mill Site retains many structural features including: a depression of a former house/cabin near the highway, stone foundation walls of a former summer kitchen near the house, a privy and the mill ruins, and waterworks (dam, millrace, millpond and tailrace) directly associated with the operation of the mill. The site also has surface scatters of artifacts and other landscape features (roadbeds) that date to the period of significance. The Period of Significance for the Genesee Woolen Mill is defined as extending from 1848 until 1914, the year that the milling operations ceased. The presence of a diverse sample of structural features, middens, and undisturbed use areas present the potential for learning new information on the physical organization of structures and work areas. Three middens containing artifacts dating to the period of significance appear to be completely intact. Their location in proximity to building foundations on the property will provide archaeologists with information on building function. These deposits also will yield information on the organization of labor and industrial activities at the site. The nominated property has high integrity as an archaeological site, given the number of associated resources and that they are relatively undisturbed.

General Area History

The general history of Waukesha County and the Town of Genesee is discussed in *The History of Waukesha County* (1880) and Haight's *Memoirs of Waukesha County* (1907). Briefly summarized, the present-day Town of Genesee was established in 1843, with the first settler being Stillman Smith in the spring of 1837. Also arriving that year was Benjamin A. Jenkins, whom was responsible for the town's first hotel (1838) and first flouring mill (1840) in the community of Genesee. In 1851, the Milwaukee & Mississippi Road began constructing a rail line from Milwaukee to Janesville and planned to run its right-of-way through the established Village of Genesee. However, after area landowners set their land prices too high, the railroad chose to run its line one mile to the north. As a result

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of the route of the rail line and the railroad company constructing a depot, the community of Genesee Depot was established in 1851.¹⁴

History of the Property

Even prior to the construction of the railroad, the establishment of the area's first industry had begun. Tax records for the subject parcel indicate that a factory was in place along the east side of present-day State Highway 83 (along White Creek/Genesee Stream) by no later than 1849 and was owned by Benjamin Jenkins. Historical documents confirm extensive activity on the nominated site: Jenkins had purchased the then 160-acre parcel from the government in 1843. On 28 March 1848, Lyman Holt and Daniel T. Hickox purchased the original water rights from Thomas T. and Betsey Lucas. This deed notes the construction of a dam, as well as the "...right and privilege of digging a ditch..." In 1850, Holt & Hickox purchased one acre from Jenkins [with a factory and (possibly) a house already on it], as well as the right to maintain the ditch which was necessary to supply the water to the mill. The following year, they acquired an additional acre. As of 1850, the water-powered mill (with three employees) processed 720 bushels of wool to produce 1,000 yards of cloth, 500 yards of flannel, and 5,000 pounds of woolen yarn, all combined for a value of \$3,370.¹⁵

Holt sold his ½ interest of the mill to William Tredway and Peter Barker in 1853 and the business was known as Hickox and Co. In February 1857, Tredway sold his ¼ interest to Richard Glennan, who in turn sold his ¼ to Peter Barker just eight months later—thus making Barker a ½ owner with Holt. In October 1859, Barker sold his ½ interest to Charles E. Stella (also written as Steller). That same year, Holt passed away and his half interest went to his widow Helen. As of 1860, and identified as Hickox & Stiller, the now five-handed mill facility processed 2,500 pounds of wool to produce 1,200 yards of cloth, 1,800 yards of flannel, and 300 pounds of woolen yarn. Shortly thereafter, Stella (Steller) sold his ½ interest to Helen and she and her children maintained the mill facility until selling the 2-acre mill property to William Holloway in 1867; however, by the following year, Holloway sold the factory to James Proctor and James Webster; the latter of whom dropped from ownership in March of 1869.¹⁶

¹⁴ *The History of Waukesha County, Wisconsin* (Chicago: Western Historical Company, 1880), 741, 743; Theron W. Haight, ed., *Memoirs of Waukesha County* (Madison, WI: Western Historical Association, 1907), 286.

¹⁵ Tax Rolls, Town of Genesee, Waukesha County, 1849-1930, Available at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI; Wisconsin Land Patent Database, Waukesha County, Available online at <http://files.usgwarchives.net/wi/waukesha/land/wauk-h-k.txt>, Accessed May 2015; B.A. and Thankful B. Jenkins to Holt & Hickox, Warranty Deed, 28 September 1850, 7/164; Lucas to Holt & Hickox, Warranty Deed (water rights); Martin C. Perkins, "The Physical and Economic Development of Waukesha County Villages, 1835-1880," Master's Thesis prepared by Perkins for the Department of Urban Affairs, University of Wisconsin-Milwaukee (May 1977), A-19, A-30, A-44.

¹⁶ Tax Rolls, Town of Genesee, 1849-1930; Lyman Holt to William Tredway and Peter Barker, Warranty Deed, 1 April 1853, 12/369; William and Mary Tredway to Richard Glennan, Warranty Deed, 3 February 1857, 20/303; Richard and

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Proctor was born on 18 December 1823, in Yorkshire, England, and immigrated to the United States in 1834, at the age of twelve. For approximately the next twenty years, Proctor is identified as having worked in various woolen mills in New York and Pennsylvania. It was in 1840 in Pennsylvania when he wed Miss Sarah Ann Tittle. Following a trip back to England, the Proctors moved to Janesville, Wisconsin, in 1854, where he also worked in a mill. After residing in Mineral Point for a few years, he moved to Cedarville, Wisconsin, and, one year later, he formed a company and built a mill at Monticello, Wisconsin. After one year, he moved his family to the Town of Genesee, where he and Webster purchased the Genesee Woolen Mill in 1868.¹⁷

Sheep raising and wool production in Waukesha County was limited until the advent of the Civil War. Until this point, most area farmers were engaged in wheat farming. While the number of sheep in the county grew from a mere 390 in 1840 to over 12,000 in 1850, numbers for 1860 were nearly triple that of the previous decade. In November 1864, an excerpt in the *Waukesha Freeman* read, “As wool growing is becoming one of the most important as well as remunerative branches of husbandry now pursued in our county...” The popularity of sheep raising is reflected in the numerous sheep-shearing festivals that were held throughout the county in 1865, as well as in the establishment of a variety of local, regional and state wool-growers associations. Indeed, it is of note that two of the larger sheep raisers in the county resided a relatively short distance from the Genesee Depot-area mill. The perhaps most well-known of the two was that of Abraham E. Perkins of Mukwonago, who was the first president of the Southeastern Wisconsin Sheep Breeders and Wool-Growers Association. Even closer in location to the subject mill was that of J.H. Paul, who lived in Genesee Village. Paul was active in sheep breeding and acquired much of his stock from the larger, well-known farms in the East. Although it is not known if either of these two specific farmers sold their wool to the Genesee Woolen Mill, it is apparent that the Genesee mill did support the local farmers and vice versa.¹⁸

Cynthia Glennan to Peter Barker, Warranty Deed, 24 October 1857, 21/309; Peter and Statira Barker to Charles E. Stella, 18 October 1859, 24/357; Charles E. and Emily Steller to Helen Hickox, Warranty Deed, 17 August 1860, 25/556; Helen Hickox to William Holloway, Quit Claim Deed, 4 June 1867, 38/276; Moses Cleveland, Assignee of Margaret Holland, to William Holloway, Warranty Deed, 12 February 1867, 38/274; William and Elizabeth Holloway to James Proctor and James Webster, Warranty Deed, 2 March 1868, 39/174; James and Alice Webster to James Proctor, Warranty Deed, 5 March 1869, 40/162; United States Department of Commerce, Bureau of the Census (hereafter cited as USDC.BC.), *Eighth Federal Census of the United States, 1860, Population* (Washington, D.C.: Government Printing Office, 1860), Microfilm copy; A secondary source indicates that Lyman & Holt established a carding mill at this location as early as 1847; however, no additional information was found to support that supposition, Ellen D. Langill and Jean Penn Loerke, eds., *From Farmland to Freeways: A History of Waukesha County, Wisconsin* (Waukesha, WI: Waukesha County Historical Society, 1984), 191.

¹⁷ *History of Waukesha County*, 929; Haight, ed., *Memoirs of Waukesha County*, 590; Bertha Kitchell Whyte, *Wisconsin Heritage* (Newton, MA: Charles T. Branford Co., 1954), 79; “Genesee Pioneer Dies At Age of 93,” *The Waukesha Freeman*, 12 March 1914.

¹⁸ Langill and Loerke, *From Farmland to Freeways*, 188-190; *History of Waukesha County*, 927-928.

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In 1870, at which time there were forty-eight woolen mills in Wisconsin, Waukesha County supported just two woolen mills; the other was the Waukesha County Manufacturing Company (later known as the Waukesha Woolen Mills) which was located in the City of Waukesha and was established in March of 1866. Proctor's daughter Emma cited that it was her father that assisted Richard Street in the establishment of the Waukesha woolen concern.¹⁹ Between the two businesses, twenty-three persons were employed and \$37,237 worth of product was manufactured. The 1870 census indicates that the Genesee manufactory, identified as Proctor & Co., employed just five persons (including one female—most likely one of the Proctor's five daughters) and manufactured just under \$19,000 (of the over \$37,237) in products, which included cashmeres, yarn, flannel, blankets and batting. Obviously, the City of Waukesha woolen mill was the larger of the two operations.²⁰

In February 1871, the following advertisement appeared in *The Waukesha Freeman*:

The Genesee Woolen Factory! Having purchased the Genesee Woolen Mill, and fitted it up at considerable expense, with the latest improved machinery, I am prepared to do work in a manner that cannot be surpassed by any other Mill in the West. I will manufacture all kinds of blankets, flannels, tweeds, doeskins, plain and fancy cassimeres, overcoatings, double and twists, on shares or by the yard.²¹

The ad goes on to note Proctor's prices and the manner in which business can be done. In a circa 1880 typescript, it is written that Mr. Proctor "...added twenty feet to the length of the mill, and put in new machinery; it is a "one set" mill, with sex loom, run by water power; eight hands are employed; fine flannels are the specialty here, made for the Chicago market, Mr. P buying from 25,000 to 30,000 pounds of wool per annum. Of the eight employees cited as working in the mill, two are identified in the census as boarding in the Proctor home. A February 1877 citation in the *Waukesha Freeman*, which refers to the "new and beautiful residence of James Proctor," seems to clearly indicate that the subject Proctor house was completed that year.²²

¹⁹ "Genesee Woolen Mill," Paper prepared by Mrs. Harvey B. Krebs and read by Mrs. Arlington C. Harvey at the meeting of the Waukesha County Historical Society, 16 July 1955, at the Howard T. Greene home, Copy on file at the Waukesha Historical Society Museum, Waukesha, WI.

²⁰ USDC.BC., *Ninth Federal Census of the United States, 1870, Population* (Washington, D.C.: Government Printing Office, 1870), Microfilm copy. The 1870 population census for the Proctor residence identifies that along with father James, three Proctor sons (Eugene, Franklin and John) worked in the mill, as did 32-year-old Joshua Bowers; thus accounting for the recorded five persons employed at the mill. Note, however, that the Waukesha Woolen Mill would perish in a fire in the late-1880s, leaving the Genesee concern as the primary woolen mill in the county. The only building to remain of the Waukesha city concern is a wool storage building, located at 139 E. North Street, which was the subject of the 2009 Determination of Eligibility (for the National Register) "Waukesha County Manufacturing Company/Waukesha Motor Company," Prepared by Michael M. McQuillen, Heritage Research, Ltd. (HRL), Menomonee Falls, WI (2009), Copy on file at HRL and at the Wisconsin Historical Society, Division of Historic Preservation, Madison, WI, which was determined ineligible.

²¹ Advertisement for the Genesee Woolen Mills, *Waukesha Freeman*, 15 February 1871.

²² *Ibid.*; Newsbrief (re: Proctor home), *Waukesha Freeman*, 15 February 1877, 3/3.

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In 1881, the local paper reported that Proctor “is making great improvement on his grounds and along the race.” Ten years later, he is noted as improving the mill building with a 50-foot addition and that new machinery was to be installed. In spring of 1892, he turned his attention to the house, which was noted as wallpapered on the inside and painted on the outside by “expert Finney,” in a matter of three weeks. Following that run of improvements, in February of 1898, a fire started in the picking room of the mill which was, at that time, located on the building’s third floor. Proctor had no insurance and suffered an estimated \$25,000 loss. In addition to the loss of the mill itself, as well as the mill’s products, George Fox (the maker of the Star Bicycle) lost approximately ten bicycles valued at \$300, a local woman (Miss Driscoll) lost a large trunk of dry goods that were stored in the storeroom, Mrs. Proctor’s carpet loom was destroyed and about \$50 worth of carpet rags and warp were burned. The newspaper article noted that sixteen persons were employed at the time.²³

Within just two weeks, the newspaper reported that Proctor would rebuild and the hauling of stone for the foundation had already begun. Moses McFarlane, a local carpenter, indicated that the structure would be completed in just two months. The structure was to measure 134 x 30 feet, rise three-and-one-half stories in height and cost \$4,000. The newspaper brief also noted that Proctor planned on constructing a fireproof building to house the picking machines. That would indicate that the extant, limestone-constructed picker house was, in fact, built in 1898. In the meantime, Mr. Proctor was said to be getting ready to travel east for new machinery. By 5 May 1898, machinery was being installed in the building and, within two weeks, it was noted that Proctor had resumed work.²⁴

The 1900 census enumerates a total of ten persons residing in the Proctor home. Aside from James and Sarah, three adult Proctor children remained in the house, along with a grandchild, a servant, and three boarders, two of whom worked at the mill. Sarah died in December 1907.²⁵

²³ Newsbrief (re: mill improvements), *Waukesha Daily Freeman*, 27 October 1881, 5/2; “Improving His Woolen Mill,” *Waukesha Daily Freeman*, 3 December 1891, 7/2; Newsbrief (re: house improvements), *Waukesha Daily Freeman*, 19 May 1892, 4/4; “Woolen Mills Burned”; The Proctors had a total of ten children and it is noted in various secondary sources that the Proctor children helped in the mill, “Factory in the Country? Genesee Mill Proves it is not a New Idea,” Published in the *Waukesha Daily Freeman Memory Book, 1859-1959*, Copy on file at the Waukesha County Historical Society, Waukesha, WI; Bertha K. Whyte, “Four Old Wisconsin Mills,” *Wisconsin Magazine of History*, Vol. 32, No. 2 (Winter 1950), 103-04.

²⁴ Newsbrief (re: rebuilding of mill), *Waukesha Freeman*, 10 March 1898; Newsbrief (re: machinery installation), *Waukesha Freeman*, 5 May 1898; Newsbrief (re: work resumes at mill), *Waukesha Freeman*, 19 May 1898; “Genesee Pioneer Dies at Age of 93”; Whyte, *Wisconsin Heritage*, 80. Little information is known of the carpenter McFarlane. He was born in Wisconsin on January 1850 and, as of the 1870 census, was identified as an apprentice to a carpenter. He wed his wife Mary in 1876 and McFarlane died on 12 October 1908. His obituary was not reviewed. Information regarding McFarlane was compiled from various materials available online at www.Ancstry.com, Accessed in August 2015.

²⁵ U.S. Federal Census, Population, 1900, Available online at www.Ancstry.com, Accessed June 2015; Death date on gravestone inscription for Sarah Proctor, Genesee Cemetery.

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As of circa 1907, the capacity of the mill was reported at between 400 and 600 pounds of wool yarn per day and approximately fourteen male hands were employed there. The mill product was at that time noted as marketed in Milwaukee, while Proctor also did both custom and contract work. The water-power of the mill was cited as at about 30 horse power. Proctor maintained the mill's account books until the age of ninety-one and continued to run the mill until his death on 10 March 1914, at the age of ninety-three.²⁶

Proctor's death coincided with the general demise of sheep-raising/wool-growing in Waukesha County. Although sheep numbers had already demonstrated a drop off between 1880 and 1900, by 1910, county sheep numbered only 21,000. At that point, the bulk of Wisconsin farmers had abandoned sheep raising and turned to dairy farming. Shortly after Proctor's death, the machinery was sold; however, the mill itself was not torn down until 1929. The remains were identified as having been re-used for the construction of a drying shed.²⁷

The Genesee Woolen Mill property remained in the Proctor family until 1949, at which time it was sold to Howard T. and Else Greene. Howard T. Greene was the proprietor of Brookhill Farms of Genesee Depot—the operation of which was noted for its production of certified Bulgarian buttermilk as early as 1910. It was during Greene's tenure that the garage was built into the lower level of the house and the front porch was removed. Also, some of the interior room arrangement was altered. The small log structure located behind the Picker House was also built by the Greenes and was utilized for Girl Scout activities, as Mrs. Greene was a local Girl Scout leader. Although Mr. Greene died in 1958, Else (who died in 1990) continued to reside in the home.²⁸

In 1971, the current owners, Harry and Karen Carlson, purchased the property. The Carlsons are responsible for the north sunroom addition to the house (circa 1990), the stable and garage additions to the barn in 1973 and 1989, respectively, as well as the deck that stands atop the mill foundation remains. During their occupation, the Carlsons have identified three historic refuse areas (from which they have salvaged a number of intact items that they have on display at the home), as well as a depression that is presumed to be the location of an earlier cabin/residence.²⁹

²⁶ Haight, ed., *Memoirs of Waukesha County*, 589-590; "Genesee Pioneer Dies At Age of 93."

²⁷ Langill and Loerke, *From Farmland to Freeways*, 193-194; Whyte, *Wisconsin Heritage*, 80; Various secondary accounts cite that the mill was torn down circa 1924; however, it was not removed until 1929, "Tear Down Old Genesee Mill," Photo and caption, *The Milwaukee Journal*, 10 April 1929.

²⁸ Carlson, Conversation with Schnell.

²⁹ Ibid.

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Area of Significance: Archaeology

A walkover survey of the Schulz and Carlson properties revealed that the Genesee Woolen Mill Site retains many structural features (a depression of a former house/cabin near the highway, stone foundation walls of a former summer kitchen near the house, a privy, and the mill ruins), waterworks directly associated with the operation of the mill (dam, millrace, millpond, and tailrace), surface scatters of artifacts, other landscape features (roadbeds), and undisturbed space and activity areas between and around the structural elements that date to the period of significance.

As such, each of these structural features, waterworks, and surface concentrations of artifacts has the potential to yield information relating to the mill's years of operations and period of significance. Specifically, archaeological testing and the recovery of artifacts may provide significant information regarding materials and methods of construction of the woolen mill and other buildings at the site, and may add to the historic record additional information about the types of machinery used for operating the mill and the various types of domestic and industrial artifacts used by mill owners and mill hands during the nineteenth and early-twentieth centuries.

Many individual woolen mill buildings still remain on the cultural landscape in Wisconsin (for example, at Appleton, Baraboo, Cedarburg, Grafton, Reedsburg, and Watertown¹²). However, while many grist (flouring), sawmill, and logging mill sites and dams are known, few woolen/carding mill sites have been surveyed and documented by historic archaeological research in the state, reflecting the relative lack of information that we have about this type of resource.¹³ This site, having a large and intact collection of mill buildings and features, including the waterworks that ran the mill, is significant for being one of the best examples of a woolen mill site in Wisconsin and helps us to understand the relationship of related resources and elements of a combined mill/residential complex. The Genesee Woolen Mill ruins and features provide a unique opportunity to conduct archaeological survey and testing work and further our understanding of a local mill operation and the artifacts used by mill owners and their employees. This site is rare as the only known remaining intact and relatively undisturbed woolen mill site in Waukesha County, and has the potential for yielding artifacts and features related to the house and the mill which may aid in our knowledge and understanding of early mill operations in the state, important information not available in the historical record.

¹² Woolen mill buildings in these communities are listed on the National Register of Historic Places. Note that the National Register-listed woolen mill structures in Reedsburg and Baraboo are office buildings only.

¹³ One notable example is the Pliny Pierce carding/woolen mill (47MN467) that operated between 1864 and 1884 on the Manitowoc River in Manitowoc County, WI.; Robert P. Fay, *Archaeological Investigations at the Pliny Pierce Residence and Carding Mill Site, Town of Manitowoc Rapids, Manitowoc County, Wisconsin: The 2004 Field Season* (Two Rivers, WI: Old Northwest Research Report No. 104, 2009).

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Despite recent house and garage additions and some modern landscape modifications (including a rebuilt stone retaining wall, wooden deck and bridge), the Genesee Woolen Mill Site retains much of its architectural and archaeological integrity in a scenic setting that preserves the essence of its original use as an early woolen mill and textile center in rural Waukesha County.

Area of Significance: Industry

The nominated property is significant under both Criteria A and D for its association with the woolen mill industry. In an untitled and undated paper on the nineteenth century agricultural trends in southeastern Wisconsin (specific to the counties of Waukesha, Walworth, Kenosha and Racine), historian Martin Perkins discusses the importance of the woolen mill industry which helped to transition farmers from wheat production to the dairying industry. While the statewide decline in wheat growing did not occur until 1870-1880, southeastern Wisconsin experienced its initial decline between 1850 and 1860. At the same time, these counties showed a sizeable increase in the number of sheep raised. Specifically, in Waukesha County, sheep numbers in 1860 tripled from those recorded in 1850. Among the factors in the decline of wheat raising was that of the infestation of the chinch bug, which reached particular heights in the mid-1860s.³⁰ *Cultural Resource Management in Wisconsin* (CRMP) explains the critical relationship between wheat farmers and the small, locally owned and operated mill that catered to the surrounding community. During the early settlement period, the relationship between farming and local milling was closely interwoven. While CRMP does not have a study unit discussing the woolen industry in Wisconsin, the trends and influences evident in the relationship between wheat farming and milling can be extrapolated to other small and specialized agricultural production and processing, specifically wool growing and milling. This interdependent relationship is evident at the Genesee Woolen Mill site where the ascendancy of local sheep raising influenced the establishment of woolen mills, demonstrating this reliant relationship as described for other crops.³¹

Southeastern Wisconsin is identified as having made the transition from wheat to stock raising--and in particular, sheep raising--earlier than the rest of the state. The advent of the Civil War further propagated the need for wool in the north, to aid in the supply of government cloth for uniforms. This increase in demand resulted in higher prices paid to farmers. "The Wisconsin grades, which were of character, rose in value from 25 cents per pound at the beginning of the war to the unprecedented height of \$1.05 in the fall of 1864." That same year, the Wisconsin Wool Growers Association was established in Janesville. Within five years--between 1860 and 1865--sheep numbers in the state increased from 332,954 to 1,260,900 and wool product rose from 1 million to 4 million pounds.³²

³⁰ Martin C. Perkins, Untitled thirty-page paper on Waukesha County agriculture and the woolen industry, No date, 1-3, Obtained from Perkins and in possession of current property owner, Karen Carlson, Town of Genesee, Waukesha County.

³¹ Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*, Vol 2, pg. 2-3.

³² Perkins, Untitled paper, 3-4, including quote from Frederick Merk, *Economic History of Wisconsin During the Civil War*

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Genesee Woolen Mill Site Historic District
Town of Genesee, Waukesha County, Wisconsin

Conversely, the end of the Civil War drastically reduced prices of wool, down from \$1.05 to a mere 29 cents per pound. Despite the decline, farmers continued to maintain their flocks and wool product in the state in the late 1860s was about 4,500,000 pounds. In 1868, the Wisconsin State Agricultural Society continued its endorsement of sheep raising. Between 1859 and 1871, the number of woolen mills in the state rose from fifteen to fifty-four. While no known chronology of woolen mills in the state exists, Perkins attempted to place the Genesee Woolen Mill in the greater context of the southeastern counties of Waukesha, Walworth, Kenosha and Racine.³³

As of 1845, Walworth County, which was home to the most sheep amongst the four counties, was home to two carding mills and one woolen mill. Racine County's first woolen mill is identified as having been established in 1843 in Burlington. While no specific early-period mill is identified in Kenosha County, it is noted that Kenosha County exported 3,097 pounds of wool from its port as early as 1844. At any rate, the Genesee Woolen Mill, which was established as a carding mill circa 1848 was, in fact, among the fifteen woolen mills recorded in the state as of 1859.³⁴

The Genesee Woolen Mill, from circa 1848 through 1913, provided Waukesha County wool producers with a necessary wool mill. From circa 1848 to 1866 (and the establishment of the Waukesha Manufacturing Company, later Waukesha Woolen Mills, in the City of Waukesha), it was the only known woolen mill in the vicinity, as the next closest market would have been in Milwaukee. Following the 1884 fire at the Waukesha Woolen Mills (after which it did not reopen as such) and until 1913, the Genesee Mill was, once again, the only local mill operating in Waukesha County. Although the actual mill building no longer stands, the property continues to retain a variety of elements that provide the historic context within which the mill operated. Such elements include (but are not limited to) the mill owner's house, a picker house, as well as the complete system of waterways that provided the power to operate the mill. While other nineteenth century mill buildings remain extant throughout the state, some of which are listed in the National Register of Historic Places, most are located in urban areas and are without their associated natural and largely undisturbed landscape, including the essential waterways that once powered the facilities.³⁵

Integrity

The Genesee Woolen Mill Site is eligible for the National Register of Historic Places for its association with an important industry in Wisconsin and as an archaeological site with high integrity. Most

Decade (Madison: Wisconsin State Historical Society, 1916), 20.

³³ Perkins, Untitled paper, 5.

³⁴ *Ibid.*, 11.

³⁵ *Ibid.*, 12.

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other woolen mill sites do not retain the extensive resources that the nominated site has, and the relatively undisturbed nature of the resources suggests additional opportunity for research, and discovery which may broaden our understanding of this property and the role of the woolen milling industry in Wisconsin.

Conclusion

The Genesee Woolen Mill Site Historic District (47WK643) is eligible for the National Register of Historic Places under Criterion A, in the area of Industry for its association with the woolen industry, an important early industry in Waukesha County. The woolen mill industry is significant for its role transitioning farmers from wheat production to the dairying industry. While the statewide decline in wheat growing did not occur until 1870-1880, southeastern Wisconsin experienced its initial decline between 1850 and 1860. At the same time, these counties showed a sizeable increase in the number of sheep raised. Specifically, in Waukesha County, sheep numbers in 1860 tripled from those recorded in 1850. During the early settlement period, the relationship between farming and local milling was closely interwoven. The property is also eligible under Criterion D as a locally significant industrial archaeological resource that represents the significance of the woolen mill industry in the County. The property has unique features and high integrity and its significance is enhanced in that it is the only remaining industrial woolen mill site in the county.

This site, having a large and intact collection of mill buildings and features, including the waterworks that ran the mill, is significant for being one of the best examples of a woolen mill site in Wisconsin and helps us to understand the relationship of related resources and elements of a combined mill/residential complex. The Genesee Woolen Mill ruins and features provide a unique opportunity to conduct archaeological survey and testing work and further our understanding of a local mill operation and the artifacts used by mill owners and their employees. This site is rare as the only known remaining intact and relatively undisturbed woolen mill site in Waukesha County, and has the potential for yielding artifacts and features related to the house and the mill which may aid in our knowledge and understanding of early mill operations in the state, important information not available in the historical record. Archaeological testing and the recovery of artifacts may provide significant information regarding materials and methods of construction of the woolen mill and other buildings at the site, and may add to the historic record additional information about the types of machinery used for operating the mill and the various types of domestic and industrial artifacts used by mill owners and mill hands during the nineteenth and early-twentieth centuries.

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Preservation Activities

In 1988, a National Register questionnaire was completed by the home's current owners, Harry and Karen Carlson. Despite the fact that the mill had been torn down, the Wisconsin Historical Society return response indicated that the site may be potentially eligible for listing. The nomination of this property is being pursued by the current owners who have a passionate interest in the preservation of this woolen mill site.

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Verbal Boundary Description:

The general area is irregularly shaped. Beginning at the dam on the west, the historic boundary follows the north edge of the mill race to the east for a distance of approximately 1,800 feet to a point where it passes beneath the roadway (State Highway 83) and continues to the east southeast for approximately 400 feet, continuing to follow the north line of the millpond and taking a slight turn to the north for approximately 150 feet, then east again for approximately 400 feet and along the north line of the tail-race, where it joins the West Branch of Genesee Creek. Thereafter, it generally extends 150 feet to the south to an existing fence line. The historic boundary then continues to the southwest and along said fence line for approximately 275 feet, where it turns south for a length of 50 feet and then again to the southwest for a distance of approximately 500 feet to the fence line that runs along the easterly side of State Highway 83. From there, the historic boundary runs north for 450 feet along said fence line to the south edge of the millpond/millrace and then continues underneath the roadway and to the west along the south edge of the millrace for a distance of approximately 1800 feet, then north about 100 feet, returning to the point of beginning.

Boundary Justification:

The historic boundary coincides with, and includes all of the associated elements of the former mill property, and its historic setting, on both sides of State Highway 83, while excluding land that does not include any mill property-related resources. The delineated boundary also excludes the buildings on the west side of the highway, as these post-date the mill property's Period of Significance. The current nominated boundary is slightly adjusted from the historic boundary presented in the 2003 Determination of Eligibility, as a result of better measurements and the use of existing features (specifically, an existing, visible fence line along a portion of the property along the east side of State Highway 83).

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PHOTOGRAPHS

Name of Property: Genesee Woolen Mill Site Historic District

City or Vicinity: Genesee Township

County: Waukesha

State: Wisconsin

Name of Photographer: Traci E. Schnell

Date of Photographs: May 2015

Location of Original Digital Files: State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Number of Photographs: 16

Photo #1 of 16

General view of mill foundation remains (with deck above), mill pond (at right), picker house (at left) and house (top)

View to southwest

Photo #2 of 16

Proctor House (west facade)

View to southeast

Photo #3 of 16

Proctor House (east/rear facade)

View to west

Photo #4 of 16

Stable Addition (left); Barn (center); Garage Addition (right)

View to east

Photo #5 of 16

Summer Kitchen Foundation

View to south southwest

Photo #6 of 16

Picker House

View to south southeast

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Photo #7 of 16
Mill Foundation Remains; Wooden deck above with trellis front
View to south southwest

Photo #8 of 16
Mill Foundation Remains (under wooden decking)
View to east

Photo #9 of 16
Lower Mill Pond
View to west

Photo #10 of 16
Lower Mill Pond (left); Roadbed (adjacent to mill pond); House (right)
View to northeast

Photo #11 of 16
Tailrace
View to west

Photo #12 of 16
Millrace (west side of State Highway 83)
View to east

Photo #13 of 16
Dam (west side of State Highway 83)
View to west

Photo #14 of 16
Turbine/Water Wheel
View to object

Photo #15 of 16
Historic Refuse Area
View to northwest

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Photo #16 of 16
Location of Former Privy (stones in ground mark location)
View to north

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- Figure 2: Mill Site Plan, Detail View
- Figure 3: Photo Key 1 of 2
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- Figure 5: Historic photo of the pre-1898 mill, circa 1880s
- Figure 6: Historic photo of the 1898 mill, Circa 1900)
- Figure 7: Historic photo of the 1898 mill, Circa 1900
- Figure 8: Historic Image of Proctor House and Barn, circa 1900.

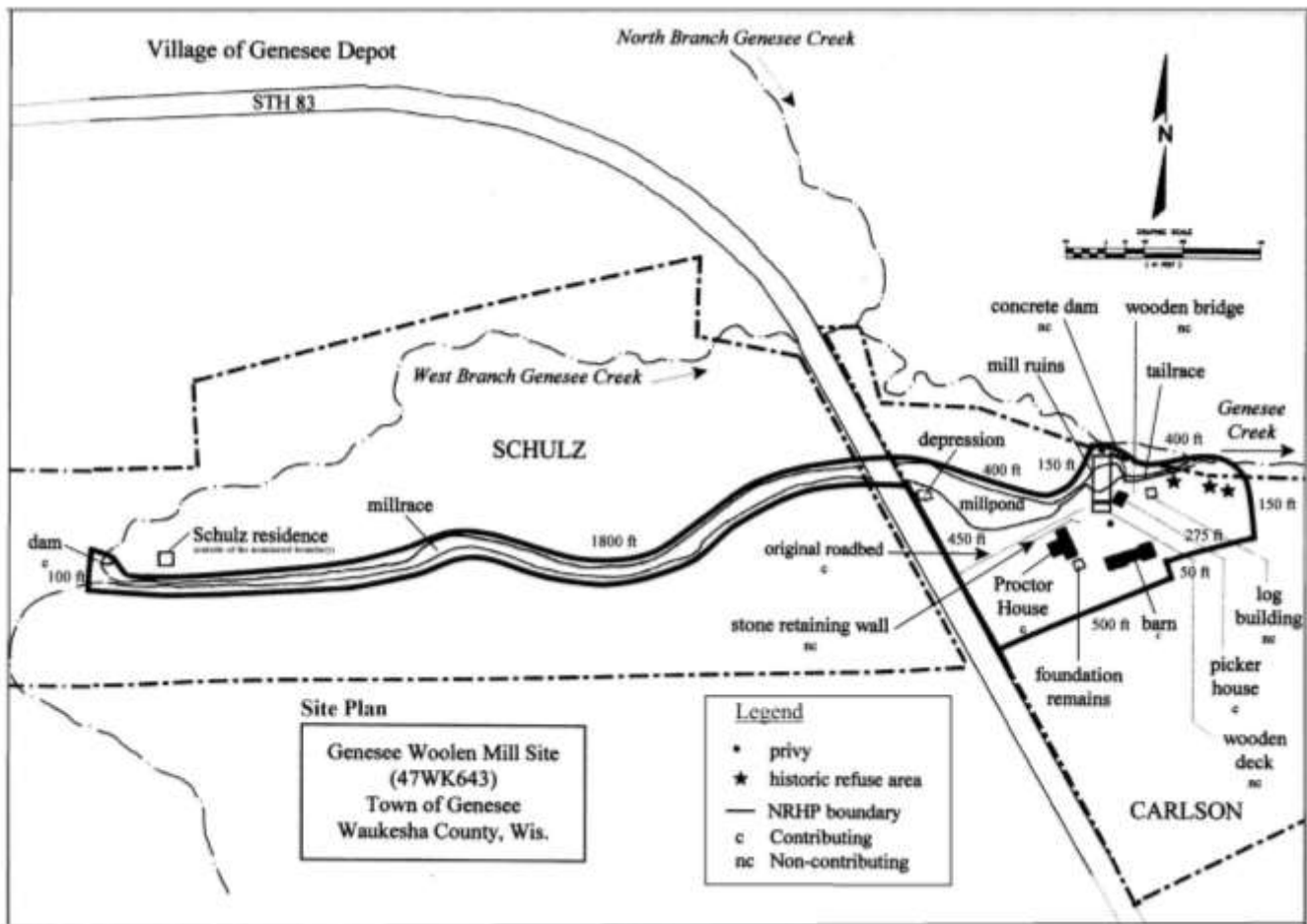
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Figure 1: Mill Site Plan



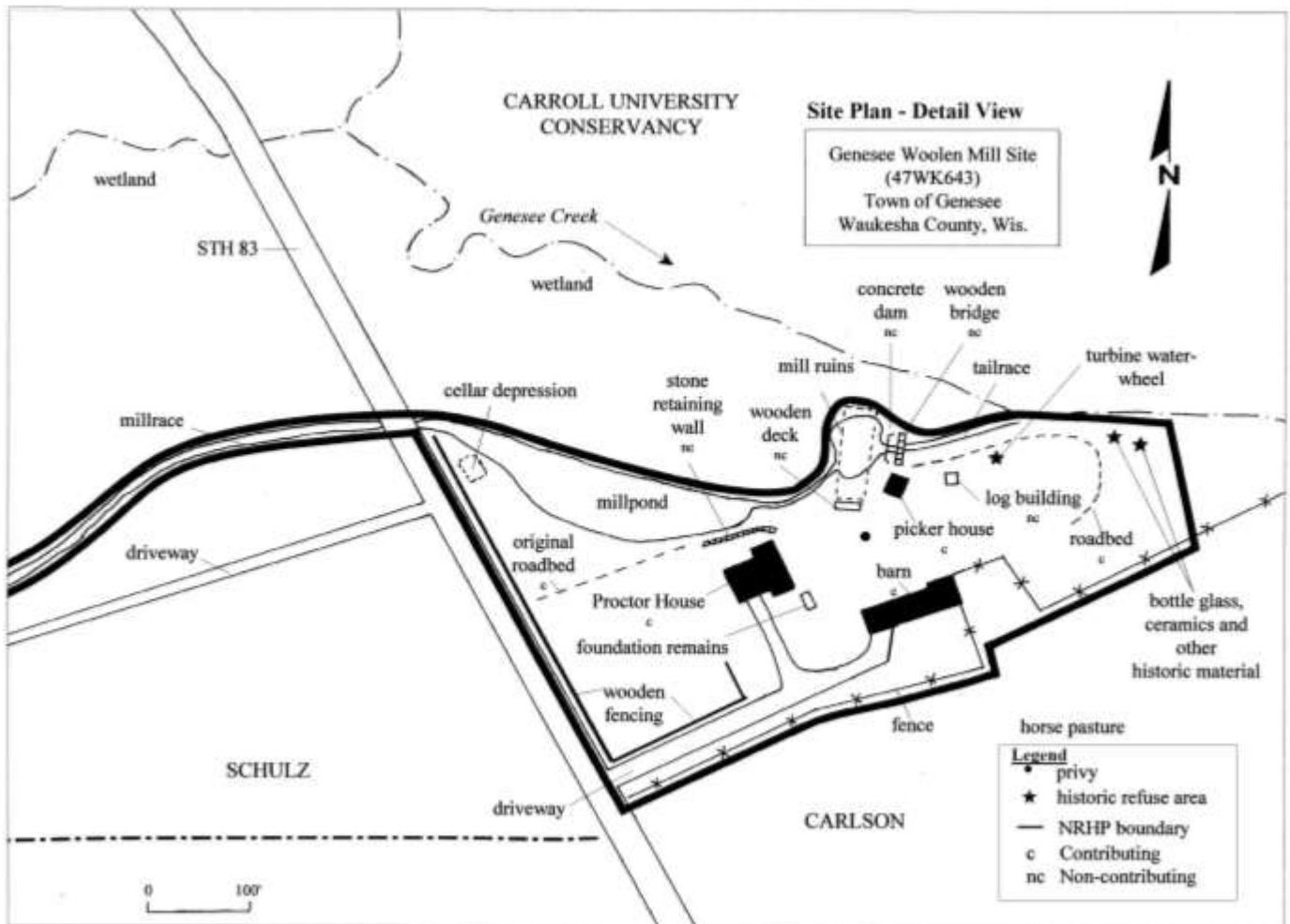
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Town of Genesee, Waukesha County, Wisconsin

Figure 2: Mill Site Plan, Detail View



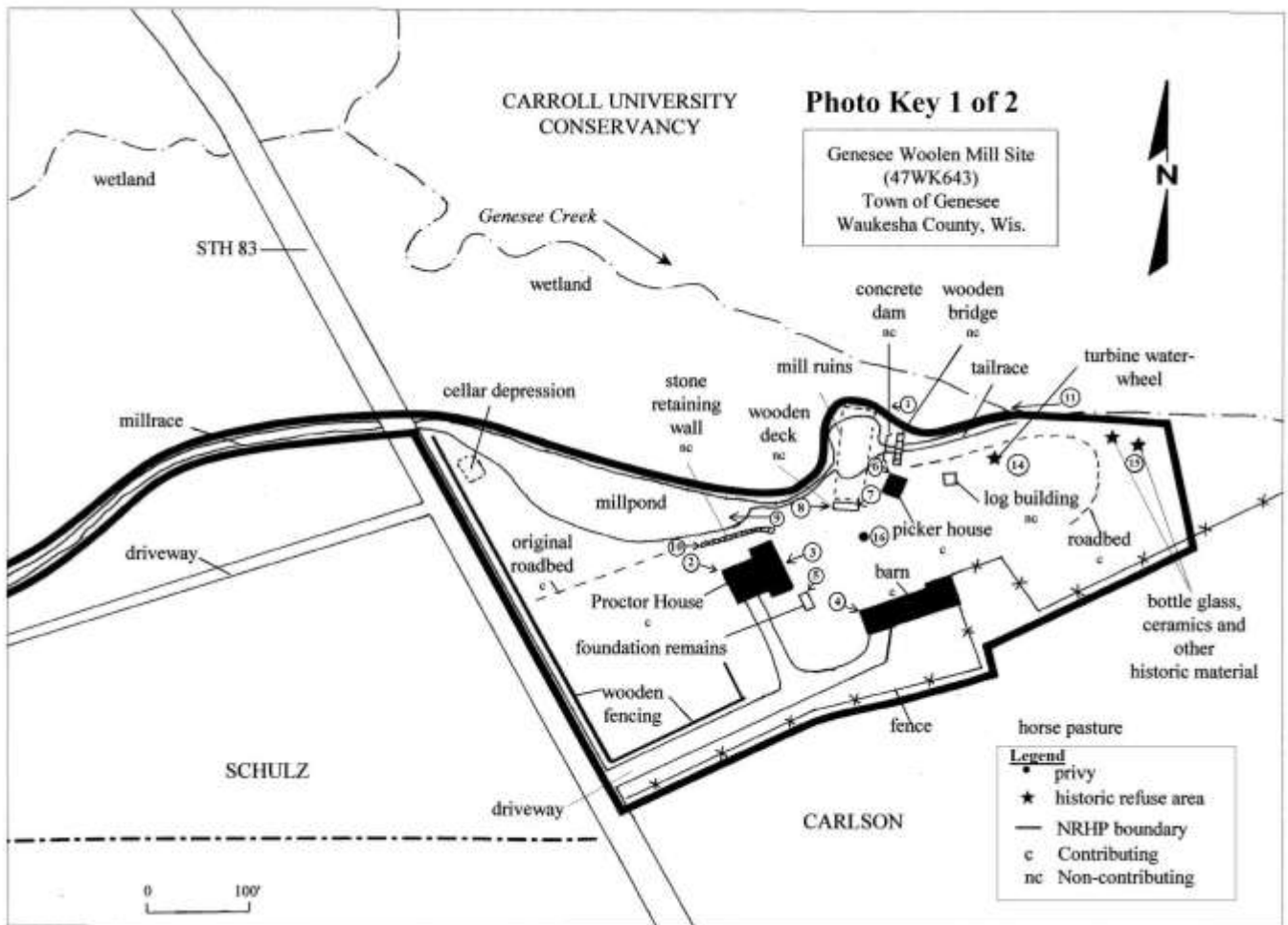
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Figure 3: Photo Key, 1 of 2



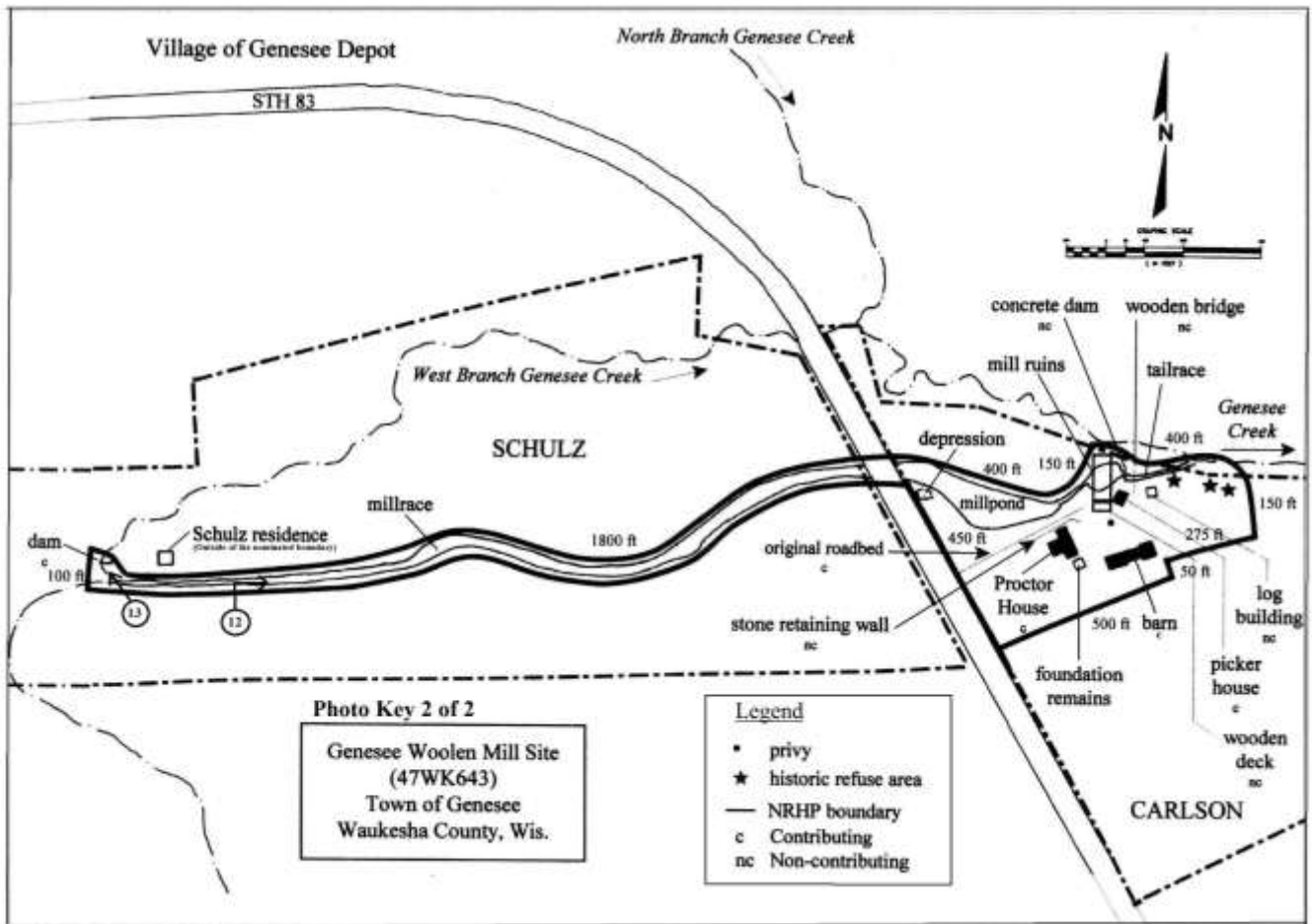
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Figure 4: Photo Key, 2 of 2



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Figure 5: Historic photo of the pre-1898 mill (Circa 1880s); house and barn in background.



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Figure 6: Historic photo of the 1898 mill, Circa 1900).



Figure 7: Historic photo of the 1898 mill, circa 1900.



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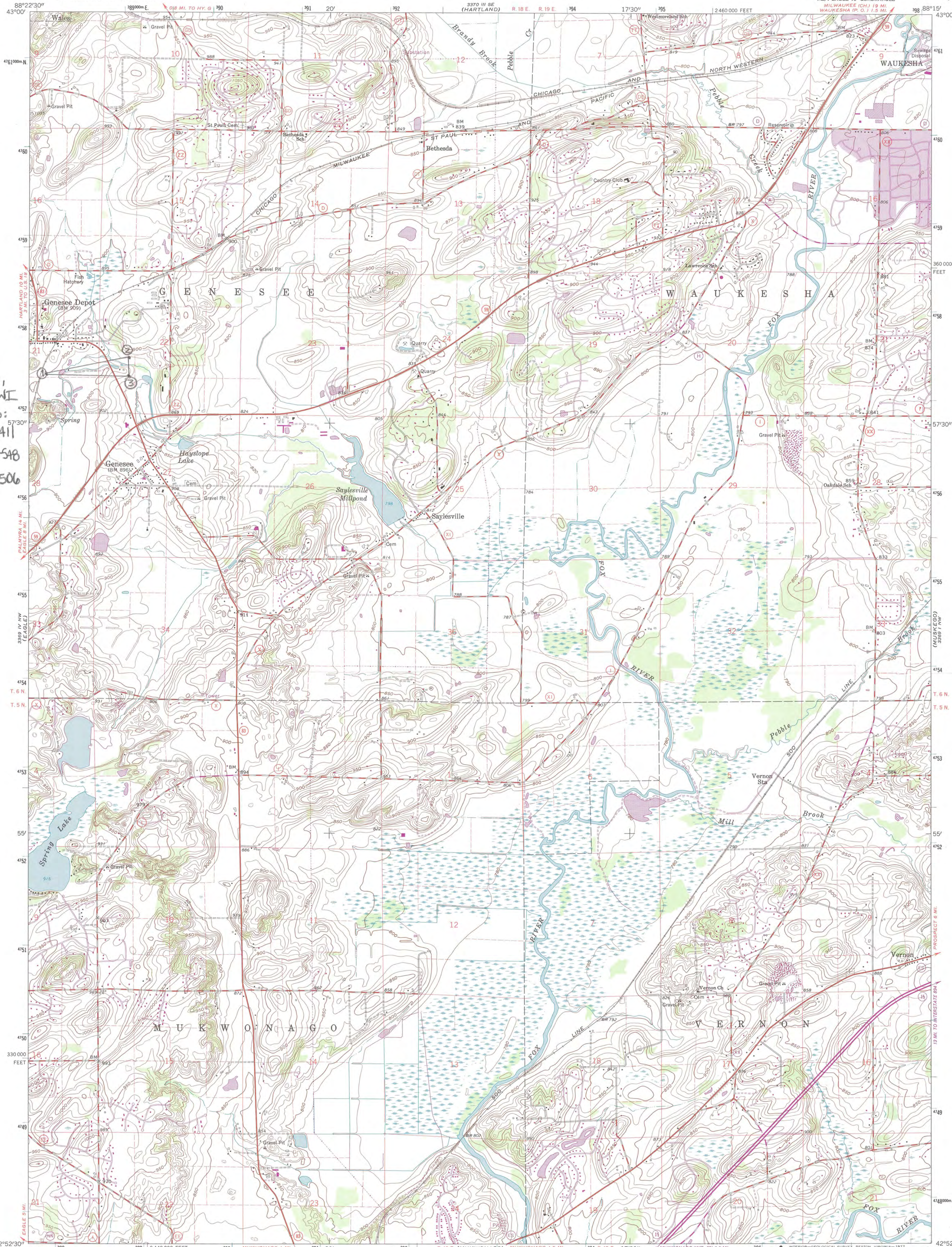
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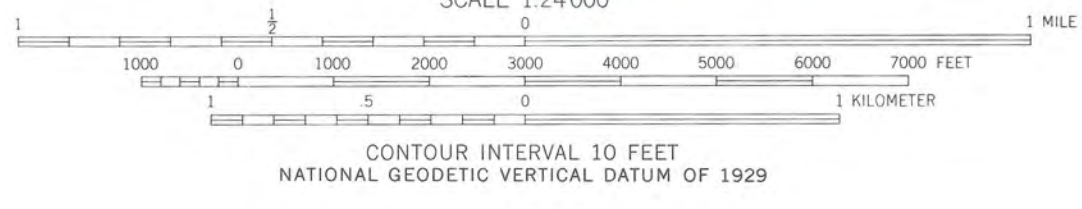
Figure 8: Historic Image of Proctor House and Barn, circa 1900.
Shows full-width porch at the front façade, and porch along rear ell.





GENESEE WOOLEN
MILL SITE
Town of Genesee,
Waukesha Co., WI
UTM Coordinates:
① 16/388000/4757411
② 16/388997/4757548
③ 16/388997/4757506

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1955. Field checked 1960
Polyconic projection. 1927 North American datum
10,000-foot grid based on Wisconsin coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks,
zone 16, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Revisions shown in purple compiled from aerial photographs
taken 1971 and 1976. This information not field checked
Purple tint indicates extension of urban areas



ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt ———
State Route ○



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

GENESEE, WIS.
NE/4 EAGLE 15' QUADRANGLE
N4252.5-W8815.7.5
1960
PHOTOREVISED 1971 AND 1976
AMS 3369 IV NE-SERIES V861



WI Waubesa County - Genesee Woolen Mill Site - 0001

1 of 16



WI - Waupkesha County - Genesee Woolen Mill Site - 0002

2 of 16



WI - Waukesha County - Genesee Woolen Mill Site - 0003

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WI - Waukesha County - Genesee Wooden Mill Site - 0004

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WI - Waukesha County - Genesee Woolen Mill Site - 0005.

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WI - Waukesha County - Genesee Woolen Mill Site - 0006

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WI - Waukesha County - Genesee Wooden Mill Site - 0007

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WI - Waubesa County - Genesee Wooden Mill Site 0008

8 of 16



WI - Waukesha County - Genesee Warden Mill Site - 0009

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WI - Waukesha County - Genesee Woodn Mill Site - 0010

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WI - Waukesha County - Genesee Woolen Mill Site - 0011

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WI, Waukesha County - Genesee Woden Mill Site - 0012

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WI - Waukesha County - Genesee Wooden Mill Site - 0013

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WI - Waukesha County - Genesee Wooden Mill Site - 0014

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WI - Waukesha County - Genesee Woolen Mill Site - 0015

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WI - Waukesha County - Genesee Woolen Mill Site - 0016

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National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 6/30/2017 Date of Pending List: 12/27/2016 Date of 16th Day: 1/11/2017 Date of 45th Day: 8/14/2017 Date of Weekly List: 7/27/2017

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 7/10/2017 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Barbara Wyatt Discipline Historian

Telephone (202)354-2252 Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.



WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Tenth day of November 2016, for the nomination of the Genesee Woolen Mill Site to the National Register of Historic Places:

1	Original National Register of Historic Places Nomination Form
1	CD with NRHP Nomination form PDF
	Multiple Property Nomination form
16	Photograph(s)
1	CD with image files
1	Map(s)
8	Sketch map(s)/figures(s)/exhibit(s)
	Piece(s) of correspondence
	Other:

COMMENTS:

	Please ensure that this nomination is reviewed
	This property has been certified under 36 CFR 67
	The enclosed owner objection(s) do or do not constitute a majority of property owners
	Other:

SGI-521

**United States Department of Interior
National Park Service**

**National Register of Historic Places
Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900A). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Genesee Woolen Mill Site
other names/site number 47WK643

2. Location

street & number W308 S4484 and W308 S4473 State Highway 83 N/A not for publication
city or town Town of Genesee N/A vicinity
state Wisconsin code WI county Waukesha code 133 zip code 53189

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X 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 X meets _ does not meet the National Register criteria. I recommend that this property be considered significant _ nationally _ statewide X locally. (See continuation sheet for additional comments.)


Signature of certifying official/Title

11/10/2016
Date

State Historic Preservation Office - Wisconsin
State or Federal agency and bureau

In my opinion, the property _ meets _ does not meet the National Register criteria.
(See continuation sheet for additional comments.)

Signature of commenting official/Title

Date

State or Federal agency and bureau

Genesee Woolen Mill Site (47WK643)

Waukesha

Wisconsin

Name of Property

County and State

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.

See continuation sheet.

determined not eligible for the National Register.

See continuation sheet.

removed from the National Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(check as many boxes as
as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- structure
- site
- object

Number of Resources within Property
(Do not include previously listed resources
in the count)

contributing	noncontributing
3	1 buildings
10	0 sites
2	4 structures
0	0 objects
15	5 total

Name of related multiple property listing:
(Enter "N/A" if property not part of a multiple property
listing.)

N/A

**Number of contributing resources
previously listed in the National Register**

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

INDUSTRY/PROCESSING: manufacturing facility

DOMESTIC: single dwelling

AGRICULTURE: agricultural outbuilding

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling

AGRICULTURE: animal facility

7. Description

Architectural Classification

(Enter categories from instructions)

LATE VICTORIAN: Italianate

Materials

(Enter categories from instructions)

foundation limestone

walls weatherboard

roof asphalt

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for the National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance
(Enter categories from instructions)

Archaeology (D) _____
 Industry (D) _____

Period of Significance

1848-1914 _____

Significant Dates

Circa 1848; circa 1868; 1877; 1898 _____

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Significant Person
(Complete if Criterion B is marked)

N/A _____

Cultural Affiliation

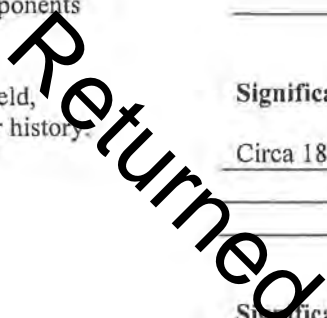
Historic Non-Aboriginal; Euro-American _____

Architect/Builder

McFarlane, Moses _____

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)



Genesee Woolen Mill Site (47WK643)
Name of Property

Waukesha
County and State

Wisconsin

9. Major Bibliographic References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous Documentation on File (National Park Service):

- 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

Name of repository:

10. Geographical Data

Acres of Property 5.5 acres

UTM References (Place additional UTM references on a continuation sheet.)

1	16	388000	4757411	16	388997	4757506
	Zone	Easting	Northing	Zone	Easting	Northing
2	16	388997	4757548	4		
	Zone	Easting	Northing	Zone	Easting	Northing

See Continuation Sheet

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet)

11. Form Prepared By

name/title	Traci E. Schnell/Senior Architectural Historian	Date	August 2015
organization	Heritage Research, Ltd.	telephone	262.251.7792
street & number	N89 W16785 Appleton Avenue	zip code	53051
city or town	Menomonee Falls	state	WI

name/title	Bob Fay/Archaeologist	Date	August 2015
organization	Old Northwest Research	telephone	920.793.1338
street & number	2312 Jefferson Street	zip code	54241
city or town	Two Rivers	state	WI

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 1

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

GENERAL DESCRIPTION

The Genesee Woolen Mill Site (47WK643) is located along the east and west sides of State Highway 83, just south of the bend that leads into the village of Genesee Depot in the Town of Genesee. The nominated property, the remains of a woolen mill complex dating back to 1848, is located on two privately owned, rural land parcels. The property east of the highway is owned by Harry and Karen Carlson upon which the bulk of the contributing elements are located. A circa-1970s wooden fence runs along the property line, parallel to the highway. Another fence line runs along the south side of the current driveway, which surrounds a grazing yard for horses. The property west of the highway, which includes the millrace and dam, is owned by Robert and Charmaine Schulz. Throughout the nomination these properties will be referred to as the nominated site.

The surrounding area of the mill site is largely wooded; indeed, Carroll University's 40-acre, Greene Field Station-South surrounds the east portion of the nominated site on three sides (to the north, south and east). Water power for it originated on the west side of State Highway 83 (the Schulz property), where a large millpond flows over a low-head, 10m foot dam, which floods the millrace that then flows in an easterly direction. The millrace continues beneath State Highway 83, east of which it forms a small pond. The water then drops approximately 20 feet. This drop would have formerly powered what was likely a turbine for the mill. The water then runs into a tailrace, which then re-joins Genesee Creek. The mill site includes these waterways, the remains of the mill, a picker house, the mill owner's house and barn, as well as a fieldstone foundation. In addition, three middens/historic refuse areas have been identified and an approximately 6 x 8 foot depression (along the south side of the millrace, east of State Highway 83) that may have been an earlier cabin-type building. The bulk of the property cannot be seen from State Highway 83, due to heavy foliage. Fifteen resources are considered to be contributing to the significance of the Genesee Woolen Mill Site, while five resources (a log building, concrete dam, wooden deck, wooden bridge and a re-built stone retaining wall) are considered non-contributing.

Environmental Setting

The Genesee Woolen Mill Site (47WK643) lies within the Eastern Ridges and Lowlands physiographic region of Wisconsin, a 13,500 square mile area that extends in a roughly north-south direction along the western shore of Lake Michigan.¹ Moraines, gently rolling hills, kettle lakes and nearly level outwash plains containing wetlands and small, spring-fed streams characterize the geographic area of Waukesha County in southeastern Wisconsin.

¹ Lawrence Martin, *The Physical Geography of Wisconsin*, Third Edition (Madison: The University of Wisconsin Press, 1965).

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

The Genesee Woolen Mill Site lies just east of the junction of the Green Bay and Lake Michigan Lobes of the Laurentide Ice Sheet that formed during the last stage of glaciation at the end of the Pleistocene in Wisconsin some 9,500 years ago.² Sand and gravel in the area (including that found on the subject properties) were deposited by meltwater flowing southward between the Lake Michigan Lobe and the southern Kettle Moraine, a striking glacial landscape ridge that extends in a NE-SW direction through the county and surrounding region.

The glacial landscape is drained by numerous brooks and streams, which provided waterpower for early mills in the area. The Genesee Creek, with a gradient of 8 feet per mile over its six-mile length, flows in an easterly direction through the Schulz property (west of State Highway 83) and forms the northern margins of the Carlson property (east of State Highway 83) before entering the Fox River as it winds through the vast Vernon Marsh, about 3½ miles southeast of the Genesee Woolen Mill Site.³ The bottom of the Genesee Creek is sand and silt. Water flowing in the spring-fed creek was approximately four to eight inches deep during a dry period in the fall of 2014. Several ponds and small impoundments have been built along the creek since the original government land surveys.

Elevations of the glaciated lands on the nominated site range from approximately 890 feet above mean sea level (AMSL), on a high and narrow east-west trending upland area on which the Carlson house and barn are situated, to 870 feet AMSL along Genesee Creek, a generally flat area at the dam, and in adjacent wetlands.⁴ The north-facing slope of the upland on the Carlson property (toward the creek) is steep with some landscape modifications including a limestone retaining wall.

Upland soils in the vicinity of the Carlson house, outbuildings and woolen mill ruins are primarily well-drained loam or silt loam soils underlain by highly calcareous loam glacial till. Lowlands in the stream valley along the millrace (west end), millpond and tailrace (east end) contain poorly-drained muck and silt loam soils.⁵

The pre-settlement, or native vegetation, of Waukesha County, like most of southeastern Wisconsin,

² Lee Clayton, *Pleistocene Geology of Waukesha County, Wisconsin*, Bulletin 99 (Madison: Wisconsin Geological and Natural History Survey, 2001); Lee Clayton, John W. Attig, David M. Mickelson, Mark D. Johnson and Kent M. Syverson, *Glaciation of Wisconsin*, Educational Series 36, Third Edition (Madison: Wisconsin Geological and Natural History Survey, 2006).

³ Ronald J. Poff and C. W. Threinen, *Surface Waters of Waukesha County. Lake and Stream Classification Project* (Madison: Wisconsin Conservation Department, 1963, 30).

⁴ United States Geological Survey, *Genesee, Wisconsin 7.5 Minute Series Topographic Quadrangle*, 1960, Photorevised 1971 and 1976, Scale 1:24,000, Contour interval 10 feet.

⁵ J. A. Steingraeber and Charles A. Reynolds, *Soil Survey of Milwaukee and Waukesha Counties, Wisconsin* (Washington, D. C.: U. S. Government Printing Office, 1971), Sheet 82, pp. 16, 27, 30-32, 38.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

was primarily a Southern Mesic Forest dominated by sugar maple, basswood, hickory, elm, and an Oak Savanna (or Oak Openings) with stands of bur oak in vast openings of prairie grass (bluestem). Sedge meadows were present on bottomland soils along streams and marshes.⁶

While conducting the 1836 government land survey of Township No. 6, Range No. 18 East (present-day Town of Genesee), surveyors noted the presence of rolling dry prairies thinly timbered with bur oak interspersed with very hilly and stony terrain, marshes and many spring-fed streams. Tree species recorded include oak (black, white, pin and bur), maple, beech, willow, aspen, and ash.⁷

Property Description

Proctor House (Contributing, 1877)

This two-story, clapboard-sheathed, Italianate style residence rests on both a "lower" fieldstone foundation and an "upper" limestone foundation; the former of which is believed to be the foundation of a previous residence. The house is composed of a two-story main block (side gabled at the front and with a cross gable at the rear), and one-story side gabled sections at the rear of the house and that extend beyond the main block as wings to each side. The north wing is an addition and the south wing is original.

The primary (west) facade is dominated by a central, gabled wall dormer, which is outlined with paired, carved wooden brackets that accent the entire perimeter of the roofline of the main block. A central door is topped by a gabled overhang with carved wooden bracket supports. The front entry is surrounded by a short balustrade consisting of carved wooden posts and wood balusters; there are no columns that connect the balustrade to the overhang above. A single, two-over-two-light sash window is situated to either side of the entrance; both of which are topped with slightly raised wooden heads and flanked by working shutters. The upper level consists of three, symmetrically arranged, two-over-two-light sashes; the center of which is a round-arched opening that is topped with a triangular wood-pediment.

⁶ John T. Curtis, *The Vegetation of Wisconsin - An Ordination of Plant Communities* (Madison: The University of Wisconsin Press, 1959); *Early Vegetation of Wisconsin* (Madison: Wisconsin Geological and Natural History Survey, 1965).

⁷ Wisconsin Public Land Survey Records, Original Interior Field Notes by Robert Clark (May 1836) and Plat and Sketch Maps for Township No. VI North, Range No. XVIII East of the 4th Meridian, Wisconsin Territory, Wisconsin Board of Commissioners of Public Lands in cooperation with the University of Wisconsin-Madison General Library System (<http://digicoll.library.wisc.edu/SurveyNotes/SurveyNotesHome.html>).

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National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

The north (side) wall of the main block is gabled with two double-hung sash along each floor; again, all of which are topped with raised wooden heads. An exterior chimney, partially obscured by vines, runs up the center of the north wall. Continuing along the north facade, the addition carries a pair of sashes, while the lower level has been enclosed for a small porch. The sunporch wing, which was added circa 1989, attempts to replicate much of the ornamentation of the main block, including the paired, carved brackets along the roofline, as well as the slightly raised hoods of the windows and the use of shutters. With that in mind, the west wall of the addition features a tripartite sash window arrangement, while the gabled (north) end wall features a more modern arrangement comprised of four, fixed, plate-glass windows with lower awning openings. The peak is comprised of a triangular, multiple-light window.

Turning to the rear (east) façade, the sunroom addition features a central, exterior stone chimney, as well as two pairs of French doors; each of which is topped with a slightly raised wooden head. Continuing along the east wall, the central portion of the rear façade is the rear of the main block. In front of this section, there is a small porch enclosure that features a single door and an almost square window, as well as two double-hung sash to the north. A pair of double-hung sashes occupies the second floor. Continuing along the east wall, the flanking wing extends to the south. This portion, or wing, of the rear addition has two windows.

Continuing around this wing to the south, the end wall is gabled and has one window while the west wall of this wing has a pair of windows. Again, all of the ornamentation of the main block, including the paired wooden brackets and the raised heads, are replicated on this wing.

A small, shed-roofed, porch-like enclosure connects the one-story wing to the main block. A single door, as well as a single sash window, punctuates this lower level. A single sash window is apparent along the second level of the ell wing. Finally, returning to the main block, the gabled endwall carries a pair of sash openings along both the first and second floor, while a pair of overhead garage doors is located along the basement level.

A historic photograph indicates that the primary (west) façade originally carried a full, façade-length porch. Previous owners (the Greenes) removed that porch and the current owners (Carlsons) had the current porch entry constructed. Aside from the porch removal, alterations to the exterior consist of the circa-1989 sunroom addition, the installation of garage doors to the lower level, as well as the removal of a rear porch. The south-extending, one-story wing is believed to date to the construction of the house and reportedly served as the office for the milling operation.¹

¹ Historic photograph of subject house, circa 1900, in possession of the current owners, Harry and Karen Carlson, Town of Genesee, WI (See Figure 4 in subject document); Karen Carlson, Conversation with Traci E. Schnell, 10 February 2003, Notes on file at Heritage Research, Ltd., Menomonee Falls, WI.

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Continuation Sheet

Section 7 Page 5

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

The interior of the house retains a good amount of woodwork, including maple and pine flooring, as well as crown molding (some of which was added in the 1950s). Room arrangement has been altered slightly on the lower level of the main block and ell wing, the area of which contains a dining room, kitchen, library², and living room. As noted, the one-story north wing contains a sunroom/family room, while the south wing includes a modernized bathroom and a bedroom. The upper level includes five bedrooms (one of which includes a kitchenette) and two bathrooms. Again, some room sizing has been altered. The rear ell wing was originally walled off from the main block and this is where the woolen mill workers lived following the construction of the house. A secondary, rear staircase also provides access to the upper level.

Foundation Remains (Contributing, Circa 1868³)

A low, fieldstone foundation wall, 34 feet (N-S) × 16 feet (E-W) × 1.5 feet thick is located south of the house. A single stone wall extends 14.4 feet to the south from the southwest corner of the foundation. The other walls in this area are not visible, but may be present below ground. The foundation walls rise to various heights, ranging from one to three-and-a-half feet above ground, depending on present ground elevations and landscaping. A three foot-wide opening, presumably for a doorway, is present along the west foundation wall. It is believed these structural remains may have been the foundation of an earlier summer kitchen.

Barn (Contributing, Circa 1880s; stable addition, 1973; garage addition, 1989)

The bank barn, which features mortise-and-tenon construction, is covered with board-and-batten siding and rises from a limestone foundation. A large, modern window has been fitted within the foundation level of this structure. A stable addition was added to the east end of the barn in 1973, while a two-story garage wing was added in 1989.⁴ Due to their recent age, the additions are considered to be non-contributing.

² This room was used for a time—at least in the 1940s—as a place to lay out bodies for local funerals, Carlson, Conversation with Schnell.

³ A circa 1868 date of construction is ascribed as that is the date that the Proctor family purchased the property.

⁴ Carlson, Conversation with Schnell.

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National Park Service

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Continuation Sheet

Section 7 Page 6

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Picker House (Contributing, 1898⁵)

This one-story, limestone building is built into the hillside and is topped with a flat roof that slopes downward to the rear of the building along its east facade. A single door is located along the west facade, which is flanked by a pair of six-over-six light windows. A double set of six-over-six light windows is located near the northwest corner on the north facade, and a single six-over-six light window is along the east facade near the hillside. The 31 feet (N-S) × 23 feet (E-W) building has stone walls that are 17 inches thick. The walls rise to a maximum height of 12 feet at the northwest corner of the building. In 1933⁶, a fireplace was installed in the building and it was then used for Girl Scout activities. This structure historically served as the building in which wool was initially combed and carded to remove foreign matter (such as leaves, twigs, dirt and insects) and to straighten the fibers before they were twisted and pulled into yarn for weaving in the woolen mill.

Small Log Building (Non-Contributing, Circa 1950s⁷)

A small log building, built of reclaimed logs from another location, is situated 30 feet east of the Picker House. The 8.4 feet (N-S) × 14.7 feet (E-W) building features a single door, flanked by a small rectangular six-pane light window, on both the east and west gabled facades. The building was used for Girl Scout meetings, as the 1950s owner (Mrs. Else Greene) was a Girl Scout Leader.

Privy Site (Contributing, Circa 1868)

A privy (or outhouse) was formerly located near the north edge of the hill overlooking the mill. A few stones, presumably from the foundation, are faintly visible on the surface of the grassy lawn near a large tree, 120 feet east of the house. The privy appears at this location in historic photographs of the mill property. Its size, depth and years of use were not determined.

⁵ An 1898 newspaper brief notes that after the fire, which occurred on 23 February 1898, the mill owner planned to rebuild the mill, as well as to "...put up a fireproof building to put the picking machines in...", Newsbrief (re: rebuilding of mill), *Waukesha Freeman*, 10 March 1898; It is known that, previous to the fire, the picking machines were located on the third floor of the earlier mill building and it was not then a free-standing building, "Woolen Mills Burned," *Waukesha Freeman*, 24 February 1898. Based on the preceding information, it is believed that the subject limestone-constructed picker house, a fireproof building, was built in 1898.

⁶ "Howard Greene Home Has Stone Hut For Scouts," *Milwaukee Sentinel*, 1 October 1933, E-3. The article notes that a little kitchenette was installed for use by the Girl Scouts following their nature study hikes on the property.

⁷ Date of construction given by current owner Karen Carlson, who was given the information from former owner Mrs. Greene sometime in the 1970s, Carlson, Conversation with Schnell.

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Continuation Sheet

Section 7 Page 7

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Depression with foundation remains (Contributing, Circa 1873⁸)

A small rectangular-shaped "house/cabin cellar" depression, approximately 19 feet (N-S) × 15 feet (E-W) and 2.5 to 3 feet deep, is located 27.5 feet east of the highway and 12.5 feet south of the millrace. Limestone from foundation walls are scattered around the edges of the depression. The depression and surrounding area is densely covered with brush, leaves, and trees. It is believed these structural remains are from an earlier residence. Further research may provide information about this building and if it played a role in the mill complex.

Roadbed (Contributing, Circa 1868)

The roadbed of an original driveway from the highway to the house and woolen mill is located 198 feet south of the millrace and 225 feet north of the present driveway to the house. The remains of the ten foot-wide roadbed extend 192.5 feet from the highway to the east as far as a stone retaining wall near the house. From this point, the driveway presumably extended another 150 feet or so (to the east) to the woolen mill, and possibly the west or front side of the house (facing the highway).

Another roadbed extends from the east side of the woolen mill and adjacent picker house up the wooded hillside for a distance of 265 feet. This eight to ten foot-wide roadbed probably served as an access for delivering wool to the picker house and supplies to the mill. This road (now covered with wood chips) curved up the hillside, then probably looped back to the west, connecting with the driveway from the highway.

Stone Retaining Wall (Non-Contributing, Rebuilt circa 1950s)

A limestone retaining wall, 168 feet in length (E-W), extends along the hillside between the Proctor house and the millrace/woolen mill ruins. The stone wall is 1.35 feet wide and has a maximum height of 4.35 feet above the present landscaped grade. A set of limestone steps near the east end of the wall, which curves slightly to the southeast, provides access from the house to the mill environs. Although a retaining wall was in place during the days of the woolen mill (as evidenced in historic photographs), the existing stone retaining wall was re-built by the previous owners (the Greenes) and restored by the current owners (the Carlsons).

⁸ A former building is depicted at this location on an 1873 county atlas, *Atlas of Waukesha County, Wisconsin* (Madison: Harrison & Warner, 1873).

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Continuation Sheet

Section 7 Page 8

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Wooden Deck (Non-Contributing, 1996⁹)

A wooden deck, 16 feet (N-S) × 53 feet (E-W), was built over the south end of the stone foundation of the old mill in 1996 by the present owners. The deck overlooks the mill ruins, millpond, tailrace, Picker House, and the Genesee Creek bottomland. Cutouts in the deck provide space for three large trees that protrude through the deck and shade the deck and scenic overlook. A steep wooden staircase on the east side of the deck leads down to the Picker House and provides access to the east side of the mill ruins, a small concrete dam, a wooden bridge, the woods, and grasslands along the creek.

Mill Foundation Ruins (Contributing, 1848; Circa 1869-1878; Circa 1898-1914¹⁰)

There are three dates of construction reflecting the three phases of mill construction. The first date is based on an 1849 Warranty Deed regarding the construction of a dam and ditch (millrace) and tax records which indicate that a factory was in place on the premises by no later than 1849. The second circa date reflects the date that the mill was extended and improved at least once, if not twice. While the third date is the year in which the fire occurred and the mill was subsequently rebuilt.

The remains of the mill's stone foundation are located in the millpond and behind a modern trellised area beneath the wooden deck (constructed in 1996). The stone foundation walls measure approximately 100 feet long (N-S) × 30 feet wide (E-W) and are 20 inches thick. The south wall is built into the steep hillside. The east wall remnant near the southeast corner of the foundation is approximately 10 feet high and extends 2.2 feet north of the hillside. The interior surface of the east wall is partially covered with plaster and shows the location of a former wooden stringer for a stairway that supported treads and risers.

West Dam, Millrace and Tailrace¹¹ (Contributing, 1848¹²)

A small, approximately four-foot high dam (built of limestone) sheds water into Genesee Creek after

⁹ Carlson, Conversation with Schnell.

¹⁰ These three dates reflect the three circa dates of mill construction. See note #5 below for Warranty Deed verbiage; Tax Records, 1849-1930, Town of Genesee, On file at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI; Advertisement for the Genesee Woolen Mills, *Waukesha Freeman*, 15 February 1871 (which notes that the mill was "fitted...up at considerable expense, with the latest improved machinery..."), "Woolen Mills Burned."

¹¹ Because these three elements function together, they are described together; however, they are counted separately in the resource count.

¹² An 1848 Warranty Deed notes "...the right and privilege of constructing a dam...", "...raising the water four feet at said dam...", and "...also the right and privilege of digging a ditch six feet in width and three in depth...", Abstract of Title for subject property, T.J. and Betsey Lucas to Holt & Hickox, Warranty Deed, 28 March 1848, Vol. 9, Page 511, In possession of Harry and Karen Carlson, Genesee Depot, WI.

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diverting enough water to flood the millrace (also called a headrace) on the Robert Schulz property, west of State Highway 83 in Section 21, T6N-R18E. The millrace originally measured six-feet wide and three-feet deep and runs for approximately 1,800 feet from the dam east to State Highway 83. From there, the millrace runs beneath State Highway 83 in a concrete box culvert, and then continues 400 feet east to the woolen mill site - all in Section 22, T6N-R18E, on the Carlson property. The tailrace measures approximately 150-feet long and 2.5 feet deep before rejoining Genesee Creek. Although described together, these are counted as separate resources in the inventory: a structure (West Dam) and two sites (Millrace, and Tailrace).

Millpond (Contributing, 1848)

This oval-shaped millpond lies within the mill's stone foundation walls. Water from a widened millrace or upper millpond, west of and adjacent to the mill, originally dropped approximately 20 feet into turbine water-wheels which provided sufficient energy for turning leather belts and pulleys that operated machinery inside the woolen mill. Water from the millpond is carried by the tailrace to Genesee Creek. Today, water from the millrace cascades down a series of narrow limestone steps lay near the southwest corner of the mill's stone foundation, just west of a wooden deck, forming a small waterfall before entering the millpond.

Court documents indicate that a coal-powered steam engine was used to run mill machinery in times of low water in the millpond and millrace.¹³

Concrete Dam (Non-Contributing, Circa 1950)

A small concrete dam is located on the east side of the millpond, just west of the wooden bridge over the tailrace. The poured solid concrete dam measures 18.5 feet (N-S) in length. The middle section of the dam is straight with a small, narrow opening, while the side walls or abutments at either end are V-shaped with the tip of the apex or point oriented downstream for strength and reinforcement purposes. Wooden movable flash boards placed along the west side of the dam are used to control the water depth of the millpond. In times of low water, the flash boards provide sufficient water depth in the millpond. Likewise, when water depths rise, the boards are removed, allowing excess water to drain through the opening in the dam and to flow down the tailrace. Overall, the dam produces a sufficient depth of water to cover the millpond in times of ample rainfall and precipitation.

¹³ Waukesha County Circuit Court, Deposition, James Proctor, Plaintiff vs. Amelia Fintel and Louisa Fintel, Defendants, December 30, 1909, Copy on file at the Waukesha County Courthouse, Waukesha, Wisconsin.

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Wooden Bridge (Non-Contributing, Circa 1980s)

A wooden bridge, 20.5 feet long (N-S) × 3.5 feet wide (E-W), was built by the present owners over the tailrace and below a small concrete dam. The bridge is constructed of pressure-treated wood and provides access to the north side of the mill ruins and the area along Genesee Creek.

Three Historic Refuse Areas (Contributing, Circa 1848-1913)

Three historic refuse areas have been identified by the current owners and field verified. They are located in a wooded area several hundred feet east of the Picker House on the south side of Genesee Creek; all are on the east side of State Highway 83.

Two surface scatters, approximately 125 feet apart, contain structural remains (brick) and domestic or kitchen group artifacts that include glass bottles and jars (many have embossed lettering), ceramics (ironstone, whiteware, crockery), canning jar lids, tin cans and other household debris (See Photo #15 of 16).

The smaller of these surface scatters, approximately 9 feet (N-S) × 11 feet (E-W), is located in a scooped out area at the base of the wooded hillside, 15 feet from the creek. The other surface scatter, further east along the hillside, is larger in size, or approximately 15 feet (N-S) × 27 feet (E-W), and 40 feet from the creek.

The third refuse area (west of the two surface scatters) is represented by a large, heavy circular cast iron "collar" or "ring," 4 feet in diameter, probably from a turbine water-wheel used for power at the woolen mill (See Photo #14 of 16). The iron object is laying on the surface of the wooded hillside on the south side of the driveway along the inside curve near the east end of the roadbed, and was found by the present owners some years ago while grading.

All three refuse areas, which are counted individually, contain artifacts which date to the Period of Significance.

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Property Inventory

	Name	Date	Type	C/NC
1.	Proctor House	1876-77	Building	C
2.	Barn; stable and garage	Circa 1880s; 1973; 1989	Building	C
3.	Picker House	1898	Building	C
4.	Roadbed	Circa 1868	Structure	C
5.	West Dam	1848	Structure	C
6.	Foundation Remains	Circa 1868	Site	C
7.	Privy Site	Circa 1868	Site	C
8.	Depression/foundation remains	Circa 1873	Site	C
9.	Mill Foundation Ruins	1848; Circa 1869-1878; Circa 1898-1914	Site	C
10.	Millrace	1848	Site	C
11.	Tailrace	1848	Site	C
12.	Millpond	1848	Site	C
13.	Historic Refuse Area	Circa 1848-1913	Site	C
14.	Historic Refuse Area	Circa 1848-1913	Site	C
15.	Historic Refuse Area	Circa 1848-1913	Site	C
1.	Log Building	Circa 1950s	Building	NC
2.	Stone Retaining Wall	Circa 1950s	Structure	NC
3.	Concrete Dam	Circa 1950	Structure	NC
4.	Wooden Bridge	Circa 1980s	Structure	NC
5.	Wooden Deck	1998	Structure	NC

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STATEMENT OF SIGNIFICANCE

The Genesee Woolen Mill Site (47WK643) is nominated to the National Register of Historic Places under Criterion D as a locally significant industrial archaeological resource that represents the significance of the woolen mill industry in Waukesha County. It is the only remaining industrial woolen mill site in the county. Although the actual mill building no longer stands, the property continues to retain a variety of elements that provide the historic context within which the mill operated. Such elements include (but are not limited to: the mill owner's house, a picker house, the mill ruins, as well as the complete system of waterways that provided the power to operate the mill.

A cursory surface examination of the mill ruins and environs revealed that the Genesee Woolen Mill Site retains many structural features including: a depression of a former house/cabin near the highway, stone foundation walls of a former summer kitchen near the house, a privy and the mill ruins, and waterworks (dam, millrace, millpond and tailrace) directly associated with the operation of the mill. The site also has surface scatters of artifacts and other landscape features (roadbeds) that date to the period of significance. The Period of Significance for the Genesee Woolen Mill is defined as extending from 1848 until 1914, the year that the milling operations ceased. The presence of a diverse sample of structural features, middens, and undisturbed use areas present the potential for learning new information on the physical organization of structures and work areas. Three middens containing artifacts dating to the period of significance appear to be completely intact. Their location in proximity to building foundations on the property will provide archaeologists with information on building function. These deposits also will yield information on the organization of labor and industrial activities at the site. The nominated property has high integrity as an archaeological site, given the number of associated resources and that they are relatively undisturbed.

General Area History

The general history of Waukesha County and the Town of Genesee is discussed in *The History of Waukesha County* (1880) and Haight's *Memoirs of Waukesha County* (1907). Briefly summarized, the present-day Town of Genesee was established in 1843, with the first settler being Stillman Smith in the spring of 1837. Also arriving that year was Benjamin A. Jenkins, whom was responsible for the town's first hotel (1838) and first flouring mill (1840) in the community of Genesee. In 1851, the Milwaukee & Mississippi Road began constructing a rail line from Milwaukee to Janesville and planned to run its right-of-way through the established Village of Genesee. However, after area land-owners set their land prices too high, the railroad chose to run its line one mile to the north. As a result

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of the route of the rail line and the railroad company constructing a depot, the community of Genesee Depot was established in 1851.¹⁴

History of the Property

Even prior to the construction of the railroad, the establishment of the area's first industry had begun. Tax records for the subject parcel indicate that a factory was in place along the east side of present-day State Highway 83 (along White Creek/Genesee Stream) by no later than 1849 and was owned by Benjamin Jenkins. Historical documents confirm extensive activity on the nominated site: Jenkins had purchased the then 160-acre parcel from the government in 1843. On 28 March 1848, Lyman Holt and Daniel T. Hickox purchased the original water rights from Thomas T. and Betsey Lucas. This deed notes the construction of a dam, as well as the "...right and privilege of digging a ditch..." In 1850, Holt & Hickox purchased one acre from Jenkins [with a factory and (possibly) a house already on it], as well as the right to maintain the ditch which was necessary to supply the water to the mill. The following year, they acquired an additional acre. As of 1850, the water-powered mill (with three employees) processed 720 bushels of wool to produce 1,000 yards of cloth, 500 yards of flannel, and 5,000 pounds of woolen yarn, all combined for a value of \$3,300.¹⁵

Holt sold his ½ interest of the mill to William Tredway and Peter Barker in 1853 and the business was known as Hickox and Co. In February 1857, Tredway sold his ¼ interest to Richard Glennan, who in turn sold his ¼ to Peter Barker just eight months later—thus making Barker a ½ owner with Holt. In October 1859, Barker sold his ½ interest to Charles E. Stella (also written as Steller). That same year, Holt passed away and his half interest went to his widow Helen. As of 1860, and identified as Hickox & Stiller, the now five-handed mill facility processed 2,500 pounds of wool to produce 1,200 yards of cloth, 1,800 yards of flannel, and 300 pounds of woolen yarn. Shortly thereafter, Stella (Steller) sold his ½ interest to Helen and she and her children maintained the mill facility until selling the 2-acre mill property to William Holloway in 1867; however, by the following year, Holloway sold the factory to James Proctor and James Webster; the latter of whom dropped from ownership in March of 1869.¹⁶

¹⁴ *The History of Waukesha County, Wisconsin* (Chicago: Western Historical Company, 1880), 741, 743; Theron W. Haight, ed., *Memoirs of Waukesha County* (Madison, WI: Western Historical Association, 1907), 286.

¹⁵ Tax Rolls, Town of Genesee, Waukesha County, 1849-1930, Available at the Area Research Center, University of Wisconsin-Milwaukee, Milwaukee, WI; Wisconsin Land Patent Database, Waukesha County, Available online at <http://files.usgwararchives.net/wi/waukesha/land/wauk-h-k.txt>, Accessed May 2015; B.A. and Thankful B. Jenkins to Holt & Hickox, Warranty Deed, 28 September 1850, 7/164; Lucas to Holt & Hickox, Warranty Deed (water rights); Martin C. Perkins, "The Physical and Economic Development of Waukesha County Villages, 1835-1880," Master's Thesis prepared by Perkins for the Department of Urban Affairs, University of Wisconsin-Milwaukee (May 1977), A-19, A-30, A-44.

¹⁶ Tax Rolls, Town of Genesee, 1849-1930; Lyman Holt to William Tredway and Peter Barker, Warranty Deed, 1 April 1853, 12/369; William and Mary Tredway to Richard Glennan, Warranty Deed, 3 February 1857, 20/303; Richard and

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Proctor was born on 18 December 1823, in Yorkshire, England, and immigrated to the United States in 1834, at the age of twelve. For approximately the next twenty years, Proctor is identified as having worked in various woolen mills in New York and Pennsylvania. It was in 1840 in Pennsylvania when he wed Miss Sarah Ann Tittle. Following a trip back to England, the Proctors moved to Janesville, Wisconsin, in 1854, where he also worked in a mill. After residing in Mineral Point for a few years, he moved to Cedarville, Wisconsin, and, one year later, he formed a company and built a mill at Monticello, Wisconsin. After one year, he moved his family to the Town of Genesee, where he and Webster purchased the Genesee Woolen Mill in 1868.¹⁷

Sheep raising and wool production in Waukesha County was limited until the advent of the Civil War. Until this point, most area farmers were engaged in wheat farming. While the number of sheep in the county grew from a mere 390 in 1840 to over 12,000 in 1850, numbers for 1860 were nearly triple that of the previous decade. In November 1869, an excerpt in the *Waukesha Freeman* read, "As wool growing is becoming one of the most important as well as remunerative branches of husbandry now pursued in our county..." The popularity of sheep raising is reflected in the numerous sheep-shearing festivals that were held throughout the county in 1869, as well as in the establishment of a variety of local, regional and state wool-growers associations. Indeed, it is of note that two of the larger sheep raisers in the county resided a relatively short distance from the Genesee Depot-area mill. The perhaps most well known of the two was that of Abraham E. Perkins of Mukwonago, who was the first president of the Southeastern Wisconsin Sheep Breeders and Wool-Growers Association. Even closer in location to the subject mill was that of J.H. Paul, who lived in Genesee Village. Paul was active in sheep breeding and acquired much of his stock from the larger, well-known farms in the East. Although it is not known if either of these two specific farmers sold their wool to the Genesee Woolen Mill, it is apparent that the Genesee mill did support the local farmers and vice versa.¹⁸

Cynthia Glennan to Peter Barker, Warranty Deed, 24 October 1857, 21/309; Peter and Statira Barker to Charles E. Stella, 18 October 1859, 24/357; Charles E. and Emily Steller to Helen Hickox, Warranty Deed, 17 August 1860, 25/556; Helen Hickox to William Holloway, Quit Claim Deed, 4 June 1867, 38/276; Moses Cleveland, Assignee of Margaret Holland, to William Holloway, Warranty Deed, 12 February 1867, 38/274; William and Elizabeth Holloway to James Proctor and James Webster, Warranty Deed, 2 March 1868, 39/174; James and Alice Webster to James Proctor, Warranty Deed, 5 March 1869, 40/162; United States Department of Commerce, Bureau of the Census (hereafter cited as USDC.BC.), *Eighth Federal Census of the United States, 1860, Population* (Washington, D.C.: Government Printing Office, 1860), Microfilm copy; A secondary source indicates that Lyman & Holt established a carding mill at this location as early as 1847; however, no additional information was found to support that supposition, Ellen D. Langill and Jean Penn Loerke, eds., *From Farmland to Freeways: A History of Waukesha County, Wisconsin* (Waukesha, WI: Waukesha County Historical Society, 1984), 191.

¹⁷ *History of Waukesha County*, 929; Haight, ed., *Memoirs of Waukesha County*, 590; Bertha Kitchell Whyte, *Wisconsin Heritage* (Newton, MA: Charles T. Branford Co., 1954), 79; "Genesee Pioneer Dies At Age of 93," *The Waukesha Freeman*, 12 March 1914.

¹⁸ Langill and Loerke, *From Farmland to Freeways*, 188-190; *History of Waukesha County*, 927-928.

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In 1870, at which time there were forty-eight woolen mills in Wisconsin, Waukesha County supported just two woolen mills; the other was the Waukesha County Manufacturing Company (later known as the Waukesha Woolen Mills) which was located in the City of Waukesha and was established in March of 1866. Proctor's daughter Emma cited that it was her father that assisted Richard Street in the establishment of the Waukesha woolen concern.¹⁹ Between the two businesses, twenty-three persons were employed and \$37,237 worth of product was manufactured. The 1870 census indicates that the Genesee manufactory, identified as Proctor & Co., employed just five persons (including one female—most likely one of the Proctor's five daughters) and manufactured just under \$19,000 (of the over \$37,237) in products, which included cashmeres, yarn, flannel, blankets and batting. Obviously, the City of Waukesha woolen mill was the larger of the two operations.²⁰

In February 1871, the following advertisement appeared in *The Waukesha Freeman*:

The Genesee Woolen Factory! Having purchased the Genesee Woolen Mill, and fitted it up at considerable expense, with the latest improved machinery, I am prepared to do work in a manner that cannot be surpassed by any other Mill in the West. I will manufacture all kinds of blankets, flannels, tweeds, doeskins, plain and fancy cassimeres, overcoatings, doules and twists, on shares or by the yard.²¹

The ad goes on to note Proctor's prices and the manner in which business can be done. In a circa 1880 typescript, it is written that Mr. Proctor "...added twenty feet to the length of the mill, and put in new machinery; it is a "one set" mill, with sex loom, run by water power; eight hands are employed; fine flannels are the specialty here, made for the Chicago market, Mr. P buying from 25,000 to 30,000 pounds of wool per annum. Of the eight employees cited as working in the mill, two are identified in the census as boarding in the Proctor home. A February 1877 citation in the *Waukesha Freeman*, which refers to the "new and beautiful residence of James Proctor," seems to clearly indicate that the subject Proctor house was completed that year.²²

¹⁹ "Genesee Woolen Mill," Paper prepared by Mrs. Harvey B. Krebs and read by Mrs. Arlington C. Harvey at the meeting of the Waukesha County Historical Society, 16 July 1955, at the Howard T. Greene home, Copy on file at the Waukesha Historical Society Museum, Waukesha, WI.

²⁰ USDC.BC., *Ninth Federal Census of the United States, 1870, Population* (Washington, D.C.: Government Printing Office, 1870), Microfilm copy. The 1870 population census for the Proctor residence identifies that along with father James, three Proctor sons (Eugene, Franklin and John) worked in the mill, as did 32-year-old Joshua Bowers; thus accounting for the recorded five persons employed at the mill. Note, however, that the Waukesha Woolen Mill would perish in a fire in the late-1880s, leaving the Genesee concern as the primary woolen mill in the county. The only building to remain of the Waukesha city concern is a wool storage building, located at 139 E. North Street, which was the subject of the 2009 Determination of Eligibility (for the National Register) "Waukesha County Manufacturing Company/Waukesha Motor Company," Prepared by Michael M. McQuillen, Heritage Research, Ltd. (HRL), Menomonee Falls, WI (2009), Copy on file at HRL and at the Wisconsin Historical Society, Division of Historic Preservation, Madison, WI, which was determined ineligible.

²¹ Advertisement for the Genesee Woolen Mills, *Waukesha Freeman*, 15 February 1871.

²² *Ibid.*; Newsbrief (re: Proctor home), *Waukesha Freeman*, 15 February 1877, 3/3.

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In 1881, the local paper reported that Proctor "is making great improvement on his grounds and along the race." Ten years later, he is noted as improving the mill building with a 50-foot addition and that new machinery was to be installed. In spring of 1892, he turned his attention to the house, which was noted as wallpapered on the inside and painted on the outside by "expert Finney," in a matter of three weeks. Following that run of improvements, in February of 1898, a fire started in the picking room of the mill which was, at that time, located on the building's third floor. Proctor had no insurance and suffered an estimated \$25,000 loss. In addition to the loss of the mill itself, as well as the mill's products, George Fox (the maker of the Star Bicycle) lost approximately ten bicycles valued at \$300, a local woman (Miss Driscoll) lost a large trunk of dry goods that were stored in the storeroom, Mrs. Proctor's carpet loom was destroyed and about \$50 worth of carpet rags and warp were burned. The newspaper article noted that sixteen persons were employed at the time.²³

Within just two weeks, the newspaper reported that Proctor would rebuild and the hauling of stone for the foundation had already begun. Moses McFarlane, a local carpenter, indicated that the structure would be completed in just two months. The structure was to measure 134 x 30 feet, rise three-and-one-half stories in height and cost \$4,000. The newspaper brief also noted that Proctor planned on constructing a fireproof building to house the picking machines. That would indicate that the extant, limestone-constructed picker house was, in fact, built in 1898. In the meantime, Mr. Proctor was said to be getting ready to travel east for new machinery. By 5 May 1898, machinery was being installed in the building and, within two weeks, it was noted that Proctor had resumed work.²⁴

The 1900 census enumerates a total of ten persons residing in the Proctor home. Aside from James and Sarah, three adult Proctor children remained in the house, along with a grandchild, a servant, and three boarders, two of whom worked at the mill. Sarah died in December 1907.²⁵

²³ Newsbrief (re: mill improvements), *Waukesha Daily Freeman*, 27 October 1881, 5/2; "Improving His Woolen Mill," *Waukesha Daily Freeman*, 3 December 1891, 7/2; Newsbrief (re: house improvements), *Waukesha Daily Freeman*, 19 May 1892, 4/4; "Woolen Mills Burned"; The Proctors had a total of ten children and it is noted in various secondary sources that the Proctor children helped in the mill, "Factory in the Country? Genesee Mill Proves it is not a New Idea," Published in the *Waukesha Daily Freeman Memory Book, 1859-1959*, Copy on file at the Waukesha County Historical Society, Waukesha, WI; Bertha K. Whyte, "Four Old Wisconsin Mills," *Wisconsin Magazine of History*, Vol. 32, No. 2 (Winter 1950), 103-04.

²⁴ Newsbrief (re: rebuilding of mill), *Waukesha Freeman*, 10 March 1898; Newsbrief (re: machinery installation), *Waukesha Freeman*, 5 May 1898; Newsbrief (re: work resumes at mill), *Waukesha Freeman*, 19 May 1898; "Genesee Pioneer Dies at Age of 93"; Whyte, *Wisconsin Heritage*, 80. Little information is known of the carpenter McFarlane. He was born in Wisconsin on January 1850 and, as of the 1870 census, was identified as an apprentice to a carpenter. He wed his wife Mary in 1876 and McFarlane died on 12 October 1908. His obituary was not reviewed. Information regarding McFarlane was compiled from various materials available online at www.Ancestry.com, Accessed in August 2015.

²⁵ U.S. Federal Census, Population, 1900, Available online at www.Ancestry.com, Accessed June 2015; Death date on gravestone inscription for Sarah Proctor, Genesee Cemetery.

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As of circa 1907, the capacity of the mill was reported at between 400 and 600 pounds of wool yarn per day and approximately fourteen male hands were employed there. The mill product was at that time noted as marketed in Milwaukee, while Proctor also did both custom and contract work. The water-power of the mill was cited as at about 30 horse power. Proctor maintained the mill's account books until the age of ninety-one and continued to run the mill until his death on 10 March 1914, at the age of ninety-three.²⁶

Proctor's death coincided with the general demise of sheep-raising/wool-growing in Waukesha County. Although sheep numbers had already demonstrated a drop off between 1880 and 1900, by 1910, county sheep numbered only 21,000. At that point, the bulk of Wisconsin farmers had abandoned sheep raising and turned to dairy farming. Shortly after Proctor's death, the machinery was sold; however, the mill itself was not torn down until 1929. The remains were identified as having been re-used for the construction of a drying shed.²⁷

The Genesee Woolen Mill property remained in the Proctor family until 1949, at which time it was sold to Howard T. and Else Greene. Howard T. Greene was the proprietor of Brookhill Farms of Genesee Depot—the operation of which was noted for its production of certified Bulgarian buttermilk as early as 1910. It was during Greene's tenure that the garage was built into the lower level of the house and the front porch was removed. Also, some of the interior room arrangement was altered. The small log structure located behind the Picker House was also built by the Greenes and was utilized for Girl Scout activities, as Mrs. Greene was a local Girl Scout leader. Although Mr. Greene died in 1958, Else (who died in 1990) continued to reside in the home.²⁸

In 1971, the current owners, Harry and Karen Carlson, purchased the property. The Carlsons are responsible for the north sunroom addition to the house (circa 1990), the stable and garage additions to the barn in 1973 and 1989, respectively, as well as the deck that stands atop the mill foundation remains. During their occupation, the Carlsons have identified three historic refuse areas (from which they have salvaged a number of intact items that they have on display at the home), as well as a depression that is presumed to be the location of an earlier cabin/residence.²⁹

²⁶ Haight, ed., *Memoirs of Waukesha County*, 589-590; "Genesee Pioneer Dies At Age of 93."

²⁷ Langill and Loerke, *From Farmland to Freeways*, 193-194; Whyte, *Wisconsin Heritage*, 80; Various secondary accounts cite that the mill was torn down circa 1924; however, it was not removed until 1929, "Tear Down Old Genesee Mill," Photo and caption, *The Milwaukee Journal*, 10 April 1929.

²⁸ Carlson, Conversation with Schnell.

²⁹ Ibid.

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Area of Significance: Archaeology

A walkover survey of the Schulz and Carlson properties revealed that the Genesee Woolen Mill Site retains many structural features (a depression of a former house/cabin near the highway, stone foundation walls of a former summer kitchen near the house, a privy, and the mill ruins), waterworks directly associated with the operation of the mill (dam, millrace, millpond, and tailrace), surface scatters of artifacts, other landscape features (roadbeds), and undisturbed space and activity areas between and around the structural elements that date to the period of significance.

As such, each of these structural features, waterworks, and surface concentrations of artifacts has the potential to yield information relating to the mill's years of operations and period of significance. Specifically, archaeological testing and the recovery of artifacts would provide significant information regarding materials and methods of construction of the woolen mill and other buildings at the site, and add to the historic record additional information about the types of machinery used for operating the mill and the various types of domestic and industrial artifacts used by mill owners and mill hands during the nineteenth and early-twentieth centuries.

Many individual woolen mill buildings still remain on the cultural landscape in Wisconsin (for example, at Appleton, Baraboo, Cedarburg, Grafton, Reedsburg, and Watertown¹²). However, while many grist (flouring), sawmill, and logging mill sites and dams are known, few woolen/carding mill sites have been surveyed and documented by historic archaeological research in the state, reflecting the relative lack of information that we have about this type of resource.¹³ This site, having a large and intact collection of mill buildings and features, including the waterworks that ran the mill, is significant for being one of the best examples of a woolen mill site in Wisconsin and helps us to understand the relationship of related resources and elements of a combined mill/residential complex. The Genesee Woolen Mill ruins and features provide a unique opportunity to conduct archaeological survey and testing work and further our understanding of a local mill operation and the artifacts used by mill owners and their employees. This site is rare as the only known remaining intact and relatively undisturbed woolen mill site in Waukesha County, and has the potential for yielding artifacts and features related to the house and the mill which can aid in our knowledge and understanding of early mill operations in the state, important information not available in the historical record.

¹² Woolen mill buildings in these communities are listed on the National Register of Historic Places. Note that the National Register-listed woolen mill structures in Reedsburg and Baraboo are office buildings only.

¹³ One notable example is the Pliny Pierce carding/woolen mill (47MN467) that operated between 1864 and 1884 on the Manitowoc River in Manitowoc County, WI.; Robert P. Fay, *Archaeological Investigations at the Pliny Pierce Residence and Carding Mill Site, Town of Manitowoc Rapids, Manitowoc County, Wisconsin: The 2004 Field Season* (Two Rivers, WI: Old Northwest Research Report No. 104, 2009).

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Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Despite recent house and garage additions and some modern landscape modifications (including a re-built stone retaining wall, wooden deck and bridge), the Genesee Woolen Mill Site retains much of its architectural and archaeological integrity in a scenic setting that preserves the essence of its original use as an early woolen mill and textile center in rural Waukesha County.

Area of Significance: Industry

The nominated property is significant for its association with the woolen mill industry. In an untitled and undated paper on the nineteenth century agricultural trends in southeastern Wisconsin (specific to the counties of Waukesha, Walworth, Kenosha and Racine), historian Martin Perkins discusses the importance of the woolen mill industry which helped to transition farmers from wheat production to the dairying industry. While the statewide decline in wheat growing did not occur until 1870-1880, southeastern Wisconsin experienced its initial decline between 1850 and 1860. At the same time, these counties showed a sizeable increase in the number of sheep raised. Specifically, in Waukesha County, sheep numbers in 1860 tripled from those recorded in 1850. Among the factors in the decline of wheat raising was that of the infestation of the chinch bug which reached particular heights in the mid-1860s.³⁰ *Cultural Resource Management in Wisconsin* (CRMP) explains the critical relationship between wheat farmers and the small, locally owned and operated mill that catered to the surrounding community. During the early settlement period, the relationship between farming and local milling was closely interwoven. While CRMP does not have a study unit discussing the woolen industry in Wisconsin, the trends and influences evident in the relationship between wheat farming and milling can be extrapolated to other small and specialized agricultural production and processing, specifically wool growing and milling. This interdependent relationship is evident at the Genesee Woolen Mill site where the ascendancy of local sheep raising influenced the establishment of woolen mills, demonstrating this reliant relationship as described for other crops.³¹

Southeastern Wisconsin is identified as having made the transition from wheat to stock raising--and in particular, sheep raising--earlier than the rest of the state. The advent of the Civil War further propagated the need for wool in the north, to aid in the supply of government cloth for uniforms. This increase in demand resulted in higher prices paid to farmers. "The Wisconsin grades, which were of character, rose in value from 25 cents per pound at the beginning of the war to the unprecedented height of \$1.05 in the fall of 1864." That same year, the Wisconsin Wool Growers Association was established in Janesville. Within five years--between 1860 and 1865--sheep numbers in the state increased from 332,954 to 1,260,900 and wool product rose from 1 million to 4 million pounds.³²

³⁰ Martin C. Perkins, Untitled thirty-page paper on Waukesha County agriculture and the woolen industry, No date, 1-3, Obtained from Perkins and in possession of current property owner, Karen Carlson, Town of Genesee, Waukesha County.

³¹ Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin*, Vol 2, pg. 2-3.

³² Perkins, Untitled paper, 3-4, including quote from Frederick Merk, *Economic History of Wisconsin During the Civil War*

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Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Conversely, the end of the Civil War drastically reduced prices of wool, down from \$1.05 to a mere 29 cents per pound. Despite the decline, farmers continued to maintain their flocks and wool product in the state in the late 1860s was about 4,500,000 pounds. In 1868, the Wisconsin State Agricultural Society continued its endorsement of sheep raising. Between 1859 and 1871, the number of woolen mills in the state rose from fifteen to fifty-four. While no known chronology of woolen mills in the state exists, Perkins attempted to place the Genesee Woolen Mill in the greater context of the southeastern counties of Waukesha, Walworth, Kenosha and Racine.³³

As of 1845, Walworth County, which was home to the most sheep amongst the four counties, was home to two carding mills and one woolen mill. Racine County's first woolen mill is identified as having been established in 1843 in Burlington. While no specific early-period mill is identified in Kenosha County, it is noted that Kenosha County exported 3,097 pounds of wool from its port as early as 1844. At any rate, the Genesee Woolen Mill, which was established as a carding mill circa 1848 was, in fact, among the fifteen woolen mills recorded in the state as of 1859.³⁴

The Genesee Woolen Mill, from circa 1848 through 1913, provided Waukesha County wool producers with a necessary wool mill. From circa 1848 to 1866 (and the establishment of the Waukesha Manufacturing Company, later Waukesha Woolen Mills, in the City of Waukesha), it was the only known woolen mill in the vicinity, as the next closest market would have been in Milwaukee. Following the 1884 fire at the Waukesha Woolen Mills (after which it did not reopen as such) and until 1913, the Genesee Mill was, once again, the only local mill operating in Waukesha County. Although the actual mill building no longer stands, the property continues to retain a variety of elements that provide the historic context within which the mill operated. Such elements include (but are not limited to) the mill owner's house, a picker house, as well as the complete system of waterways that provided the power to operate the mill. While other nineteenth century mill buildings remain extant throughout the state, some of which are listed in the National Register of Historic Places, most are located in urban areas and are without their associated natural and largely undisturbed landscape, including the essential waterways that once powered the facilities.³⁵

Integrity

The Genesee Woolen Mill Site is eligible for the National Register of Historic Places for its association with an important industry in Wisconsin and as an archaeological site with high integrity. Most

Decade (Madison: Wisconsin State Historical Society, 1916), 20.

³³ Perkins, Untitled paper, 5.

³⁴ *Ibid.*, 11.

³⁵ *Ibid.*, 12.

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Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

other woolen mill sites do not retain the extensive resources that the nominated site has, and the relatively undisturbed nature of the resources suggests additional opportunity for research, and discovery which may broaden our understanding of this property and the role of the woolen milling industry in Wisconsin.

Preservation Activities

In 1988, a National Register questionnaire was completed by the home's current owners, Harry and Karen Carlson. Despite the fact that the mill had been torn down, the Wisconsin Historical Society return response indicated that the site may be potentially eligible for listing. The nomination of this property is being pursued by the current owners who have a passionate interest in the preservation of this woolen mill site.

Returned

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Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

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Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

Verbal Boundary Description:

The general area is irregularly shaped. Beginning at the dam on the west, the historic boundary follows the north edge of the mill race to the east for a distance of approximately 1,800 feet to a point where it passes beneath the roadway (State Highway 83) and continues to the east southeast for approximately 400 feet, continuing to follow the north line of the millpond and taking a slight turn to the north for approximately 150 feet, then east again for approximately 400 feet and along the north line of the tail-race, where it joins the West Branch of Genesee Creek. Thereafter, it generally extends 150 feet to the south to an existing fence line. The historic boundary then continues to the southwest and along said fence line for approximately 275 feet, where it turns south for a length of 50 feet and then again to the southwest for a distance of approximately 500 feet to the fence line that runs along the easterly side of State Highway 83. From there, the historic boundary runs north for 450 feet along said fence line to the south edge of the millpond/millrace and then continues underneath the roadway and to the west along the south edge of the millrace for a distance of approximately 1800 feet, then north about 100 feet, returning to the point of beginning.

Boundary Justification:

The historic boundary coincides with, and includes, all the associated elements of the former mill property on both sides of State Highway 83, while excluding extra lands as well as all buildings on the west side of the highway. This boundary is slightly adjusted from the historic boundary presented in the 2003 Determination of Eligibility, as a result of better measurements and the use of existing features (specifically, an existing, visible fence line along a portion of the property along the east side of State Highway 83).

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Section photos Page 1

Genesee Woolen Mill Site (47WK643)
Town of Genesee, Waukesha County, Wisconsin

PHOTOGRAPHS

Name of Property: Genesee Woolen Mill Site (47WK643)

City or Vicinity: Genesee Township

County: Waukesha

State: Wisconsin

Name of Photographer: Traci E. Schnell

Date of Photographs: May 2015

Location of Original Digital Files: State Historic Preservation Office, Wisconsin Historical Society, Madison, Wisconsin

Number of Photographs: 16

Photo #1 of 16

General view of mill foundation remains (with deck above), mill pond (at right), picker house (at left) and house (top)

View to southwest

Photo #2 of 16

Proctor House (west facade)

View to southeast

Photo #3 of 16

Proctor House (east/rear facade)

View to west

Photo #4 of 16

Stable Addition (left); Barn (center); Garage Addition (right)

View to east

Photo #5 of 16

Summer Kitchen Foundation

View to south southwest

Photo #6 of 16

Picker House

View to south southeast

Photo #7 of 16

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Genesee Woolen Mill Site (47WK643)
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Mill Foundation Remains; Wooden deck above with trellis front
View to south southwest

Photo #8 of 16

Mill Foundation Remains (under wooden decking)
View to east

Photo #9 of 16

Lower Mill Pond
View to west

Photo #10 of 16

Lower Mill Pond (left); Roadbed (adjacent to mill pond); House (right)
View to northeast

Photo #11 of 16

Tailrace
View to west

Photo #12 of 16

Millrace (west side of State Highway 83)
View to east

Photo #13 of 16

Dam (west side of State Highway 83)
View to west

Photo #14 of 16

Turbine/Water Wheel
View to object

Photo #15 of 16

Historic Refuse Area
View to northwest

Photo #16 of 16

Location of Former Privy (stones in ground mark location)
View to north

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Town of Genesee, Waukesha County, Wisconsin

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- Figure 1: Mill Site Plan part 1
- Figure 2: Mill Site Plan part 2
- Figure 3: Photo Key part 1
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- Figure 5: Historic photo of the pre-1898 mill, circa 1880s
- Figure 6: Historic photo of the 1898 mill, Circa 1900)
- Figure 7: Historic photo of the 1898 mill, Circa 1900
- Figure 8: Historic Image of Proctor House and Barn, circa 1900.

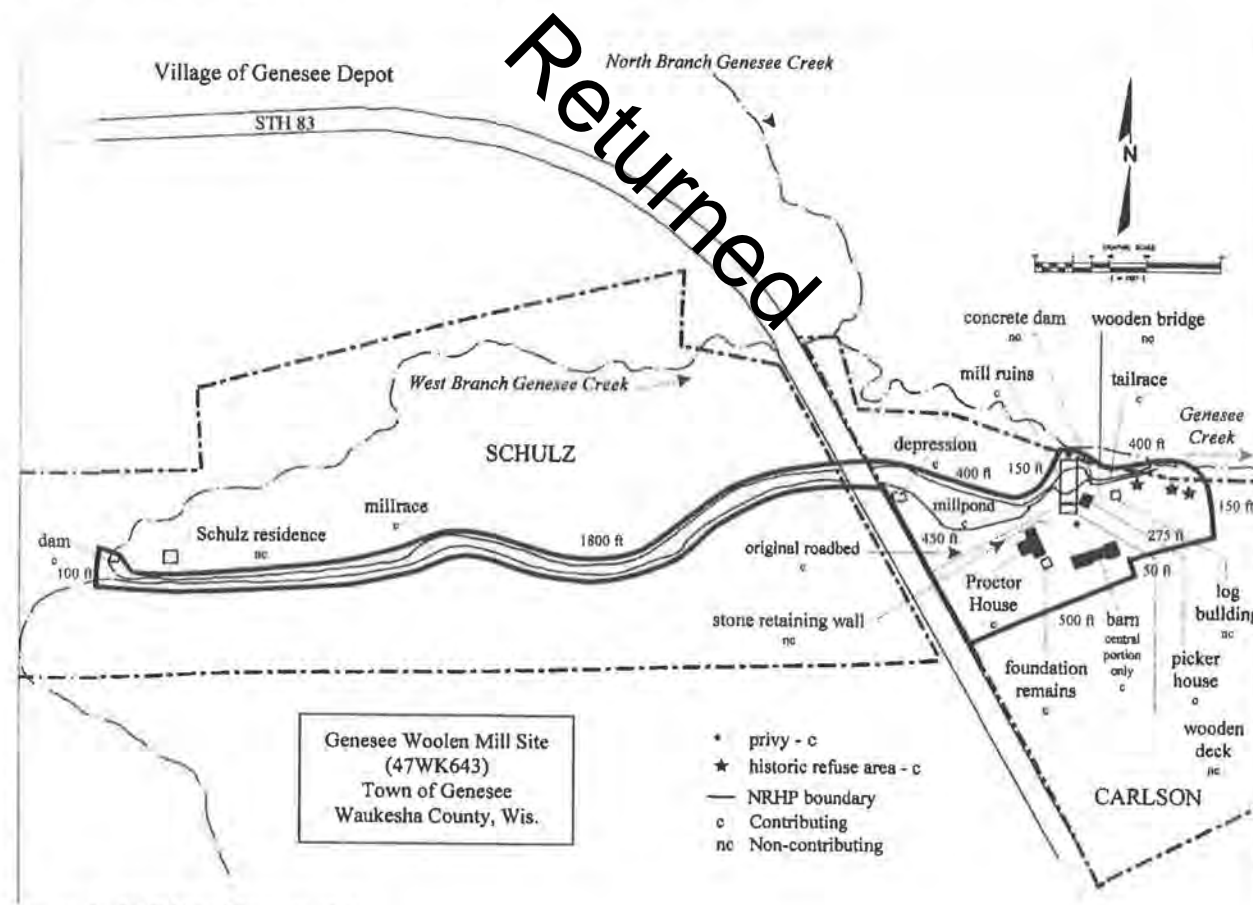


Figure 1: Mill Site Plan, part 1

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Town of Genesee, Waukesha County, Wisconsin

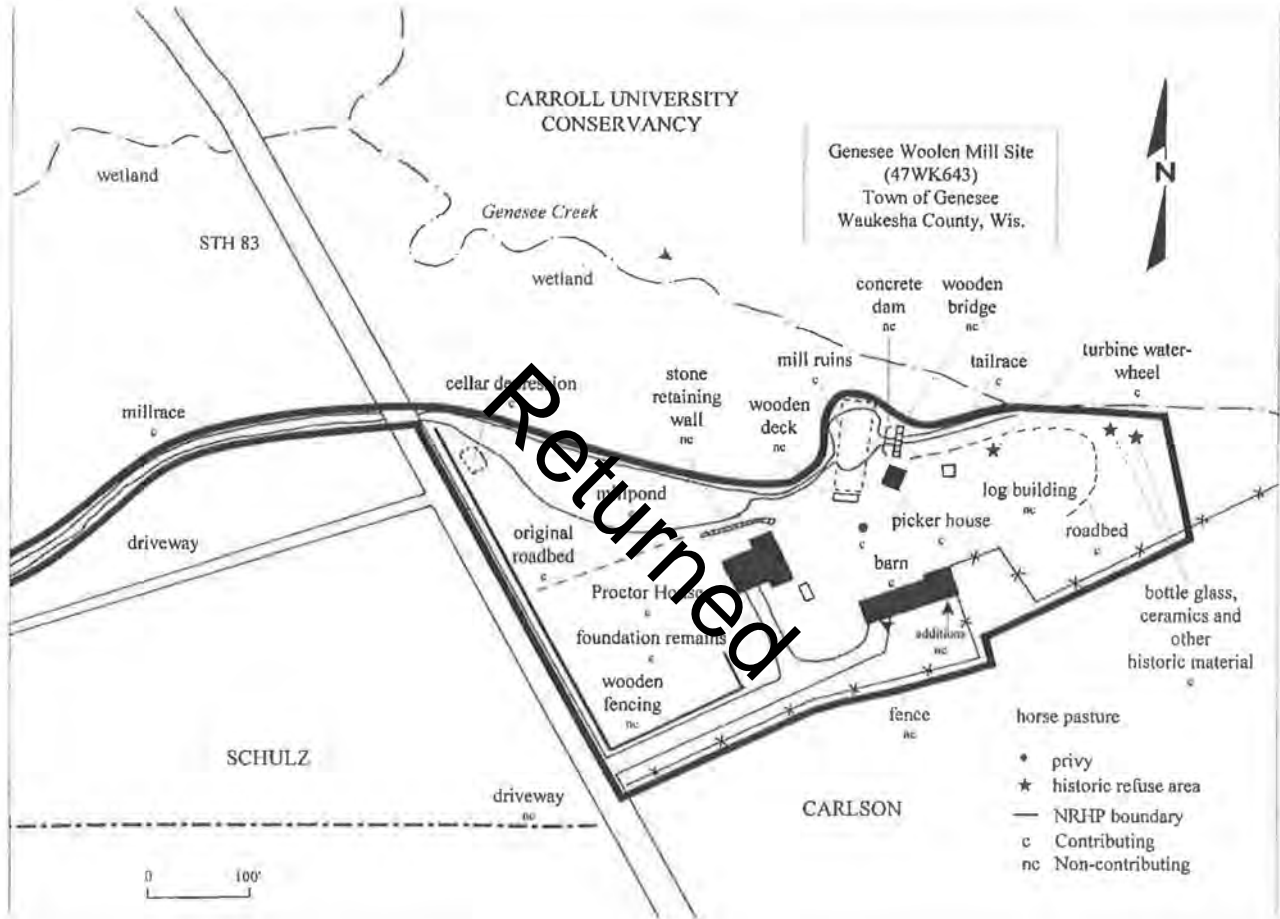


Figure 2: Mill Site Plan, part 2

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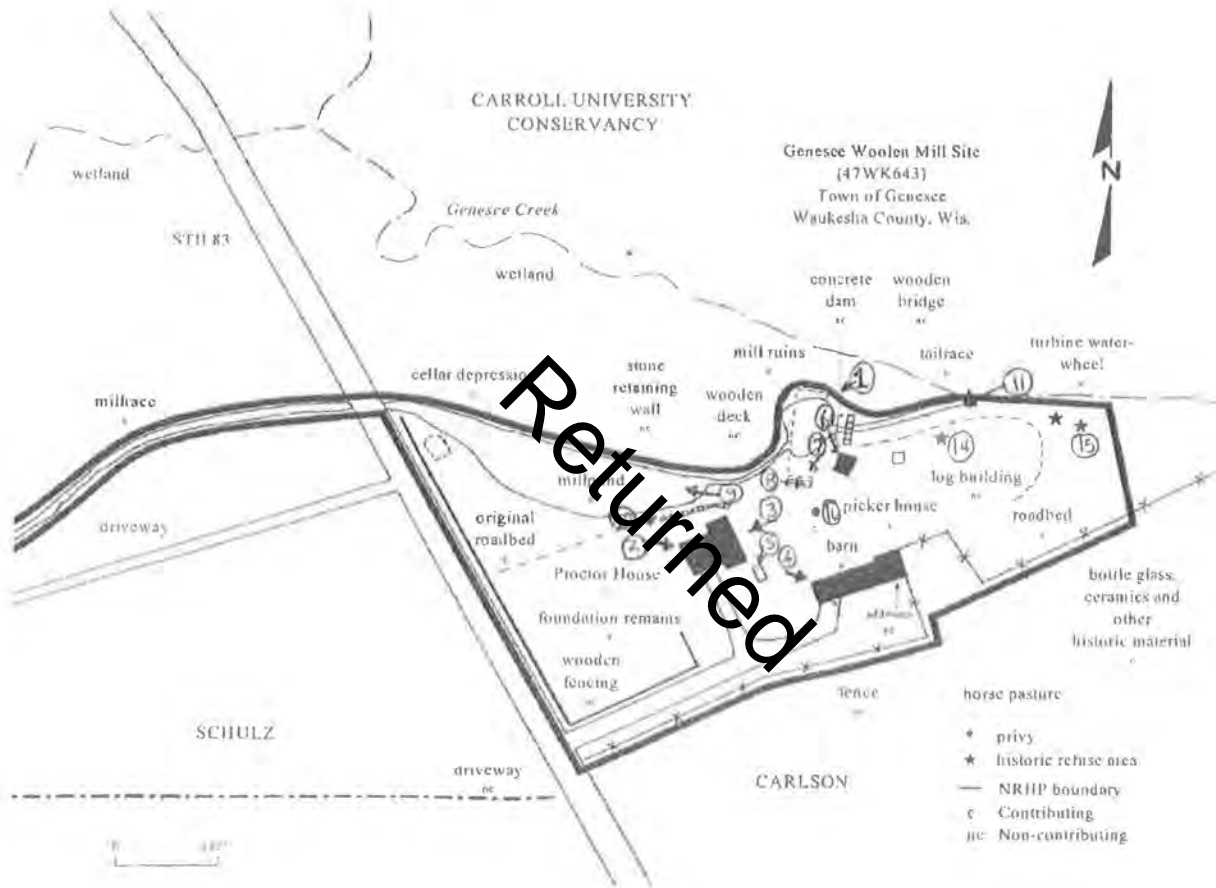


Figure 3: Photo Key, part 1

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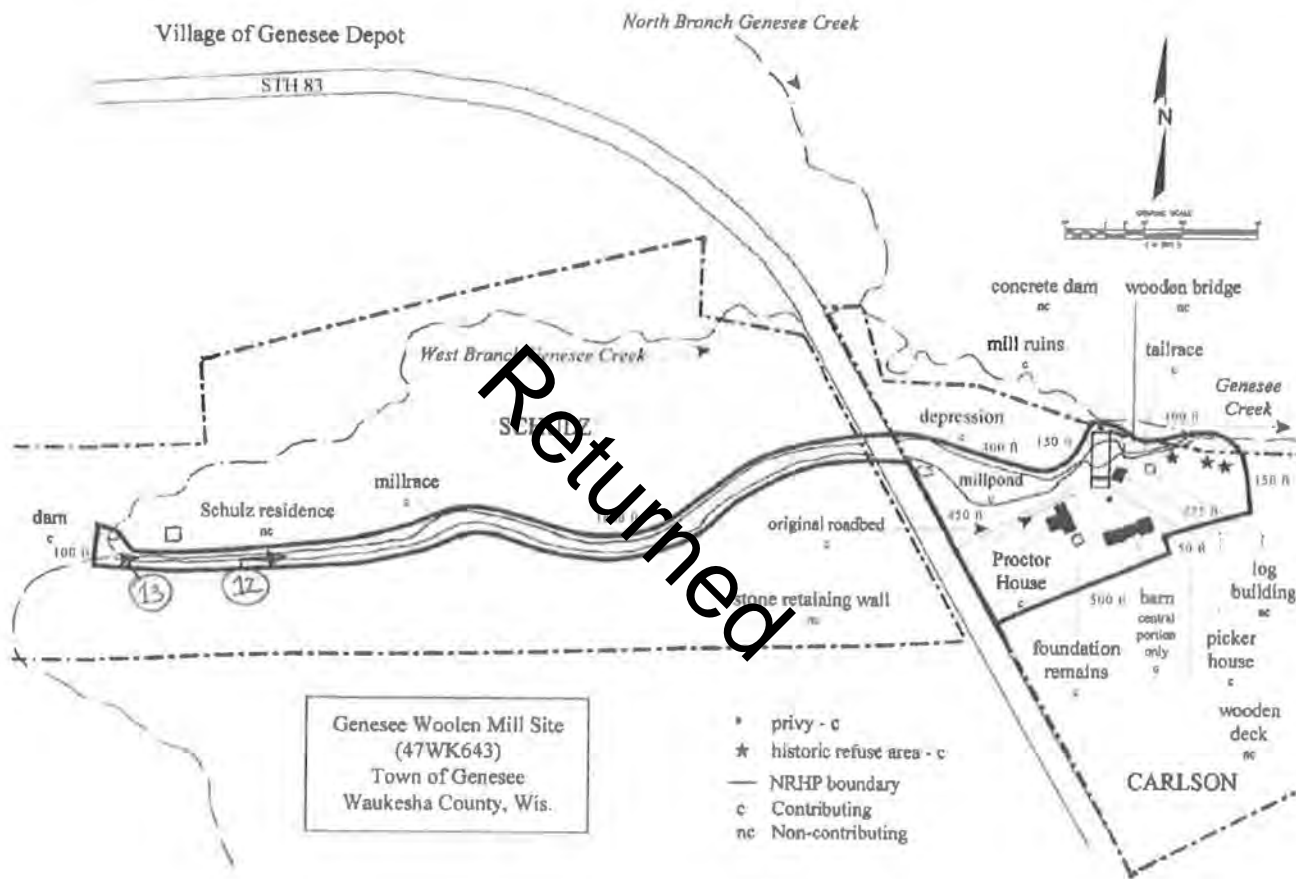


Figure 4: Photo Key, part 2

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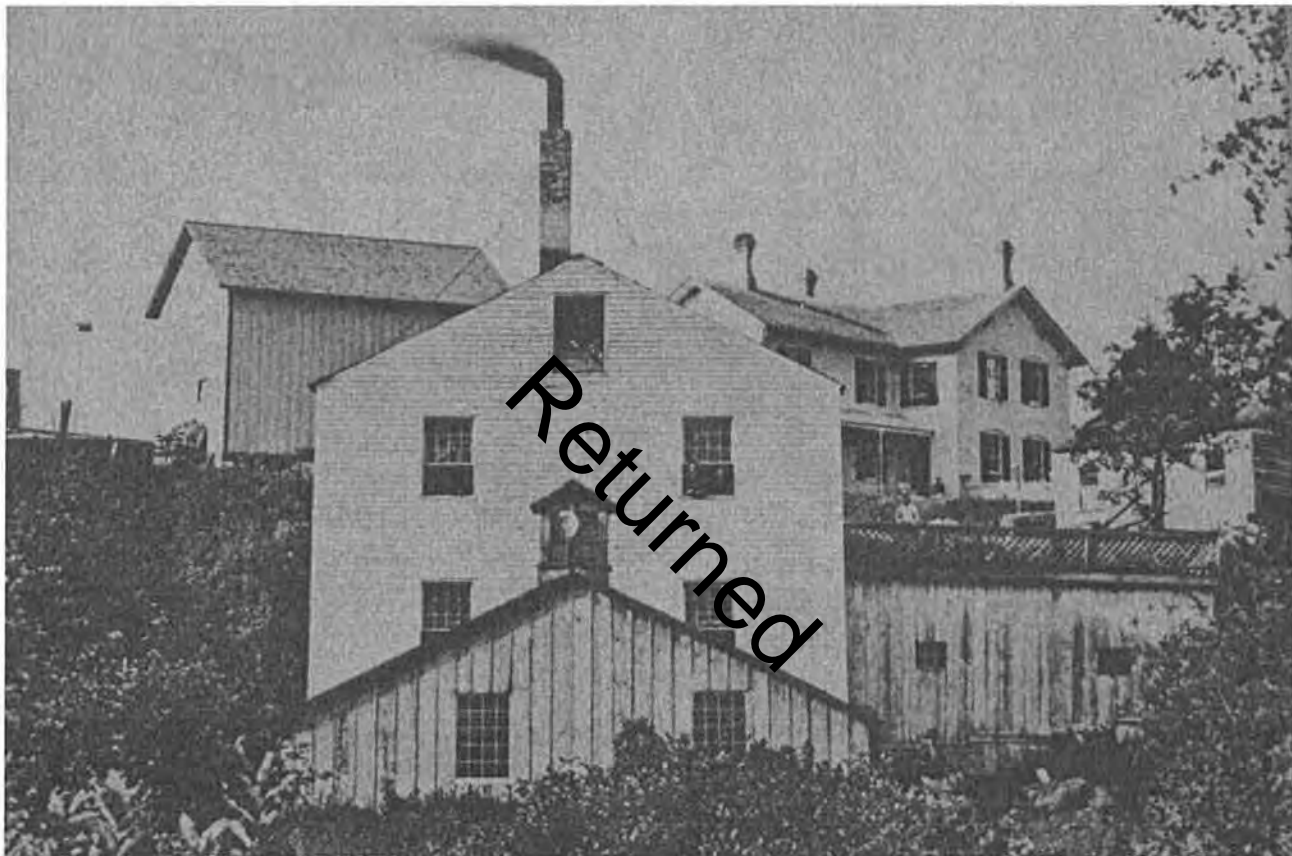


Figure 5: Historic photo of the pre-1898 mill (Circa 1880s); house and barn in background.

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Genesee Woolen Mill Site (47WK643)
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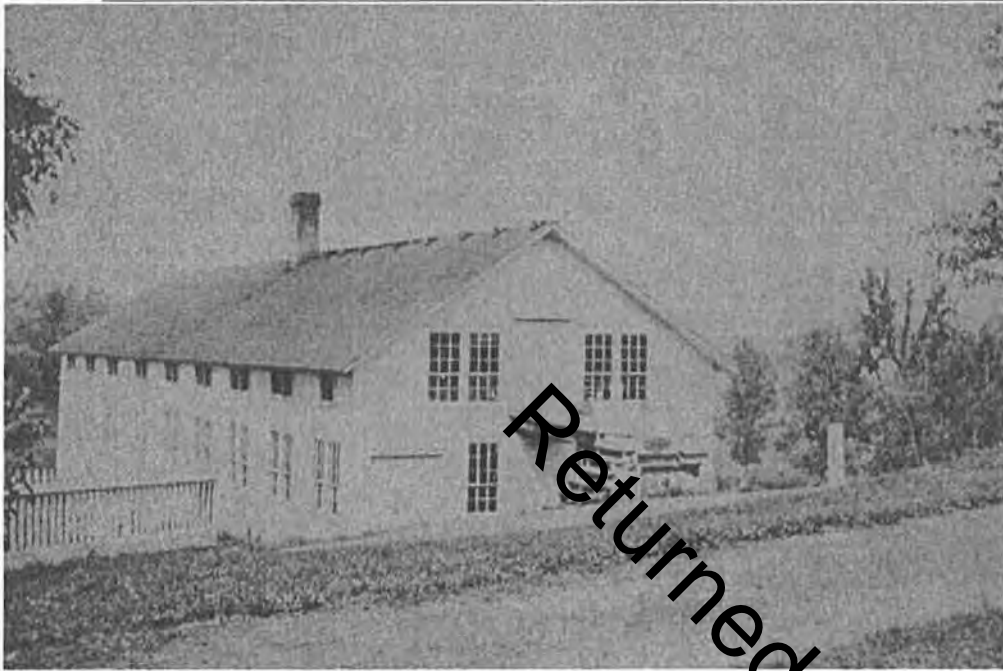


Figure 6: Historic photo of the 1898 mill, Circa 1900).



Figure 7: Historic photo of the 1898 mill, Circa 1900.

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Genesee Woolen Mill Site (47WK643)
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Figure 8: Historic Image of Proctor House and Barn, circa 1900.
Shows full-façade width porch to the front and porch along rear ell wing.

**United States Department of the Interior
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**Comments
Evaluation/Return Sheet**

Property Name: Genesee Woolen Mill Site

Property Location: Genesee, Waukesha County, Wisconsin

Reference Number: SG10000521

Date of Comments: 1/17/2017

Reason for Return

The nomination for the Genesee Woolen Mill Site is being returned for additional information and technical adjustments. Explanations follow.

Summary of Significance

The Genesee Woolen Mill was nominated under Criterion D for local significance in Industry and Archeology. It is the only known woolen mill site in Waukesha County, where it was once an important industry. Although the mill building is gone, other buildings and structures and landscape features mark the former industrial site.

Nomination Issues

Several issues warrant attention in revising the nomination, including how the nomination is classified, resource counts, distinguishing contributing from non-contributing resources, as well as significance criterion identified. Each is addressed below.

Property Type

The woolen mill was nominated as a site, but a property of this complexity should be nominated as a district. The contributing buildings and structures are important components of the property; thus, it is more than a site. Please refer to the definition of *district* as identified on page 15 of *National Register Bulletin 16A: How to Complete the National Register Registration Form*. Because the entire site contributes to the property, the nominated parcel should be considered one contributing site, rather than ten contributing sites. This is outlined on p. 17 of the above-referenced *NR Bulletin 16A*... which states: "Count a continuous site as a single unit regardless of its size or complexity." As described in the nomination, this appears to be a continuous site related to the woolen mill. The inventory entries in Section 7 need adjusting to reflect this correction.

Classifying and Counting Ruins

The property includes a few elements that are appropriately considered ruins, notably the Foundation Remains and the Mill Foundation Ruins. There may be others. Please note that *NR Bulletin 16A*... advises, "Do not count ruins separately from the site of which they are a part"

(page 17). It is important to describe all components of the site and include them in the inventory—simply do not count them as separate elements.

Noncontributing Elements

The highway and the culvert underneath it appear to be noncontributing aspects of the site. They do not seem to be addressed as such; please clarify in the entry “West Dam, Millrace and Tailrace” in Section 7.

Criteria Applied

The property was nominated under Criterion D in the areas of Archeology and Industry, but it should also be nominated under Criterion A for its historical significance in the area of Industry. The introductory paragraph to Section 8 states that the property is a “locally significant industrial archaeological resource that represents the significance of the woolen mill industry in Waukesha County. It is the only remaining industrial woolen mill site in the county.” The historical significance of the property seems clear—that is, it helps explain the property’s archeological significance. Section 8 includes more than enough information about the history of Waukesha County, the wool industry in Wisconsin, and the history of the Genesee Mill to make the case for significance under Criterion A. The section on industrial significance, beginning on page 8, needs a slight adjustment to address Criterion A.

Map

The nomination would benefit from the addition of a larger map. The sketch maps contained in Figures 1 and 2 are a bit blurry, to the detriment of the reader’s understanding of the district and its component parts. If removing the header and placing the map on a 11 × 17-inch sheet facilitates this process, please consider that option.

Boundary

It may make perfect sense to the authors, but it would be helpful to explain why the northern and southern boundaries of the district are delimited as they are. In other words, is any of the mill property’s setting retained? What exactly is meant by “extra lands” in the Boundary Justification and what is the basis for their exclusion.

We look forward to receiving a revised submission that addresses the points discussed. If you have any questions, please call Barbara Wyatt at 202-354-2252 or send an email to barbara_wyatt@nps.gov or contact Julie Ernstein at 202-354-2217 or send an email to julie_ernstein@nps.gov.

Barbara Wyatt, Historian
National Register of Historic Places

Julie H. Ernstein, Ph.D., RPA, Archeologist
National Register of Historic Places



June 15, 2017

Ms. Barbara Wyatt
National Register Historian
National Park Service
Mail Stop 7228
1849 C Street, NW
Washington, D.C. 20240

NRHP Reference number: SG100000521

Dear Ms. Wyatt:

Enclosed is the amended Genesee Woolen Mill Site Historic District nomination, originally submitted to you as the Genesee Woolen Mill Site. After careful review of your return comments, and in consultation with the consultant who wrote the document, we have made revisions that we believe address all of your concerns. I have provided a summary below to help identify where in the document we have made changes as they relate to each respective review comment.

1. Property Type

The woolen mill was nominated as a site, but a property of this complexity should be nominated as a district. The contributing buildings and structures are important components of the property; thus, it is more than a site. ... Because the entire site contributes to the property, the nominated parcel should be considered one contributing site, rather than ten contributing sites. ...As described in the nomination, this appears to be a continuous site related to the woolen mill. The inventory entries in Section 7 need adjusting to reflect this correction.

Answer: The document has been edited to reflect the property's nomination as a Historic District. All headings and references throughout have been updated to reflect this change. The resource count at the front end of the document and the inventory on page 7_12, have been corrected. The descriptions in Section 7 have been edited to clarify the distinction between contributing resources, and those parts of the property that are simply site features (but not included in the resource count).

2. Classifying and Counting Ruins

The property includes a few elements that are appropriately considered ruins, notably the Foundation Remains and the Mill foundation Ruins. There may be others. ...It is important to describe all components of the site and include them in the inventory – simply do not count them as separate elements.

Answer: The resource count, the inventory, and the categorization of resources in Section 7 have been edited to reflect the appropriate labeling.

3. Noncontributing Elements

The highway and the culvert underneath it appear to be noncontributing aspects of the site. They do not seem to be addressed as such; please clarify in the entry “West Dam, Millrace and Trailrace” in Section 7.

Answer: We have made these edits. Please see page 7_5.

4. Criteria Applied

The property was nominated under Criterion D in the areas of Archeology and Industry, but it should also be nominated under Criterion A for its historical significance in the area of Industry. ...The historical significance of the property seems clear – that is, it helps explain the property’s archaeological significance. Section 8 includes more than enough information about the history of Waukesha County, the wool industry in Wisconsin, and the history of the Genesee Mill to make the case for significance under Criterion A. The section on industrial significance, beginning on page 8, needs a slight adjustment to address Criterion A.

Answer: We have made these requested edits. Please see pages: Section 8, page 1, 8, and 10. At the front end of the nomination, Section 8 has also been edited to reflect this addition.

5. Map

The nomination would benefit from the addition of a larger map.

Answer: we have inserted the site plan, site plan – detail view, photo key 1 and photo key 2 on 11x17-inch sheets and edited for clarity. The contributing/noncontributing labels have also been corrected on these maps.

6. Boundary

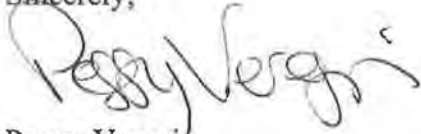
It may make perfect sense to the authors, but it would be helpful to explain why the northern and southern boundaries of the district are delineated as they are. In other words, is any of the mill property’s setting retained? What exactly is meant by “extra lands” in the Boundary Justification and what is the basis for their exclusion.

Answer: please see the revised description on Section 10_page 1.

We appreciate the opportunity to make these corrections and clarifications to this Genesee Woolen Mill Site nomination and believe we have addressed all of your concerns. Please let me know if you have any questions or if I can be of further assistance. As you may recall, there was

some internal miscommunication and I did not receive NPS review comments until four months after the comments were composed. The property owner is very anxious to see this property listed in the National Register. If you could expedite your review of these revisions and formally list this property as soon as possible I, and the property owners, would be grateful.

Sincerely,



Peggy Veregin
National Register Coordinator
608.264.6501
peggy.veregin@wisconsinhistory.org

enclosure

cc: Ms. Julie H. Ernstein, National Register Archeologist
Ms. Traci Schnell, Heritage Research, Ltd
Mr. Bob Fay, Old Northwest Research



WISCONSIN
HISTORICAL
SOCIETY

TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin

SUBJECT: National Register Nomination Resubmittal: NRIS #SG100000521

The following materials are submitted on this 15th day of June 2017,
for the nomination of the Genesee Woolen Mill Site Historic District to the National
Register of Historic Places:

1 Original National Register of Historic Places Nomination Form

1 CD with NRHP Nomination Form Word Document

_____ Multiple Property Nomination form

_____ Photograph(s)

_____ CD with electronic images

_____ USGS map(s)

4 Sketch map(s)/figure(s)/exhibit(s)

1 Piece(s) of correspondence

X Other Resubmittal of returned nomination

COMMENTS:

_____ Please insure that this nomination is reviewed

_____ This property has been certified under 36 CFR 67

_____ The enclosed owner objection(s) do _____ do not _____
constitute a majority of property owners.

_____ Other: _____