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Wisconsin Word Processing Format (Approved 1/92)

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 Badger State Tanning Company
other names/site number _____

2. Location

street & number	1031 Maryland Avenue	N/A	not for publication
city or town	Sheboygan	N/A	vicinity
state	Wisconsin	code	WI
county	Sheboygan	code	117
zip code	53081	zip code	53081

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.)

Saina Teukuana
Signature of certifying official/Title

7/19/2018
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

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):

Bob

Barbara Toyal
Signature of the Keeper

9-6-18
Date of Action

5. Classification

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

Current Functions

(Enter categories from instructions)

COMMERCE/warehouse

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and Early 20th Century American Movements

Materials

(Enter categories from instructions)

foundation Concrete

walls Brick

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)

INDUSTRY

Period of Significance

1920-1970

Significant Dates

1920-1921

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Juul & Smith

Narrative Statement of Significance

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

Name of Property

County and State

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

Acreage of Property 2.81 acres

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

1 16 442291 4843802
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
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	Emily Ramsey	date	February 26, 2018
organization	MacRostie Historic Advisors LLC	Telephone	(312) 786-1700
street & number	53 W. Jackson Blvd, Suite 1142	zip code	60604-3619
city or town	Chicago	state	IL

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	Chris Coakley	date	February 26, 2018
organization	Roadster Sheboygan, LLC	telephone	414-272-4040
street & number	5325 W. Rogers Street	zip code	53219
city or town	West Allis	state	WI

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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Section 7 Page 1

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Summary

The Badger State Tanning Company is located at 1031 Maryland Avenue in Sheboygan, Wisconsin and occupies a full city block west of downtown Sheboygan, across the Sheboygan River. The Badger State Tanning Company as it stands today is composed of two buildings. The first building, a boiler and engine house (known as Section 1) was built in 1919. The second building, mostly built in 1920 has fourteen interconnected sections and several small additions built between 1921 and 1973. The tannery was organized so that materials were processed consecutively through each section from storage to finishing and drying. Production started with raw materials on the east side of the building and followed a counter-clockwise path of processing through each section until arriving as finished and trimmed high grade leather in the shipping department on the south end of the site.

With the exception of the beam and wash house (Section 4) and a small connector just south of the beam and wash house (Section 2A), all sections of the tannery are of mill construction (also known as “slow-burning” construction), a type of heavy timber construction developed in the last half of the nineteenth century to reduce the risk of fire in wood-framed, masonry-clad industrial buildings without going to the expense of fire-proof (concrete) construction. As described by Frank Eugene Kidder in his 1921 book, *The Architects' and Builders' Handbook: Data for Architects, Structural Engineers, Contractors, and Draughtsmen*, “mill construction consists of so disposing the timbers and planks in heavy, solid masses as to expose the least number of corners or ignitable projections to fire...separating every floor from every other floor by incombustible stops...by encasing stairways either in brick or other incombustible partitions” and “providing all suitable safeguards against fire,” which included limited interior combustible partitions, separating interconnected buildings with metal fire doors, and installing automatic sprinkler systems in buildings where fire-prone manufacturing processes occurred.¹ The beam and wash house (Section 4) and adjacent connector (Section 2A) are constructed with steel columns and beams on a concrete floor with a wood roof. The boiler and engine house (Section 1), not surprisingly, is fireproof construction with concrete floor and steel structure with exposed steel truss and gypsum slab roof. The coal bunkers on the south side of the boiler house (Section 1A) are also constructed of concrete with a concrete mezzanine structure.

The exterior walls of both the tannery building and the engine and boiler house are clad in dark red brick laid in common bond, with concrete foundations, concrete window sills, and details. Stylistically, the buildings are largely utilitarian industrial designs, with primary design features including repetitive window groupings and corbelled cornices. A majority of the original steel sash windows throughout the building have been replaced with glass block.

¹ Frank Eugene Kidder, *The Architects' and Builders' Handbook: Data for Architects, Structural Engineers, Contractors and Draughtsmen* (New York: John Wiley & Sons 1921), 758-760.

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Sheboygan, Sheboygan County, Wisconsin

Inside the tannery building, all sections feature open floor plans interrupted only by rows of vertical structural columns, with very few interior partitions. Historic finishes remain throughout including: exposed timber and steel structure; wood, wood block, and concrete floors; metal fire doors; and a few pieces of equipment. The engine and boiler house (Section 1) retains its original open volume and historic finishes. Overall, the Badger State Tanning Company retains good exterior and interior historic integrity.

Construction Chronology and Description of Property

The Badger State Tanning Company located at 1031 Maryland Avenue in Sheboygan, Wisconsin occupies a city block bounded by Maryland Avenue on the north, S. 10th Street on the east, Illinois Avenue on the south, and S. 11th Street on the west. Built largely in 1919-1920, the Badger State Tanning Company is the third tannery to occupy the block and exemplifies the long and important history of the tannery as a significant place of production in Sheboygan's leather industry.

The Badger State Tanning Company as it stands today consists of two separate buildings—a one- to four-story tannery building comprised of thirteen interconnected sections mostly built in 1920 and an engine and boiler house (known as Section 1) built in 1919. Each section of the tannery was designed for and served a specialized role in the production of leather. Overall, production started with raw materials on the east side of the building and followed a counter clockwise path of processing through each section until arriving as finished and trimmed high grade leather in the shipping department on the south end of the site. Green hides entered the tannery via a railroad spur on the east side of the plant along S. 10th Street, where they were kept cool and stored in the hide warehouse (Sections 2 and 3) until being processed. The hides were then cleaned and washed in the beam and wash house (Section 4) along Maryland Avenue, before being tanned, dyed, and dried in the north and south main tannery houses (Sections 7 and 8) along S. 11th Street. Finished leather was split and trimmed in the adjacent main tannery annex (Section 9), facing Illinois Avenue, where it was then sorted, packaged, and shipped.

A detailed plat map of the tannery prepared by Armour and Company (which was the parent company) in 1946 and revised in 1956 (attached) shows that, at the height of production in the post-World War II era, the Badger State Tanning Company operations extended into several other buildings to the east, west and south of the main building, forming a larger complex. In most instances, these buildings were acquired or constructed to move secondary functions such as administration, machine repair, and hide storage out of the main tannery plant to free up space for processing and finishing of hides. Except for Section 21 to the west of the Badger State Tanning Company, which is now part of a much larger non-historic manufacturing building occupied by Rockline, Inc., all these buildings have been demolished. More information on these buildings is included in the integrity section below.

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Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

To avoid confusion when referencing the historic plat map, the description below of the two buildings that comprise the Badger State Tanning Company references each section by the number it was assigned on the historic plat map. Consequently, the section numbers are not strictly sequential. See Figures section, figure number 11 for a site plan illustrating various sections of the building and their assigned building numbers.

Exterior

Boiler and Engine House

Sections 1A, 1B, 1C

The former boiler and engine house, completed in 1919, stands at the southeast corner of the block at the intersection of 10th Street and Illinois Avenue. The building has a rectangular footprint and is divided into three parts: Section 1A- a large, double-height engine house at the west end that held large coal-fed boilers and a coal bunker; Section 1B- a large, double-height engine room at the east end that housed the generators that powered the plant; and Section 1C- a small, fire pump house attached to the north wall of the building and connected to an adjacent large metal sprinkler tank that is still extant.

The south elevation of the boiler and engine house is divided into six bays separated by shallow brick pilasters that terminate below and are flush with the parapet; the top of each bay is corbeled outward to meet the parapet. The two easternmost bays of the engine house (Section 1B) each have pairs of tall window openings with concrete lintels and sills, housing historic, tall, five-by-eleven pane, steel-frame windows with hopper-type operable units at the top and bottom. Above each window is a small recessed brick panel with a corbeled top. The four westernmost bays of the boiler house (Section 1A) feature pairs of small window openings at the mezzanine level, housing historic, four-by-three pane, steel-frame windows with operable hopper centers. Above each window pair is a rectangular recessed brick panel, which identifies the interior location of the former coal bunker. A stair tower projects above the roof level at the east end of the boiler house.

The south elevation of the boiler and engine house houses an historic loading entrance with a wood sliding, double-door near the center of the boiler house (Section 1A). A single pedestrian entrance with non-historic metal door is located at the west end of the south elevation. A loading entrance with non-historic metal door is located at the east end of the boiler house (Section 1A).

The north elevation is similar to the south elevation in form and fenestration. On the boiler house (Section 1A), each bay features a single steel framed hopper-type window on the ground floor, and a single, double-hung, twelve-over-twelve, sash window. The fire pump house is a small, brick enclosure, without windows and having a flat roof that extends from the center of the north elevation. A large metal sprinkler tank is situated just west of the fire pump house. The fire pump house is

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accessed by a single-leaf metal door on its west side.

The east elevation is divided into four bays. The middle two bays have historic entrances on the ground level. The southernmost of these entrances retains historic wood, divided-light double-doors. The northern entrance is infilled with corrugated metal panels. Eight-by-six steel frame windows with concrete lintels and sills are situated above these entrances. The outer bays feature large, eight-by-eleven pane, steel framed windows, with four operable hopper-types sections; the window opening in the south bay is infilled with non-historic concrete block.

The west elevation is divided into six bays: the two southernmost bays are slightly taller and identify the former coal bunker; while the four northernmost bays project slightly from the rectilinear footprint of the building as part of the boiler house (Section 1A). The two coal bunker bays have single window openings on the ground floor, and a steel frame window and a wood double doorway on the second level. Above the recessed bays and below the parapet is a pair of square windows with non-historic infill. Three of the four boiler house bays feature single steel-framed, hopper-style windows on each of three levels.

A single entryway with non-historic metal door is located at the center bay of the west elevation. A one-story non-historic concrete block enclosure just south of this entrance houses a non-historic entrance on the north side. A pair of paneled wood doors is located on the second story of the southernmost bay. Above the recessed bays and below the parapet is a pair of square windows with non-historic infill.

Tannery Building

Sections 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 13, 20

The following description is for the large main tannery building, which occupies most of the site and is divided into thirteen sections that each served a specific function in the leather tanning process. The description below begins at the southeast end of the building at the hide warehouse (Section 2) and proceeds counterclockwise through the building to the oil tank house and addition (Sections 10 and 10A) near the center of the site, roughly following the path of the tanning process.

Sections 2, 2A, 3 and 20: Hide Warehouses (1920) and Ice Machine Room (1921)

The hide warehouse (Sections 2 and 3) was built in 1920 and is located north of the boiler and engine house, fronting onto S. 10th Street. The T-shaped single-story brick building is connected to the beam and wash house (Section 4) to the north by a narrow connector (Section 2A) that served for "fleshing, trimming, storage and handling." In 1921, the single-story refrigeration building (Section 20, the Ice Machine Room) was added at the warehouse's southwest corner to keep the stored hides cool.

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Sections 2, 2A, 3, and 20 are all clad in common brick with concrete foundations, concrete sills, and concrete copings. All elevations are utilitarian in design, with a soldier course below the coping and window openings with soldier brick lintels and concrete sills.

The east elevation of Section 2, facing S. 10th Street, is completely obscured by a non-historic metal railroad shed and loading dock built in 1973 around the adjacent rail spur. The east side of Section 2A consists only of a very large loading entrance with a wood-paneled overhead door.

The west elevation of Section 2, north of where Section 3 extends into the interior courtyard, houses a single entrance at the north side that has been infilled with brick, and a rectangular window opening with a 12-lite metal window. The exposed north, west, and south elevations of Section 3 are regularly fenestrated with single window openings that have all been infilled with brick. On the south elevation of Section 3, at the west end, there is a non-historic sliding wood door on a metal track that extends across a bricked in window opening. The west elevation of Section 20 houses two openings; on the north side, what appears to have been originally a window opening has been converted to an entrance, with non-historic concrete block infill and a non-historic single-leaf metal door accessed by concrete steps. The south opening houses a pair of original 16-lite steel windows.

The south elevation of Section 20 houses two window openings; the western opening has been infilled with concrete block and the eastern opening retains its original pair of 16-lite steel windows.

Section 4: Beam and Wash House (1920)

Completed in July 1920, the beam and wash house (Section 4) occupies the northeast corner of the site, fronting onto S. 10th Street and Maryland Avenue, with a two-story western half and single-story eastern half. Exterior walls are brick with concrete foundations and are regularly fenestrated primarily with large window openings with brick lintels and concrete sills, all of which have been infilled with glass block. Both roofs are flat, but the eastern roof features a prominent central monitor skylight clad in non-historic fiberglass panels, with original multi-paned wood windows intact and visible from the interior.

The east elevation of the beam and wash house is five bays long, with a wider center bay marked by a projecting parapet. The southernmost bay houses a pedestrian entrance that appears to be original but has been infilled with concrete block to accommodate a smaller, single-leaf metal door. A small window opening with non-historic glass block infill is situated directly above the entrance. The next bay north houses a large loading entrance with non-historic door that appears to have originally been a window opening. The center bay houses a large non-historic loading entrance framed by concrete

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block, which is flanked by two original window openings infilled with glass block. The two northern bays house original window openings with non-historic glass block infill.

The north elevation of the beam and wash house is divided into two parts—the one-story eastern half and the two-story western half. The eastern half of the north elevation is nine bays long and regularly fenestrated with large, single window openings (one per bay), all of which have been infilled with glass block. The fourth window opening has been modified with masonry infill to accommodate a pedestrian entrance, which houses a single-leaf metal door accessed by a small concrete porch.

The west half of the north elevation is eleven bays long and regularly fenestrated with smaller window openings (one per bay) at the ground level and taller, rectangular windows on the upper level. All of these windows have been infilled with glass block. A large non-historic loading entrance is situated just east of center on this façade.

The exposed east elevation of the two-story portion of the beam and wash house is clad in non-historic paneling, which covers original multi-paned wood windows.

The south elevation of the beam and wash house is similar to the north elevation on both the east and west halves where it is exposed; the lower portion of this elevation is largely obscured by other smaller building sections (Sections 5, 6, and 13).

Sections 5, 6, and 13: Locker Room, Offal Loading Shed, and Lime Warehouse (1921, 1956)

The lime warehouse, locker room, and loading shed are small, utilitarian, single-story brick buildings, constructed in 1921 on the south elevation of the beam and wash house. All of these sections feature large window openings with brick lintels and concrete sills. All window openings have been infilled with glass block.

Sections 7 and 8: Main North and South Tannery Houses (1920)

Together, Sections 7 and 8 historically comprised the main leather processing spaces, where cleaned hides were processed, split, and finished. The rectilinear building is four-stories with a flat roof and a narrow fifth-floor addition at the southeast corner. All elevations are divided into repeating vertical window bays divided by shallow brick pilasters that extend from the top of the first floor and terminate with a soldier course cap just below the parapet. Corner bays feature no fenestration at the first floor and have a decorative concrete pediment set above the concrete coping; each corner thus gives the impression of a tower. The northwest and southwest corners are stair towers with no fenestration on one wall, and pairs of small window openings on the other. Pedestrian entrances with double-metal doors and a single-pane transom above provide access to these stair towers. The north and south

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elevations are six bays wide, while the long west elevation is sixteen bays. Each bay has a single, large window opening per floor, with brick lintels and concrete sills. Bays terminate below the parapet with corbeled brick.

All windows in Sections 7 and 8 have been replaced with non-historic glass block, except for a series of historic steel frame windows on the second and fourth floors of the east elevation, facing the interior courtyard. Smaller operable windows and louvers are inset within many of the glass block windows.

Section 9: Offices and Laboratory; Main Tannery Annex (1920; two upper floors c. 1935)

Built at the same time as the north and south tannery houses (Sections 7 and 8), Section 9 was originally two-stories and housed offices and a laboratory. By the mid-1930s, this section of the tannery building had been converted into an extension of the main tanning building and two stories had been added to expand the tannery processing spaces. The historic plat map dating to 1946 and 1956 refers to this section as the main tannery annex.

All elevations of the annex are unornamented brick walls laid in common bond and regularly fenestrated with large window openings (generally one opening per floor, per bay) with soldier course brick lintels and concrete sills. Like the main tannery house, the northeast and southeast corner bays are capped by concrete pediments that are set above the concrete coping.

The south elevation of the main tannery annex faces onto Illinois Avenue and is divided into five bays; all window openings on this elevation have been infilled with glass block or non-historic louvers or infill panels. Large loading entrances on the south elevation have been infilled with wood panels—these openings are consistent with the window openings in width and feature soldier course brick lintels. Historic photographs of the building indicate that these were originally windows; it is unclear when they were converted to doors.

The east elevation, facing the engine and boiler house, is nine bays long; most of the windows on this elevation have been replaced with glass block infill, but historic, multi-light, steel sash windows remain on the fourth-story openings and a handful of openings on the lower stories. A large pedestrian entrance with non-historic doors is located near the south end of the east elevation, facing the courtyard. The opening features no ornamented surround, but just a soldier course header consistent with the other window and door openings in this section. A metal fire escape runs diagonally up the east elevation, from the ground at the south end to the fourth story at the north end. The lower portion of the north side of the east elevation is obscured by a large metal enclosure that was constructed to house the tannery's dust collection tanks. Behind the enclosure, the original exterior masonry wall remains intact.

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The north elevation of the annex mimics the south elevation, with the first story obscured by the adjacent oil tank house. The historic steel sash windows remain on the fourth story of this elevation, but the remaining window openings have glass block infill.

The windows in the main tannery annex (Section 9) are primarily non-historic glass block within the original openings; a series of historic steel frame windows remain on the first floor of the east and north elevations, facing the interior courtyard.

Section 10 and 10A: Oil Tank House (1926) and Addition (1951)

The oil tank house is a small, narrow, double-height brick enclosure attached to the east end of the north elevation of the annex building. The east elevation of the oil tank house is obscured by a non-historic enclosure built around the tannery's dust collection tanks. The north and west elevations are obscured from the exterior at the first floor by a 1951 addition to the main tanning floor. The north elevation is four bays long, with each bay separated by a simple projecting brick pier. The upper portion of the north elevation that is visible from the exterior is unfenestrated, with parging on the tops of the piers and parapet, which is capped by concrete coping. The lower portion of the north elevation, which is visible from the interior of the 1951 addition (Section 10A) features painted brick and two original 20-pane steel windows.

The 1951 addition (Section 10A) is a single-story brick building that wraps around the north and west sides of the original oil tank house. The addition features unornamented brick walls laid in common bond, and a flat roof and parapet capped by plain clay coping tiles. A single entrance (a simple punched opening with soldier course header and non-historic wood door) is located near the center of the east elevation. Original steel frame windows remain along the north elevation. A non-historic connector near the center of the north elevation links the building to the small, one-story lime warehouse directly north (Section 13).

Interior

Boiler and Engine House

Sections 1A, 1B, 1C

The interior of the boiler and engine house is divided into two large, double-height rooms by a north-south running brick wall. Both rooms are open industrial spaces with exposed structure, masonry walls, and concrete flooring. The boiler house on the west side (Section 1A) houses a warren of mechanical equipment arranged around a large, double-height masonry enclosure and accessed by various metal mezzanine structures. The east room is the main engine house (Section 1B). Although the equipment in this space is modern, an original metal overhead crane structure remains.

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Tannery Building

Sections 2, 2A, 3, 4, 5, 6, 7, 8, 9, 10, 10A, 13, 20

Typical of early-twentieth century industrial buildings, the interior of the tannery building is primarily open and utilitarian, with exposed structural members, wood floors, and exposed exterior masonry walls. The building has two full-height stairs, one at the northwest corner of Section 7 and one at the southwest corner of Section 8. Both stairs are utilitarian metal stairs with pipe railings and simple square newel posts, and set within masonry enclosures with metal fire doors. Small runs of open metal stairs also give access to mezzanine levels in various sections of the building.

The building also has two historic freight elevators, one at the northwest end of Section 7 and one near the center of the south end of Section 8. A non-historic freight elevator is located on the west elevation, at the south end of Section 7, and is obscured from the exterior by the c. 1973 enclosure.

Sections 2, 2A, 3 and 20: Hide Warehouse and Machine Shop (1920) and Ice Machine Room (1921)

The interiors of these sections are open, utilitarian industrial spaces with exposed, painted wood structural members, concrete floors and exposed, painted masonry walls.

Section 4: Beam and Wash House (1920)

The Beam and Wash House is a large open space with concrete flooring, exposed wood/steel structure, a steel truss roof system, and exposed, painted masonry walls. At the west end, the space is divided into two levels with a concrete flooring structure that extends east for six bays. The upper level is open to the double-height space at the east end of the beam and wash house. The east side of the beam and wash house houses a large metal bridge crane system underneath the clerestory, which was used to move the heavy hides through the soaking and cleaning process and into the adjacent tannery buildings. Another more modern metal crane is located in the one-story section north of the clerestory.

Sections 5, 6, and 13: Locker Room, Offal Loading Shed, and Lime Warehouse (1921, 1956)

The interiors of these sections are consistent with the rest of the plant. They are utilitarian spaces with exposed structure, exposed masonry walls and concrete floors.

Sections 7 and 8: Main Tannery North and Main Tannery South(1920)

The first floor of Section 7 and 8 is open, utilitarian space with exposed wood beams and structural posts and exposed masonry exterior walls. The two sections are separated on the interior by a brick wall with doorways fitted with metal fire doors providing circulation between the spaces. Masonry

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enclosures on the north and south ends house locker rooms and restrooms. A concrete ramp near the southwest corner of Section 7 leads into the non-historic enclosure on the west side between Sections 7 and 8. The flooring throughout the first floor of Sections 7 and 8 is concrete.

The upper floors of Section 7 and 8 are similar in plan and detailing to the first-floor spaces, with exposed masonry walls, exposed wood structure, and primarily open spaces separated by masonry fire walls with metal fire doors. The second floor of Section 7 features non-historic office enclosures along the west and north sides. The flooring on these upper floors is primarily strip hardwood flooring, covered in many places with metal plates. Some of the wood flooring is wood block.

Section 9: Annex Offices and Laboratory (1920, two upper floors c. 1935)

The interior of Section 9 was given over to hide processing by the mid-1930s when the company moved its offices and laboratory into an existing building on the site of the former Crocker Chair Company factory just west of S. 11th Street facing Maryland Avenue. Like the rest of the plant, the interior of Section 9 is primarily open on the interior and features exposed wood beams and posts, with exposed and painted exterior masonry walls. On the ground floor, the building features concrete floors. Several large tanning drums remain on this floor. A small office enclosure is situated at the southeast corner of the first floor. Several large wooden drums for washing hides remain on the upper floors.

Section 10 and 10A: Oil Tank House and Addition (1920, 1951)

The interiors of these spaces are consistent with the rest of the building, utilitarian spaces with exposed masonry walls and structure and concrete floors.

Integrity

The two buildings that today comprise the Badger State Tanning Company have very good exterior integrity, especially considering that industrial properties are commonly altered over time to accommodate the changing needs of their occupants. Both buildings retain their historic location, site, overall form, building materials, and utilitarian detailing. The only significant alterations include the replacement of original steel frame windows with glass block, and the addition of metal shed buildings on the east and west elevations in the 1970s. Many historic windows remain throughout the building, but especially on the east elevation of the main tannery house (Sections 7 and 8) and also on the boiler and engine house.

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The interior integrity of the two buildings is excellent. The tannery building retains its historic open floor plans with wood or concrete floors, exposed exterior brick walls, and exposed posts and beams. The beam and wash house (Section 4) retains its distinctive double-height spaces with mezzanine at the west end, as well as its metal crane system beneath the monitor roof. In addition, several of the historic tanning drums remain in the annex building (Section 9). The engine and boiler house (Section 1) is very intact on the interior. The boiler house retains its original coal bunkers, mezzanines, and industrial finishes, and the engine house retains its dramatic double-height space with exposed metal structure and truss, as well as its industrial finishes.

Other Buildings Associated with the Badger State Tanning Company

The Badger State Tanning Company expanded its operations beyond the tannery building and engine and boiler house during the 1930s and 1940s, into several adjacent properties west, south, and east of the current site. The company took over two existing buildings in the former Crocker Chair Company factory that originally occupied the block just west of the Badger State Tanning Company (Sections 21 and 22 in the attached historic plat map, see Figure number 11) and converted these spaces to house the company's office, laboratory and repair shop, as well as a secondary tannery operation for split leather.

The five remaining buildings adjacent to the nominated property that were acquired or constructed by the Badger State Tanning Company during the period of significance (Sections 14, 15, 16, 17, and 23 in the attached historic plat map) were secondary structures primarily used for storage.

Most of these later additions to the original tannery complex were demolished after the tannery closed its doors in 1983, with the exception of the former Crocker Chair Company factory building that was converted to office, laboratory, and repair shop (Section 21). This building is extant but has been largely subsumed by a modern manufacturing building (Rockline, Inc.) that was constructed in the late 1980s and no longer has integrity to its period when it was part of the Badger Tanning Company. Despite these changes, the Badger State Tanning Company retains its historic identity and physical composition as a twentieth-century industrial tannery.

Based on the historic plat map and other documentation as noted, below is a description of these ancillary buildings, including dates of construction, original functions and later uses if known, and dates of demolition/alteration:

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Section 14: Stable and Garage (No Longer Extant)

This single story, metal clad building was built near the southeast corner of Illinois Avenue and South Tenth Street in 1916 and originally housed both a stable and a garage for Badger State Tannery delivery wagons.² Later the building served as a regular garage. According to Sanborn maps, it was razed sometime between 1955 and 1967, during the period of significance.

Section 15: Storage Building and Well House (No Longer Extant)

This small one-story brick and tile well house was located on the west bank of the Sheboygan River, just north and east of the Badger State Tanning Company. The building was likely demolished after the tannery closed in 1983.

Section 16: Sewage Screening Plant (No Longer Extant)

This single story, concrete block building was completed in 1941 as a treatment facility for wastewater produced by the Badger State Tanning Company. In 1967 the tannery had to build a second treatment facility to the east, because fine hair was still leaching into the sewer system.³ The 1941 treatment plant remained in operation until the tannery closed in 1983. According to aerial imagery, the building was razed sometime between 1992 and 2000.

Section 17: Hide and Miscellaneous Storage Building (No Longer Extant)

This one-story storage building appears in the 1949 Sanborn Map and according to the historic plat map of the complex was constructed of Truscon steel. The building was likely demolished sometime after the tannery closed in 1983.

Section 21: Office, Laboratory and Repair Shop

This three-story masonry industrial building was constructed sometime between 1891 and 1903 as Building No. 8 of the Crocker Chair Company Factory "B." A 1903 Sanborn Map shows that the building housed a bending room, veneered seat room, and sanding and benchwork rooms, with small dry stock storage rooms on the east side. When Crocker went out of business in the early 1930s, the Badger State Tanning Company purchased the factory and moved its office, laboratory, and repair shop into the former Building No. 8. Although the building is still extant, all but a portion of the north side has been completely obscured by a massive modern industrial building constructed by Rockline, Inc., a manufacturer of wet-wipes and coffee filters, in the late 1980s.

² "25 Years Ago – August 25, 1916," *The Sheboygan (Wis.) Press*, August 25, 1941. 6.

³ "Municipal, Industrial Cooperation Key to Local Anti-Pollution Effort," *Sheboygan Press*, September 13, 1967. 4.

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Section 22: Split Leather Tannery and Storage Building (No Longer Extant)

This four-story building also appears to have been part of Crocker Chair Company Factory “B” and incorporated into the Badger State Tanning Company operations in the early 1930s. The building served as the company’s processing space for split leather—lower-quality leather created from the fibrous part of the hide that remains once the top-grain of the rawhide has been separated from the hide. The site is now part of the Rockline Inc. facility, and if any portions of the building survive they are not visible from the exterior.

Section 23: Storage Building (No Longer Extant)

This small, one-story concrete storage building was constructed sometime after Badger State acquired the Crocker site and before 1949, when it first appears on Sanborn Maps. The building was demolished at some point and the site is now part of the Rockline Inc. facility.

The loss of these secondary components of the Badger State Tanning Company complex do not significantly impact the integrity of the tannery—the two buildings that remain and are proposed for National Register listing have always served as the core of the company’s operations through the twentieth century. The property as it stands today reflects all elements of the tanning process and clearly conveys the historic significance of the Badger State Tanning Company within the context of Sheboygan’s industrial history.

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Statement of Significance

Summary

The Badger State Tanning Company, constructed in 1920 with minor additions in 1926, 1951, and 1956 is locally-significant under Criterion A in the area of Industry, as a major center of production in Wisconsin's leather industry and for its association with a significant Sheboygan leather manufacturer. In its role as a local factory, the Badger State Tanning Company is associated with the larger, significant national context of leather production in the twentieth century. The building was constructed as one of fourteen tanneries across the country owned by Chicago-based Armour & Company, one of the five leading meat-packing firms in the county during the early-twentieth century. Armour & Company formed the Armour Leather Company in 1920 to operate its growing leather interests, which included the Badger State Tanning Company. By the 1930s, the Badger State Tanning Company was not only the last tannery operating in Sheboygan, it was also a thriving operation, with over 700 workers and daily hide production rate approaching that of the giant Milwaukee tanneries Pfister & Vogel Leather Company and Alfred Trostel & Sons. During the post-World War II period, the company was the largest employer in Sheboygan and one of the largest manufacturers of high-grade leather in the country.

The period of significance begins in 1920, the year that the main tannery building was constructed, and ends in 1970, when the Armour Leather Company was sold to Akzona Incorporated.

The Early Leather Industry in Wisconsin

The first documented tanning manufacturer in Wisconsin opened in 1842, and Wisconsin's rich hemlock forests provided an accessible and seemingly limitless supply of tanning agents that were key to the early development of the industry. By the turn of the century, Wisconsin ranked second in the United States in the total production of raw leather, bested only by Pennsylvania. Wisconsin's nineteenth-century tanning industry was concentrated in a few lake port cities, including Milwaukee, Kenosha, Racine, and Manitowoc/Two Rivers, and production demands that came with the Civil War in the 1860s spurred a massive expansion of the industry. The number of operating firms in the state jumped from 45 firms in 1860 to 85 by 1870, with production values rising to over \$2 million. The city of Milwaukee emerged as undisputed leader in leather production both in the state and throughout the

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Midwest, thanks in large part to its transportation lines, its proximity to raw materials, and its wealth of skilled German tradesmen and laborers.⁴

Sheboygan's Early Leather Industry

Sheboygan's trade in leather and hide mirrored that of the state as a whole, starting in the early 1800s with trade for deer hides and other animal pelts between colonists and Native Americans and continuing after the organization of Sheboygan County in 1846. Tanneries were a result of this early trade and were places where green hides could be cleaned and finished into usable leather. The first tanneries coincided with the arrival of immigrants from Germany, including Carl Jacob Samuel Walter, who is noted as having operated the first tannery in Sheboygan in late 1850.⁵ Within a few decades, many tanneries had opened in Sheboygan and across Wisconsin due to its excellent water transportation and its proximity to the state's vast hemlock forests which could supply great amounts of tannin-rich bark used in tanning hides.⁶

Theodore Zschetzsche and his son Carl built the first tannery at the current site of the Badger State Tannery in the 1860s. Zschetzsche was born in 1820 in Saxony, Germany and immigrated to the United States in 1848, settling in Sheboygan with his family in 1850. After working at tanneries in Sheboygan, he founded the T. Zschetzsche & Son Tannery at the corner of Maryland Avenue and S. 10th Street (formerly known as South Water Street). New buildings expanded the size of the tannery as demand and production increased during the 1870s and 1880s. A local newspaper noted in 1878 that among the half dozen tanneries in Sheboygan, Zschetzsche's tannery was one of the youngest and yet the largest with over 100 workers in his vast facility. Carl Zschetzsche took control of his father's tannery in 1891 and incorporated the company with his two sons as Zschetzsche and Sons Tannery in 1896.⁷ The tannery specialized in durable leather for boots, plow shoes, collars, and harnesses.⁸

Twentieth Century Competition in the Leather Industry

The turn of the twentieth century saw great shifts in hide and leather production across the state and across the country. New machines were constantly entering the market, and the development of tanning extracts and new chemical formulas for tanning agents increased productivity and decreased

⁴ Barbara Wyatt, *Cultural Resource Management in Wisconsin: Volume 2*, State Historical Society of Wisconsin, June 1986. 12-1 – 12-5.

⁵ Janice Hildebrand, *Leather*, Sheboygan: The Sheboygan County Historical Society/ The Sheboygan County Historical Research Center, 1995. 1.

⁶ Charles Earnest Schefft, "The Tanning Industry in Wisconsin: A History of its Frontier Origins and its Development," (Master's thesis., University of Wisconsin, 1938). 12.

⁷ Hildebrand, 12-15.

⁸ "Leather Manufacturing in the Midwest," *Shoe and Leather Reporter*, January 10, 1895. 84.

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costs throughout the industry.⁹ These developments, coupled with the growing national demand for leather, gave rise to large national tanning companies headed by meat packing concerns. During the 1890s, Sheboygan was one of several Wisconsin counties with a concentration of tanneries, but by the mid-1900s, only two were left in operation. The hide and leather industries started to change as tanners consolidated in order to remain competitive against imported hides. At the same time, major meat packers, primarily the “big five” Chicago packers -- Swift & Co., Armour & Co., Morris & Co., Wilson & Co., and Cudahy Packing Co. -- responded to this increased competition by entering the leather industry in order to profit from the animal hides that were before simply a waste product of the meat packing industry. Major packers were soon able to compete with imported hides, and could make significant investments in tanning technology that smaller tanners could not. Their influence, and the fact that packers’ hides were graded higher than the “country hides” tanned by small, local tanneries, made them a formidable competitor and gave them great control over the United States hide and leather markets.¹⁰ As noted by Barbara Wyatt in *Cultural Resource Management in Wisconsin*, “many Midwestern firms began to form strong, almost monopolistic ties with area meat-packing plants. By 1919, four packing companies were supplying 54 percent of the country’s shoe leather.”¹¹ Across Wisconsin during this period, dozens of tanneries either closed, were consolidated, or were bought by meat packers. Despite great consolidation in the leather industry, leather production in Wisconsin grew steadily through the early 1900s.

Some tanneries, such as the Zschetzsche tannery, chose to sell to meat packers instead of closing. These tanneries were owned by the packing company but could still be managed by local operators. In the case of the Zschetzsche tannery, Carl Zschetzsche sold his Sheboygan tannery in 1908 to Armour & Company, the company’s first tannery purchase, but remained to manage the tannery. Armour renamed the Zschetzsche and Sons Tannery, the Badger State Tanning Company, and continued the tannery’s production of durable leather. The company benefitted from having the latest machinery and modern building, because it had been rebuilt following a major fire in 1900. Between 1904 and 1911, a third of all tanneries in operation in Wisconsin had closed, and only two -- Badger State Tanning and American Hide & Leather -- remained open in Sheboygan.¹² Unlike Zschetzsche’s tannery, American Hide & Leather was not sold, but instead continued independent operations until it closed in 1928.

Armour & Company’s tanning operation began by processing the company’s valuable hides into heavy or durable leather for products including boot and shoe soles, harnesses, trunks, and other thick leather goods. The Zschetzsche tannery had produced durable leather for decades, and was well-equipped for

⁹ Wyatt, 12-4.

¹⁰ Schefft, 64; *Hide and Leather Situation*, Document #857, (House of Representatives, 65th Congress, 2nd Session, January 1918). 3.

¹¹ Wyatt, 12-4.

¹² *Wisconsin State Gazetteer and Business Directory*, Chicago: R.L. Polk & Co., 1911.

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continued production when it was bought by Armour in 1908. However, changes in technology and consumer demand prompted a rapid decline and collapse of hide prices in the leather industry, which had formed around, and was largely based on, the production of durable leather. Some significant factors for the decline included: the automobile and mechanized farming, which significantly reduced demand for leather harnesses; the paving of country roads, which limited the need for durable leather boots; the replacement of leather belting in factories with cotton or other types of belts; the invention of synthetic leather-like products; and finally the ending of tariffs on foreign leather imports, which flooded the market with cheaper leather.¹³ Independent tanneries struggled against their dwindling market base to remain viable by investing in new machinery or altering their product line, but many could not compete and closed.

Post-World War 1: The Armour Leather Company and the Badger State Tanning Company

After profitable years during World War I, leather production in the United States peaked in 1919. At the time, four meat packing companies owned or were affiliated with a network of tanneries across the country that produced 54 percent of the country's shoe sole leather; Armour was one of the largest.¹⁴ Wisconsin had 32 tanneries, 13 of which were in Milwaukee, but most were independent or were subsidiaries of larger tanneries.¹⁵ The Badger State Tanning Company was one of fourteen tanneries across the country owned by Armour & Company, which formed the Armour Leather Company in 1920 to operate its growing leather interests.¹⁶

In January 1920, the Badger State Tannery facility was destroyed by fire. Fire was a constant threat to tanneries. From volatile chemicals and fats used in the tanning process, to fine dust produced in finishing; these highly flammable and potentially explosive sources were an even greater danger to tanneries of timber construction. The fire gave Armour the opportunity to rebuild the plant and redirect the tannery's product line in response to shifting consumer demands from durable to high-grade fine leather. This product shift required the company to switch to modern chromium tanning, or chemical tanning instead of the older vegetable tanning process. Chromium tanning used chromium salts to chemically cure hides in as little as a few days, compared with vegetable tanning, which used tree bark – or later tannin extracts – and could take up to several months. Most importantly, it was the best process for rendering thin, delicate, high-grade leather. The change also shifted the tannery from cow

¹³ "Wisconsin: Leather and Its Products Helped Convert Wilderness into Wealth, Helped Make This Great State a Champion," *Leather and Shoes*, September 27, 1958. 16; Barbara Wyatt, *Cultural Resource Management in Wisconsin: Volume 2*, State Historical Society of Wisconsin, June 1986. 12-6.

¹⁴ Schefft, 64-65.

¹⁵ *Wisconsin State Gazetteer*, 1911.

¹⁶ Merrill A. Watson, *Economics of Cattlehide Leather Tanning*, Chicago: The Rumpf Publishing Company, 1950. 33; "M. C. Weimar Elected Vice President of the Armour Leather Co.," *The Sheboygan Press*, February 10, 1920. 1.

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hides to calfskin, which requires cool temperatures to remain pliable and soft; Armour had the hide storage house built and later added a refrigeration system to keep the hides cool. Each of Armour Leather Company's tanneries specialized in a particular type of leather production: a tannery in Michigan produced durable leather for soles and work products; a factory in New York State produced tan shearlings, wool, and sheepskins; and Badger State Tanning Company was organized for the production of high-grade calfskin leather for use in dress shoes, gloves, and other fine goods.¹⁷

The fire of 1920 was a setback for the Badger State Tannery, but Armour & Company vowed to rebuild in Sheboygan and kept its promise to its workers by employing them in site cleanup and in preparation for rebuilding. The company commenced construction work shortly after the fire and returned to pre-fire production levels within one year. The new boiler and engine house, which was under construction and nearing completion at the time of the fire, was unaffected and was incorporated into the new complex.¹⁸

The construction and design of the Badger State Tanning Company is associated with two firms. Several existing buildings destroyed in the January 1920 tannery fire were designed by the Sheboygan architectural firm of Juul & Smith and completed in 1919; only the boiler and engine house remains. It is very likely that Juul & Smith also designed the new tannery buildings. All sections built in 1920 as part of the tannery reconstruction were erected by the New York City company Westinghouse, Church, Kerr & Company, which completed Pennsylvania Station in New York ten years earlier. R. T. Close, head engineer of construction, noted that the new tannery was, "designed to be pleasing to the eye." All the modern comforts, such as heating, ample lighting, showers, and drinking fountains were included in the new tannery for the benefit of its workers. In addition, the buildings would have, "as many windows as safe construction would allow." Overall, Mr. Close felt that, "with the entire plant of one color of brick, with cement foundations, window ledges and copings, this will be one of the most beautiful factory buildings of its kind."¹⁹

At a time when other tanneries were rapidly closing, the Badger State Tannery quickly became one of the largest in the region. In 1921, both Badger State and fellow Sheboygan tannery American Hide & Leather each employed about 250 workers, but Badger State's modern complex resulted in nearly doubled productivity.²⁰ Over the next few years Badger State Tanning grew to over 700 workers, with

¹⁷ Watson, 32.

¹⁸ *The Sheboygan Press*, January 20, 1920. 1; "Employment Office Gets Jobs for Men," *The Sheboygan Press*, January 22, 1920. 1; "Tannery Fire Still Smolders; Records Found Intact in Safe; Office Opened in Reiss Building," *The Sheboygan Press*, January 22, 1920. 1.

¹⁹ "Buildings of Badger Tannery are Rapidly Nearing Completion," *Sheboygan Press*, July 10, 1920. 6.

²⁰ "Sheboygan Tanneries Go Ahead," *The Sheboygan Press*, November 17, 1921. 1.

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daily hide production rate approaching that of the giant Milwaukee tanneries Pfister & Vogel Leather Company and Alfred Trostel & Sons.²¹

Armour Leather Company and the Industry's Third Peak Phase

The Great Depression brought additional change to the tanning industry, which was already in transition following World War I. Tanneries that had survived the collapse of hide prices in the 1920s felt renewed pressure following reduced demand for leather. However, unlike most Wisconsin tanneries at the time which faced dwindling fortunes, the Badger State Tanning Company and its parent Armour Leather Company surged following 1929 and the onset of the national economic crisis ushered in the company's third peak phase of profitable production. By 1930, the Badger State Tanning Company was the only tannery in Sheboygan, following the closure of American Hide & Leather in 1928, and it was quickly becoming one of the largest tanneries in Wisconsin.

While smaller tanneries across Wisconsin continued to close, Badger State Tanning continued to focus on high-grade leather production, and benefited from both the National Recovery Act of 1933, which had the effect of increasing labor productivity, and the Dust Bowl, which resulted in the premature slaughter of livestock and consequently a hide surplus.²² Badger State Tanning added dozens of workers to its payrolls and increased worker hours in January 1933 in order to meet renewed shoe leather orders from companies across the country.²³ Several months later it acquired the former Crocker Chair Company site immediately to the west on Maryland Avenue, and moved its offices, laboratory and repair shop, and its modest split leather tanning operations into the former factory building (part of Armira Leather Co. complex; WHS #63416).²⁴ This allowed the company to expand its production of fine-grade leather into the former office and shipping section of the complex. As a gesture to workers, the company dedicated a baseball and athletic field on the open southeast corner of the former Crocker Chair site and opened a recreation club.²⁵ By 1936, over 900 workers were on the Badger State Tanning Company payroll, making it the largest tannery in the state outside of Milwaukee.²⁶

Badger State Tanning was renamed after its parent company Armour Leather Company in 1938. The Armour Leather Company continued to expand its workforce through the 1940s and 1950s. It nearly

²¹ "Tanning Business Started in 1874 by Theodore Zschetzsche," *The Sheboygan Press*, April 23, 1926.

²² Watson, 1950. 16.

²³ "Operating Tannery on New Basis," *The Sheboygan Press*, January 31, 1933. 1.

²⁴ "Know Sheboygan: A City of Progressive Industrial Establishments – Badger State Tanning Co.," *The Sheboygan Press*, September 19, 1934. 13.

²⁵ "Badger State Athletic Field is Dedicated Thursday," *The Sheboygan Press*, May 17, 1935. 14.

²⁶ "Pictures of Badger State Tanning Company and Sister Plants," *The Sheboygan Press*, September 21, 1937. 8.

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eclipsed the larger Pfister & Vogel Tanning and Albert Trostel & Sons Companies in Milwaukee to become the largest hide tanning employer in Wisconsin after World War II.²⁷ Entering the 1950s, Armour Leather Company was the largest employer in Sheboygan, and one of the largest manufacturers in the country of high-grade leather for shoe uppers and other soft leather goods.²⁸ The company was recognized as a leader in the industry for its innovation in specialty leather products, including the development of a new natural-look leather known as “Whiplash” and the development of a new finishing technique for soft shoe uppers that Armour copyrighted under the brand name “Lederskin.” These innovations were widely copied by other leather producers.²⁹

Armour Leather Company’s Sheboygan facility maintained its position in the market through the 1960s. However, by the early 1970s, the national leather industry was once again in trouble, this time due to cheaper imported leather and rising hide costs from import and export tariffs. The Armour Leather Company was sold to Akzona Incorporated in 1970, with its name changed in 1973 to the Armira Leather Company. Armira finally closed the Sheboygan facility in 1983.³⁰ In 1986, the city of Sheboygan facilitated the sale of the six acres west of S. 11th Street, including Sections 21-23 of the expanded Badger State Tanning Company, to Rockline, Inc., a manufacturer of wet wipes and coffee filters. Rockline constructed a sprawling manufacturing facility on the site. The remaining ancillary buildings south and east of the main tannery building and engine and boiler house were sold and demolished. Two subsequent leather companies continued to operate in the main tannery building through the early 2000s.

Comparable Tannery Buildings in Wisconsin

The Badger State Tanning Company is an intact and well-preserved large tanning factory representing Sheboygan’s long industrial history. The building is significant for its association with the Badger State Tanning Company, a subsidiary of the Armour Leather Company. No other examples of the city’s once expansive tanning industry remain. Few, if any, tannery complexes remain intact in Wisconsin, fewer still that were built during the early 1900s.

Notable examples of Wisconsin tanneries built in the late-nineteenth and early-twentieth centuries are primarily found in Milwaukee. Milwaukee once held nearly twenty tanneries; several remained in business through the 1990s and 2000s, when most closed. Today, a majority of these sites are either demolished or significantly altered.

²⁷ *Classified Directory of Wisconsin Manufacturing*, Madison: Wisconsin Manufacturer’s Association, 1945. 214, 231, 282.

²⁸ “Leather Firm Top Employer in Sheboygan,” *The Sheboygan Press*, August 10, 1953. 8.

²⁹ Hildebrand, 17.

³⁰ “Sorrow, Dismay Expressed at Armira Loss,” *The Sheboygan Press*, July 15, 1983.

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- *Western Leather Company (AHI #105478)*
904 East Pearson, Milwaukee. This cream brick tanning complex, built in the late-nineteenth century is largely intact and retains several complex buildings. The complex is considered eligible for listing in the National Register as part of a proposed Western Leather Company Historic District.
- *Pfister & Vogel Tanning Company (AHI #111590)*
1977 South Allis Street, Milwaukee. The former 30+ building tannery site was largely cleared in 2008 for new development. Only a few buildings remain extant. The complex included dozens of buildings that were contributing to the Walker's Point National Register Historic District (NRHP 78000120).
- *Albert Trostel & Sons Tannery (AHI #115424)*
1776 North Commerce Street, Milwaukee. This former tannery complex retains only a few scattered buildings from the late-nineteenth century. Although several buildings were identified as potentially eligible for listing in the National Register, several were demolished in 1992.
- *A.F. Gallun & Sons Tanning Company (AHI #70208)*
1818 North Water Street, Milwaukee. The Gallun Tannery was built in the late-nineteenth century and consisted of several brick mill buildings, like the Trostel tannery farther along the Milwaukee River. The tannery site was added to the National Register as the Gallun Tannery Historic District (1984, NRHP 84003721). Several buildings were razed in 2011 citing structural damage.
- *Phoenix Tannery (AHI #115430)*
1858 North Commerce Street, Milwaukee. The Phoenix Tannery was completed in the late-nineteenth century and eventually was incorporated as part of the Trostel Tannery. The main eight-story tannery building remains, although has been significantly altered and repurposed into a hotel.

Architects Juul & Smith

While the 1921 addition of *The American Architect*, volume 120, makes reference to the firm of Juul & Smith as Juul, Smith and Reynolds of Sheboygan, Wisconsin, little information has been located about the firm and these architects.

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Conclusion

The Badger State Tanning Company, constructed in 1920 with minor additions in 1926, 1951, and 1956 is locally-significant under Criterion A in the area of Industry as a major center of production in Wisconsin's leather industry and for its association with a significant Sheboygan leather manufacturer. By the 1930s, the Badger State Tanning Company was not only the last and longest-operating tannery in Sheboygan, it was also a thriving enterprise, with over 700 workers and daily hide production rate approaching that of the giant Milwaukee tanneries Pfister & Vogel Leather Company and Alfred Trostel & Sons. During the post-World War II period, the company was the largest employer in Sheboygan and one of the largest manufacturers of high-grade leather in the country.

The period of significance for the building begins in 1920, the year the main factory was constructed and ends in 1970, when the Armour Leather Company was sold to Akzona Incorporated. The building retains sufficient integrity to reflect its significance as an early-twentieth-century leather tannery and an important part of Sheboygan's industrial history.

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

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National Park Service

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Section 9 Page 3

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

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United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Verbal Boundary Description:

The Badger State Tanning Company is located in Sheboygan, Wisconsin on a parcel bounded by Illinois Avenue on the south, South 10th Street on the east, South 11th Street on the west, and Maryland Avenue on the north.

Boundary Justification:

The nomination boundaries encompass the parcel of land historically associated with the extant portion of the Badger State Tanning Company's operations in Sheboygan, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section photos Page 1

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Photo Log

Name of Property: Badger State Tanning Company

City or Vicinity: Sheboygan

County: Sheboygan **State:** Wisconsin

Photographer: Emily Ramsey

Date Photographed: January 2018

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

Description of Photograph(s) and number, include description of view indicating direction of camera:

- Photo 1 of 15:** North elevation – looking southeast
- Photo 2 of 15:** West elevation, looking south
- Photo 3 of 15:** West and south elevations, looking northeast
- Photo 4 of 15:** South elevation, looking east
- Photo 5 of 15:** South and west elevations, Section 1, looking northeast
- Photo 6 of 15:** South elevation and east elevation of Section 1, looking west
- Photo 7 of 15:** Looking north into interior courtyard, Section 9 at left and Section 1 at right
- Photo 8 of 15:** Looking west from interior courtyard, east elevation of Sections 7 and 8 in background
- Photo 9 of 15:** Section 1 interior, looking north in engine room
- Photo 10 of 15:** Section 4 interior, looking south to mezzanine at west end of Beam and Wash House
- Photo 11 of 15:** Monitor skylight in Section 4, looking east
- Photo 12 of 15:** Interior of Section 2, looking southeast
- Photo 13 of 15:** Interior of Section 9, looking east on first floor
- Photo 14 of 15:** Typical interior of Sections 7 and 8
- Photo 15 of 15:** North stair, Section 7

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Section Figures Page 1

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 1: Chronology plan

Figure 2: Site plan & Exterior photo key

Figure 3: 1949 Sanborn Fire Insurance Map

Figure 4: West Elevation of Main Tanning Building, c. 1935

Figure 5: West and South Elevations of Building, c. 1950s

Figure 6: Interior of Beam and Wash House (Section 4), 1932

Figure 7: Interior of main tanning sections (Sections 7 and 8), 1932

Figure 8: Interior of Engine Room (Section 1), 1922 (*Power Plant Engineering*, June 1, 1922)

Figure 9: Interior of main tanning sections (Sections 7 and 8), scraping hides, 1957

Figure 10: Interior of Beam and Wash House (Section 4), c. 1960s

Figure 11: Platt Map with building number reference labels

Figure 12: USGS Map

Figure 13: First floor plan

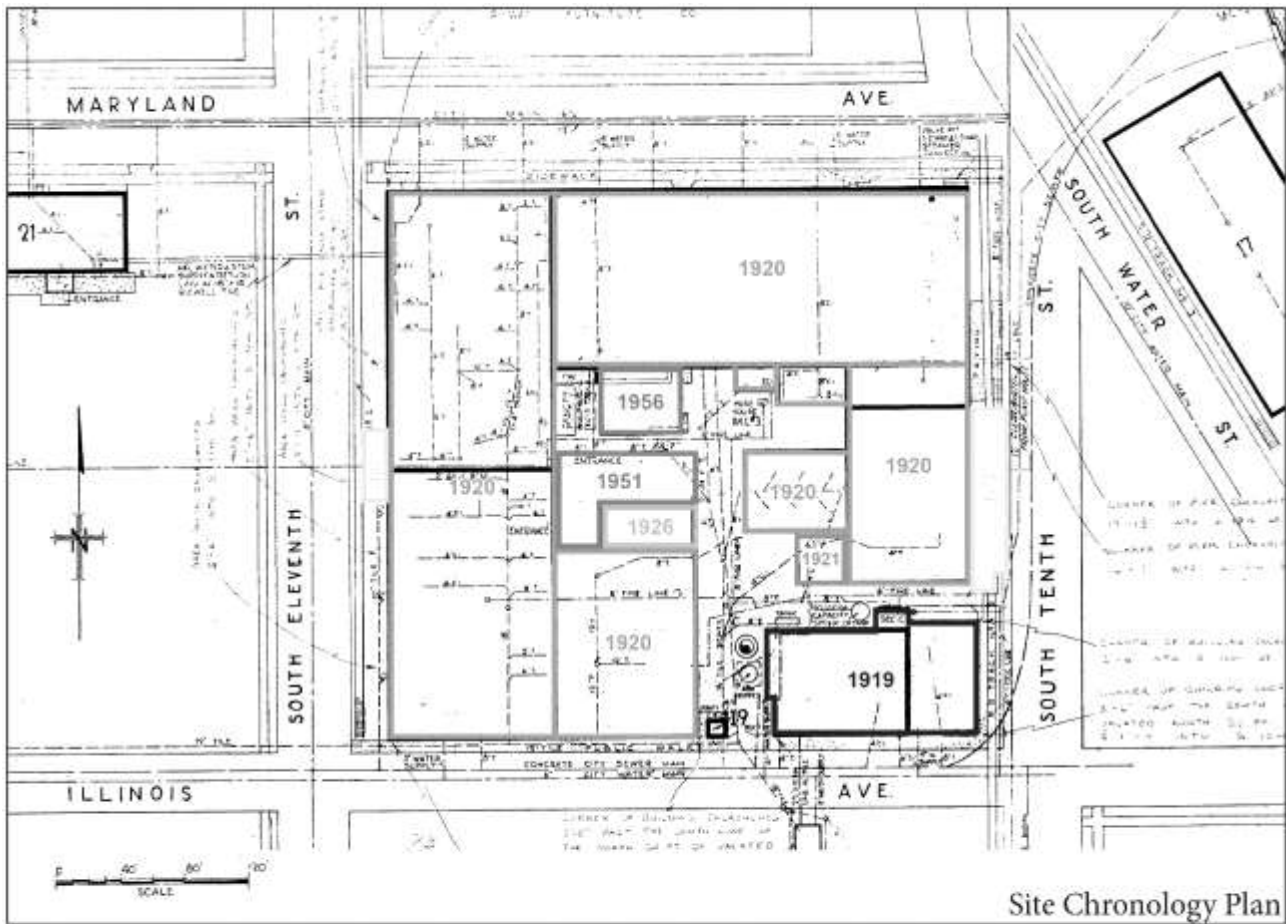
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Section Figures Page 2

Figure 1: Chronology plan



Site Chronology Plan



Badger State Tanning Company
1031 Maryland Avenue
Sheboygan, Wisconsin



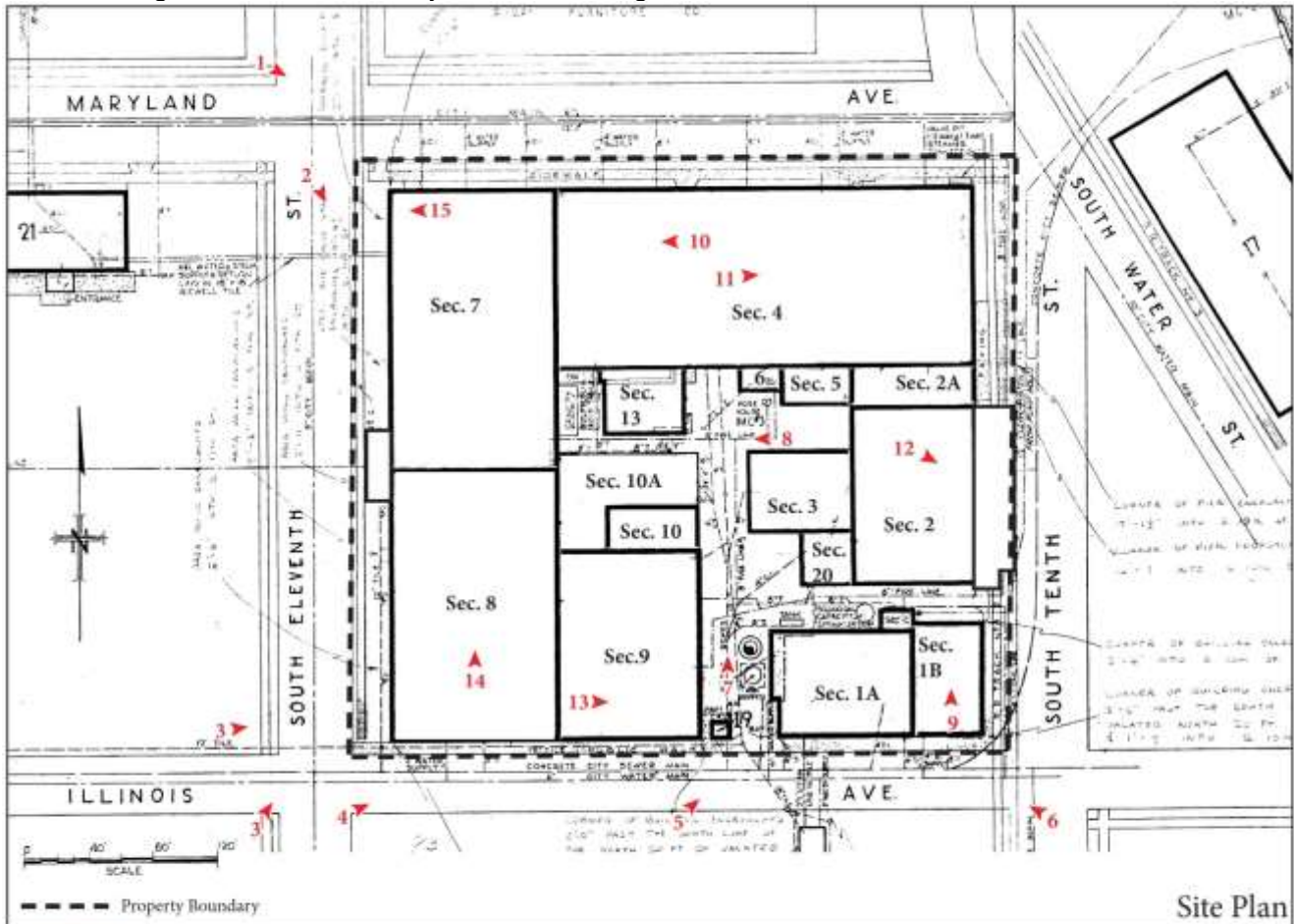
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 3

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 2: Site map & Exterior photo key
Both buildings inside the boundary are contributing



Badger State Tanning Company
1031 Maryland Avenue
Sheboygan, Wisconsin

National Park Service
National Register Photo Key



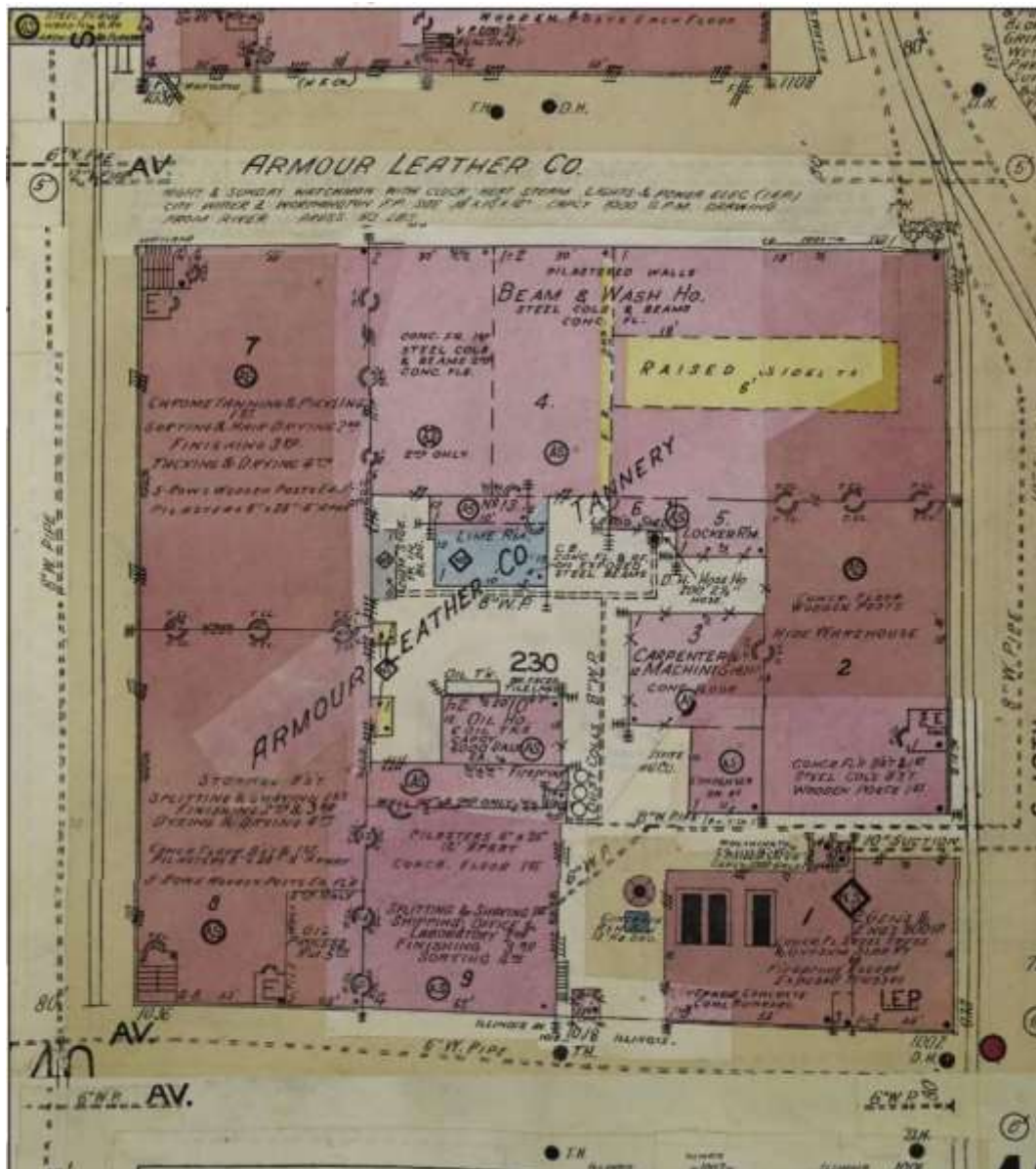
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section Figures Page 4

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 3: 1949 Sanborn Fire Insurance Map



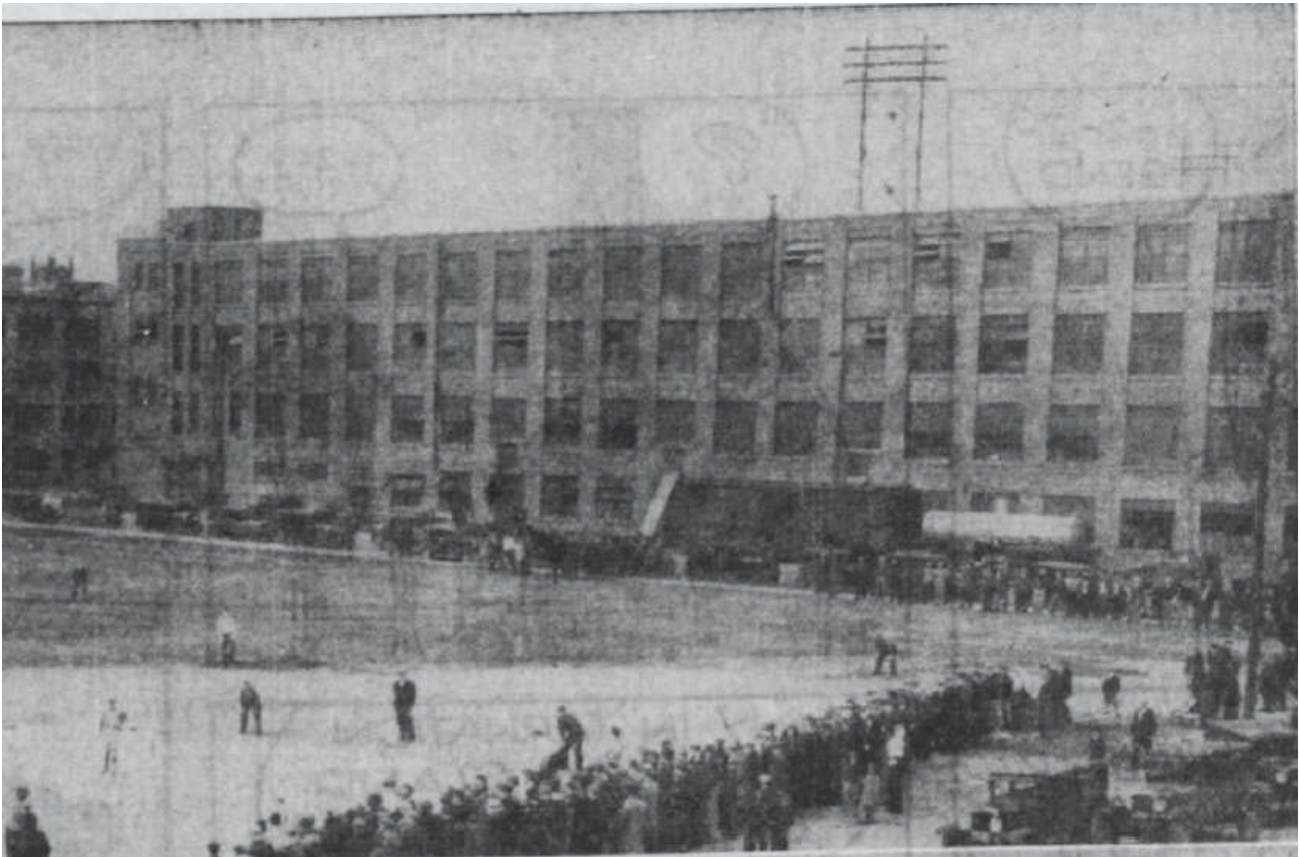
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section Figures Page 5

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 4: West elevation of main tanning building, c. 1935



United States Department of the Interior
National Park Service

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Continuation Sheet

Section Figures Page 6

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 5: West and south elevations of building, c. 1950s



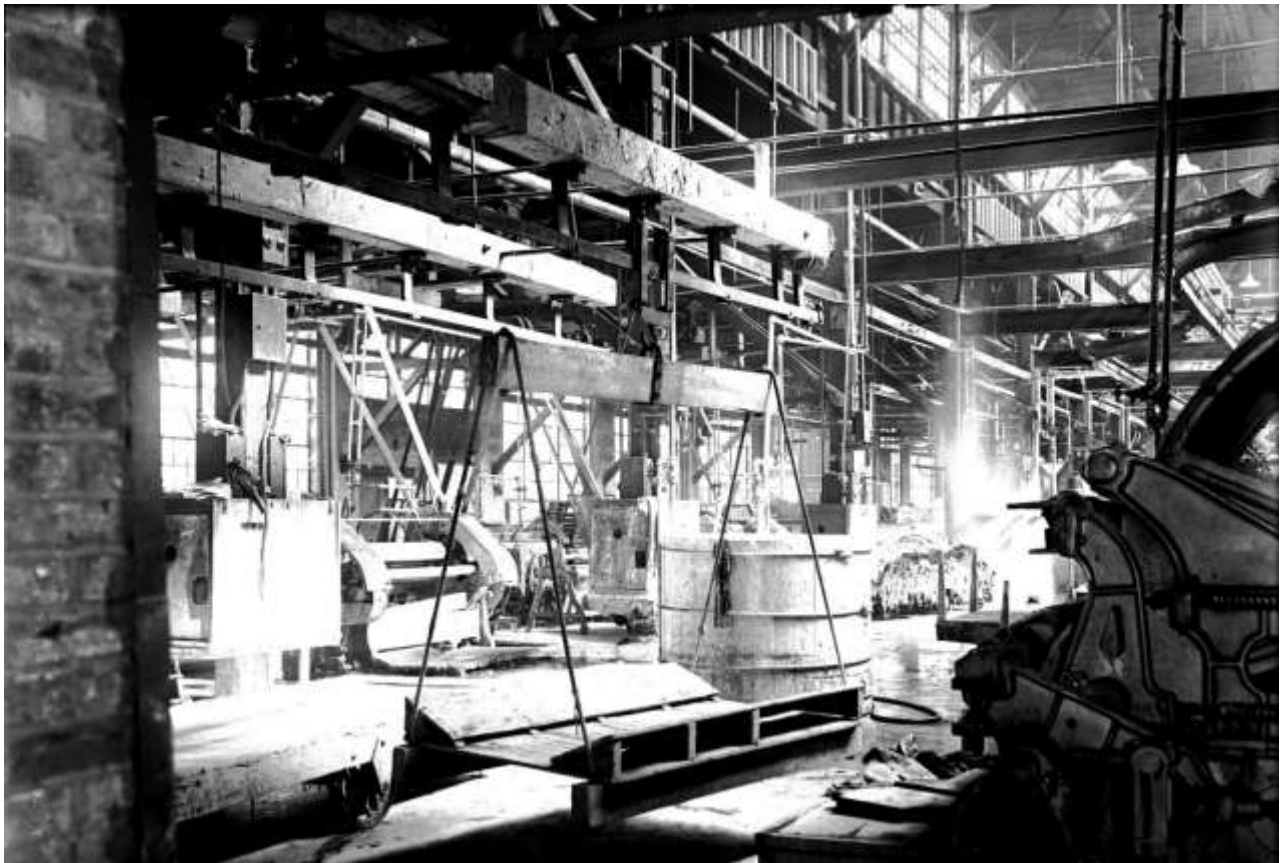
United States Department of the Interior
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National Register of Historic Places
Continuation Sheet

Section Figures Page 7

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 6: Interior of Beam and Wash House (Section 4), 1932



United States Department of the Interior
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Continuation Sheet

Section Figures Page 8

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 7: Interior of main tanning sections (Sections 7 and 8), 1932



United States Department of the Interior
National Park Service

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Continuation Sheet

Section Figures Page 9

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 8: Interior of Engine Room (Section 1), 1922 (*Power Plant Engineering*, June 1, 1922)

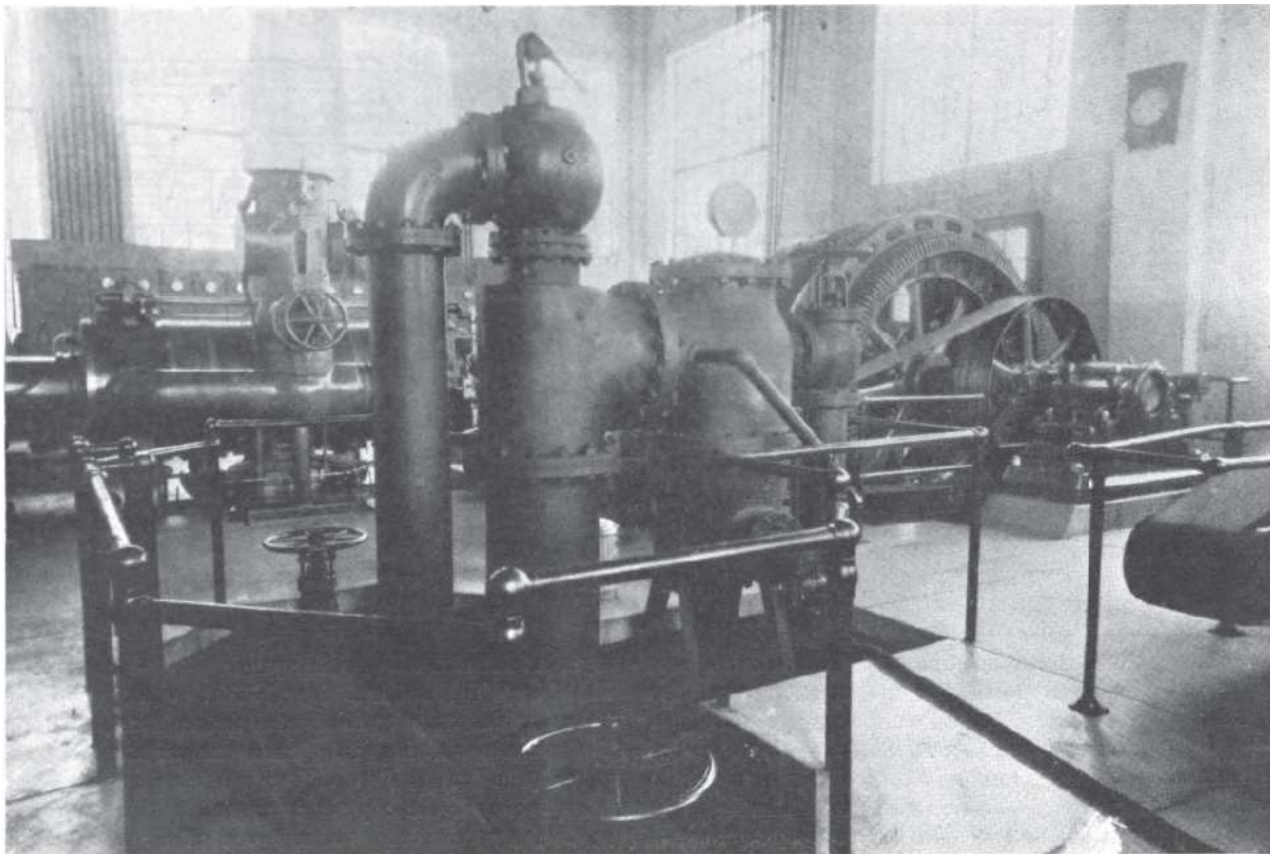


FIG. 1. VIEW OF THE ENGINE ROOM SHOWING THE JET CONDENSER IN THE FOREGROUND, WHICH MAY BE USED WITH EITHER ONE OF THE TWO ENGINES

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Figures Page 10

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 9: Interior of main tanning sections (Sections 7 and 8), scraping hides, 1957



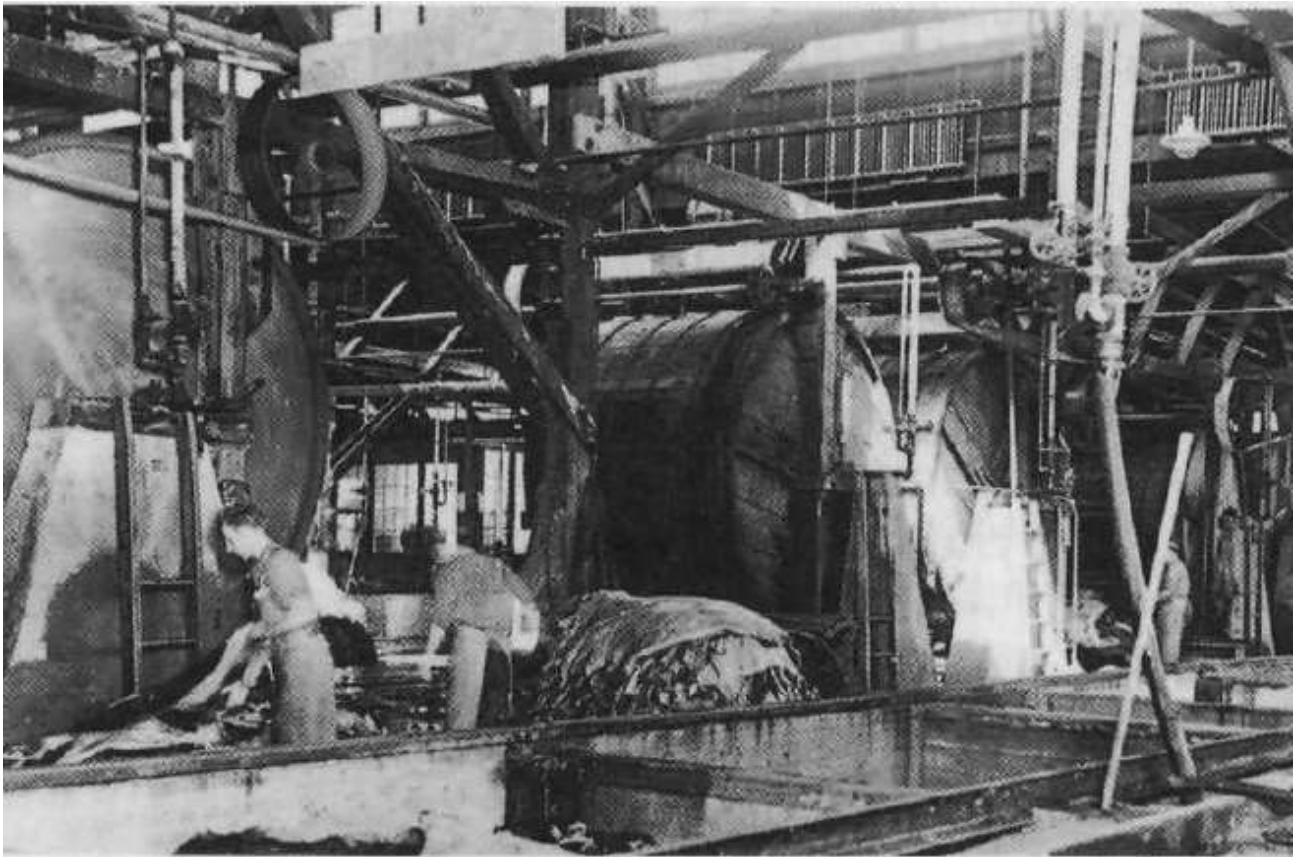
United States Department of the Interior
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National Register of Historic Places
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Section Figures Page 11

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 10: Interior of Beam and Wash House (Section 4), c. 1960s



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National Park Service**

**National Register of Historic Places
Continuation Sheet**

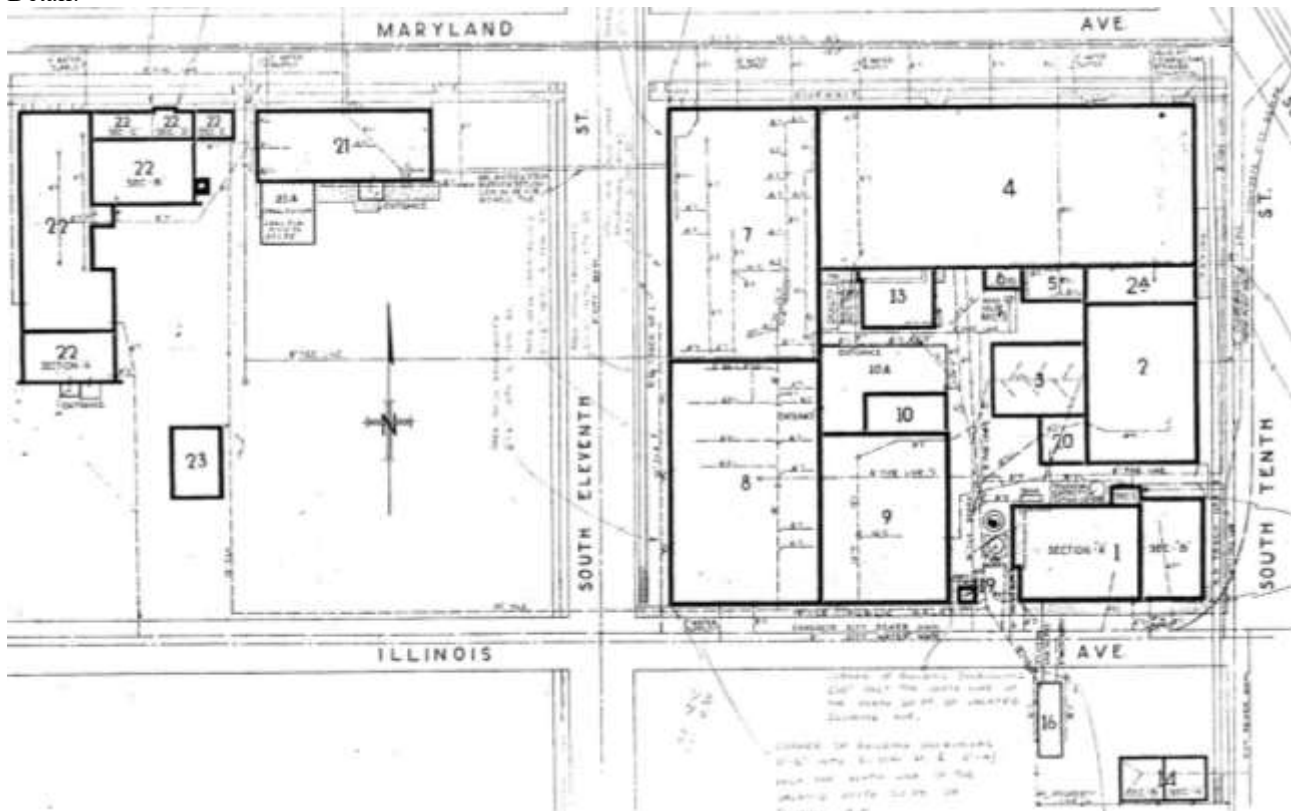
Section Figures Page 12

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 11: Platt Map with building number reference labels



Detail:



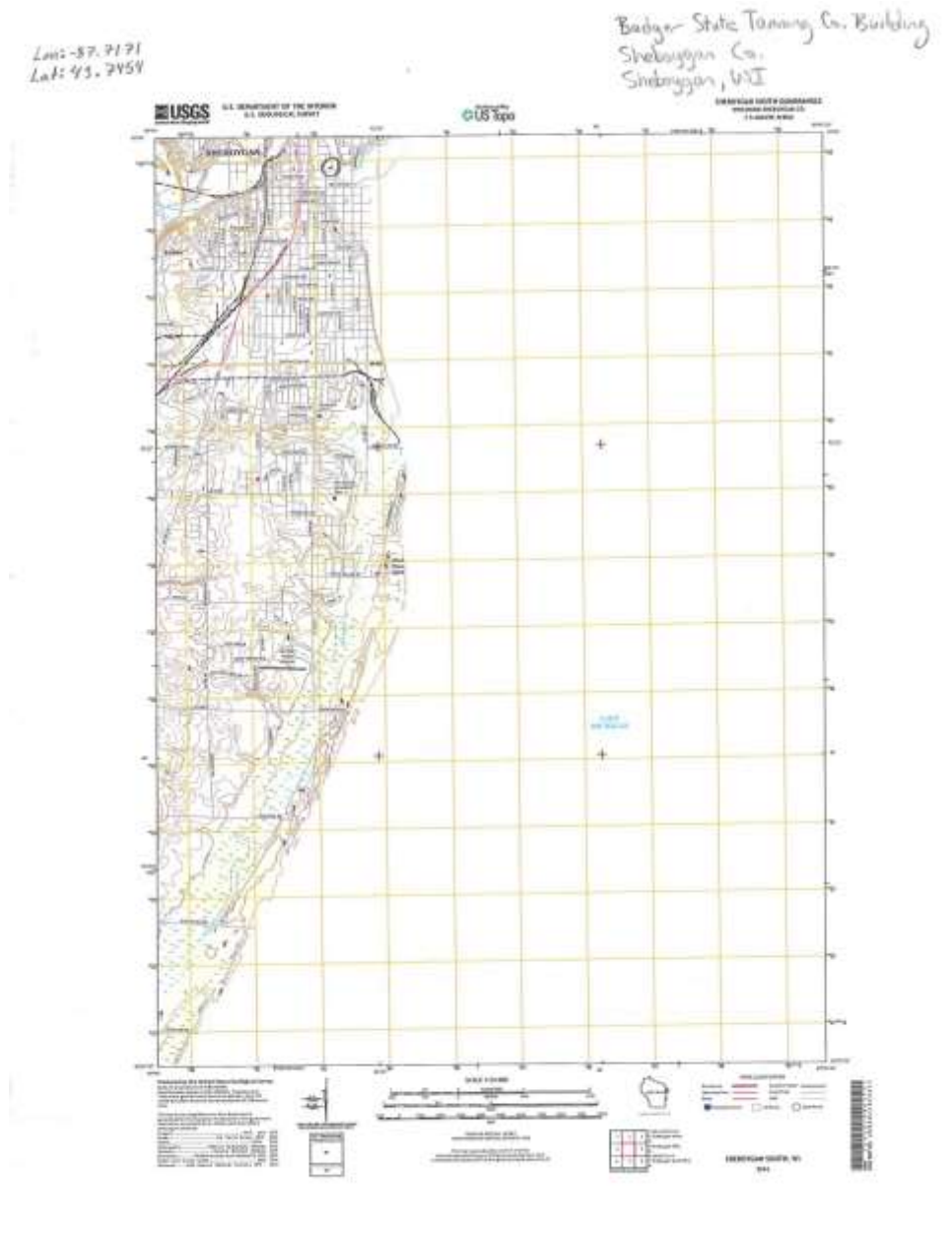
**United States Department of the Interior
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**National Register of Historic Places
Continuation Sheet**

Section Figures Page 13

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 12: USGS Map
UTM 16T 16442291 E, 4843802N



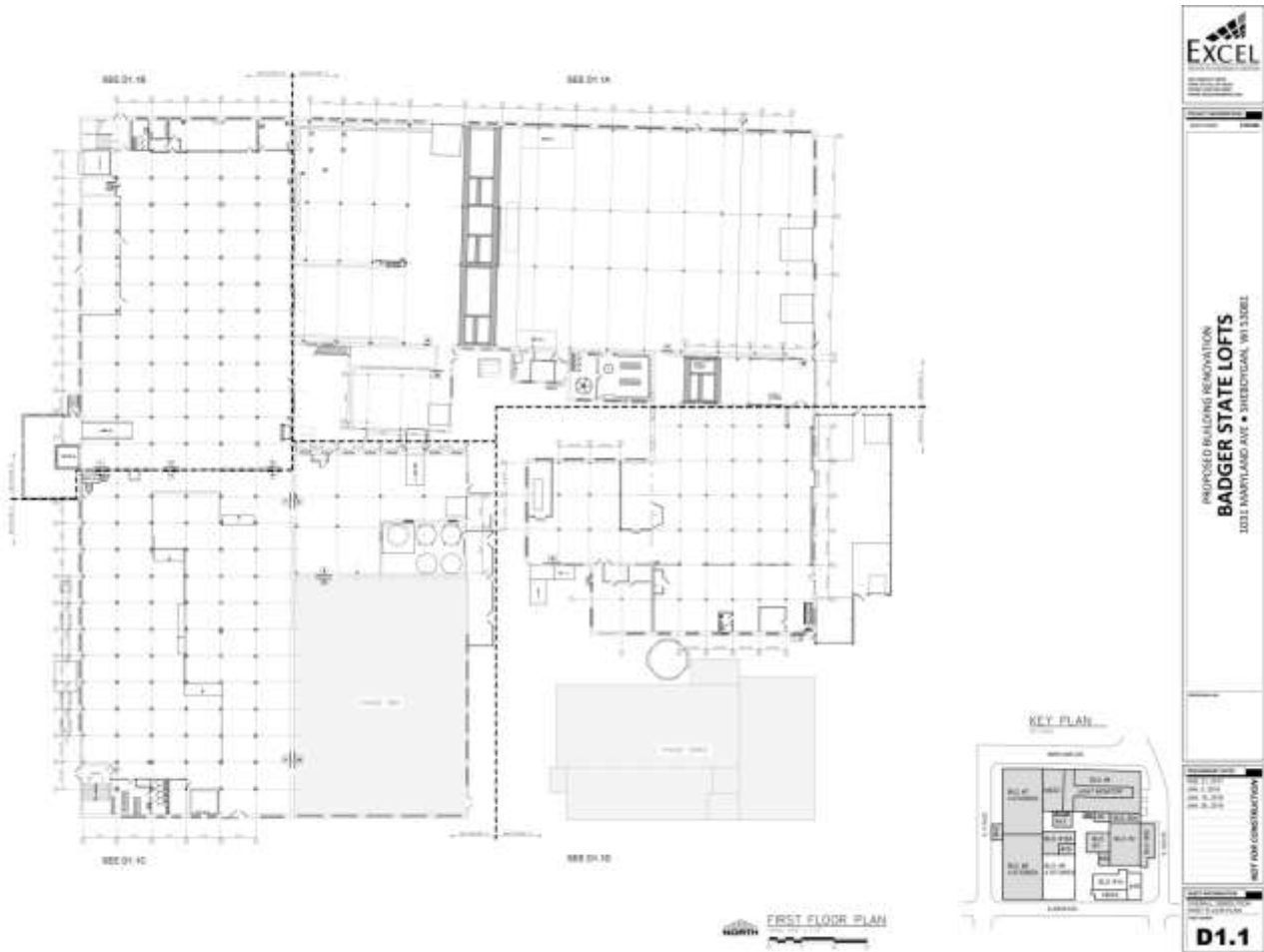
**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section Figures Page 14

Badger State Tanning Company
Sheboygan, Sheboygan County, Wisconsin

Figure 13: First floor plan

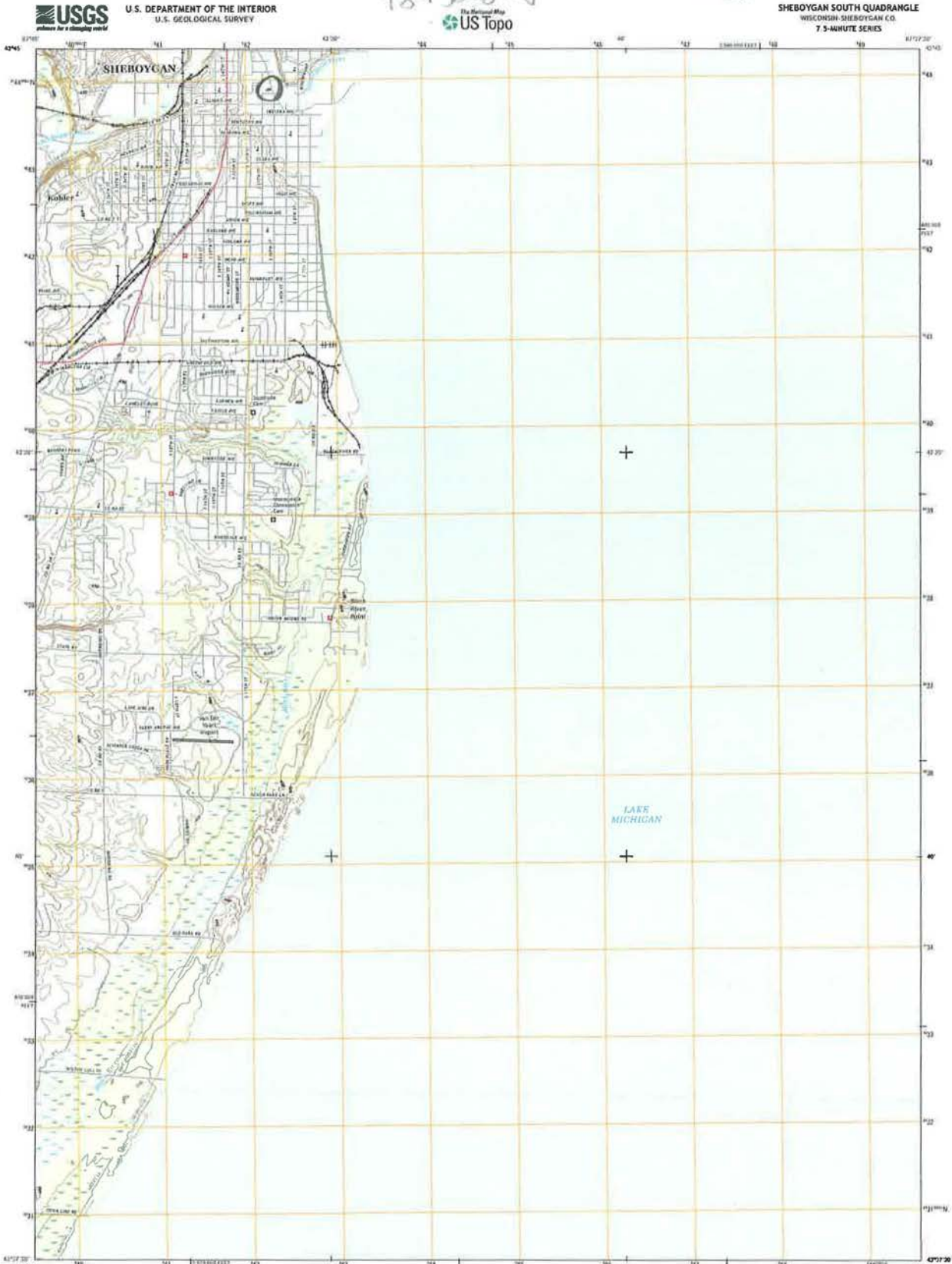


___End Figures

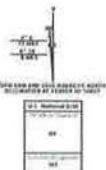
Lon: -87.7171
 Lat: 43.7454

UTM 18
 442291 E
 4843802 N

Budger State Tanning Co. Building
 Sheboygan Co.
 Sheboygan, WI



Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84) Projection and
 1:250,000 scale
 UTM Zone 18Q
 UTM Easting: 442291
 UTM Northing: 4843802



ROAD CLASSIFICATION

Expressway	Local Road	State Road
Secondary Hwy	Local Road	State Road
Road	Local Road	State Road
Private Road	Local Road	State Road

1	2	3	4
5	6	7	8
9	10	11	12

SHEBOYGAN SOUTH, WI
 2016









C. COAKLEY MOVING & STORAGE

SPACE FOR LEASE
920-694-0258

SPACE FOR LEASE
CARR
& COAKLEY
920-694-0258

MOVING & STORAGE









SLIPPERY WHEN WET

CAUTION
WATCH YOUR STEP
LONG HANDRAIL















FIRE
↓



CAUTION
WATCH YOUR STEP
USE HANDRAIL!

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: 7/23/2018 Date of Pending List: 8/16/2018 Date of 16th Day: 8/31/2018 Date of 45th Day: 9/6/2018 Date of Weekly List: 9/7/2018

Reference number:

Nominator:

Reason For Review:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> PDIL | <input type="checkbox"/> Text/Data Issue |
| <input type="checkbox"/> SHPO Request | <input type="checkbox"/> Landscape | <input type="checkbox"/> Photo |
| <input type="checkbox"/> Waiver | <input type="checkbox"/> National | <input type="checkbox"/> Map/Boundary |
| <input type="checkbox"/> Resubmission | <input type="checkbox"/> Mobile Resource | <input type="checkbox"/> Period |
| <input type="checkbox"/> Other | <input type="checkbox"/> TCP | <input type="checkbox"/> Less than 50 years |
| | <input type="checkbox"/> CLG | |

Accept Return Reject 9/6/2018 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.



March 19, 2018

Peggy Veregin
National Register Coordinator
Wisconsin Historical Society
816 State Street
Madison, WI 53706

RE: Badger State Tanning Company at 1031 Maryland Avenue

Dear Ms. Veregin:

The Sheboygan Historic Preservation Commission was provided a copy of the National Register Nomination from the consultant working on this nomination on February 27, 2018. The Historic Preservation met on Wednesday March 14, 2018 to discuss the nomination on a local level.

The proposed project of the developer to convert this property to a housing development meets the City's Master Plan for this area. Also, the City is undertaking the development of an Innovation District in close proximity to the subject property and having additional housing would be a great addition to the project to attract younger professionals into our market to fill one of the over 3,000 positions we have open in Sheboygan County.

Based on this discussion, on a vote of 3-0, the Historic Preservation Commission approved supporting the nomination of this property at the local level. I am attaching a copy of the minutes to this letter. On behalf of the City of Sheboygan and Sheboygan Historic Preservation Commission, we support this nomination and encourage the state and federal entities to support this project as well. If you have any further questions, please contact me at chad.pelishek@sheboyganwi.gov or by phone at 920.459.3383.

Sincerely,

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
920-459-7302 (Fax)

Chad Pelishek
Director of Planning and Development
Staff to the Historic Preservation Commission

**CITY OF SHEBOYGAN
HISTORIC PRESERVATION COMMISSION**

MARCH 14, 2018

1. OPENING OF MEETING

MEMBERS PRESENT: Travis Gross, Peter Fetterer, and Peter Mayer

MEMBERS EXCUSED: William Wangemann and Adam Cain

STAFF/OFFICIALS: Planning & Development Director Chad Pelishek

1.1 Call to Order

Chair Travis Gross called the meeting to order at 4:00 p.m.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

2. MINUTES

2.1 Approval of Minutes of the November 15, 2017 meeting.

Motion by Peter Fetterer, seconded by Peter Mayer to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1. Discussion and possible action on approval of a National Register of Historic Places nomination for the Badger State Tanning Company building at 1031 Maryland Avenue.

Chad Pelishek explained that the former Badger State Tanning Company is Coakley warehouse located at 1031 Maryland Avenue. A developer from Indiana is working to convert the former tannery building into affordable housing units and commercial space. The project will be utilizing historic preservation tax credits as well as low income tax credits. In order to be eligible for the historic preservation tax credits, the building needs to be registered on the National Registry. The consultant from Mac Rostic Historic Advisors, LLC has provided the Sheboygan Historic Preservation Commission a copy of the nomination package.

Motion by Peter Mayer, seconded by Travis Gross to authorize city staff to send a letter of support for the nomination to the Wisconsin Historical Society. Motion carried.

4. ADJOURN

4.1 Motion to Adjourn

Motion by Peter Mayer, seconded by Peter Fetterer to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4:20 p.m.

GLENN GROTHMAN
6TH DISTRICT, WISCONSIN

COMMITTEE ON EDUCATION AND THE WORKFORCE

COMMITTEE ON THE BUDGET

COMMITTEE ON
OVERSIGHT AND GOVERNMENT REFORM



UNITED STATES **PV.**
HOUSE OF REPRESENTATIVES

24 WEST PIONEER ROAD
FOND DU LAC, WI 54935
(920) 907-0624

1217 LONGWORTH BUILDING
WASHINGTON, DC 20515
(202) 225-2476

GROTHMAN.HOUSE.GOV

RECEIVED
MAY 10 2018

May 7, 2018

Wisconsin Historic Preservation Review Board
C/o Peggy Veregin
Wisconsin Historical Society
816 State Street
Madison, WI 53706

Wisconsin Historic Preservation Review Board:

I am writing in support of the Badger State Tanning Company nomination to the Wisconsin State Register of Historic Places and the National Register of Historic Places. The building, located in Sheboygan, is part of the Sixth Congressional District which I represent.

Leather tanning was an important industry in Sheboygan, and the Badger State Tanning Company building is the third tannery to occupy this same site. The first tannery in Sheboygan opened in 1850 at a time when tanneries were moving to the Midwest to take advantage of the vast forests that supplied bark for tanning, rivers and Great Lakes for transportation, and the increasing numbers of immigrant laborers in the region. Leather tanning has had a long history on this block, beginning in the early 1860s with the tannery of Theodore Zschetzsche, whose family continued to be involved in tanning at this location through the twentieth century. The Zschetzsche family sold the tannery to the Armour Leather Company, which operated the tannery as the Badger State Tanning Company. Built in 1920, the tannery exemplifies the long and important history of the tannery as a significant place of production in Sheboygan's leather industry. The tanning industry was one of the major employers in Sheboygan and eventually became one of the two largest tanneries in the state. The company continued to grow by implementing innovative production techniques and being responsive to market changes. The Badger State Tanning Company was the longest operating tannery and a large employer in Sheboygan, and represents the important industrial history of the city.

Please give all due and fair consideration consistent with current federal and state laws and agency regulations. Keep me apprised of your efforts and findings by contacting my District Director, Alan Ott, at 24 West Pioneer Road Fond du Lac, WI 54935 or by calling (920) 907-0624. Thank you for your consideration.

Sincerely,

Glenn Grothman
Member of Congress



W I S C O N S I N
H I S T O R I C A L
S O C I E T Y



TO: Keeper
National Register of Historic Places

FROM: Peggy Veregin
National Register Coordinator

SUBJECT: National Register Nomination

The following materials are submitted on this Nineteenth day of July 2018, for the nomination of the Badger State Tanning Company 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
- 15 Photograph(s)
- 1 CD with image files
- 1 Map(s)
- 13 Sketch map(s)/figures(s)/exhibit(s)
- 2 Piece(s) of correspondence
- Other:

COMMENTS:

- Please ensure that this nomination is reviewed
- x 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: