

839

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 23rd and 24th Streets Historic District
other names/site number

2. Location

street & number	Generally bounded by Campbell Road, Losey Boulevard North, Main Street, Vine Street and 23 rd Street North	N/A	not for publication
city or town	La Crosse	N/A	vicinity
state Wisconsin	code WI county La Crosse	code 063	zip code 54601

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

Date

State Historic Preservation Officer – 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.)

Signature of the Keeper

11/10/10

Date of Action

(listing effective 11/5/10)

5. Classification**Ownership of Property**
(check as many boxes 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
114	6 buildings
	sites
	structures
	objects
114	6 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**is previously listed in the National Register**

0

6. Function or Use**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling

Current Functions

(Enter categories from instructions)

DOMESTIC/single dwelling

7. Description**Architectural Classification**

(Enter categories from instructions)

Colonial Revival
Tudor Revival
Mission/Spanish Colonial Revival
International Style**Materials**

(Enter categories from instructions)

Foundation Concrete
walls Brick
Weatherboard; Vinyl
roof Asphalt
other Stucco**Narrative Description**

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

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 1 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Narrative Description

The 23rd and 24th Streets Historic District is a residential area located on the former prairie between the Mississippi River on the west and the tall bluffs to the east. It is located east of the older prestigious Cass and King Street Residential Historic District listed in the National Register of Historic Places in 1997 and west of the four-lane Losey Boulevard that runs through the eastern end of the city. The district is divided into city blocks that are lined with trees. Alleys and free standing garages exiting onto the alleys along the rear of the house further characterize the area. All resources in this proposed historic district are residential properties. The individual garages or outbuildings associated with the houses are not included in the resource count.

The 23rd and 24th Streets Historic District is characterized by earthen embankments supported by rock walls on the southern end of the district, particularly on the west side of the 300 block of North 24th Street, and mostly flat street level lots on the east side of the street. Houses located in the 400 and 500 blocks of 23rd and 24th Streets in the Crowley Addition, which was platted in 1930 on the north end of the district, also are situated on flat level lots, but these houses have a deeper set-back from the street than the properties on the southern end of the district.

Two early modern style houses and a few one-story Ranch style and Bungalow houses contrast with the predominately late Period Revival ambiance of the district. Brick, stone, stucco, and wood materials characterize the houses in this middle-class historic residential neighborhood. Most of the roofs are covered with asphalt shingles commonly found on the mid-twentieth house. Of the 120 houses in the district, three were built in the 1910s, 16 houses were built in the 1920s, 84 houses were built between 1930 and 1941, and 17 were built after that time, most in the 1940s. Only three houses were built after the period of significance. Of the 120 properties, only six are noncontributing buildings due to age or substantial alterations.

The 23rd and 24th Streets Historic District represents La Crosse architecture from 1915 when the earliest house in the district was constructed until 1952 when the last house was built in the district during the historic period. Many of the houses were built by contractor-builders active in La Crosse during the district's construction period.¹ This district includes much of the Crowley Homes Addition platted on a 41-acre tract of land purchased by the developer William Crowley in 1930 for the purpose of constructing a residential district.² The Crowley Addition includes the properties located in the 400

¹ The names of the building owners, the architects and builders, and the dates of construction were determined through research of the City of La Crosse Tax and Assessment Records, La Crosse City Directories, La Crosse City Water Department Records from 1923 until 1989, and a selective survey of newspaper accounts. Sanborn Insurance Maps from 1906 revised in 1941 and 1945 also were researched. Only additional or specific sources are footnoted.

² *La Crosse Tribune*, 23 April 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 2 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

and 500 blocks of North 23rd and North 24th Streets and Losey Boulevard North as well as those on Crowley Place and on the north side of Pine Street. Well preserved, two-story, late Period Revival styled Colonial Revival houses, and to a lesser extent Tudor Revival style houses, dominate the historic environment of the Crowley Addition as well as the neighborhoods in the southern end of the district.

Numerous interpretations of the Colonial Revival style, which collectively includes the American, Dutch and Spanish Colonial styles, were used to characterize the houses in the North 23rd and 24th Streets Historic District. The two-story, rectangular block with a side gabled roof and end wall chimneys is found in most of the interpretations of the Colonial Revival houses that are scattered throughout the district. Symmetrical, side gabled Colonial Revival houses with an entrance into the center bay were the most popular type built by William Crowley in the Crowley Addition and by the prominent contractor-builder Barney Spangler, who built many houses on a speculative basis at the southern end of the of 23rd and 24th Streets Historic District. Spangler used many of the houses he built as rental property, as did Crowley, during the difficult economic period after the Depression and during the era of World War II. The well preserved, symmetrical, side gabled Barney Spangler Rental House built in 1931 at 316 North 24th Street and its mirror image built in 1935 at 319 North 24th Street were used by Spangler as rental property through the late mid-20th century. The shingle covered Spangler Rental House at 316 North 24th Street is characterized by multi-pane windows and a central entrance accentuated by a pedimented door hood with a sunburst design on the tympanum. The interiors of Spangler houses are noted for their wood floors, built-in cabinets and fireplaces.³ The rental house built by Spangler in 1952 at 330 North 24th Street is symmetrical, clapboard covered, side gabled Colonial Revival with double end chimneys ornamented by a recessed central entrance door with side lights framed by an elaborate broken pediment frontispiece. This house, eventually purchased by the James and Deborah Gould family in 1981, received a family room addition along the east (rear) elevation in 1966 and a sun porch added by the Goulds in 1982.⁴

Rena Angell, an art professor at La Crosse State Teachers College, designed her own Colonial Revival house in 1935. This shingle covered, side gabled house constructed at 324 North 23rd Street was designed to hold her many family heirlooms, as well as her paintings and art work. Her art studio was located in the southwest corner of the second floor.⁵ The well-preserved symmetrical Angell house is ornamented by an arched central entrance accentuated by a pedimented portico or entry porch supported by Tuscan columns and small cornices over the multi-pane windows. A number of side gabled Colonial Revival houses such as the Ramlo-Miller House built in 1931 at 333 North 23rd Street

³ Carol Edland, *A Brief Biography of Mr. A. Barney Spangler and the Houses He Built*, unpublished paper, University of Wisconsin-La Crosse, Area Research Library, 1 June 1981.

⁴ *La Crosse Tribune*, 29 September 1985.

⁵ *La Crosse Tribune*, 8 August 1943.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 3 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

have been altered by vinyl or aluminum siding, although the elaborate broken triangular pediment surrounding the entrance and the multi-pane windows have been preserved.

Well preserved, brick veneer examples of the Colonial Period Revival house with an off-set entrance built by contractor William Crowley in the Crowley Addition are the Nick Mesoloras House built in 1938 at 419 North 24th, the Fred Lakosky House constructed in 1940 at 429 North 24th, and the James Kapellas House built in 1939 at 509 North 24th Street. These simple brick blocks are ornamented only by multi-pane windows and entrance doors accented with classical pediments and cornices supported by pilasters. The stucco, side gabled Leif Erickson House at 2325 State Street built in 1928 with an off-set entrance on the south end of the district is one of the earliest Colonial Revival houses built within the boundaries of the 23rd and 24th Streets district. A well preserved example of a clapboard covered, side gabled Colonial Revival house with an off-set entrance was constructed by William Crowley in 1940 in the Crowley Addition at 444 North 24th Street. This rectangular box is ornamented only by an entrance topped by a simple projecting cornice and sidelights.

William Crowley used the less popular but still fairly common hipped roof "classic box" form with central entrance for three of his houses in the Crowley Addition. In 1939, he built a large, beige, symmetrical brick block with a hip roof at 404 North 24th Street for the engineer Victor Shimanski and his wife Ruby and a cream brick block with a hip roof that he used for a rental house in 1941 at 515 Losey Boulevard North. These well-preserved houses rely on their small classical entry porches supported by classical columns to communicate their Colonial Revival style. The symmetrical Crowley Rental House built in 1940 by William Crowley at 514 North 24th Street is a frame interpretation of the hip roofed Colonial Revival house that has been altered with added vinyl siding.

The earlier Georgian house influenced a number of the Colonial Revival houses in the 23rd and 24th Streets Historic District. A two-story, symmetrical Colonial Revival house designed by local architect Carl Schubert in 1927 was constructed at 227 Losey Boulevard North. This exceptionally well-preserved house influenced by the earlier Georgian style displays a brick foundation, plain red brick-veneer elevations and a shingled hip roof. A large chimney protrudes from the south side of the roof while a brick roof dormer projects from the north side of the roof. A plain boxed cornice covers the roof and wall junction. A Classical frontispiece that accentuates the front entrance, which features a simple pediment with supporting pilasters, is the only embellishment of this late Georgian influenced Colonial Revival house. (See Kroner House below in *Significant Properties* for additional information.) A centered front gable rarely found in the 20th century Colonial Revival house was added to the clapboard covered, side gabled Colonial Revival house built by William Crowley in 1940 at 525 Losey Boulevard North in his Crowley Addition. This Crowley Rental House is dominated by the Georgian influenced center gable supported by four colossal two-story columns projecting from the center of the front elevation. The center entrance is accentuated by the door surround composed of a semicircular fan shaped panel over a side lighted door. The Crowley Rental House is further

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 4

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

characterized by boxed eave cornices, multi-pane windows and a small circular window in the front gable. Crowley also added Georgian details to the red brick rental house he had built in the Crowley Addition at 544 North 24th Street in 1938. This substantial, side gabled house features a two-story decked entrance pavilion projecting from the center bay, decorative brick quoins at the corners of the brick elevations, and a central entrance door with sidelights accentuated by an elaborate arched door hood. The Nordeen family, who purchased this house in 1977, refurbished and rehabilitated this house in the late 1970s and early 1980s.⁶

Less often selected Colonial Revival styles in the 23rd and 24th Street Historic District were the Dutch Colonial, the Cape Cod Cottage and the Postmedieval English type built with an overhanging second story. Among the best preserved of the Dutch Colonial Revival type is the frame, gambrel roofed Crowley Rental House built by William Crowley in 1941 at 521 Losey Boulevard North in the Crowley Addition. This Dutch Colonial house features a steep, side-gambrel roof with a long shed dormers and wide overhanging eaves. A pedimented entrance porch supported by slender columns accents the off-set entrance. The contractor-builder Barney Spangler built a rental house in the Dutch Colonial Revival style in 1931 in the southern part of the 23rd and 24th Streets Historic District at 324 North 24th Street. This well-preserved gambrel roofed frame house is covered by wood shingles. It is further characterized by long, shingled shed dormers, a central chimney, overhanging eaves, and multi-pane windows. The addition of vinyl siding has altered several Dutch Colonial Revival houses in the District including the rental house built by Barney Spangler in 1939 at 308 North 24th Street and the Crowley Rental House constructed by William Crowley in 1937 in the Crowley Addition at 532 North 24th Street. William Crowley constructed the small, one-story, brick Cape Cod Cottage in 1939 in the Crowley Addition at 2303 Pine Street for the Gerhard and Anne Poehling family. This well-preserved side gabled house typically features roof dormers, an end chimney, and is further characterized by a bay window ornamented by a classical surround comprised of a cornice and plain entablature supported by pilasters. The off-set entrance is accentuated by a similar surround of a cornice and plain entablature supported by capped pilasters. The small, side gabled Cape Cod Cottage, built for Harold Cram, the manager of the local newspaper *The La Crosse Tribune*, in 1940 at 322 North 23rd is a frame interpretation covered by clapboards and characterized by the roof dormers typically associated with the style. This well-preserved Cape Cod Cottage is further characterized by a central chimney, multi-pane windows topped by small cornices, and a central entrance accentuated by classical door surround ornamented by a plain cornice and entablature with supporting pilasters.

A less common form of the Colonial Revival, the Postmedieval English type, built with the second story overhanging the lower story, was constructed by contractor-builder William Crowley at 511 North 24th Street in 1937. This side gabled Colonial Revival rental house displays the typical masonry veneered lower story with clapboard cladding above. It is further characterized by wall dormers,

⁶ *La Crosse Tribune*, 29 September 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 5 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

multi-pane windows and a small octagonal accent window in the center bay over the entrance. A pedimented entry porch supported by slender columns projects from the center bay of the front elevation. A simple door surround comprised of a cornice supported by pilasters accentuates the central entrance. Crowley built a hip roofed version of the overhanging second story Colonial Revival house in 1948 at 547 Losey Boulevard North. This Crowley Rental House is a vernacular, scaled down interpretation of the style featuring stone veneer on its lower story but few distinguishing architectural details. A frame example of the Colonial Revival style with the second story overhang also built by William Crowley in the Crowley Addition at 435 North 24th Street in 1938 for the R. James Trane family has been altered by the addition of vinyl siding.

The only Spanish Colonial Revival house in the District is the Guy and Eloda Beach House constructed in 1926 at 205 Losey Boulevard North. This stucco-covered, one-story house was designed by local architect Carl Schubert and constructed by the Schwalbe Construction Company on the corner of State Street and Losey Boulevard. This architecturally significant house displays the flat roof and parapeted elevations characteristic of the Spanish Colonial Revival style. (See Beach House below in *Significant Properties* for additional information.)

The English Tudor Revival Style, the most popular historic style in La Crosse in the 1920s, was selected less often than the Colonial Revival style in the 1930s and 1940s when the 23rd and 24th Streets Historic District was under construction. However, the Tudor Revival Style house continued to be popular and examples are interspersed among the Colonial Revival style houses throughout the district. The earliest and most elaborate Tudor Revival style house in the district was designed by local architect Otto Merman for his friend Leighton Oyen, a local designer and artist. It was constructed in 1928 at 120 North 24th Street at the southern end of the district. This architecturally significant example of the style is based on English cottages and displays a steeply pitched, stucco covered, street-facing gable roof, a cross gable with half timbering on the south elevation of the jerkin head gable roofed rear wing, and a gable and a hip roof with flared eaves over the enclosed porch at the rear of the house. This small picturesque cottage is characterized further by long shed roofed dormers, an internal chimney with a decorative cap, a large bay window, and a heavy, arched off-set entrance door. (See Oyen Cottage in *Significant Properties* below.)⁷

A quaint, stucco covered Tudor Revival house built for the local plaster contractor Albert Brickson and his wife Clarabelle at 409 North 23rd Street in 1930 in the Crowley Addition features the steep street facing gable and prominent front chimney characteristic of the Tudor style. Veneers of stone at the edges of the wall elevations and along the edges of the chimney give the effect of age and suggest that

⁷ Interview with Leighton Oyen, 120 North 24th Street, La Crosse, Wisconsin, by Joan Rausch, 3 May 1978; Bentley and Merman Commission Records, Blueprint Entry #629, 4 August 1928, University of Wisconsin-La Crosse, Area Research Center.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 6 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

this picturesque house has been rebuilt over time. The well-preserved Tudor Revival Style clapboard covered house built by William Crowley for Fred and Anna Hill at 428 North 23rd Street in 1937 features a steep side-gabled roof with an end chimney and a front cross gable that incorporates the central entrance set in a stone surround. This large house is ornamented mainly by half timbering on the stucco covered gable ends. The well-preserved Tudor Revival Spangler Rental House built by contractor-builder Barney Spangler at 312 North 24th Street in 1931 and the Spangler Rental House at 2407 Vine Street are characterized by multiple steep gable roofs and broad expanse of unadorned stucco wall typical of the scaled down manner of the late vernacular Period Revival styles. Similarly, the two brick interpretations of the vernacular Tudor Revival Style constructed by contractor-builder William Crowley in the Crowley Addition rely on unadorned steep gabled forms to suggest the Tudor Revival style. The beige brick house Crowley built in 1939 for the William Newburg family at 522 North 24th Street is further characterized by gabled wall dormers and a gable roofed entry porch with a round arched door surround. This house has been altered by a very large two-story addition at the rear of the house. The cream brick Elmer and Winifred Warninger House built by Crowley in 1939 at 518 North 24th Street features an uncharacteristic clipped gable roof and a large front cross gable. A shed roofed wall dormer and a round arched entrance door accentuated with an arched stone door surround further characterize this late Tudor Period Revival house.

The eclectic French Period Revival style, based on centuries of French country houses, inspired the design architect Percy Bentley created for his friend William Vincent Kidder at 2425 Main Street in 1923. This picturesque Period Revival two-story, asymmetrical house displays stucco elevations covered by the characteristic tile-covered, high-pitched hip roof with flared eaves at the roof line and a tall interior chimney with double circular chimney pots rising in the center of the roof of the main block. Wall and roof dormers and second story windows that break through the flared roof line and a shallow two-story wing covered by a jerkin-head roof extending west from the main block further the irregularity of the design. (See Kidder House in *Significant Properties* below.) Contractor-builder Barney Spangler also selected the uncommon eclectic French Period Revival style for his rental house constructed in 1935 at 323 North 24th Street. A combination of elements including a shingled lower story, a stucco covered upper story with half-timber ornament, a large gabled wall dormer breaking through the cornice on the front elevation, as well as an overhanging dormer on the south elevation are united by the characteristic high-pitched hip roof with flared eaves associated with this French provincial style. This two-story house is further characterized by multi-pane windows and a steep, hip-roofed, brick entry porch with half timber ornament on the upper stucco covered surfaces.

Period Revival houses dominate the historic character of the 23rd and 24th Streets Historic District. However, a few early modern style houses found in the southern end of the 23rd and 24th Streets Historic District are among the earliest of the houses built in the district. A one-story, Craftsman influenced bungalow was built for Louis and Bonnie Leucht in 1915 at 2411 State Street. This frame house is characterized by a low-pitched, shingled gable roof with wide overhanging eaves and a large

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 7 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

brick end chimney. A cross gable that forms the roof over the porch extends from the front of the house and from the west elevation of the main gable. A large gabled roof dormer forms a cross gable at the rear of the east elevation. The two-sided, gable-roofed open porch supported by short tapered wood porch columns on rock-face concrete columns is ornamented by exposed rafter ends under the eaves and features two small windows in the front gable end. A frame bungalow displaying the historic details associated with the Dutch Colonial Period Revival style was constructed for Edwin Saenger, a high school teacher, in 1922 at 2405 State Street. This one and a half story bungalow features a gambrel roof with an oversized gambrel roofed dormer at the front of the roof and an interior chimney. The enclosed, two-side, gable roofed front entrance porch features a row of double-hung sash windows with vertically divided lights in the upper sash. The Saenger Bungalow has been altered by the addition of vinyl siding, but has retained its Dutch Colonial Revival historic details. The brick, one-story, hip roofed bungalow built for Edwin and Minnie Weston in 1928 at 309 North 23rd Street and the frame, one-story hip roofed bungalow built in 1928 at 303 North 23rd Street feature an enclosed, hip roofed front porch characterized by a band of plain double sash windows and a recessed entrance. Vernacular bungalows built without historic ornament are common to many of the early 20th century neighborhoods adjacent to the 23rd and 24th Streets Historic District.

The early modern Prairie School style that characterizes many of the early 20th century City of La Crosse's neighborhoods had minimal influence in the 23rd and 24th Streets Historic District. The two-story, brick house built for the physician Walter Jones and his wife Leona in 1924 at 2401 Main Street is characterized by the low pitched roof with overhanging eaves associated with the Prairie School. This unadorned vernacular house often described as a American Foursquare displays a box-like shape that is characterized by a roof dormer with a low shed roof over the front elevation, groups of plain, double-hung sash windows, a hip roofed enclosed front porch, and an off-set entrance. The low pitched hip roof and the overhanging eaves, as well as the contrasting upper story of horizontal board and batten siding give the America Foursquare house contractor-builder William Crowley constructed at 510 North 24th Street in 1936 a horizontal emphasis associated with the earlier Prairie School. The historic character of this house has been altered by the addition of a large porch in the late 20th century. Two rare architecturally significant representatives of the phase of the Modern movement that occurred between the two World Wars are located in the 23rd and 24th Streets Historic District. A two-story, "fire-proof" brick-veneered house designed in the avant garde International style in 1936 by Racine architect J. Matson Mandor for Dr. Frank Hoeschler, a physician, druggist and realtor, is located in the southern end of the district at 117 Losey Boulevard North. This house is comprised of geometric forms created using concrete and steel for support and topped by asphalt covered flat roofs without eaves that terminate flush with the wall plane. The plain, buff-colored brick elevations of this early eclectic modern house are decorated with stylized Art Deco and Art Moderne motifs. (See Hoeschler House in *Significant Properties* below.) A well-preserved modest interpretation of the International Style was constructed for Charles L. Loveland at 447 North 24th Street in 1937. This two-story house is characterized by a flat roof without eaves that terminates flush with the wall and smooth and uniform

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 8 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

stucco covered wall surfaces with no decorative detailing around doors and windows. A band of plain casement windows that turn the corner on the upper story and a roundel in the second floor over the centrally located entrance is an element of contrast on this otherwise plain front elevation. A balcony accessed by a two-leaf double glass door on the second story above the built-in one-car garage, which projects from the front elevation. (See Loveland House in *Significant Properties* below.)

The modern ranches of the post-World War II era were the last of the houses to be built during the historic period in the 23rd and 24th Streets Historic District. The Ranch style homes are built on remaining lots interspersed among the Period Revival houses in the district. The earliest ranch house in the district was constructed in the Crowley Addition in 1949 at 505 Losey Boulevard North for the auto dealer Ross Cheney and his wife Hattie. This one-story cream brick house features the low-pitched roof with broad, overhanging eaves and a built-in garage integral to the house that is typical of this contemporary style. This early ranch house is characterized by a cross gable with clapboard cladding in the gable end that extends from the broad front elevation in a manner reminiscent of the earlier Tudor Revival house. A shed-roof door hood and large "picture" window further characterize this contemporary house. The frame Ranch style house designed by the architectural and engineering firm Boyen, Schubert and Sorensen in 1950 for a member of their firm, Roy Sorenson and his wife Dorothy, at 502 North 24th Street features a hip roof with very board overhanging eaves that form a shallow porch supported by stylized metal posts. A large brick end wall chimney, a built-in garage and groups of double-hung sash windows further characterize this contemporary clapboard clad ranch house. A cream-brick one story Ranch style house with a hip roof and overhanging eaves was constructed by the Builders Lumber Company for the president of the Builders Lumber Company John Weisse in 1950 at 2323 Pine Street. This unadorned ranch house features a picture window and a one car built-in garage integral to the house. Local architect Frank Fuchs designed a Ranch style house for Thomas McKenzie at 2324 Vine Street in 1952. This one-story brick house designed with intersecting hip roofs and broad overhanging eaves has been altered by the addition of modern windows and the construction of a family room. In addition, the entrance was redesigned by local architect Carl Schubert using an oriental theme for the Charles Robers family, who purchased the house in 1956.⁸

⁸ *La Crosse Tribune*, 5 October 1975, 15 July 1996.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 9 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Description of Significant Properties

Six significant examples of La Crosse's residential architecture contribute to the architectural character of the 23rd and 24th Streets Historic District. The most prominent examples of the modern mid-20th century International style in the City of La Crosse, as well as distinctive representatives of the historic styles of the Period Revival are located in this historic district.

1. FRANK / ELIZABETH HOESCHLER HOUSE, 117 Losey Boulevard North, 1936

This two-story, "fire-proof" brick faced house designed by Racine architect J. Matson Mandor in the International style is comprised of geometric forms created using concrete and steel for support and topped by asphalt covered flat roofs without eaves that terminate flush with the wall plane. A two-story shallow block form extends from the south elevation. The plain buff-colored brick elevations of this early modern house are decorated with stylized Art Deco and Art Moderne motifs. Stylized dentils accent the low relief scallop designs along the roof edge or parapet and the window heads above the casement windows. A window surround comprised of a scalloped window head accented by a stylized chevron detail in place of the traditional keystone and flanked by stylized staged columns ornaments the triple casement window in the center of the lower story on the front elevation. A low relief sculpture of a bull, the Hoeschler family emblem, in an octagonal surround is located in the center on the second floor of the front elevation. A five-sided stairway tower featuring a stained glass window projects from the north elevation. Stylized Art Deco ornament including fluted concrete columns and a stylized Greek key pattern carved into the masonry above the door frame surround the main entrance door on the south elevation of this eclectic house. The Hoeschler House has been altered by the addition of contemporary style garage doors. The iron fence featuring a geometric design that ran along the front of the lot has been removed.

Dr. Frank Hoeschler, a local physician, druggist and realtor, selected the modern design of the Racine architect J. Mandor Matson from the three plans he commissioned for his house in 1936. J. Mandor Matson was brought back to the city in 1940 when Hoeschler commissioned him to design his Art Moderne Exchange office building completed in 1940 at 201-205 5th Avenue South in La Crosse. Dr. Hoeschler constructed nearly two blocks of Modernistic style commercial buildings on South 5th Avenue between the years 1928 and 1948, creating a modern metropolitan shopping district for the city of La Crosse. Dr. Hoeschler received many awards for his civic efforts on behalf of the City of La Crosse.⁹

⁹ *La Crosse Tribune*, 7 July 1935, 21 March 1940, 4 July 1940, 21 March 1946, 13 February 1947, 14 September 1947, 11 January 1948.

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

**National Register of Historic Places
Continuation Sheet**

Section 7 Page 10 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

2. GUY / ELODA BEACH HOUSE, 205 Losey Boulevard North, 1926
Rear Addition: 1962
North Porch: 1973

This stucco-covered, one-story house was designed by Carl Schubert in the Spanish Colonial style and constructed by the Schwalbe Construction Company. This romantic house displays the flat roof and parapeted elevations characteristic of the Spanish Colonial Revival style. Molded red tile work along the top of the parapets and grille work in the openings of the parapets ornament the roof line of the stucco elevations. Red tile shed roofs above the multi-pane rectangular window and a metal roof over the south-side bay window contrast with the white stucco elevations. An arcaded, flat-roofed circular entrance porch on a deck surrounded by black iron railings is located on the east elevation. The iron grille covered rectangular entrance door is flanked by two paired windows with multi-pane lights. A flat roofed porch with large contemporary windows and a three-sided bay window characterize the north elevation and an open porch is located on the west elevation. A large wall chimney protrudes between the north porch and the main body of the house. An entrance to the apartment addressed as 2417 State Street is located at the rear of the south elevation. A stucco-covered shed featuring parapeted elevations with iron grill work between the parapets above the flat roof line is located at the rear of the lot.

The Beach House was first altered in 1933 when a screen enclosure designed by local architect Otto Merman was added to the roof garden (not extant) by the then owner Frank Burgess.¹⁰ In 1962, Reginald and Marjorie Nietsch, who owned the house from 1951 until 1992, remodeled the rear of the house and added 556 sq. ft. for an apartment. In 1973, the Nietsch family also added a 17 ft. x 22 ft. porch on the north elevation and removed the circular drive and carport.¹¹

Eloda and Guy Beach owned the Jones-Beach Stock Company, which traveled throughout the Midwest performing several week stints in small towns such as La Crosse and Rochester, Minnesota. Apparently they performed vaudeville acts in the Southwest as well. In the years following World War I, the Beaches came to La Crosse with the Jones-Beach stock company for a week's engagement at a time, performing primarily at the Majestic Theater at 514 Main Street. Following up on its success, the troop changed its schedule to come every Christmas and stayed for 10 to 15 weeks. They eventually settled in La Crosse for a short time where they purchased a lot with a tax value of \$3000 in

¹⁰ Bentley and Merman Commission Records, Blueprint #824, 28 April 1933, University of Wisconsin-La Crosse, Area Research Center.

¹¹ "AAUW Sets Home Tour," *La Crosse Tribune*, 30 September 1973; "Midwest Mediterranean," *La Crosse Tribune*, 22 October 1995, p. E-1; Roderick Robins, "The Nietsch House," unpublished paper, Beach House File, University of Wisconsin-La Crosse, Murphy Library, Area Research Center; Beach House, Historic Photo, La Crosse City Library, Portraits File, Between 1926-1930.

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

**National Register of Historic Places
Continuation Sheet**

23rd and 24th Streets Historic District

Section 7 Page 11

La Crosse, La Crosse County, Wisconsin

1926 and built a house in the Spanish Colonial Revival style valued at \$13,500 on the corner of Losey Boulevard and State Street. In La Crosse, the popular couple was noted for their charitable works in the community and their parties. Eloda sold the house to Frank Burgess after she divorced her husband in 1931. After 14 years in business, the Jones-Beach Stock Company closed, unable to compete with the new motion picture entertainment. Guy Beach eventually found his way to Hollywood in the 1940s where he was able to use his talents as a character actor in many motion pictures. Every motion picture in which he appeared was shown to his La Crosse fans at the local theatres, where each showing became a community event and he was given top billing.¹²

Frank Burgess, the business manager of the *La Crosse Tribune*, became the publisher of the paper in 1917. He continued as publisher of the *Tribune* until his death in 1939. Burgess, born to immigrant parents in Liverpool, England, earned many awards for community service, including La Crosse's annual Hall of Fame award in 1936 that was based on outstanding service to the community and public spiritedness.¹³

3. LUDWIG / DELLA KRONER HOUSE, 227 Losey Boulevard North 1927

This two-story, symmetrical Colonial Revival style house designed by local architect Carl Schubert displays a brick foundation, plain red brick-veneer elevations and a shingled hip roof. A large chimney protrudes from the south side of the roof, while a brick roof dormer projects from the north side of the roof. A plain boxed cornice covers the roof and wall junction. An enclosed, brick, one-story side-porch with a hip roof and a band of windows is attached to the south elevation and a similarly designed brick porch is attached to the north elevation. Triple nine over nine windows flanking the entrance into the center bay and regularly spaced, single rectangular windows with double-hung sashes directly under the eaves characterizes the five-bay front elevation of this symmetrically designed house. Wooden shutters accent the simple windows. A Classical frontispiece featuring a simple pediment with supporting pilasters that accentuates the front entrance is the only embellishment of this late Georgian influenced Colonial Revival house. The interior space of the Kroner House displays the traditional center hall plan with an open stairway and rooms to either side. A free-standing, red brick garage with a flat roof is situated at the south end of the rear of the lot. Large boulders are used in the retaining wall along the north side of the lot and a contemporary iron fence encloses the rear of the lot.

¹² Robins, "The Neitsch House"; *La Crosse Tribune and Leader Press*, 10 May 1921, 15 December 1921, 18 December 1921, 7 January 1923, 23 December 1923, 24 December 1923, 28 December 1923, 30 December 1923, 30 December 1923, 25 October 1946, 14 September 1947.

¹³ Robins, "The Neitsch House," ; "Frank H. Burgess 1875 - 1939," *The Old Guard* (La Crosse: n.p., 1991), p. 54; "Midwest Mediterranean," *La Crosse Tribune*, 22 October 1995, p. E-1 ; Joan Rausch and Richard Zeitlin, *City of La Crosse, Architectural-Historical Intensive Survey Report*. (La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996), p.196.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 12

La Crosse, La Crosse County, Wisconsin

This house has been altered in recent years by the addition of contemporary style windows to the two side porches and a small open porch on the rear of the house.

Ludwig Kroner, the grandson son of Fred Kroner, worked for the family business, the Kroner Hardware Company. Kroner Hardware, one of the pioneer wholesale and retail concerns in the history of the City of La Crosse, was established by the German immigrant Fred Kroner in 1865 in his new building at 219 Pearl Street. Kroner kept a stock of stoves, tin ware, shelf hardware and farming tools. The business was continued by his three sons John, Fred W. and Henry after his death at the turn of the 20th century. His grandson Ludwig served in several positions in the family business and was active in the business community as a representative of his company on the La Crosse Board of Trade. Ludwig Kroner married Mrs. Della Rank in 1922.¹⁴ The Kroner family sold the house by the mid-1930s.

4. WILLIAM VINCENT KIDDER HOUSE, 2425 Main Street

1923

This picturesque French Eclectic styled two-story, asymmetrical house designed by noted local architect Percy Bentley displays stucco elevations capped by a tile-covered, high-pitched hip roof with flared eaves at the roof line and a tall interior chimney with double circular chimney pots arising in the center of the roof of the main block. Wall and roof dormers and second story windows that break through the flared roof line and a shallow two-story wing covered by a jerkin-head roof extending west from the main block furthers the irregularity of the design. A large bay window with four over six lights characterizes the east elevation of this picturesque house. Decorative half-timbering accents the stucco surface of the overhanging wall elevation on the second floor of the off-set entrance bay as well as the ends of the shed-roofed porch off the east elevation. The heavy, wooden, round arched door is accentuated by a surround of brick and white stone voussoirs and flanked by a small, narrow window. The garage attached to the west wing features a hip roof with flared eaves and an eyebrow roof dormer adding to the rambling character of this French country house. The contemporary, one-story, stucco and brick additions that extend west from the garage are covered by roof tile similar in design to the original tile on the main structure. A glass enclosed porch on the main block of the house and open patios extend from the rear of the house. The Kidder house has been altered by the large additions extending west from the garage. And the sliding overhead garage doors replaced the original double-leaf doors in the mid-20th century.¹⁵

¹⁴ *La Crosse Tribune*, 23 August 1907, 10 September 1908, 2 April 1914, 3 October 1947; *La Crosse Tribune and Leader Press*, 16 November 1922; Benjamin Bryant, *Memoirs of La Crosse County* (Madison: Western Historical Association, 1907), p. 192; *History of La Crosse County* (Chicago: Western Historical Company, 1881), p. 769.

¹⁵ William Vincent Kidder House, 2425 Main Street, La Crosse, Wisconsin, Historic Photograph, University of Wisconsin-La Crosse, Area Research Center, Murphy Library; William Vincent Kidder House, 2425 Main Street, La Crosse, Wisconsin, Historic Photograph, La Crosse Public Library, Archives, Portrait File, Eloda Beach.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 7 Page 13 23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

William Vincent Kidder purchased land in the Grandad's Addition with a tax value of \$4700 in 1923. A historic styled house thought to be designed by the noted Prairie School architect Percy Dwight Bentley was constructed on the lot during the year 1923-1924. Kidder was president of the Pyroil Oil Company as well as co-owner of the Motor Inventions Company, an automobile accessories business. William Vincent Kidder died on April 5, 1934 at age 53. From the mid-1930s until the late 1940s, the Kidder house was occupied by Kidder's widow and Dean L. Kidder.¹⁶

5. LEIGHTON / FAYE OYEN COTTAGE, 120 North 24th Street 1928

This one-and-a-half-story, stucco covered picturesque Tudor Revival English Cottage is characterized by a steeply pitched front facing, shingled gable roof with a decoratively capped internal chimney in the center of the roof. A cross gable with half timbering on the south elevation of the clipped gable roofed wing at the rear and the gable and a hip roof with flared eaves over the enclosed rear porch add to the rustic rambling character of this small romantic house. Wood shingles cover the long shed roofed dormers with four over four lights on both sides of the gable roof. Wood shingles also cover the walls of the three-sided bay window on the rear wing while vertical boards clad the rear porch. Horizontal wooden clapboards fill the gable end of the front elevation as well as the rear gable end. A wooden three-sided bay window with a metal hip roof and multi-pane lights dominates the lower story of the front elevation. The windows are accented by wooden shutters. A heavy, wooden arched door fills the off-set entrance on the front elevation. A quatrefoil plaque on the front elevation displaying a stylized "Tree of Life" design was created by Leighton Oyen for the house when it was newly constructed. A free-standing, stucco covered, gable roofed garage is located at the rear of the small lot. The garage has been altered by the addition of contemporary style overhead doors.

Inspired by a prize winning design for a picturesque English Gothic cottage in a *Chicago Tribune* contest for small house design, Leighton Oyen asked his friend, the noted local architect Otto Merman, to create a similar design for his house.¹⁷ After the deaths of his father and older brother Harold in the mid-1920s, Leighton Oyen carried on the highly successful interior design firm established by his father Odin Oyen in 1888. The Oyen firm created notable courthouse and other public building interiors throughout the Midwest and the Northwest. The depression years contributed to the end of

¹⁶ Although no actual documentation exist, the design of the Kidder House has long been reported to be the work of the noted avant garde, local architect Percy Bentley, who apparently was a friend of William Vincent Kidder; *La Crosse Tribune*, 23 January 1957, 8 February 1968.

¹⁷ Interview with Leighton Oyen, 120 North 24th Street, La Crosse, Wisconsin, by Joan Rausch, 3 May 1978; Bentley and Merman Commission Records, Blueprint Entry #629, 4 August 1928, University of Wisconsin-La Crosse, Area Research Center.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 14

La Crosse, La Crosse County, Wisconsin

the company's function as influential interior decorators of public buildings. Leighton Oyen continued to offer painting and decorating services to the local community under the name of Odin J. Oyen Studios. Following the closing of his father's firm, Leighton Oyen, who studied at the Chicago Institute of Art as well as the New York National Academy of Design and the New York Art Student League, remained active as an artist in the community, offering painting classes and exhibiting his art work throughout the mid-20th century. Leighton Oyen and his wife Faye lived in this house until his death in the late 20th century.¹⁸

6. CHARLES / MARGARET LOVELAND HOUSE, 447 North 24th Street 1937

This two-story, International style house is characterized by a flat roof without eaves that terminates flush with the wall and smooth and uniform stucco covered wall surfaces with no decorative detailing around doors and windows. A band of plain casement windows that turn the corner on the upper story and a pair of casement windows with small plain cornices on the lower story further characterize the front elevation. A roundel in the second floor over the centrally located entrance is an element of contrast on this otherwise plain front elevation. A band of casement windows turn the corner on the south end of the rear lower story. A flat slab is cantilevered over the front entrance. A balcony accessed by a two-leaf double glass door in the second story above the one-car garage that projects from the front elevation. A wall chimney extends along the south elevation. A one-story, flat roofed porch with four glass patio doors extends from the center of the rear elevation. A balcony on top of the porch is accessed from the main block by a second story door. A contemporary white metal fence with concrete columns along its west side encloses the rear of the lot. A retaining wall of red brick extends across the front of the lot.

This modest interpretation of the International Style was constructed for Charles L. Loveland, the son of Charles A. Loveland, who was in charge of the "artistic work" and later president of the Northern Engraving Company of La Crosse. The commercial artist and designer Charles A. Loveland was considered to be "one of the best men in his field of work in the northwest." Charles L. Loveland, who also worked for Northern Engraving variously as an engineer and factory inspector, was active in community affairs, serving on the Board of Directors of the State Bank of La Crosse and as a Director and Treasurer of the newly formed Community Chest and Welfare Federation. Margaret Loveland

¹⁸ Joan Rausch, *A Catalog of the Oyen Collection* (La Crosse: n.p., 1979), pp. 2-14, 16-17. *La Crosse Tribune and Leader Press*, 26 August 1923, 11 November 1923, 29 August 1935, 2 January 1950, 27 July 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 15

La Crosse, La Crosse County, Wisconsin

also served her community in numerous roles including volunteer leader in the Girl Scout organization where she served on the Board of Directors and as chairwoman of many committees. The Charles Loveland, Jr. family continued to reside in this house until the mid-20th century.¹⁹

Building Inventory

Status Key: C = Contributing; NC = Non-Contributing

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
Crowley Place				
2306	George & Georgia Hubbard	Ranch	1941	C
Losey Blvd. North				
117	Frank Hoeschler	International	1936	C
	Architect: J. Matson Mandor			
127	Edward & Elsie Newbury	International	1940	C
205	Guy & Eloda Beach	Spanish Colonial	1926	C
	Architect: Carl Schubert			
	Builder: Schwalbe Construction Company			
215	Alger Shillings, Jr.	Astylistic	1990	NC
223	Higbee-Capellen	Bungalow	1915	C
227	Ludwig & Della Kroner	Georgian Revival	1927	C
	Architect: Carol Schubert			
437	Arnold & Ethel Trimble	Colonial Revival	1941	C
	Builder: William Crowley			
445	Henry & Betty Boehm	Colonial Revival	1940	C
	Builder: William Crowley			
505	Ross & Hattie Cheney	Ranch	1949	C
515	Crowley Rental House	Colonial Revival	1941	C
	Builder: William Crowley			
521	Crowley Rental House	Dutch Colonial Rev.	1941	C
	Builder: William Crowley			

¹⁹ *La Crosse Tribune*, 5 February 1916, 12 January 1950, 25 April 1950, 1 May 1950, 23 May 1950, 25 May 1950, 9 November 1940, 9 March 1947, 12 March 1947, 4 March 1948, 23 March 1948, 21 November 1948, 11 January 1949, 8 May 1949, 10 May 1949, 15 May 1949, 19 July 1949, 23 October 1949, 18 December 1949, 10 January 1950, 2 April 1950, 9 August 1950.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 16

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
525	Archie & Clara Fitzpatrick Builder: William Crowley	Colonial Revival	1940	C
533	McKeever-Sletten	Astylistic	1950	NC
537	Archie & Clara Fitzpatrick Builder: William Crowley	Colonial Revival	1939	C
541	Donald and Jane Cameron Builder: William Crowley	Colonial Revival	1950	C
547	Crowley Rental House Builder: William Crowley	Colonial Revival	1948	C
555	Crowley Rental House Builder: William Crowley	Colonial Revival	1947	C
561	Crowley Rental House Builder: William Crowley	Colonial Revival	1946	C
Main Street				
2325	Thomas-Suesmith	American Foursquare	1915	C
2401	Walter & Leona Jones	American Foursquare	1924	C
2425	William Kidder Architect: Percy Bentley (attributed to)	Tudor Revival	1923	C
Pine Street				
2225	Frank & Helen Greene Builder: William Crowley	Bungalow	1936	C
2303	Gerhard & Anne Poehling Builder: William Crowley	Cape Cod	1939	C
2306	Frank Sisson Rental	Astylistic	1949	C
2323	John Weisse Builder: John Weisse, Builders Lumber Company	Ranch	1950	C
State Street				
2325	Leif & Lucille Erickson	Colonial Revival	1928	C
2326	Frank & Edith Neubauer	Colonial Revival	1926	C
2405	Edwin Saenger	Bungalow	1922	C
2406	Raymond & Myrtle Bice	Ranch	1951	C
2410	Alfred & Mary Jane Rice	Ranch	1951	C
2411	Louis & Bonnie Lucht	Bungalow	1915	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 17

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
Vine Street				
2324	Thomas & Bette McKenzie Architect: Frank Fuchs	Ranch	1952	C
2404	Robert & Miriam Hurtgen Builder: Barney Spangler	Colonial Revival	1929	C
2407	Barney Spangler Rental Builder: Barney Spangler	Tudor Revival	1939	C
N. 23rd Street				
303	William & Tillie Newhouse	Bungalow	1928	C
309	Edwin & Minnie Weston	Bungalow	1928	C
310	Fred & Marguerite Silberschmidt	Colonial Revival	1937	C
311	Peter Mesoloras	Bungalow	1937	C
316	Edward & Isabelle Olson	Cape Cod	1936	C
317	William Bushing	Front Gable	1925	C
322	Harold & Elena Cram	Cape Cod	1940	C
324	Rena Angell Designer: Rena Angell	Colonial Revival	1935	C
325	Otto Lieder	Colonial Revival	1931	C
330	Eugene & Florence Hassinger	Tudor Revival	1933	C
333	Ramlo-Miller	Colonial Revival	1931	C
408	Roy & Margaret Ahlstrom Builder: William Crowley	Colonial Revival	1937	C
409	Albert & Clarabelle Brickson Builder: William Crowley	Tudor Revival	1930	C
410	Charles and Thea Sutor Builder: William Crowley	Colonial Revival	1937	C
413	Arnold Engelke Builder: William Crowley	Cape Cod	1937	C
418	Paul & Ann Williams Builder: William Crowley	Colonial Revival	1938	C
419	Carl & Hazel Wahlstrom Builder: William Crowley	Tudor Revival	1931	C
421	Robert & Florence Hofweber Builder: William Crowley	Cape Cod	1937	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 18

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
424	Elbert & Ellen Dissmore Builder: William Crowley	Colonial Revival	1936	C
427	Carl & Ida Noelke Builder: William Crowley	Colonial Revival	1937	C
428	Fred & Anna Hill Builder: William Crowley	Tudor Revival	1937	C
433	James Galvin Rental Builder: William Crowley	Colonial Revival	1936	C
434	Herman & Adeline Beekman Builder: William Crowley	Cape Cod	1936	C
437	Ethel Dittman Builder: William Crowley	Tudor Revival	1940	C
440	Fredrick & Emma Schroeder Builder: William Crowley	Cape Cod	1938	C
447	Klix Rental House Builder: William Crowley	Tudor Revival	1937	C
449	Willard & Muriel Tronick Builder: William Crowley	Colonial Revival	1941	C
451	Louis & Edna Athnos Builder: William Crowley	Colonial Revival	1937	C
502	Bernard Wardenburg Builder: William Crowley	Colonial Revival	1939	C
508	Ella Bleakley Builder: William Crowley	Tudor Revival	1937	C
512	Mathew & Sylvia Susanka Builder: William Crowley	Tudor Revival	1937	C
516	James Allen Builder: William Crowley	Cape Cod	1938	C

N. 24th Street

119	Lyons Rental House	Bungalow	1926	C
120	Leighton & Fay Oyen Architect: Otto Merman	Tudor Revival	1928	C
210	Donald & Bernice Wheeler	Colonial Revival	1937	NC
211	Carl Wiggert	Astylistic	2004	NC
215	Everett & Jane Walters	Tudor Revival	1930	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 19

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
216	Irving & May Ruggles Builder: Barney Spangler	Tudor Revival	1929	C
220	Warren Wright Builder: Barney Spangler	Dutch Colonial Rev.	1929	C
221	Harry & Emma Waggle	Cape Cod	1950	C
226	Barney Spangler Rental Builder: Barney Spangler	Colonial Revival	1929	C
303	Frank & Nell Wilkinson	Cape Cod	1936	C
307	Glenwell Sather	Tudor Revival	1936	C
308	Rental House Builder: Barney Spangler	Dutch Colonial Rev.	1939	C
312	Barney Spangler Rental Builder: Barney Spangler	Tudor Revival	1931	C
315	Alger & Hildor Shillings Builder: Barney Spangler	Tudor Revival	1938	C
316	Barney Spangler Rental Builder: Barney Spangler	Colonial Revival	1931	C
319	Barney Spangler Rental Builder: Barney Spangler	Colonial Revival	1935	C
320	Barney Spangler Rental Builder: Barney Spangler	Tudor Revival	1931	C
323	Barney Spangler Rental Builder: Barney Spangler	Tudor Revival	1935	C
324	Barney Spangler Rental Builder: Barney Spangler	Dutch Colonial Rev.	1931	C
327	Barney Spangler Rental Builder: Barney Spangler	Tudor Revival	1933	C
330	Barney Spangler Rental Builder: Barney Spangler	Colonial Revival	1952	C
331	Spangler Rental Builder: Barney Spangler	Cape Cod	1932	C
404	Victor & Ruby Shimanski Builder: William Crowley	Colonial Revival	1939	C
409	Joseph & Margaret Clark Builder: William Crowley	Colonial Revival	1933	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 20

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
410	Crowley Rental Builder: William Crowley	American Foursquare	1933	C
415	Crowley Rental Builder: William Crowley	Colonial Revival	1935	C
416	Crowley Rental Builder: William Crowley	Colonial Revival	1933	C
419	Nick & Mary Mesoloras Builder: William Crowley	Colonial Revival	1938	C
420	John & Elizabeth Rau Builder: William Crowley	Tudor Revival	1934	C
423	Edward Scanlon Builder: William Crowley	Colonial Revival	1938	C
424	Crowley Rental Builder: William Crowley	Colonial Revival	1935	C
429	Fred & Mildred Lakosky Builder: William Crowley	Colonial Revival	1940	C
430	Fred & Jane Steele Builder: William Crowley	Colonial Revival	1937	C
435	Reuban J. & Mary Trane Builder: William Crowley	Colonial Revival	1938	C
439	Bernard & Ruth Dellenbach Builder: William Crowley	Colonial Revival	1937	C
444	Joseph Noelke Builder: William Crowley	Colonial Revival	1940	C
447	Charles & Margaret Loveland Builder: William Crowley	International	1937	C
502	Roy & Dorothy Sorensen Architect: Boyen, Schubert & Sorensen	Ranch	1950	C
505	Kenneth & Jean Scheid	Colonial Revival	1968	NC
509	James & Freida Kapellas Builder: William Crowley	Colonial Revival	1939	C
510	Crowley Rental Builder: William Crowley	Two Story Cube	1936	C
511	Rental House Builder: William Crowley	Colonial Revival	1937	C
514	Crowley Rental Builder: William Crowley	Colonial Revival	1940	C

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

23rd and 24th Streets Historic District

Section 7 Page 21

La Crosse, La Crosse County, Wisconsin

<i>Address</i>	<i>Name</i>	<i>Style</i>	<i>Date</i>	<i>Status</i>
517	James & Mabel Capicotto Builder: William Crowley	Colonial Revival	1941	C
518	Elmer & Winifred Warninger Builder: William Crowley	Tudor Revival	1939	C
522	William & Muriel Newburg Builder: William Crowley	Tudor Revival	1939	C
525	Robert & Cecelia Anthony Builder: William Crowley	Colonial Revival	1938	C
527	Donald & Gretchen Gray Builder: William Crowley	Colonial Revival	1941	C
531	Ray & Sylvia Hayes Builder: William Crowley	Colonial Revival	1937	C
532	Crowley Rental Builder: William Crowley	Dutch Colonial Rev.	1937	C
540	Crowley Rental Builder: William Crowley	Colonial Revival	1938	C
544	Crowley Rental Builder: William Crowley	Colonial Revival	1938	C
548	Paul & Katherine Mateju Builder: William Crowley	Colonial Revival	1940	NC

Name of Property

County and State

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)

Architecture

Period of Significance

1915-1952

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked)

N/A

Cultural Affiliation

N/A

Architect/Builder

Bentley, Percy

Matson, J. Mandor

Merman, Otto

Narrative Statement of Significance

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 1

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

STATEMENT OF SIGNIFICANCE

The 23rd and 24th Streets Historic District is eligible for listing in the National Register of Historic Places under Criterion C at the local level because it contains a concentration of significant early to mid-twentieth century residential architecture in the city of La Crosse. This residential district, unified by its location between North 23rd Street and the thoroughfare Losey Boulevard North, is further united by a short common construction period representative of a particular period in the architectural history of La Crosse. The majority of the houses lack individual distinction, but as a whole are a significant representative of 20th century contractor-builder Period Revival style houses constructed for the middle-class in La Crosse. The 23rd and 24th Streets Historic District also is characterized by six significant representatives of 20th century Period Revival styles and early modern residential architecture designed by La Crosse's most prominent early 20th century architects. The majority of the well-preserved contractor-builder Period Revival houses were constructed in the Colonial Revival style and in the Tudor Revival style; however, several houses represent the trend toward the new modern that coexisted with the demand for more popular Period Revival styles in the first half of the 20th century. The period of significance is from 1915 when the first house in the district was constructed until 1952 when the last house was built during the historic period. The 23rd and 24th Streets Historic District was one of three potential historic districts identified in the 1995 intensive survey update of the city of La Crosse. The Cass and King Street Residential Historic District was listed in 1997. The third identified district, the Edgewood Place Historic District, is being nominated concurrently.

HISTORICAL BACKGROUND

The history of the 23rd and 24th Streets Historic District began during an economic boom period in La Crosse, but the bulk of its development came during the Great Depression of the 1930s. The district developed as a middle-class residential neighborhood with houses constructed primarily by two local builders. After a brief spurt of development prior to 1929, building in the district slowed, then occurred in fits and starts through the Depression years. The development of this neighborhood is a fascinating look at how economic conditions determined the rate of development of the district, and provides an interesting record of the families that were able to buy or rent houses in this area during very poor economic times. It is a lesson in how some builders coped during the Depression and how a middle-class neighborhood developed during the 1930s.

This district is located in an area that was part of the general eastward expansion of the city during the nineteenth and early twentieth centuries. It was an expansion that started with the lumber boom in the mid-nineteenth century. La Crosse's location along the Mississippi River gave the early settlement an important transportation advantage and by the 1850s, the community had developed an economic

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 2

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

base of lumber and grain milling, small industries, and brewing. The railroad came to the community in 1858 and shortly afterward, the exploitation of the pineries in northwestern Wisconsin would make La Crosse a lumber boom town. Between 1860 and 1880, lumbering became the largest industry in the city, as millions of board feet of pine were processed at 33 lumber mills located along the Mississippi and Black Rivers.²⁰

Lumbering helped La Crosse grow into the second largest city in Wisconsin during the 1880s with a population of just over 25,000. A strong downtown commercial area developed and large residential areas spread out from the downtown along a flat portion of land between the Mississippi River and the bluffs to the east. The most prestigious houses for lumber barons and others who profited from La Crosse's boom years were built directly east of the downtown, approximately between 10th and 20th streets. A group of these houses was listed in the National Register of Historic Places as the Cass and King Street Residential Historic District. During the late nineteenth century, lumbering declined, then disappeared, and there were no major industries to match the economic power of the lumber industry. The result was that growth in residential housing in La Crosse slowed.²¹

Then, during the early twentieth century, industrial activity increased. During the 1910s and especially the 1920s, a number of old firms expanded, and some new industries developed. Another important development was the growth of the La Crosse Normal School, later the University of Wisconsin-La Crosse. Founded in 1905, the normal school's Main Hall was constructed in 1908, followed by Wittich Hall in 1916. During the 1920s, enrollment increased as more and more young people began attending the state normal schools. The growth in the economy of La Crosse fostered more residential building, especially houses that were built for the growing middle-classes and professionals working in the businesses of the city and at the normal school. Housing plats stretched even further east from the downtown to about Losey Boulevard North in the area of this district.²²

In the 23rd and 24th Streets Historic District, houses began appearing in the large Spier's Addition between State Street on the south and Pine Street on the north, and between 22nd Street on the west and Losey Boulevard North on the east; and in several small plats continuing south to Main Street. In the southernmost area of the district, three of the earliest houses were built, all in 1915: the Higbee-Capellen bungalow (223 Losey Blvd. North), the Thomas-Suesmith American Foursquare (2325 Main

²⁰ Joan Rausch, Richard Zeitlin, and Carol Lohry Cartwright, *Final Report Intensive Historical-Architectural Survey: City of La Crosse* (La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996), 17-20.

²¹ *Ibid.*, 20-23.

²² *Ibid.*, 21-24.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 3

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

St.), and the Lucht Bungalow (2411 State St.). Unlike most of the district's houses, these early homes were not built in the Period Revival styles.

The 1920s saw a number of houses built in the Spier's Addition and the additions along Main Street. In fact, south of Pine Street, 16 houses were built in the district during the 1920s. Several of these houses were designed by architects. For example, the stylish Spanish Colonial Revival house designed by architect Carl Schubert for Guy and Eloda Beach (205 Losey Blvd. North) was built in 1926. Another fine house by Schubert for Ludwig and Della Kroner (227 Losey Blvd. North) was built in 1927 in the Georgian Revival style. Notable local architect Percy Bentley is credited with the design of a fine Tudor Revival house for William Kidder (2425 Main St.) in 1923 and another well-known local architect, Otto Merman, designed a decorative English cottage type house for Leighton & Fay Oyen (120 N. 24th St.) in 1928. Local builder Barney Spangler built a few good quality Period Revival houses in 1929, also in this part of the district.

The development of the district appeared to be taking off in 1928 and 1929, and with a growing middle-class in La Crosse, there was no reason to expect that this area would not quickly fill with houses. But, in fact, during the late 1920s there were signs of an economic recession. Unemployment was growing, and factories were cutting back production, particularly in 1929. A boom and bust economy in the United States was common and few predicted that anything other than a brief "bust" period was in store for the country. Even after the stock market crashed in late October of 1929, many felt that this was simply a financial concern and that it would not affect the rest of the country's economy, or at least not for very long. Most businessmen responded to the crash by waiting for economic forces to right themselves as they had done in the past.²³

This was, perhaps, the thinking of local builder and developer William Crowley when he submitted the plat for the Crowley Homes Addition, just north of the Spier's Addition, in October of 1930. After all, Crowley was a successful contractor and developer in 1930. And, to make a living, Crowley had to continue to operate his business whatever the economic conditions, as long as he could. So, he purchased 41 acres of land between 22nd Street and Losey Boulevard North, and Pine Street to La Crosse Street and platted 140 lots.²⁴

The property was part of the P. S. McArthur estate near the old fairgrounds that had been purchased in 1917 by the St. Rose Convent (Sisters of St. Rose). The sisters also acquired about 11 additional acres

²³ Paul W. Glad, *The History of Wisconsin, Volume V. War, a New Era, and Depression, 1914-1940*. (Madison: State Historical Society of Wisconsin, 1990), 348-354.

²⁴ Carole Edland, "William Crowley," unpublished manuscript on file in the Area Research Center of the Murphy Library, University of Wisconsin-La Crosse, La Crosse, Wisconsin.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 4

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

of land along Pine Street that had been platted into small blocks and lots for the Spier's Addition. The sisters intended to build a large home economics school on the land, but the project was stalled for a number of years due to a dispute over closing the part of Campbell Road that ran through and disconnected their property. The sisters felt that their large institution would be on land separated by a road. Since Campbell Road was also designated State Highway 16, the state highway commission denied the request. The sisters then suggested that they could close off Campbell Road and re-route it on a section of land at the edge of their property. This would retain Campbell Road as a through road, but connect it to La Crosse Street rather than Losey Boulevard North. This plan, too, was denied. By 1930, the sisters had abandoned their plans for the school and sold their land to William Crowley for his Crowley Homes Addition.²⁵

Perhaps to increase its desirability in poor economic times, William Crowley included a set of restrictions on the homes built in the addition. These restrictions limited what type of buildings could be constructed in the subdivision, where they could be located, and how they could be used. There were also landscaping restrictions. The two-page document is a fascinating look at a planned subdivision of the mid-twentieth century.

First, the restrictions stated that the land could only be used for private, single-family residences, their garages, and any other outbuildings that were used strictly for private residential purposes. The garages/outbuildings could not be higher than one story, unless a house was built on a parcel with more than 10,000 square feet. Then, the outbuilding or garage could have a "finished attic." No property could be used for the manufacture or sale of liquor and no poultry houses or stables could be built unless the lot was more than 15,000 square feet, and then only for animals kept for private use.²⁶

The landscaping restrictions covered fences or boundary walls; none should be higher than six feet, two inches in the rear of the lot or be higher than four feet in the setback areas (in front of the house and in between houses). An exception was made for an architect or landscape architect "of recognized good standing" to design a higher fence if it was connected to an "artistic" landscaped garden and did not interfere with the development of adjoining lots. The setback rules restricted building within five feet of any lot line and 40 feet from the street (except for porches and designed terraces, which could not be more than 12 feet into the setback area). Exceptions were made for properties built along La

²⁵ Plat Map of La Crosse, in *Atlas of La Crosse County, Wisconsin* (Des Moines: Kenyon Company, 1913); Warranty Deed, Vol. 162, p. 630, June 21, 1930, on file in the Register of Deeds, La Crosse County Courthouse, La Crosse, Wisconsin; "St. Rose Sisters Sell Thirty Acres of Land Adjoining Fair Grounds," *La Crosse Tribune*, 23 April 1930, p. 1.

²⁶ Declaration of Restrictions Deed, October 31, 1930, on file in the Planning Department of the City of La Crosse, La Crosse, Wisconsin.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 5

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Crosse Street, Pine Street, Campbell Road, and Crowley Place, where setbacks could be 10 feet in the front, but with no porches or terraces. Garages could not be located in the front half of any lot.²⁷

Even the cost of the houses was dictated in the restrictions. Houses built south of Campbell Road on Losey Boulevard had to have a value of at least \$7,500. Houses built south of Campbell Road on 24th Street had to be valued \$6,500; along 23rd Street, \$6,000; along 22nd Street, \$5,000, and north of Campbell Road, \$3,500. These monetary restrictions help explain why the historic district is centered along North 24th Street, south of Campbell Road. It was here, and along North Losey Boulevard, where the most expensive houses were meant to be built, making them the largest and most elaborate of the entire addition.²⁸

With these restrictions in the Crowley Homes Addition, William Crowley was attempting to create an "exclusive" neighborhood for the middle class, and largely the people who purchased or rented homes in the neighborhood were middle-class, as a review of city directories for the houses in the district illustrates. But along with the architectural, monetary, and landscaping restrictions came a discrimination clause. Only white people were allowed to live in or own homes in the addition, except, of course, if they were servants. This restriction is an illustration of attitudes about minorities that prevailed during that period and continued into the 1960s. While Wisconsin may have had no formal "Jim Crow" laws, "red-lining" and discrimination were common in the state at this time.²⁹

The area of the district that lies in the Spier's Addition and the other small additions along Main Street developed in a similar manner as the Crowley Homes Addition in terms of housing types and middle-class ownership. No restrictive covenants have been found for these additions, but setbacks, outbuildings, and landscaping features were similar to the houses built in the Crowley Homes Addition. This is because the lot sizes were similar in the two areas, and the people residing there had a similarity in income and profession.

A statistical look at the make-up of the district, as it developed, will illustrate how the district emerged between 1915 and 1941 as a largely middle-class residential area. Prior to 1929, 14 houses were built in the district, all in the Spier's Addition or the additions along Main Street. Of the 12 residents who reported occupations to the city directories, three held professional occupations: physician, high school teacher, and post office clerk. The nine remaining residents were upper to middle level business people, from store owners to a president of an oil retailer.

²⁷ *Ibid.*

²⁸ *Ibid.*

²⁹ *Ibid.*

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 6

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

The bulk of the district, though, developed from 1929 through 1941, when 86 houses were built, or 71 percent of all buildings. About half of the houses were sold to middle-class residents who had consistent occupations throughout the 1930s. The other half remained rental properties owned by their builders, either William Crowley or Barney Spangler. The residents of these houses turned over quickly and no consistent information about their occupations could be gathered.

Of the owners in the district, their occupations were decidedly middle-class, either professional occupations or business occupations. A few others had high-skilled jobs with the railroad, such as conductors, clerks, and engineers. Of the ownership group, the majority had business occupations that were similar to those who built houses between 1915 and 1929. That is, they were owners of small, successful stores or executives of medium-sized businesses. Many were managers of small businesses or sections of larger businesses. A slightly smaller number had professional occupations, such as professors at the normal school, highway or industrial engineers, a dentist, and a physician.

What the statistics of the development of this district also show is that the building of houses coincided with the ups and downs of the Depression, more specifically the one down period and the one up period. And they also show that over half of the houses built in the 1930s were not sold, either because the builders could not sell them or because renting houses was one way to maintain their businesses during this era.

The down period in the development of this district was between 1929 and 1935. This reflects the overall economic distress the country was in at that time. As stated earlier, after the stock market crash, most businessmen took a wait and see approach. But by 1931, it became clear that the economy was not making a rapid return to prosperity. In fact, business conditions were getting worse, not better. Unemployment, especially in industry, continued to climb and the construction industry was particularly hard hit. Between 1929 and 1931, construction declined by almost 50 percent in Wisconsin. Given the magnitude of the economic problems at this time, it is of considerable interest that local builders William Crowley and Barney Spangler, responsible for a majority of the houses in the district, could even stay in business during the early 1930s.³⁰

In fact, building in the district came almost to a standstill between 1930 and 1935. In 1930, 1932, and 1934, only one house was built in the district in each of those years. In between these years the outlook was little improved, with only seven houses built in 1931, five houses built in 1933, and five houses built in 1935. Of the 120 houses in the district, only 25 were built in this time period.

³⁰ Glad, 355-367.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 7

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Between 1936 and 1942, the building count goes up significantly. In 1936, nine houses were built in the district, followed by 19 built in 1937. In 1938, eight houses were built and in 1939, nine houses were built. As the country was coming out of the Depression just before World War II, 16 houses were built in 1940 and 1941 in the district. Taken together, between 1936 and 1942, 61 or over half of the houses in the district, were built. This coincides with the height of federal government funded works projects like the Civil Works Administration and the Works Progress Administration. Although the Depression had not significantly eased in the late 1930s, works programs brought some money into the economy of La Crosse. Some incomes of middle-class families may have stabilized enough so that they were able to afford a new, albeit modest, home.

The two most prolific builders in the district, William Crowley and Barney Spangler, were having some success at building, then renting, homes. Some of the renters ended up purchasing their homes, but others houses were rented well into the 1940s. There was still a demand for housing in the city, but credit was tight, and income low, so many middle-class families did not feel confident enough or did not have the means to buy a new house. The result was that Crowley and Spangler could not necessarily sell all the houses they needed to build to keep their businesses going; but by renting, they could at least cover their costs and, perhaps, even make a small profit. The fact that many of the rentals remained rentals for a number of years suggests that this may have been a successful strategy for them.

The lots in the historic district were almost completely filled prior to World War II. The remaining lots were filled in right after the war, between 1946 and 1952. Most of these homes were built for middle-class families like those before the war and were modest and simply decorated. A few stylish ranch houses were built, like architect Roy Sorensen's house at 502 North 24th Street, when he was with the firm Boyen, Schubert & Sorensen.

After World War II, the 23rd and 24th Streets Historic District remained a stable neighborhood of single family homes for the remainder of the twentieth century. It was middle-class and attractive, the type of neighborhood seen on early television shows, such as *Leave it to Beaver*. As late as the mid-1990s, most of the wood-clad houses still had not had an application of vinyl or aluminum siding and most houses were not considerably remodeled or enlarged. Although some artificial siding has been placed on district's houses, it still has attractive historic streetscapes. And, the closeness of the neighborhood remains today through an active neighborhood association. But, there are threats to the stability of the neighborhood.

First, the houses are, when compared to today's standard for middle-class housing, a bit small and lacking amenities like large, attached garages; spacious open living spaces that include family rooms;

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 8

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

large master suites; multiple bathrooms; and large kitchens. Many families are no longer attracted to these houses, despite their usually superior architectural details and overall charm. The expansion of the University of Wisconsin-La Crosse has pushed student housing closer and closer to this neighborhood. Some nearby houses have been acquired for student housing and other rentals. This trend often brings with it less emphasis on maintenance, more inappropriate remodeling, and, sometimes, an increase in behaviors that discourage families from living in the neighborhood. Most residents of this area live here for the charm and affordability of the houses and desire to keep the area primarily single-family and owner-occupied. These residents, and the La Crosse planning department, hopes that the establishment of this historic district will assist in this effort.

The history of this district is very revealing in what it can tell us about building in the 1930s and about the people who lived in a 1930s neighborhood. And, in looking at the statistics of the development of the district, some stereotypes about the 1930s may be invalidated. It is often assumed that hardly anyone had money to build in this era and that housing developments stood empty. In this case, that is not completely true. Although the district was developed sporadically, it was done mostly in the 1930s. It also seems to have helped keep two local builders in business: William Crowley and Barney Spangler. The statistics on building dates, owners, and owner vs. rental houses creates an interesting and possibly significant look at residential building in the Great Depression. A thorough study of all the houses built in the 1930s in and out of the district could provide significant information on this topic, helping us better understand the complex economy of the 1930s. This type of study was beyond the scope of this nomination, but the conclusions reached here should be examined further.

The houses in this district have been called homes for the "average" or "common" man. This, too, is not necessarily the case. These houses were built specifically for the middle-class, with architectural features that were similar to larger houses being built by wealthier families. The middle-class, at that time, was not "average" or "common." The "average" or "common" man was largely working-class, toiling in the lumber mills in the nineteenth century and in the factories and businesses of the early twentieth century. The middle-class was a much smaller group in between the large working-class and the very small wealthy, upper-class. Builders like William Crowley and Barney Spangler built houses specifically for these families and they are not "common" at all when compared to the entire architectural fabric of a city like La Crosse. That is what makes this district one of the most interesting in the city.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 9

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

ARCHITECTURAL SIGNIFICANCE

Residential architecture in the first half of the 20th century in the city of La Crosse mirrored the rest of the nation with the new modern and historical or Period Revival styles occurring at the same time. While some architects and their clients were searching for a new "modern" style of architecture, others were looking for a new style through the eclectic reuse of historic styles. The 23rd and 24th Streets Historic District is dominated by a large number of houses that are interpretations of the Colonial Revival and Tudor Period Revival styles. Popular periodicals such as *Country Life* encouraged a taste for Revival styles and provided illustrated designs and blueprints as well. Catalogs of house plans like Aladdin Homes and pre-cut house "kits" from Sears Roebuck and Montgomery Ward catalogs, as well as pre-cut components from local lumberyards, could be ordered by anyone everywhere in America.³¹

The houses in the 23rd and 24th Streets Historic District were constructed mainly by contractor-builders active in La Crosse in the first half of the 20th century. The 23rd and 24th Streets District includes part of the Crowley Addition platted in 1930 on a 41 acre tract of land owned by the real estate developer and building contractor William Crowley. As indicated in the Historical Background, Crowley purchased the land from the Sisters of St. Rose Convent when they abandoned a plan to build a Domestic Science School on the site. Crowley organized the Crowley Homes Company for the purpose of creating a residential district.³² The Crowley Homes Company houses are located in the Crowley Addition that includes the 400 and the 500 blocks of 23rd and 24th Streets and Losey Boulevard North, as well as the cross streets of Crowley Place and north side of Pine Street. According to the Crowley family, William Crowley and his contracting company built the houses in the Crowley Addition and many of the architectural plans were drafted and/or revised by Harold Weisse, who was vice-president of the Weisse Manufacturing Company and had architectural training. Many of the houses built in the 200 and 300 blocks of North 23rd and 24th Streets were constructed by Barney Spangler another prominent contractor-builder in the city of La Crosse in the early to mid-20th century. Spangler often ordered plans from house magazines and blueprint catalogs, which he modified to serve his purpose. Both Crowley and Spangler also used plans ordered through the local lumber yards and wood products manufacturing companies. The local Gateway Lumber Company and several wood products manufacturing concerns offered building and contracting services in La Crosse in the mid-20th century. The houses at 515 and 521 Losey Boulevard North were built in 1941 on property owned by the Gateway Lumber Company. Raymond Bice, the co-owner of the Bice-Olsen

³¹ Sears Roebuck Catalog design, the Dover (No. 3262), appears to be the same design used for the Tudor Revival cottage at 307 North 24th Street except for the double dining room windows north of the entrance on the front elevation that are not in the Sears house design in Katherine Stevenson and H. Ward Jandl, *Houses By Mail*, (Washington: Preservation Press, 1986), pp. 11, 311.

³² *La Crosse Tribune and Leader Press*, 23 April 1930.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 10

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Manufacturing Company and Lumber Yard, also operated as a contractor-builder, who reportedly constructed more than 400 homes between 1924 and 1980. He constructed a house for himself and his wife Mary Jane in 1951 at 2410 State Street.³³

According to Wisconsin's *Cultural Resource Management Plan*, the Period Revival styles incorporate the wide range of styles the architects adapted to modern needs during the period from 1900 until 1940.³⁴ A renewed interest in classical architecture and classical details initially inspired by the display of Neo-Classical architecture and the interpretations of European styles at the 1893 Columbian Exposition held in Chicago was carried through the first half of the 20th century. New interest in the American Colonial Revival style was fostered with the restoration and recreation of Williamsburg, Virginia, during the 1920s and 1930s. By the 1930s, the Colonial Period Revival became the preferred historic style in the city of La Crosse; however, by this time, the Colonial Revival houses were much simpler in form and ornamentation and much smaller in scale. The historic Period Revival styles continued to prevail over the "New Modern" in La Crosse, as in most parts of the Nation, until the 1950s.

The Colonial Revival, which collectively includes the American, Dutch, Georgian, and Spanish Colonial styles, exerted the greatest influence on the 23rd and 24th Streets Residential Historic District developed in the mid-20th century. According to Wisconsin's *Cultural Resource Management Plan*, the Colonial Period Revival house usually include many of the same classical elements or stylistic references, but are less formal or specific to the Georgian or Federal style. The plan further states that the Colonial Period Revival houses, usually two-story and faced with clapboards, rely heavily on a simple, classically derived entrance to denote their architectural style. Their historic architectural references include columns, pilasters, cornices and shutters. The two-story, rectangular block with a side gabled roof and end wall chimneys is the most common form used in Colonial Revival houses in the mid-20th century.³⁵

Symmetrical, side gabled Colonial Revival houses with an entrance into the center bay were the most popular type built by contractor-builder William Crowley in the Crowley Addition and by the prominent contractor-builder Barney Spangler, who built many houses on a speculative basis at the

³³ Patricia Crowley, Telephone Interview, 31 October 2009; Carole Edland, "A Brief Biography of Mr. A. Barney Spangler and the Houses He Built," unpublished manuscript, 1 June 1981, on file in the Area Research Center of the Murphy Library, University of Wisconsin-La Crosse, La Crosse, Wisconsin; *La Crosse Tribune*, 10 January 1993, 17 December 1994; Carole Edland, "William Crowley."

³⁴ Barbara Wyatt, ed. *Cultural Resource Management in Wisconsin*, Vol. III (Madison: State Historical Society of Wisconsin, 1986), Architecture 2-28.

³⁵ *Ibid.*, Architecture 2-28, 2-29.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 11

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

southern end of the of 23rd and 24th Streets Historic District. Spangler used many of the houses he built as rental property as did Crowley during the difficult economic period after the Depression and during the era of World War II. The well preserved, symmetrical, side gabled house built in 1931 at 316 North 24th Street and its mirror image built in 1935 at 319 North 24th Street were used by Spangler as rental properties through the late mid-20th century. Rena Angell, an art professor at La Crosse State Teachers College, designed her own Colonial Revival house in 1935. This shingle covered, side gabled house constructed at 324 North 23rd Street was designed to hold her many family heirlooms as well as her paintings and art work. Her art studio was located in the southwest corner of the second floor.³⁶ The well-preserved Angell house relies on an arched central entrance accentuated by a pedimented portico or entry porch supported by Tuscan columns to communicate its Colonial Revival style.³⁷

Colonial Revival houses with an off-set entrance were also scattered throughout the 23rd and 24th Streets District. The stucco covered, side gabled Leif Erickson House at 2325 State Street built in 1928 on the southern end of the district is one of the earliest Colonial Revival houses built within the boundaries of the district. Well preserved, brick-veneer examples of the Colonial Revival house with an off-set entrance built by the contractor-builder William Crowley in the Crowley Addition are the Nick Mesoloras House built in 1938 at 419 North 24th, the Fred Lakosky House constructed in 1940 at 429 North 24th, and the James Kapellas House built in 1939 at 509 North 24th Street. These simple brick-veneer blocks were made economically possible when inexpensive techniques were perfected for adding veneers of brick or stone to the traditional balloon frame house in the early 1920s. They are ornamented only by multi-pane windows and entrance doors accented with classical pediments and cornices supported by pilasters. A well-preserved example of a clapboard covered, side gabled Colonial Revival house with an off-set entrance was constructed by William Crowley in 1940 in the Crowley Addition at 444 North 24th Street. This rectangular box is ornamented only by an entrance topped by a simple projecting cornice and sidelights.

William Crowley used the less popular but still fairly common hipped roof "classic box" form for several of his houses in the Crowley Addition. In 1939, he built a large symmetrical brick block with a hip roof at 404 North 24th Street for the engineer Victor Shimanski and his wife Ruby, and a cream brick block with a hip roof that he used for a rental house in 1941 at 515 Losey Boulevard North. Both of these well-preserved interpretations of the Colonial Revival are characterized only by small classically derived entry porches and multi-pane windows.

³⁶ *La Crosse Tribune*, 31 December 1935, 8 August 1943.

³⁷ The names of the building owners, the architects and builders and the dates of construction were determined through research of the City of La Crosse Tax and Assessment Records, La Crosse City Directories, La Crosse City Water Department Records, and from a selective survey of newspaper accounts. Sanborn Insurance Maps from 1906 revised in 1941 and 1945 also were researched. Only additional or specific sources are footnoted.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 12

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

The earlier Georgian style influenced a number of the Colonial Revival houses in the 23rd and 24th Streets Historic District. According to Wisconsin's *Cultural Resource Management Plan*, the Georgian Period Revival style displayed forms, symmetrical facades, rectangular plans, hipped roofs and classical details characteristic of the earlier Georgian and Federal architecture.³⁸ A two-story, symmetrical Colonial Revival house influenced by the earlier Georgian style at 227 Losey Boulevard North was designed in 1927 by local architect Carl Schubert for Ludwig Kroner, a member of the prominent Kroner Hardware Company family.³⁹ This architecturally significant Period Revival house displays plain red brick-veneer elevations and a shingled hip roof. A plain boxed cornice covers the roof and wall junction. A Classical frontispiece that accentuates the front entrance featuring a simple pediment with supporting pilasters is the only embellishment of this Georgian influenced Colonial Revival house. Crowley also added Georgian Revival details to the red brick rental house he constructed in the Crowley Addition at 544 North 24th Street in 1938. This substantial, side gabled house features a two-story decked entrance pavilion projecting from the center bay. It is further characterized by an end chimney, decorative brick quoins at the corners of the brick elevations, multi-pane windows in the upper sash and a central entrance door with sidelights accentuated by an elaborate arched door hood.

The Dutch Colonial Revival, the Cape Cod Cottage Colonial Revival and the Postmedieval English type built with second story overhanging the lower story were less often selected interpretations of the Colonial Period Revival in the 23rd and 24th Street Historic District. Classically derived Georgian and Federal entry details were used to ornament the vernacular Dutch Period Revival houses constructed during the late 1920s through the early 1940s in the district. Side gambrel roofed Dutch Colonial houses, usually with long shed dormers, became the dominant form in the 1920s and 1930s. According to Wisconsin's *Cultural Resource Management Plan*, the Dutch Colonial Period Revival house identifiable by its signature gambrel roofs is essentially an offshoot of the formal Georgian Revival style. The plan further states a picturesque quality was achieved through the use of a combination of building materials including clapboards, shingles, brick and stone.⁴⁰ The contractor-builder Barney Spangler constructed a rental house in the Dutch Colonial Revival style in 1931 at 324 North 24th Street. This well-preserved gambrel roofed frame house is covered by wood shingles. It is further characterized by long, shingled shed dormers, overhanging eaves and multi-pane windows. Among the best preserved of the Dutch Colonial Revival type is the frame, gambrel roofed house built by the contractor-builder William Crowley in 1941 at 521 Losey Boulevard North in the Crowley Addition. This Dutch Colonial house features a steep, side-gambrel roof with long shed dormers and wide overhanging eaves. A pedimented entrance porch supported by slender columns accents the off-set entrance.

³⁸ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-28.

³⁹ "AAUW Home Tour," *La Crosse Tribune*, 8 October 1972.

⁴⁰ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-29.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 13

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

William Crowley constructed a small, one-story, brick Cape Cod Cottage in 1939 in the Crowley Addition at 2303 Pine Street for the Gerhard and Anne Poehling family. This well-preserved side-gabled house typically features roof dormers, an end chimney and is further characterized by a bay window ornamented by a classical surround comprised of a cornice and plain entablature supported by pilasters. The off-set entrance is accentuated by a similar surround of a cornice and plain entablature supported by capped pilasters. The small, side gabled Cape Cod cottage built for Harold Cram, the manager of the *La Crosse Tribune*, in 1940 at 322 North 23rd is a frame interpretation covered by clapboards and characterized by the roof dormers and the classically derived entry details typically associated with the style. A more unusual form of the Colonial Revival built with an overhanging second story sometimes referred to as the Postmedieval English type was constructed in 1937 at 511 North 24th Street by William Crowley in his Crowley Addition. This side-gabled Colonial Revival house displays the typical masonry veneered lower story with clapboard cladding above. It is further characterized by wall dormers, multi-pane windows and a pedimented entry porch.

The Spanish Colonial Revival style, more commonly found in the Southwest, California and Florida, exerted minimal influence on the 23rd and 24th Streets Historic District. The Period Revival Spanish Colonial house, a mixture of styles from the Mediterranean world, gained national acceptance after the Panama-California Exposition in San Diego in 1915. According to Wisconsin's *Cultural Resource Management Plan*, the Spanish Colonial style, popular from 1915 to 1940, is relatively rare in Wisconsin. The plan further states Spanish Colonial buildings are characterized by flat wall surfaces, often plastered or stucco covered, broken by arcading and terra cotta, plaster or tile ornamentation, sometimes drawing on classical motifs.⁴¹ The only Spanish Colonial Revival house in the district is the Guy and Eloda Beach House designed by local architect Carl Schubert and constructed by the Schwalbe Construction Company in 1926 at 205 Losey Boulevard North. The Beach House is one of four architecturally significant representatives of the Spanish Colonial style house in the City of La Crosse. This stucco-covered house displays the flat roof that is loosely based on the Spanish prototype and the parapeted elevations are characteristic of the style. Molded red tile work at the top of the parapets and grille work in the openings of the parapets as well as red tile shed roofs above the multi-pane windows contrast with the white stucco-covered elevations. An arcaded, flat-roofed, circular entrance porch on the east elevation further ornaments this picturesque house. The house was constructed for Guy and Eloda Beach who owned the Jones-Beach Stock Company in the years following World War I. Following up on its success in La Crosse, the troop changed its schedule to come every Christmas and stayed for 10 to 15 weeks. Guy and Eloda Beach eventually settled in La Crosse for a short time where they purchased a lot for \$3,000 and built a Spanish Colonial Revival style house in 1926 valued at \$13,500 on the corner of Losey Boulevard and State Street. Apparently,

⁴¹ Ibid., Architecture 2-32.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 14

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

they had performed vaudeville acts in the Southwest where they became familiar with Spanish Colonial architecture.⁴²

The English Tudor Period Revival Style, the most popular historic style in La Crosse in the 1920s, was selected less often than the Colonial Revival style in the 1930s and 1940s when the 23rd and 24th Streets Historic District was under construction. However, the Tudor Revival Style house continued to be popular and these houses are interspersed among the Colonial Revival style houses throughout the district. According to Wisconsin's *Cultural Resource Management Plan*, ornamental half-timbering applied over a conventional balloon frame structure and in-filled with stucco or brick is a hallmark of the Tudor Period Revival style. The plan further states the Tudor style is characterized by elaborate decorative chimneys, a multi-gabled roofline and by large window expanses subdivided by mullions. Small scale interpretations of the style often described as "Cotswold Cottages" were quaint houses of stone, shingles or brick.⁴³ The earliest and most elaborate Tudor Revival style house in the district, designed by local architect Otto Merman for his friend Leighton Oyen, a local designer and artist, was constructed in 1928 at 120 North 24th Street.⁴⁴ The Oyen Cottage is one of three Period Revival residential interpretations of the Tudor style created by Otto Merman in the 1920s. Merman used a variety of wall treatments and a variety of forms to characterize this small picturesque stucco covered cottage. This architecturally significant example of the style is based on English cottages, depending on a steeply pitched, street-facing gable, a cross gable with half timbering on the jerkin head gable roofed rear wing and a hip roof with flared eaves over the porch for its rustic Tudor Revival character. Long shed roofed dormers, an internal chimney with a decorative cap, a large bay window and a heavy, arched off-set entrance door further characterize this romantic English cottage. As in the vernacular Colonial Revival, the late Tudor Revival houses increasingly appeared as scaled down interpretations of the style in the 1930s and 1940s, typically relying only on a steep gable roof with a front facing cross gable combined with a tall chimney to suggest the Tudor style. A quaint, stucco-covered Tudor Revival house built for a local contractor Albert Brickson and his wife Clarabelle in the Crowley Addition at 409 North 23rd Street in 1930 features the steep street facing gable and prominent front chimney characteristic of the late Tudor style. Veneers of stone at the edges of the wall elevations and along the edges of the chimney give the effect of age and suggest that this picturesque house has

⁴² "AAUW Sets Home Tour," *La Crosse Tribune*, 30 September 1973; "Midwest Mediterranean," *La Crosse Tribune*, 22 October 1995, p. E-1; Roderick Robins, "The Nietsch House", unpublished manuscript in the Beach House File in the Area Research Center of the Murphy Library, University of Wisconsin-La Crosse; Historic photo of the Beach House taken between 1926 and 1930, on file in the La Crosse City Library, La Crosse, Wisconsin.

⁴³ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-30.

⁴⁴ Interview with Leighton Oyen, 120 North 24th Street, La Crosse, Wisconsin, by Joan Rausch, 3 May 1978; Bentley and Merman Commission Records, Blueprint Entry #629, 4 August 1928, University of Wisconsin-La Crosse, Area Research Center.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 15

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

been built over time. The well-preserved Tudor Revival Spangler Rental House built by contractor-builder Barney Spangler at 312 North 24th Street in 1931, characterized by multiple steep gable roofs and broad expanse of unadorned stucco wall, appear as sculptural, steep-gabled, smooth surfaced forms without any of the articulation characteristic of the earlier interpretations of the style.

The relatively uncommon French Period Revival style, based upon precedents provided by many years of French domestic architecture, displays a great variety in form and detail. A tall, steeply pitched hipped roof with flared eaves is characteristic of the style. The style, generally found in company with the Period Revival architecture of the 1920s and 1930s, shares characteristics with the English Tudor style. The use of a variety of wall materials are common to both but the eclectic French house generally lacks the dominant front-facing cross gables characteristic of the Tudor style. A few years after his avant-garde Prairie School period, the prominent architect Percy Bentley is said to have designed the rather informal, picturesque interpretation of the French Period Revival style built at 2425 Main Street in 1923 for his friend William Vincent Kidder, the co-owner of the Motor Inventions Company.⁴⁵ This architecturally significant, Period Revival, asymmetrical house displays stucco elevations covered by the characteristic tile-covered, high-pitched hip roof with flared eaves at the roof line and a shallow west wing covered by a jerkin head roof. Typically, wall and roof dormers and second story windows break through the cornice and half-timbering ornaments the stucco-covered upper story of the entrance bay, which features a round arched entrance on the brick lower story that is accentuated by brick and white stone voussoirs. Contractor-builder Barney Spangler also selected the uncommon French Period Revival style for his rental house constructed in 1935 at 323 North 24th Street.⁴⁶ A combination of elements including a shingled lower story, a stucco covered upper story with half-timber ornament, a large gabled wall dormer breaking through the cornice on the front elevation, as well as an overhanging dormer on the south elevation are united by the characteristic high-pitched hip roof with flared eaves associated with this French provincial style.

The first wave of architectural modernism in the form of Craftsman and Prairie styles greatly influenced American residential architecture built during the first two decades of the century. A few early modern style houses at the southern end of the district are among the earliest houses constructed in the district. According to Wisconsin's *Cultural Resource Management Plan*, the early modern Bungalow, popularized through California bungalow magazines and other popular publications during the second and third decades of the twentieth century, peaked after the less pervasive Prairie School style and had a much greater life span lasting in La Crosse until the 1930s. The Wisconsin manual

⁴⁵ Although no actual documentation exist, the design of the Kidder House has long been attributed to the noted avant-garde local architect Percy Bentley, who was reportedly a friend of William Vincent Kidder; *La Crosse Tribune*, 23 January 1957, 8 February 1968.

⁴⁶ *La Crosse Tribune and Leader Press*, 31 December 1935.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 16

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

defines the Bungalow style as small dwellings with simple horizontal lines, wide projecting roofs, one or two large porches, a massive chimney and decorative brackets. They usually were built with wood siding but rarely a stone or brick veneer and, if a second story was provided, it was subdued to give the house a one-story appearance. Bungalows originally were designed with Craftsman and Arts and Crafts ornament, but without the traditional historic ornament.⁴⁷ A one-story, Craftsman influenced bungalow was built for Louis and Bonnie Leucht in 1915 at 2411 State Street. This frame house typically displays a low-pitched, shingled gable roof with wide overhanging eaves, short tapered wood porch columns on rock-face concrete columns, exposed rafter ends under the porch eaves, and a large brick end chimney. Cross gables form the roof over the porch at the front of the house and the roof extending from the west elevation of the main gable as well the roof dormer at the rear of the east elevation. The brick, one-story, hip roofed bungalow built for Edwin and Minnie Weston in 1928 at 309 North 23rd Street and the frame, one-story hip roofed bungalow built in 1928 at 303 North 23rd Street feature an enclosed, hip roofed front porch characterized by a band of plain double sash windows and a recessed entrance. A great number of similar vernacular bungalows built without historic ornament during the second and third decades of the 20th century are common to many of the early 20th century City of La Crosse neighborhoods adjacent to the 23rd and 24th Streets Historic District.⁴⁸

According to Wisconsin's *Cultural Resource Management Plan*, the less sophisticated American Foursquare became one of the more popular house styles of the 20th century in America during the move toward a simplified American domestic architecture in the early 20th century.⁴⁹ The two-story, unadorned brick house built for physician Walter Jones and his wife Leona in 1924 at 2401 Main Street displays the American Foursquare box-like shape topped by a low hipped roof, and is further characterized by a roof dormer with a low shed roof over the front elevation, groups of plain, double-hung sash windows, and a hip roofed enclosed front porch. The low pitched roof with overhanging eaves gives this cubic house a strong horizontal line associated with the Prairie School. Although the early modern Prairie School was a major influence in the earlier Cass and King Streets Residential Historic District, the 23rd and 24th Streets Historic District developed for the most part after the influence of the Prairie School came to an end in La Crosse in the early 1930s.

Two rare architecturally significant representatives of the next phase of the Modern movement that occurred between the two World Wars are located in the 23rd and 24th Streets Historic District. The most prominent representative of the modern style in the district is the avant-garde International style

⁴⁷ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-26.

⁴⁸ Joan Rausch and Richard Zeitlin, *Final Report Intensive Historical-Architecture Survey: City of La Crosse*, 1984, Addendum, 1996, pp. 132-133, 162.

⁴⁹ Ibid., Architecture 2-25.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 17

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

house at 117 Losey Boulevard North designed in 1936 for Dr. Frank Hoeschler, a physician, druggist and realtor, by Racine architect J. Matson Mandor, who also designed the downtown Art Moderne style Exchange Office Building completed in 1940 at 201-205 South 5th Avenue for the Hoeschlers.⁵⁰ According to Wisconsin's *Cultural Resource Management Plan*, the International Style may appear boxy, simplistic and completely abstract with flat roofs, smooth wall surfaces, windows with minimal exterior reveals so that they appear to be a continuation of the surfaces and windows which turn the corner of a building. Windows also tend to be used in groups or in vertical or horizontal ribbons.⁵¹ The term "International Style," first used in 1932, characterized the prevalent features of modern architecture as it was being produced in Europe by Le Corbusier and members of the Bauhaus, among others. In many modernistic buildings of the period, both the horizontal, streamlined Art Moderne and the vertical, zigzagged Art Deco influences occurred in combination with the International Style in which decorative detailing was reduced to a minimum. The Frank Hoeschler House is the best example of the International Style in the city; however, this architecturally significant house typically is a combination of the modernistic trends of the period. The Hoeschler House features the geometric block and flat roof design created using concrete and steel for support associated with the International Style. However, this buff-colored brick house displays stylized abstracted ornament along the parapet and around the entrance door and front window as in the Art Deco Style and Art Moderne Style, while the brick belt courses in the brick work of the upper story adds a horizontal emphasis as seen in the Art Moderne Style.

Wisconsin's *Cultural Resource Management Plan* further states that small scale residential expressions of the style include small, cube-like structures, typically of frame construction covered with either modern or traditional building materials and ornamented with Art Moderne detailing.⁵² An architecturally significant but modest International Style house was constructed for Charles L. Loveland at 447 North 24th Street in 1937 a few years after the Hoeschler House. Typically cubic in shape and characterized by a flat roof without eaves that terminates flush with the wall, this interpretation of the International Style, was built for the son of the noted commercial artist and designer Charles A. Loveland. Charles L. Loveland was particularly receptive to the modern style because of his exposure to the latest designs at the family's commercial design company, Northern Engraving and Manufacturing.⁵³ This modernistic house displays smooth and uniform stucco covered wall surfaces, with no decorative detailing around doors and windows. A band of plain casement

⁵⁰ *La Crosse Tribune*, 7 July 1935, 21 March 1940, 4 July 1940, 21 March 1946, 13 February 1947, 14 September 1947, 11 January 1948; Architect Files, Preservation Office, State Historical Society, Madison, Wisconsin.

⁵¹ Wyatt, *Cultural Resource Management in Wisconsin*, Vol. III, Architecture 2-36.

⁵² Ibid.

⁵³ *La Crosse Tribune*, 5 February 1916; La Crosse City Directories, Area Research Center, Murphy Library, University of Wisconsin-La Crosse, 1941, 1943, 1945.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 18

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

windows that turn the corner on the upper story and a roundel in the second floor over the centrally located entrance is an element of contrast on this otherwise plain front elevation.

The modern or contemporary ranch of the post-World War II era was the last of the houses to be built during the historic period in the 23rd and 24th Streets Historic District. Built on left-over lots, the Ranch style homes are interspersed among the Period Revival houses in the district. When home construction resumed after World War II, houses based on historic precedent were largely abandoned in favor of new variations of the modern style begun in the pre-war years. The one-story ranch style with low-pitched roofs and broad facades dominated residential architecture in the 1950s and 1960s. The earliest ranch house in the district was constructed in the Crowley Addition in 1949 at 505 Losey Boulevard North for the auto dealer Ross Cheney and his wife Hattie. The Ranch style house designed by the architectural and engineering firm Boyen, Schubert and Sorensen in 1950 for a member of their firm, Roy Sorenson and his wife Dorothy, in the Crowley Addition at 502 North 24th Street features a low pitched hip roof with very broad overhanging eaves that form a shallow porch supported by stylized metal posts. A large, brick wall chimney, an inset garage and groups of double-hung sash windows further characterize this architect designed contemporary ranch house.

Architects and Contractors-Builders

Several of the houses in the 23rd and 24th Streets Residential Historic District were designed by architects. The majority of the houses in the district were constructed by local contractor-builders. Although local records have provided the data to determine many of the houses constructed by local contractor-builders, the builders and designers of some of the houses remain unknown. Following are the biographies and commissions of the major builders and designers of the 23rd and 24th Streets Historic District.

ARCHITECTS

Percy Bentley (1885-1968)

Born in La Crosse in 1885, Percy Bentley studied at Ohio Wesleyan University from 1903 until 1906. He entered Chicago's Armour Institute in September of 1906 and again in September of 1909. He never finished the year at either time, leaving for good on January 21, 1910. During this period, Bentley was subject to the same Prairie School influences as Frank Lloyd Wright and his colleagues, which clearly showed in his work upon his return to La Crosse in 1910. When in La Crosse, Bentley worked for Wells Bennett as a draftsman at various times when not in school between 1907 and 1910.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 19

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Upon his return to La Crosse, Bentley formed a brief partnership with William Bajari, hiring Otto Merman as a draftsman. Located in the Batavian Bank until c.1913-1914, both Merman and Bentley worked in the Minneapolis-St. Paul area where Bentley was associated with architect Charles Hausler for about a decade. Registered as an architect in Wisconsin in 1917, Bentley returned to La Crosse periodically for the next five years. The *City Directory* lists the Bentley and Merman firm at the 210 Linker Building only in the year 1919. From this point on, Otto Merman remained permanently in La Crosse, gradually taking over the Bentley-Merman practice as his own. In late 1919 or early 1920, Bentley moved to Evanston, Illinois and by 1921, Bentley gave his office and home address as St. Paul, where he remained until he moved to Hood River, Oregon in 1933. Moving on to Eugene, Oregon c. 1939, he retired in 1961. Dwight Percy Bentley died on February 2, 1968.⁵⁴

The avant-garde Prairie School architect Percy Bentley began the move to historic styles to accommodate his clients by the time he was taking leave of La Crosse. Two of the last houses by Bentley in La Crosse were designed in historic styles. Bentley's Colonial Revival Argyle Scott House design of 1918 was constructed at 1721 King Street and his French Revival style design for William Vincent Kidder was built in 1923 at 2425 Main Street. The Kidder House is located in the 23rd and 24th Street Historic District. Noted for his avant-garde La Crosse Prairie School designs only in recent years, Bentley achieved national recognition much earlier for his historic designs of the 1930s and 1940s in Oregon. Bentley's La Crosse Prairie School designs include the Edward Bartl House at 238 South 17th Street (1913), the Felber House at 1408 King Street (1913), the Henry Salzer House at 1634 King Street (1912-1913) and the Dr. H.H. Chase House at 221 South 11th Street (1913).⁵⁵

J. Mandor Matson (1890-1963)

J. Mandor Matson, who was born in Norway, lived most of his life in Racine, Wisconsin where he was viewed as "one of Racine's most gifted and prolific architects." Matson was brought to La Crosse in the mid-1930s by Dr. Frank Hoeschler, a local druggist and physician, who became a very successful realtor and developer of the 5th Avenue commercial district, constructing two city blocks of Modernistic Style commercial buildings during a period of 20 years from the late 1920s through the mid-1940s.⁵⁶

⁵⁴ H. Allen Brooks, *The Prairie School*, New York: W.W. Norton and Company, 1976, pp. 262, 317-319, 342-343; *La Crosse City Directory*, Milwaukee: Wright Directory Co., 1909-1924; Percy Dwight Bentley, Biography File, La Crosse Public Library, La Crosse, Wisconsin.; Percy Dwight Bentley, Obituary, *La Crosse Tribune*, 8 February 1968.

⁵⁵ *La Crosse Tribune*, 23 January 1957, 8 February 1968; Joan Rausch and Richard Zeitlin, *Final Report Intensive Historical-Architecture Survey: City of La Crosse*, 1984, Addendum, 1996, pp. 67-68.

⁵⁶ Architect Files, Preservation Office, State Historical Society, Madison, Wisconsin; *La Crosse Tribune*, 7 July 1935, 21 March 1941, 11 January 1948.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 20

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

J. Mandor Matson is credited with many of the historic buildings in Racine, Wisconsin, including Horlick High School (1926), Washington Park High School (1927), City Hall (1931), and United Layman Bible Student Tabernacle (1927). Matson designed several buildings during his time in La Crosse. He created an Art Moderne design for Frank Hoeschler's Exchange Office Building at 201-205 South 5th Avenue, which was completed in 1940. During his time in La Crosse, Matson, who had offices in 1941 in Room 320 of Hoeschler's Exchange Building, obtained the contract for the design of the La Crosse City Fire Station No. 4 at 906 Gillette Street in 1940. J. Mandor Matson designed a modernistic International style house at 117 Losey Boulevard North for Dr. Frank Hoeschler and his wife Elizabeth in 1936. The Hoeschler House is located in the 23rd and 24th Streets Historic District.⁵⁷

Otto Merman (1890-1935)

A native of La Crosse, Otto Merman received his early training in La Crosse, working in the architectural offices of Parkinson and Dockendorff from c. 1907 until 1910. After a short period in Minneapolis, Merman returned to La Crosse, taking a job in the office of the young architect Percy Bentley around 1912. After he lived and worked in Minneapolis from about 1913-1914, and later in the Manitowoc Shipyards in 1917, he returned to La Crosse, forming a partnership with Percy Bentley in December of 1917. The *La Crosse City Directory* listed the Bentley and Merman partnership at the 210 Linker Building only in the 1919 edition. When Bentley withdrew from La Crosse in 1919, Otto Merman assumed the architectural practice. Merman was briefly associated with Herbert Skogstad from 1924 until Skogstad's death in 1928. Certified as an architect in Wisconsin in 1918, Merman lived a very productive life, dying at an early age on June 2, 1935.⁵⁸

Many of La Crosse's architecturally significant houses and public buildings of the early decades of the 20th century were designed by Otto Merman. Examples of his Prairie School designs located in the Cass and King Street Residential Historic District include the Dan McMillan House at 1222 Cass Street (1914), Frank Schwalbe, Jr. House at 1420 Madison Street (1914), P.M. Gelatt House at 1212 Cass Street (1918), and Ed Schwalbe House at 217 South 17th Street. Merman also accommodated his clients' desire for the more familiar historic styles. Architecturally significant examples of his Period Revival designs include the Mediterranean/Spanish Colonial style John Bayer House at 1127 Cass Street (1925) and the William Kroner House at 131 Losey Boulevard South (1927); the Tudor Revival William Ott House at 121 Losey Boulevard South (1925); and the English Cottage for Leighton Oyen

⁵⁷ Ibid.

⁵⁸ Margaret Merman Holley, interview, La Crosse, WI, 1977; *La Crosse City Directory*, 1909-1935; *La Crosse Tribune*, 27 December 1917; Otto Merman Obituary, *La Crosse Tribune and Leader Press*, 3 June 1935; Joan Rausch and Richard Zeitlin, *Final Report Intensive Historical-Architecture Survey: City of La Crosse*, 1984, Addendum, 1996, pp. 68-70.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 21

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

at 120 North 24th Street (1926). The Leighton Oyen Cottage is located in the 23rd and 24th Street Residential Historic District. Otto Merman's public building designs in La Crosse include the Lutheran Hospital Nurses Home at 1910 South Avenue (1923), La Crosse Vocational School at 304 North 6th Street (1923), Lincoln School at 510 South 9th Street (1924), and the La Crosse Public Library at 1552 Kane Street (1934).⁵⁹

Carl Schubert (1898-1988)

Carl Schubert, a native of La Crosse, received his degree in architectural engineering from the University of Minnesota. After practicing as a sole proprietor, Schubert established his architectural firm in 1930. From 1939 until 1953, Schubert joined with Benji Boyum and Roy Sorensen to form the architectural firm of Boyum, Schubert and Sorensen with offices in the Hoeschler Building, Room 307. From 1955 until 1960, Carl Schubert was in partnership with the architect Roy Sorensen with offices in the Hoeschler Building. After the period from 1963 until 1973 when he operated under the name of Schubert and Associates, Schubert was in partnership with William Schroeder beginning in 1973 when their offices were at 37 Copeland Avenue. Carl Schubert was a registered architect in Wisconsin, Minnesota and Iowa.⁶⁰

Schubert and his colleagues designed 80 buildings for the University of Wisconsin System as well many public buildings in La Crosse including the First Congregational Church, Our Saviors Lutheran Church, Good Shepherd Lutheran Church, St. Dominic's Monastery, as well as the Franklin, Emerson, Roosevelt and Longfellow schools. Schubert is known to have created three designs in the 23rd and 24th Streets Historic District. While practicing as a sole proprietor, he created the design for the architecturally significant Spanish Colonial Revival house for Guy and Eloda Beach at 205 Losey Boulevard North in 1926. In 1927, Schubert designed the architecturally significant Colonial Period Revival Ludwig Kroner House at 227 Losey Boulevard North. He also designed the Oriental influenced entrance of the Thomas McKenzie House at 2324 Vine Street for the Robers family, who purchased the house in 1956. The architectural firm of Boyen, Schubert and Sorensen designed the Ranch style house built for a member of their firm Roy Sorensen at 502 North 24th Street in 1950.⁶¹

⁵⁹ Ibid., pp. 68-70.

⁶⁰ Carl Schubert, Architecture Files, Area Research Center, Murphy Library, University of Wisconsin-La Crosse, La Crosse, Wisconsin; Carl W. Schubert, Obituary, *La Crosse Tribune*, 18 April 1988; Ibid., 5 November 1971; Joan Rausch and Richard Zeitlin, *Final Report Intensive Historical-Architecture Survey: City of La Crosse*, 1984, Addendum, 1996, pp. 100-101.

⁶¹ Carl W. Schubert, Obituary, *La Crosse Tribune*, 18 April 1988; Ibid., 5 October 1975, 15 July 1996; "AAUW Sets Home Tour," *La Crosse Tribune*, 30 September 1973; "Midwest Mediterranean," *La Crosse Tribune*, 22 October 1995, p. E-1; Roderick Robins, "The Nietsch House."

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 22

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

CONTRACTORS-BUILDERS

William Crowley (1886-1969)

A native of La Crosse, William Crowley worked for various contractors in La Crosse after his return from homesteading in Montana about 1918. Crowley, who established his contracting business in 1920, worked in construction and on development projects in La Crosse until 1963. Crowley built his first house at 2106 State Street in 1920 and his last house in 1963 at 2715 Glendale Avenue. He also was known to have constructed additions to Aquinas High School in 1930 and in 1935 and the Model Laundry and Dry Cleaning Building at 6th and Cass in 1937. Crowley developed Grandview Place, a one block area of Bungalow style houses, in the 1920s. The development known as the Crowley Homes Addition was platted into 140 lots in the fall of 1930 on 30 acres of land situated between the Losey Boulevard North and 22nd Street, which William Crowley purchased from the Sisters of St. Rose Convent. He planned to organize a company, which became known as the Crowley Homes Company, "to improve the property by grading and otherwise and convert it into a strictly residential district." Crowley sold the houses he constructed for speculation and rented out those he could not sell as well as lots for building.⁶²

The Crowley Homes Company was listed as the developer and/or builder of the following homes in the Crowley Addition in the 23rd and 24th Streets Historic District:

437, 445, 505, 515, 521, 525, 533, 537, 541, 547, 555, 561 Losey Boulevard North.

2225 and 2303 Pine Street.

408, 409, 410, 413, 418, 419, 421, 424, 427, 428, 433, 434, 437, 440, 447, 449, 451, 502, 508, 512, 516 North 23rd Street.

404, 409, 410, 415, 416, 419, 420, 423, 424, 429, 430, 435, 439, 444, 447, 505, 509, 510, 511, 514, 517, 518, 522, 525, 527, 531, 532, 540, 544, 548 North 24th Street.

A. Barney Spangler (1891-1965)

A. Barney Spangler, born in New Amsterdam, Wisconsin, attended mechanical school in Kansas City, Missouri, for a short time after returning from his service in World War I. Spangler returned to La Crosse to enter the carpentry trade. Spangler established his own contracting business upon losing his job when the union carpenters went on strike in 1919. He built his first home at 110 North 23rd Street in 1919. Spangler retired from the contracting business in 1960. Spangler's lack of formal training

⁶² *La Crosse Tribune and Leader Press*, 23 April 1930; *La Crosse Tribune*, 2 October 1982; Carol Edland, "William Crowley," unpublished paper, 1980.

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

**National Register of Historic Places
Continuation Sheet**

Section 8 Page 23

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

resulted in a personalized style of building and design. Reportedly, he ordered blueprints from commercial companies and from the local lumber yards and often produced rough sketches to communicate his plan to his crew. He was noted as a master craftsman and builder of small houses that had "style." Spangler used the many house magazines for the "latest" new ideas and new construction techniques and ordered blueprints of the latest styles. The interiors of Barney Spangler's houses are noted for their woodwork, fireplaces and corner cupboards. Spangler rented out his houses, some for many years, to potential clients when they could not afford to buy the house due to the economic difficulties present during the Depression and the era between the World Wars.⁶³

The following houses in the 23rd and 24th Street Historic District are known to have been constructed by A. Barney Spangler between 1929 and 1952: 2404 and 2407 Vine Street; 216, 220, 26, 308, 312, 315, 316, 319, 320, 323, 324, 327, 330, and 331 North 24th Street.

Note on Integrity

As a whole, the 23rd and 24th Streets Historic District has a good level of integrity. Many of the houses have brick or stucco veneers that have not been significantly altered and most of the houses retain the majority of their details, as well as their original form and massing. A number of the wood-clad houses identified in the mid-1990s, have had an application of vinyl siding since that time. While some of this remodeling has lowered the historic integrity of some of the houses in the district, it does not significantly detract from the overall architectural significance that has been discussed above. The few buildings that have lost too much integrity are listed as non-contributing in the district.

As indicated above, the district has a several fine examples of Period Revival style houses designed by architects or constructed by local builders, but its overall significance lies in its harmonious streetscapes of houses with a similar form, massing, and scale. The vinyl siding that has appeared on some houses does not overly detract from the quality of these streetscapes and from the architectural cohesion in the district that makes it significant.

Summary

The 23rd and 24th Streets Historic District is architecturally significant under National Register criterion C for two reasons. First, it contains a group of individually distinctive houses that are significant for their early to mid-twentieth century architectural styles, particularly the Colonial and Tudor Revival styles and the International Style. Second, the district is significant because of its

⁶³ Carol Edland, "A Brief Biography of Mr. A. Barney Spangler and the Houses He Built." Barney Spangler, Obituary, *La Crosse Tribune*, 28 June 1965.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 8 Page 24

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

overall architecturally cohesive streetscapes of 1930s Period Revival architecture built specifically for the middle-class. The district is physically cohesive due to its compact size and architecturally cohesive because the houses were built within a short, but distinctive, period in the architectural history of La Crosse. The majority of houses were built by only two builders, William Crowley and Barney Spangler, with the result being a distinctive representation of the work of these men. These factors make this district stand out in the residential architectural fabric of La Crosse and make it eligible for the National Register of Historic Places.

Archeological Statement

With its location on the Mississippi River, there is known to have been considerable Native American activity in the La Crosse area and there are a number of recorded sites in and around the city. In this particular area of La Crosse, there was an early historic farming activity by white settlers. Consequently, there is a potential for prehistoric and historic archeological resources to be located in the district despite its development for housing since the 1910s. A thorough examination of potential archeological resources was beyond the scope of this nomination, but suffice it to say here, that there is potential for these resources to be located in the district.

Historic Preservation Statement

The city of La Crosse has a long history of historic preservation activity. The city authorized and received funding from the Division of Historic Preservation of the Wisconsin Historical Society to conduct an intensive survey of historic resources in 1984. The project was completed by architectural historian Joan Rausch, with assistance from historian Richard Zeitlin. Downtown La Crosse was listed in the National Register of Historic Places as the La Crosse Commercial Historic District in 1994. The Cass and King Street Residential Historic District was listed in 1997, and the 10th and Cass Streets Neighborhood Historic District was listed in 2000. These districts were initiated and supported by the City of La Crosse.

In 1996, Joan Rausch, with the assistance from historian Carol Cartwright, significantly updated the original intensive survey of the city, which added to the context of architectural and historic resources of the community, identified additional properties of significance, and suggested the formation of this historic district. The city's historic commission has, for a long time, been active in promoting historic preservation and assisting property owners in historic districts in forming local overlay districts to further help preserve important historic resources in the community. With the assistance of the city planning department, the historic commission intends to continue their work in recognizing and preserving the city's architectural and historic resources.

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 30 acres

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

1 15 643186 4853288
 Zone Easting Northing

2 15 643220 4852511
 Zone Easting Northing

3 15 643078 4852511
 Zone Easting Northing

4 15 642929 4852763
 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 Joan Rausch (with Carol Cartwright)
 organization Prepared for the City of La Crosse
 street & number W7646 Hackett Rd. (Cartwright)
 city or town Whitewater

State WI

Date November 14, 2009
 telephone 262-473-6820
 zip code 53190

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

**National Register of Historic Places
Continuation Sheet**

Section 9 Page 1

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

MAJOR BIBLIOGRAPHIC REFERENCES

"AAUW Home Tour." *La Crosse Tribune*, 8 October 1972.

"AAUW Sets Home Tour." *La Crosse Tribune*, 30 September 1973.

Bentley and Merman Commission Records, Blueprint Entry #629, 4 August 1928. University of Wisconsin-La Crosse, Area Research Center, La Crosse, Wisconsin.

Bentley and Merman Commission Records, Blueprint Entry #824, 4 August 1928. University of Wisconsin-La Crosse, Area Research Center, La Crosse, Wisconsin.

Brooks, H. Allen. *The Prairie School*. New York: W.W. Norton and Company, 1976.

Bryant, Benjamin. *Memoirs of La Crosse County*. Madison: Western Historical Association, 1907.

Crowley, Patricia. La Crosse, Wisconsin. Telephone Interview with Joan Rausch, 31 October 2009.

Declaration of Restrictions Deed, October 31, 1930. On file in the Planning Department of the City of La Crosse, La Crosse, Wisconsin.

Edland, Carol. Area Research Library, University of Wisconsin-La Crosse, Wisconsin, "*A Brief Biography of Mr. A. Barney Spangler and the Houses He Built*," unpublished paper, 1 June 1981.

Edland, Carol. Area Research Library, University of Wisconsin-La Crosse, Wisconsin. "*William Crowley*," unpublished paper, 1980.

"Frank H. Burgess 1875 - 1939," *The Old Guard*. La Crosse: n.p., 1991.

Glad, Paul W. *The History of Wisconsin, Volume V.. War, a New Era, and Depression, 1914-1940*. Madison: State Historical Society of Wisconsin, 1990.

History of La Crosse County. Chicago: Western Historical Company, 1881.

La Crosse City Directories. Area Research Center. University of Wisconsin-La Crosse, La Crosse, Wisconsin, 1909-1945.

La Crosse Tribune. 23 August 1907, 10 September 1908, 2 April 1914, 5 February 1916, 16 November 1922, 23 April 1930, 7 July 1935, 21 March 1940, 4 July 1940, 9 November 1940, 21 March 1941, 8 August 1943, 21 July 1946, 13 February 1947, 9 March 1947, 12 March 1947, 1 June 1947, 14 September 1947, 3 October 1947, 11 January 1948, 4 March 1948, 23 March 1948, 21 November 1948, 10 January 1950, 11 January 1949, 8 May 1949, 10 May 1949, 15 May 1949, 19 July 1949, 23 October 1949, 18 December 1949, 12 January 1950, 2 April 1950, 9 April 1950, 25 April 1950, 1 May 1950, 23 May 1950, 25 May 1950, 23 January 1957, 28 June 1965, 8 February 1968, 5 November 1971; 5 October 1975, 29 September 1985, 18 April 1988, 15 July 1996.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 2

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

La Crosse Tribune and Leader Press. 10 May 1921, 15 December 1921, 18 December 1921, 7 January 1923, 26 August 1923, 11 November 1923, 23 December 1923, 24 December 1923, 28 December 1923, 30 December 1923, 30 December 1923, 3 June 1935, 29 August 1935, 31 December 1935, 25 October 1946, 14 September 1947, 2 January 1950, 27 July 1950, 22 June 1950, 9 August 1950.

"Midwest Mediterranean," *La Crosse Tribune*, 22 October 1995, p. E-1.

Oyen, Leighton. 120 North 24th Street, La Crosse, Wisconsin. Interview with Joan Rausch, 3 May 1978.

Plat Map of La Crosse. In *Atlas of La Crosse County, Wisconsin*. Des Moines: Kenyon Company, 1913.

Rausch, Joan. *A Catalog of the Oyen Collection*. La Crosse: n.p., 1979.

Rausch, Joan; Richard Zeitlin; and Cartwright, Carol. *Final Report Intensive Historical-Architectural Survey: City of La Crosse*. La Crosse: City of La Crosse and Architectural Researches, Inc., 1984, Addendum, 1996.

Robins, Roderick. "The Nietsch House," unpublished paper. Beach House File, University of Wisconsin-La Crosse, Murphy Library, Area Research Center.

Warranty Deed, Vol. 162, p. 630, June 21, 1930, on file in the Register of Deeds, La Crosse County Courthouse, La Crosse, Wisconsin.

Wyatt, Barbara, ed. *Cultural Resource Management in Wisconsin, Vol. III*. Madison: State Historical Society of Wisconsin, 1986.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 1

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

Boundary Description

This district is defined by the following boundary. Beginning at the west curb line of Losey Boulevard North and the north curb line of Main Street, then west along Main Street to the west lot line of 2325 Main Street, then north along this line to the west lot lines of 119-221 North 24th Street, 2325 and 2326 State Street, and 2324 Vine Street, then north along these lines to the north curb line of Vine Street, then west along this line to the west lot lines of 303-451 North 23rd Street, then north along these lines to the southeast curb line of Campbell Road, then northeast along this line to the south curb line of La Crosse Street, then east along this line to the west curb line of Losey Boulevard North, then south along this line to the south lot line of 437 Losey Boulevard North, then west along this line to the east lot lines of 308-424 North 24th Street and 2407 Vine Street, then south along these lines to the south curb line of Vine Street, the east along this line to the west curb line of Losey Boulevard North, then south along this line to the point of beginning.

Boundary Justification

This district is part of a large neighborhood north of Main Street and west of Losey Boulevard North and south of La Crosse Street. Surrounding the district are streetscapes of houses that have some similarities with the houses in the district in their style elements, but overall, the streetscapes outside of the district contain smaller, simpler, and less distinctive houses than those of the district. There is also a historic reason for the houses in the district being larger, more decorative, and more cohesive. Much of the Crowley Homes Addition is included in this district and according to the subdivision restrictions, the streetscapes along Losey Boulevard North, North 24th Street and North 23rd Street were to be filled with houses more expensive than in other areas of the subdivision, and it appears that this restriction was followed to a large degree. Because of this, the streetscapes within the district are much more distinctive than the streetscapes outside of the district. The only exception to this discussion is the 300 and most of the 400 block of Losey Boulevard North. In this area, the houses are either smaller, more remodeled, or lack the cohesive style, form and massing and scale of the houses within the district. It appears that in this part of the street, the cost restrictions were not followed as strictly as in the other areas of Losey Boulevard North. In any event, this area has lost too much integrity and/or its houses do not fit in well with the rest of the district, so it was not included within the boundaries.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 10 Page 2

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

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

5	15	642929	4852056
	Zone	Easting	Northing

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 Various

organization

street & number

city or town

state WI

date

telephone

zip code

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 Reduction Projects, (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section Photos Page 1

23rd and 24th Streets Historic District
La Crosse, La Crosse County, Wisconsin

23rd and 24th Streets Historic District. La Crosse, La Crosse County, Wisconsin.
Photos by Carol Cartwright, October 2009.
Negatives on file in the Historic Preservation Division of the Wisconsin Historical Society,
Madison, Wisconsin.

Views:

- 1 of 13: 2425 Main Street, view from the south.
- 2 of 13: 117 Losey Blvd. N, view from the southeast.
- 3 of 13: 205 Losey Blvd. N, view from the southeast.
- 4 of 13: 2411 State Street, view from the southeast.
- 5 of 13: 408-424 N. 23rd Street, view from the southwest.
- 6 of 13: 316-308 N. 24th Street and 2407 Vine Street, view from the southwest.
- 7 of 13: 323-327 N. 24th Street, view from the southeast.
- 8 of 13: 415-429 N. 24th Street, view from the northeast.
- 9 of 13: 420 N. 24th Street, view from the west.
- 10 of 13: 429-447 N. 24th Street, view from the southeast.
- 11 of 13: 447 N. 24th Street, view from the east.
- 12 of 13: 514-522 N. 24th Street, view from the northwest.
- 13 of 13: 544 N. 24th Street, view from the southwest.

*Distributed by Mr. Holliman
at meeting [8-20-2010]*

STATE HISTORIC PRESERVATION REVIEW BOARD MEETING
AUGUST 20, 2010

23RD AND 24TH STREET HISTORIC DISTRICT
LA CROSSE, LA CROSSE COUNTY, WI

- Process/Procedure
 - Backwards
- Notice/(30-75 days)
 - Inadequate
- Voting
- Citizen input
- Deliberation needed
- Characteristics of area
 - 120 residential properties
 - All or nothing
- Local control (rules have changed)
 - Extensive
 - Why should we care
 - change in rules (June 1, 2010)
 - shall be consistent with Comprehensive Plan
 - shall regulate
 - Uniformity
 - Should not discriminate
- Very Important – heart of local government
- State mandate
- Unanswered questions
 - Why now?
 - Why not from the people?
 - Who, what, when, where?



Parcel: 17-20071-10 Internal ID: 28455 Municipality: City of La Crosse Record Status: Current

Parcels Taxes Outstanding Taxes Assessments Deeds Permits History Parcel Map

Tax Year: 2009 Bill Number: 4401 [Return to Search](#)

General Taxes: \$19,789.65 Special Assessment: \$0.00 Managed Forest: \$0.00
 Lottery Credit: \$91.69 Special Charges: \$0.00 Private Forest: \$0.00
 First Dollar Credit: \$80.37 Special Delinquent: \$0.00 Total Woodlands: \$0.00

	Land Value	Improvement Value	Total Value
Assessed:	\$92,800.00	\$603,500.00	\$696,300.00
Fair Market:	\$98,200.00	\$638,800.00	\$737,000.00

Bill Sent To:
 LA CROSSE WI 54602-2228
 PO BOX 2228

1 MARJORIE A REINHART TRUST

Taxation Jurisdiction	Tax	% Change
La Crosse County	\$2,594.98	-0.4
La Crosse School	\$7,052.24	7.3
Local Municipality	\$8,551.02	-0.6
State of Wisconsin	\$125.10	-0.7
WTC	\$1,466.31	2.1
	\$19,789.65	

Total Mill Rate: 0.028421155
 Assessment Ratio: 0.94469807

Min. Payment 1

Schedule

Post Year	Post Month	Comment/Check #
2010-01-31:		\$4,835.63
2010-03-31:		\$4,927.32
2010-05-31:		\$4,927.32
2010-07-31:		\$4,927.32

Transaction	Receipt Date	Receipt #	Total Paid	Post Year	Post Month	Comment/Check #
Payment to Local Municipality	2010-01-13	380037001	\$19,617.59	2010	1	100113

Untitled Page

Page 1 of 1

Parcel: 17-20071-20 Internal ID: 28456 Municipality: City of La Crosse Record Status: Current

Parcels Taxes Outstanding Taxes Assessments Deeds Permits History Parcel Map

Tax Year: 2009 Bill Number: 4402 [Return to Search](#)

General Taxes: \$7,949.40 Special Assessment: \$0.00 Managed Forest: \$0.00
 Lottery Credit: \$0.00 Special Charges: \$0.00 Private Forest: \$0.00
 First Dollar Credit: \$80.37 Special Delinquent: \$0.00 Total Woodlands: \$0.00

	Land Value	Improvement Value	Total Value
Assessed:	\$45,700.00	\$234,000.00	\$279,700.00
Fair Market:	\$48,400.00	\$247,700.00	\$296,100.00

Bill Sent To:
 LA CROSSE WI 54602-2228
 PO BOX 2228

1 MARJORIE A REINHART REVOCABLE TRUST

Taxation Jurisdiction	Tax	% Change
La Crosse County	\$1,042.39	-0.4
La Crosse School	\$2,832.85	7.3
Local Municipality	\$3,434.90	-0.6
State of Wisconsin	\$50.25	-0.7
WTC	\$589.01	2.1
	\$7,949.40	

Total Mill Rate: 0.028421155
 Assessment Ratio: 0.94469807

Min. Payment 1

Schedule

Post Year	Post Month	Comment/Check #
2010-01-31:		\$1,967.28
2010-03-31:		\$1,967.25
2010-05-31:		\$1,967.25
2010-07-31:		\$1,967.25

Transaction	Receipt Date	Receipt #	Total Paid	Post Year	Post Month	Comment/Check #
Payment to Local Municipality	2010-01-13	380037002	\$7,869.03	2010	1	100113

EXHIBIT

A

AFFIDAVIT

RE: Nomination to National Register of Historic Places
Historic District Name : 23rd and 24th Street, La Crosse, La Crosse County, Wi.

STATE OF WISCONSIN)

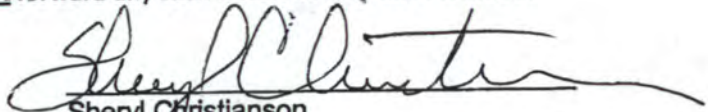
)SS:

LA CROSSE COUNTY)

Sheryl Christianson, being first duly sworn on oath deposes and states as follows:

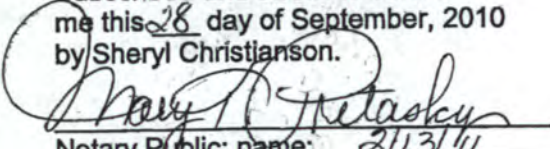
1. That I am employed by Reinhart Real Estate Group, Inc., La Crosse, Wisconsin, as a Certified Public Accountant.
2. Part of my duties at Reinhart Real Estate Group, Inc. is to handle the financial matters relative to the Marjorie Reinhart Revocable Trust and review the mail for the Trust relating to real estate matters.
3. The Marjorie Reinhart Revocable Trust owns two properties in the above referenced proposed Historic District in the City of La Crosse, La Crosse County, Wisconsin. Those properties are 2425 Main Street and 2401 Main Street, La Crosse, Wisconsin. Both of those properties real estate tax bills are mailed per the La Crosse County Land Record site to P.O. Box 2228, La Crosse, Wisconsin.
4. All mail relating to real estate matters that is collected from P.O. Box 2228, La Crosse, Wisconsin addressed to the Marjorie Reinhart Revocable Trust is placed either in my "in" box at Reinhart Real Estate Group, Inc. or is forwarded to Mike Pritchard. After I review any mail relating to real estate matters in my in box any mail relating to real estate that is not a bill, is then forward by me to Mike Pritchard at our office whose title is "Director of Real Estate".
5. At no time did I ever receive the two (2) letters dated July 14, 2010 from the Wisconsin Historical Society to the Marjorie Reinhart Revocable Trust allegedly mailed to the Trust addressed to P.O. Box 2228, La Crosse, Wisconsin 54602-2228 relative to the proposed Historic District and therefore, I did not forward any such letters on to Mike Pritchard.

Dated: September 28, 2010.


Sheryl Christianson

NOTARY:

Subscribed and sworn to before
me this 28 day of September, 2010
by Sheryl Christianson.


Notary Public: name: 2/13/11
My Commission expires:



AFFIDAVIT

RE: Nomination to National Register of Historic Places
Historic District Name : 23rd and 24th Street, La Crosse, La Crosse County, Wi.

STATE OF WISCONSIN)

)SS:

LA CROSSE COUNTY)

Michael Pritchard, being first duly sworn on oath deposes and states as follows:

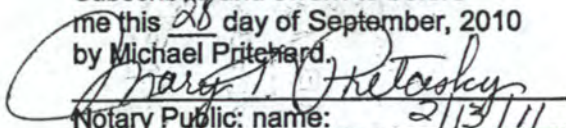
1. That I am employed by Reinhart Real Estate Group, Inc., La Crosse, Wisconsin, as the Director of Real Estate.
2. Part of my duties at Reinhart Real Estate Group, Inc. is to handle all matters relating to the real estate owned by the Marjorie Reinhart Revocable Trust, and as part of those duties, I am forwarded all correspondence relating to real estate (except for bills) received at P.O. Box 2228, La Crosse, Wisconsin addressed to the Trust.
3. The Marjorie Reinhart Revocable Trust owns two properties in the above referenced proposed Historic District in the City of La Crosse, La Crosse County, Wisconsin. Those properties are 2425 Main Street and 2401 Main Street, La Crosse, Wisconsin. Both of those properties real estate tax bills are mailed per the La Crosse County Land Record site to P.O. Box 2228, La Crosse, Wisconsin.
4. All mail relating to real estate (except for bills) that is collected from P.O. Box 2228, La Crosse, Wisconsin addressed to the Marjorie Reinhart Revocable Trust is forwarded to me, after it is reviewed by Sheryl Christianson a certified public accountant employed by Reinhart Real Estate Group, Inc.
5. At no time did I ever receive any letters dated July 14, 2010 from the Wisconsin Historical Society to the Marjorie Reinhart Revocable Trust that had been picked up at P.O. Box 2228, La Crosse, Wisconsin 54602-2228 relative to the proposed Historic District.
6. I did finally receive copies of the two (2) July 14, 2010 letters from Wisconsin Historical Society to the property owners of the nominated Historical District on or about August 5, 2010 from our Attorney Patrick J. Houlihan, via fax from his office.

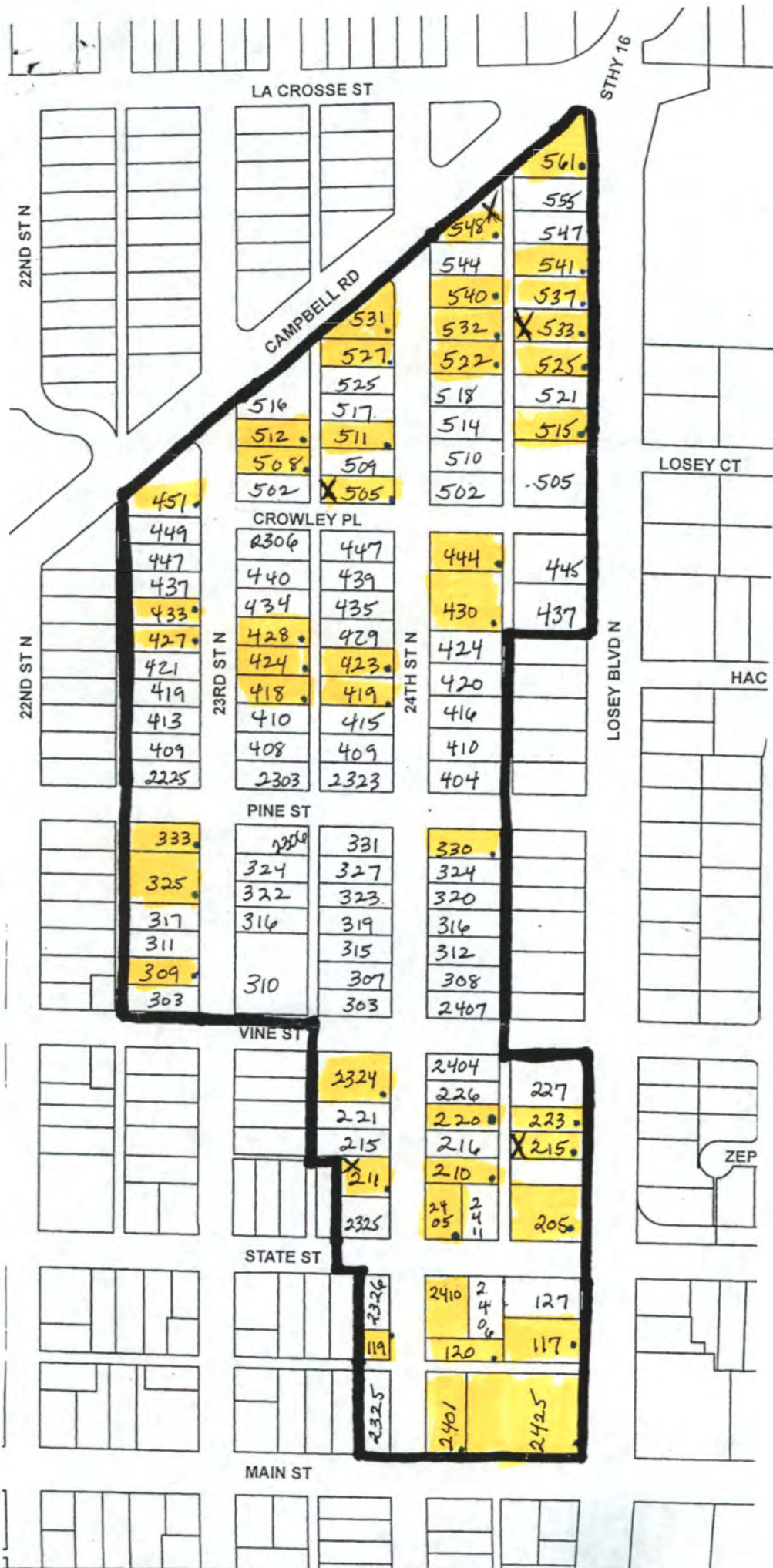
Dated: September 28, 2010.


Michael Pritchard

NOTARY:

Subscribed and sworn to before
me this 28 day of September, 2010
by Michael Pritchard.


Notary Public: name: 2/13/11
My Commission expires:



9/29/10 Per City Planning
This is final map.

23rd and 24th Street Historic District

La Crosse, La Crosse
County, WI

Legend:

Contributing ☐

Non-contributing ☒

Boundary

EXHIBIT

E

List of Neighbors Filing Objection

	A	B	C
1	Athnos Trust	Edna	451 23rd Street North
2	Bigley Trust	Dorothy	309 23rd Street North
3	Carrk	Diane	428 23rd Street North
4	Carrk	Mark, Sr.	428 23rd Street North
5	Christen	Patty	511 North 24th Street
6	Connors	Patrick	2410 State Street
7	Dahman	Constance	531 24th Street North
8	Dickson	Mark	505 North 24th Street
9	Enders	Ann	424 23rd Street North
10	Firary	Kurt	210 24th Street North
11	Firary	Sylvia	210 24th Street North
12	Flatten	Scott	508 North 23rd Street
13	Frey	Sarah B.	433 23rd Street North
14	George	G. Jeffrey and Elaine	548 24th Street North
15	Harris	Brian	330 24th Street North
16	Hart	Cynthia B.	333 North 23rd Street
17	Heller	Jane	541 Losey Boulevard North
18	Hoeth	Kristin	561 Losey Boulevard North
19	Holmberg	Holley	120 24th Street North
20	Kampa	Victor	205 Losey Boulevard North
21	Kampa	Barbara	205 Losey Boulevard North
22	Kube	Donald	540 North 24th Street
23	Mathy	Leah	117 Losey Boulevard North
24	Mesoloras	Christ	419 24th Street North
25	Mesoloras	Gwen	419 24th Street North
26	Nelson	Brad	430 24th Street North
27	Nelson	Sarah	430 24th Street North
28	Niebuhr	Joan	522 24th Street North
29	Noelke	Charlene	444 24th Street North
30	Noelke	William	444 24th Street North
31	Oettel	Kurt	527 24th Street North
32	Oganowski	Joan	2324 Vine Street
33	Poehling	Karen	427 23rd Street North
34	Prichett	Gregory	512 23rd Street North
35	Raska	Rose	325 23rd Street North
36	Reinhart	Marjorie A.	2425 Main Street, 2401 Main Street
37	Reuter	Gary D.	532 North 24th Street
38	Ross Trust	Fred and Hedy	537 Losey Boulevard North
39	Rowley	Paul	220 24th Street North
40	Scheid	Leslie	433 23rd Street North
41	Schreader	Michelle	223 Losey Boulevard North
42	Schultz	P. Stephen	333 North 23rd Street
43	Shillings	Jayne	215 Losey Boulevard North
44	Shirel	Michelle	515 Losey Boulevard North
45	Simon	Debra	424 23rd Street North
46	Smillie	Theresa	418 North 23rd Street
47	Thompson	Margaret	533 Losey Boulevard North
48	Wadium	Mary	2405 State Street

EXHIBIT

F

List of Neighbors Filing Objection

	A	B	C
49	Wiggert	Carl	211 24th Street North
50	Wiggert	Sandra	211 24th Street North
51	Withers	John	119 North 24th Street
52	Willenberg	Nancy	525 Losey Boulevard North
53	Wilson	Philip	423 24th Street North
54	Wilson	Nancy	423 24th Street North
	TOTAL VOTES:	In District	54

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY 23rd and 24th Streets Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: WISCONSIN, La Crosse

DATE RECEIVED: 9/02/10 DATE OF PENDING LIST: 9/27/10
DATE OF 16TH DAY: 10/12/10 DATE OF 45TH DAY: 10/17/10
DATE OF WEEKLY LIST: *Appeal extended 30 days + 11/4/10*

REFERENCE NUMBER: 10000839

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT NOV 5 2010 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA

REVIEWER *[Signature]* DISCIPLINE *Historic*
TELEPHONE *202-351-2278* DATE *11/8/10*

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



23+24 st^s, Historic District
La Crosse, LaCrosse Co. WI

#1 of 13



23+24 sts. Historic District

LaCrosse, LaCrosse Co. WI

2 of 13



23+24 St Historic District

LaCrosse, LaCrosse Co. WI

#3 of 13



23 & 24 Sts. Historic District

La Crosse, La Crosse Co. WI

4 of 13



23+24 Sts. Historic District
LaCrosse, LaCrosse Co. WI

5 of 13



23+24 Sts. Historic District

La Crosse, La Crosse Co. WI

6 of 13



23+ 24. sts. Historic District

La Crosse, La Crosse Co. WI

#7 of 13



23+24 Sts. Historic District

La Crosse, La Crosse Co. WI

8 of 13



23+24 Sts. Historic District
LaCrosse, LaCrosse Co, WI

9 of 13



23+24 Sts. Historic District

La Crosse, LaCrosse Co. WI

10 of 13



23+24 st6. Historic District
LaCrosse, LaCrosse Co. WI

#11 of 13



23+24 Sts. Historic District
La Crosse, La Crosse Co. WI

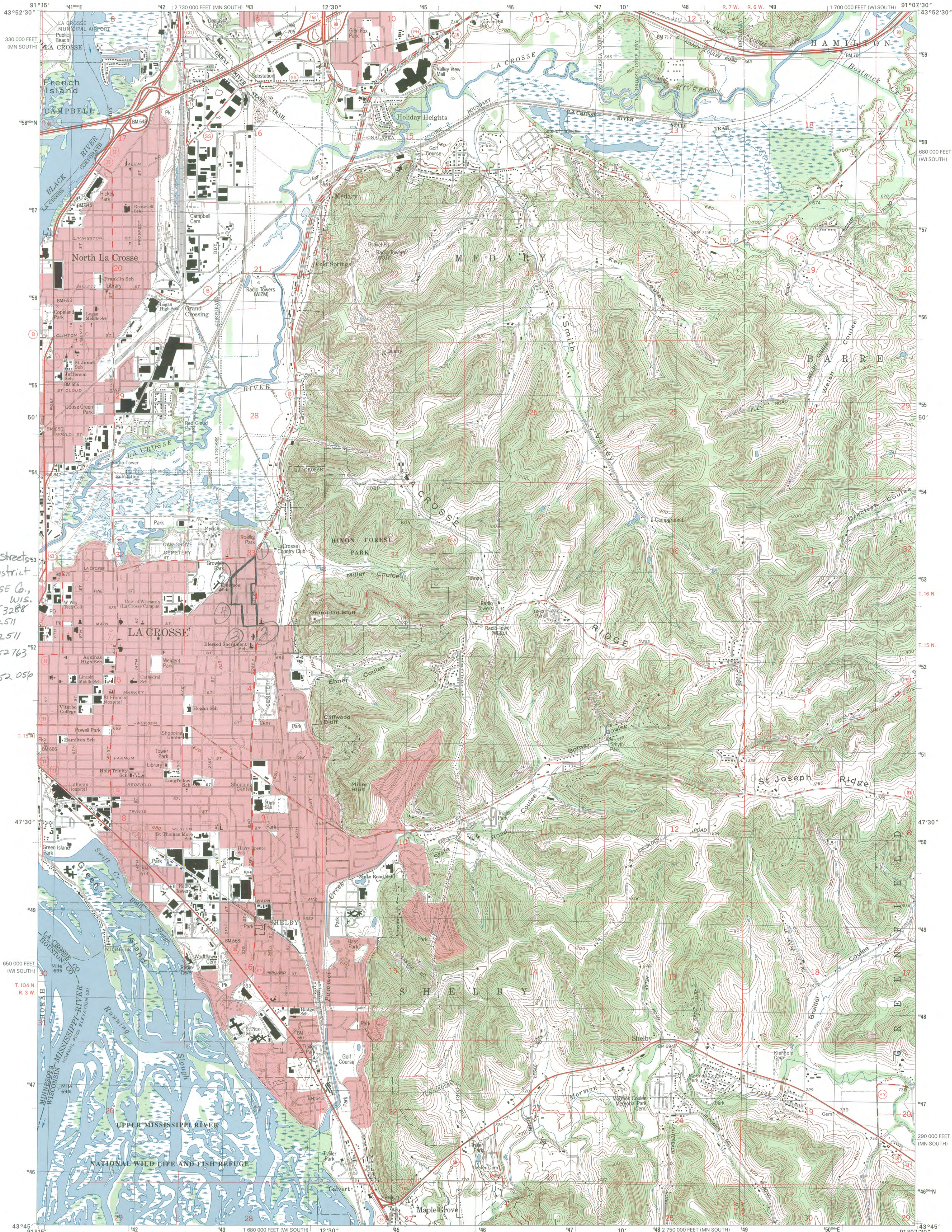
#12 of 13



23+24 Sts. Historic District

LaCrosse, LaCrosse Co. WI

#13 of 13



Produced by the United States Geological Survey

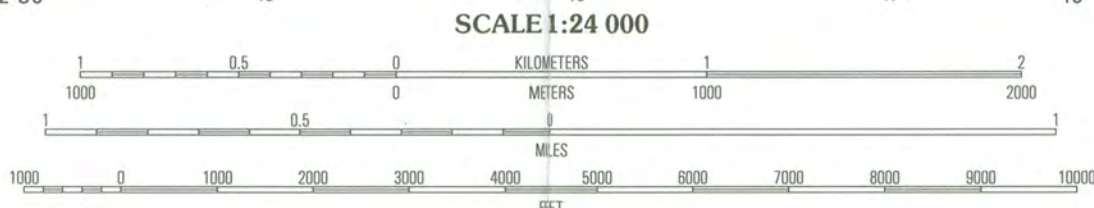
Derived from imagery taken 1991 and other sources. Photoinspected using imagery taken 1998; no major culture or drainage changes observed. PLSS and survey control current as of 1992. Boundaries, other than corporate, revised 2001.

North American Datum of 1927 (NAD 27). Projection and 10 000-foot ticks: Wisconsin coordinate system, south zone (Lambert conformal conic). 1000-meter Universal Transverse Mercator grid, zone 15.

North American Datum of 1983 (NAD 83) is shown by dashed corner ticks. The values of the shift between NAD 27 and NAD 83 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software.

There may be private inholdings within the boundaries of the National or State reservations shown on this map.

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



CONTOUR INTERVAL 20 FEET
SUPPLEMENTARY CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC DATUM OF 1927
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Primary highway
hard surface
Secondary highway
hard surface

Light-duty road, hard or improved surface
Unimproved road

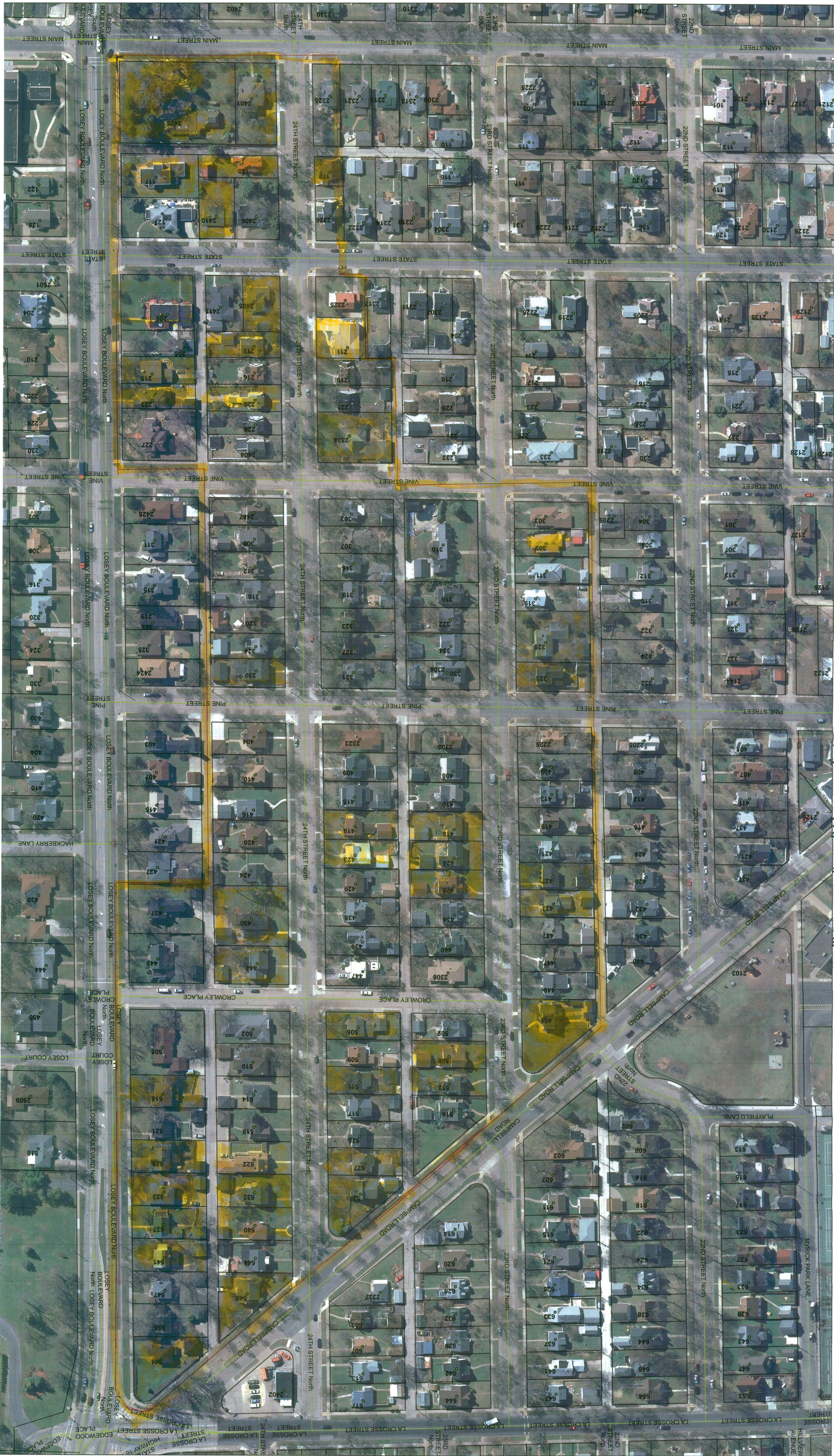
Interstate Route U.S. Route State Route

1	2	3	1 Holmen
4	5	4 La Crosse	5 St. Joseph
6	7	8	6 Brownsville
			7 Stoddard
			8 Coon Valley

LA CROSSE, WI-MN
1998

NIMA 2771 1 SW-SERIES V861





SCALE: 1" = 80'

2007 FLIGHT

ZONING, PLANNING & LAND INFO DEPT.
400 4TH STREET N. RM 3170
LA CROSSE, WI 54601
608-785-2722
CREATED: SEPTEMBER 27, 2010
BY: DAN LEIS

This document is a representation of the information provided to the City of La Crosse, Wisconsin, by the City of La Crosse, Wisconsin, and is not a guarantee of the accuracy of the information. The City of La Crosse, Wisconsin, is not responsible for any errors or omissions in this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document.

CHOICE OF LAW
This document is governed by the laws of the State of Wisconsin. The parties to this document agree that any dispute arising out of or in connection with this document shall be resolved by the courts of the State of Wisconsin. The parties to this document agree that any dispute arising out of or in connection with this document shall be resolved by the courts of the State of Wisconsin.

DISCLAIMER OF WARRANTY
The City of La Crosse, Wisconsin, makes no warranty, express or implied, regarding the accuracy or completeness of the information provided in this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document.

DISCLAIMER OF LIABILITY
The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document. The City of La Crosse, Wisconsin, is not responsible for any damages, including consequential damages, arising from the use of this document.

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION
LA CROSSE COUNTY, WISCONSIN, PLANNING & LAND INFORMATION

(Trust)

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

RECEIVED

AUG 02 2010

OWNER IN A HISTORIC DISTRICT

DIV HIST PRES

Historic District Name: 23rd & 24th Streets Historic District in LaCrosse,
La Crosse County, Wisconsin
Address of Property in District: 451 N. 23rd Street
City: LaCrosse, WI 54601 County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Edna F. Athnos Date: 7-28-2010

Print or Type Name: Edna F. Athnos

Mailing Address: 451 N. 23rd St.

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LaCrosse

The above statement was subscribed and sworn before me this 28th day of

JULY, 2010

Linda L. Gofus
Notary Public Signature

My commission Expires: 11-28-2010



RECEIVED

AUG 02 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th St.Address of Property in District: 522 No. 24th St.City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole (part) (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Joan M. Niebuhr g.n. Date: 7/30/10Print or Type Name: Joan Marion NiebuhrMailing Address: W5700 Stone Hill Road No.City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of La CrosseThe above statement was subscribed and sworn before me this 30 day ofJuly, 20 10Amy L. Marcou
Notary Public SignatureMy commission Expires: 10-20-13



LAWYERS AT WORK, LLC

Historic Old Towne North ♦ 1206 Caledonia Street ♦ La Crosse, Wisconsin 54603

Ronald J. Quillin

Dorothy J. Stroschein

Patrick J. Houlihan

Marvin H. Davis

Dennis A. Marcou

RECEIVED

AUG 09 2010

DIV HIST PRES

Phone: (608) 784-8100

Fax: (608) 784-1331

www.lawyersatwork.biz

August 5, 2010

Re: 23rd and 24th Street and Edgewood Place National Register of Historic Places Districts

Dear Property Owner/Neighbor:

Our firm represents Marjorie A. Reinhart in regards to the above. As a property owner in the proposed "23rd and 24th Street Historic District and Edgewood Place Register of Historic Places District" you recently should have received a notice of a meeting to be held on Monday, August 9, 2010 at 6 p.m. at La Crosse City Hall about a nomination to have our area of the City placed on the State and National Register of Historic Places. **Please attend this meeting and oppose this action in order to ensure that our properties will not be subject to future restriction. Without strong opposition, this designation may be thrust upon over 100 properties in our neighborhood.**

This issue is also scheduled to be heard by the State Historic Preservation Review Board on August 20. Unless we speak out now, state level designation will likely be approved on August 20 and the application for national designation will be sent on with state approval.

The City's Comprehensive Plan provides that the City's Historic Preservation Commission shall consider local designations of National Register of Historic Places District.

You may have received information indicating that as a private property owner you would not be restricted in what you can do with the property and that you would not be required to restore or preserve your property. While the listing of private property on the National or State Register may not, in and of itself, prohibit actions which may otherwise be taken by the property owner with respect to their property, this could well be the first step toward inviting extensive and unwanted governmental intrusion into our property rights.

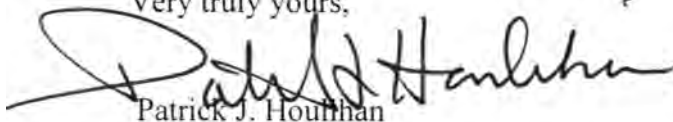
Here are a few things to keep in mind when considering whether this designation is good for our neighborhood or for us as individual property owners and taxpayers:

- The proposed designation may not automatically invoke creation of a local historic district; however, it sets the stage for imposition of a local historic district. This sequence of events has already occurred in the City of La Crosse.
- The Tenth and Cass Neighborhood District was named to the National Register of Historic Places in 2000. The City of La Crosse then designated that neighborhood as an historic district. That area is now subject to additional control and regulation by the City. OWNERS OF STRUCTURES IN THAT DISTRICT MAY NOT CONSTRUCT, RENOVATE, REHABILITATE, ALTER, MOVE OR DEMOLISH AN IMPROVEMENT WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS FOR SUCH DESIRED ACTION. This process takes time and could potentially end up costing the property owner extra money in connection with any project.

Enclosed is a copy of the City Historic Zoning Overlay District Ordinance. As you can see, the control and regulation can be very extensive.

We will attend the meeting on Monday, and we hope to see you there. We apologize for not contacting you sooner. Please contact me if you have any questions. Thank you.

Very truly yours,



Patrick J. Hounihan

Enclosure

cc: Mayor Mathias Harter
Timothy Acklin, Heritage Preservation Planner
Larry Kirch, City Planner
Heritage Preservation Commission
Council Member Bob Seaquist
Daina Penkiunas, Wisconsin Historical Society
Jim Draeger, Deputy State Historic Preservation Officer
Marjorie Reinhart

THE CITY OF
LA CROSSE

74.0°F

Thursday, August 5th - 10:11 AM

[Government](#) [Departments](#) [Residents](#) [City Services](#) [Visitors](#) [Business](#) [I Want To...](#)

Search

You are here: [Home](#) > [Departments](#) > [City Clerk](#) > [Municipal Code](#) > [Chapter 15](#) > 15.38**15.38 HISTORIC ZONING OVERLAY DISTRICT.**[General Resources](#)
[Construction Projects](#)
[Public Information](#)
[Use Call and Meetings](#)[Online Auctions](#)[Online Services](#)[Reports & Contact](#)[Community Videos](#)**(A) DESIGNATION OF HISTORIC DISTRICTS.**

(1) Pursuant to the provisions of Section 62.23(7)(em), Wis. Stats., the Heritage Preservation Commission may, after notice and public hearing, recommend historic districts or rescind such recommendation. At least twenty (20) days prior to such hearing, the commission shall notify the owners of record, as listed in the office of the City Assessor, who are owners of property in such proposed district, the owners of the property immediately adjacent extending one hundred (100) feet therefrom, and the owners of property directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite property. These owners shall have the right to confer with the commission prior to final action by the commission on the designation. Notice of such hearing shall also be published as Class 1 Notice, under the Wisconsin Statutes. At least twenty (20) days prior to the public hearing, the Commission shall also notify the following: Council members(s) of the proposed historic district, Mayor, Director of Public Works, Redevelopment Authority, Parks and Recreation Department, Building Inspection and Planning Department. Each may respond to the commission with its comments on the proposed designation or rescission at or prior to such hearing. (Ord. #4176 - 6/10/04)

(2) The commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses and receive records and documentation as it deems necessary. The commission may conduct additional public hearings or an independent investigation into the proposed designation or rescission. Within sixty (60) days after the close of the public hearing(s), the commission may recommend creation or amendment of a historic district. The commission shall cause any recommendation for designation or rescission to be submitted to the Common Council for referral to the City Plan Commission and approval by the Common Council.

(3) Historic districts may also be initiated by property owners wishing to be included within an historic district. All historic districts shall be subject to prior review and recommendation of the Heritage Preservation Commission, City Plan Commission and subject to final approval by the Common Council in accordance with applicable state and city zoning procedure. (Ord. #4176 - 6/10/04)

(B) ZONING OF HISTORIC PROPERTIES.

The historic or historic zoning overlay district designation shall constitute a change in zoning for historic preservation purposes and shall be included as such on the official land use or zoning map. The historic zoning shall be in addition to the existing underlying land use zoning.

(C) CREATION OF HISTORIC DISTRICTS AND PRESERVATION PLAN.

(1) A historic district may be designated for any geographic area of particular historic, architectural or cultural significance to the city which:

- (a) Exemplifies or reflects the broad cultural, political, economic or social history of the nation, state or community; or
- (b) Is identified with historic personages or with important events in national, state or local history; or
- (c) Embodies the distinguishing characteristics of architectural types or specimens inherently valuable for the study of a period or periods, styles, methods or construction, or of indigenous materials or craftsmanship; or

- (d) Is representative of the notable works of master builders, designers, or architects who influenced their age; or
 - (e) Has yielded, or may be likely to yield, information important to history or prehistory.
- (2) For preservation purposes, the Heritage Preservation Commission shall in conjunction with the creation of a Historic District, with the assistance of the City Planning Department, prepare a historic preservation plan. (Ord. #4176 - 6/10/04)
- (a) Each historic preservation plan shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development and a statement of preservation objectives.
 - (b) The Historic District Plan shall distinguish between buildings that contribute to the distinctive architectural or special historic character of the Historic District as a whole and therefore should be preserved (contributing buildings) and those buildings that fail to so contribute (non-contributing buildings). The plan shall also distinguish between a unit of property which includes a physical betterment constituting an improvement and the land embracing the site thereof, known as an improvement parcel, and an unimproved area of land to be known as a non-contributing parcel.
- (3) The development of a Historic District plan may include the following:
- (a) All new structures or additions should be constructed to a height visually compatible with the contributing buildings and environment with which they are visually related.
 - (b) The gross volume of any new structure or addition should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (c) In the street elevation of a building, the proportion between the width and height in the facade should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (d) The proportions and relationships between doors and windows in the street facade should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (e) The materials used in the final facade should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (f) The texture inherent in the facade should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (g) The design of the roof should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (h) The landscape plan should be sensitive to the individual building, its occupants and their needs. Further, the landscape treatment should be visually compatible with the contributing buildings and environment with which it is visually related.
 - (i) The street facade should blend with other buildings via directional expression. When adjacent buildings have a dominant horizontal or vertical expression, this expression should be carried over and reflected.
 - (j) Architectural elements should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent characteristics of the area.
- (4) Notice and review of the Historic District designation shall include any proposed Historic Preservation plan, including review by the City Plan Commission and final approval by the Common Council.

(D) INTERIM CONTROL.

No building permit shall be issued by the building inspector for alteration, construction, demolition, or removal of any property or structure within a proposed historic district from the date of the first notice of public hearing by the Heritage Preservation Commission until final disposition by the Heritage Preservation Commission or the City Council unless such alteration, removal or demolition

is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall the delay be for more than One Hundred Twenty (120) days. (Ord. #4176 - 6/10/04)

(E) CONFORMANCE WITH REGULATIONS.

(1) Every owner of a historic structure, historic site or contributing building in a Historic District shall maintain the same or cause or permit it to be maintained in a condition consistent with the provisions of this ordinance. The City Council may appoint the building inspector to enforce this ordinance. The duties of inspection shall include periodic inspection of designated historic structures, historic sites and historic districts. These inspections may include physical entry upon the property and improvement, with permission of the owner, to insure that interior alterations or maintenance will not jeopardize the exterior appearance or structural stability of any contributing buildings. If an owner refuses permission for the enforcement officer to enter for purposes of inspection, the inspection officer may obtain a warrant of entry pursuant to s. 66.122, Wis. Stats., and take any other reasonable measures to further enforcement of this ordinance.

(2) Every owner of a contributing building or a historic site in a Historic District shall, if economically feasible, keep in good repair all of the exterior portions of such contributing building and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such contributing building to fall into a state of disrepair, including but not limited to:

- (a) The deterioration of exterior walls or other vertical supports;
- (b) The deterioration of roofs or other horizontal members;
- (c) The deterioration of external chimneys;
- (d) The deterioration or crumbling of exterior plasters or mortar;
- (e) The ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
- (f) The peeling of paint, rotting, holes, and other forms of decay;
- (g) The deterioration of surrounding environment, e.g., fences, gates, sidewalks, steps, signs, accessory structures, and landscaping;
- (h) The deterioration of any features so as to create or permit the creation of any hazardous or unsafe condition or conditions.

The purpose of this section is to prevent the demolition of a building or structure by neglecting it.

(3) If any property owner claims it is not economically feasible to comply with the provisions of this section, such property owner may appeal to the Heritage Preservation Commission. The decision of the Heritage Preservation Commission shall be subject to review by the Common Council. (Ord. #4176 - 6/10/04)

(F) EMERGENCY CONDITIONS.

In any case where the building inspector determines that there are emergency conditions dangerous to life, health or property affecting a historic structure, site or a contributing building in a historic district, the building inspector may order the remedying of these conditions without the approval of the commission. The building inspector shall promptly notify the commission of the action being taken. When the emergency conditions do not require demolition, the building inspector shall make every effort to carry out the intent of this ordinance and to use any guidelines of the Commission when remedying the emergency conditions. (Ord. #3524 created 11/10/94)

(G) DESIGN STANDARDS FOR THE HISTORIC OVERLAY DISTRICT KNOWN AS THE TENTH AND CASS NEIGHBORHOOD DISTRICT.

(1) PURPOSE. Pursuant to Section 15.38 of this Code, the purpose of this subsection is to foster the City's Comprehensive Plan to identify the City's historic

and architectural resources for designation and protection, to establish a coordinated preservation program and to provide tools to protect significant resources. The local district designation of the Tenth and Cass Neighborhood Historic District is created to encourage preservation of the historic resources of the district, which district was named to the National Register of Historic Places in 2000. This subsection will provide design standards and review procedures to guide preservation, rehabilitation, new construction, relocation and demolitions within the Tenth and Cass Neighborhood Historic District (District).

(2) BOUNDARIES. The Tenth and Cass Neighborhood Historic District boundary is as follows (generally described as the area between King Street, Ninth Street, Cameron Avenue and Eleventh Street):

Beginning at the southwest corner of Cass Street and South 11th Street, then south along the west curb line of South 11th to the alley that bisects this block longitudinally, then west along the rear lot lines of 1024, 1018, 1010 and 1004 Cass Streets, then continuing west across South 10th Street to the east curb of South 10th, then proceeding south along the east lot line of 324 South 10th Street to the northwest corner of the intersection of South 10th and Cameron Avenue, then west along the north curblineline of Cameron Avenue to the alley west of 923 Cameron, then north along the west lot line of 923 Cameron to the alley at the rear of the property, then east a short distance to the southwest corner of the lot of 924 Cass, then north along the west lot line of 924 Cass to the south curblineline of Cass Street, then continuing north across Cass Street to the north curblineline of Cass Street, then west along the north curblineline to the alley at the rear of 236 South 9th Street, then proceeding north along the rear lot lines of 236, 224, 220, 212-214 and 204-210 South 9th Street, then east along the north line of 204-210 South 9th Street to the west curblineline of S. 9th St., then proceeding east across South 9th Street to the east curblineline of South 9th, then north along the 9th Street curblineline to the southeast corner of the intersection of South 9th Street and King Street, then east along the south curblineline of King Street to the northeast corner of the lot of 916-920 King Street, then proceeding north across King Street to the north curblineline of King Street and the southwest corner of the lot of 929 King Street, then north along the west boundary of said property to the northwest corner of the lot associated with 136-138 South 10th Street, then east along said lot line to the northeast corner of the lot and the west curblineline of S. 10th Street, then south along said curblineline to the northeast corner of the lot associated with 929 King Street, then proceeding east across South 10th Street to the east curblineline of South 10th and the northwest corner of the lot at 1003 King Street, then continuing east along the rear [north] lot line of said property to the east lot line of 1003 King, then continuing south to the north curblineline of King Street, then proceeding south across King Street to the alley and the rear [east] lot line of 203 South 10th Street, then continuing south along the rear lot lines of 203, 209 and 221 South 10th Street to the northeast corner of the lot associated with 237 S. 10th Street, then east along the rear lot line of 1024 Cass Street to the northeast corner of said lot, then south along the east lot line of said property to the north curblineline of Cass Street, then proceeding south across Cass Street to the south curblineline of Cass Street and the northwest corner of the lot associated with 1024 Cass Street, then continuing east along the south curblineline of Cass Street to the point of beginning at the southwest corner of the intersection of Cass and South 11th Streets.

(3) HEIGHT REGULATIONS. In the Tenth and Cass Neighborhood Historic District, no building shall hereafter be erected or structurally altered to exceed thirty-five (35) feet or two and one-half (2 ½) stories in height, except as provided in Section 15.25. In any request for a variance as provided in Section 15.25, the Historic Preservation Commission shall consider that proportions of new construction should respect the average height and width of the majority of the buildings on the block face.

(4) REGULATION OF CONSTRUCTION, RENOVATION, REHABILITATION, RELOCATION AND DEMOLITION.

(a) No owner or person in charge of a structure within the District shall renovate, rehabilitate, alter, move any building or demolish all or any part of the exterior of such property or construct any improvement unless a Certificate of Appropriateness or Certificate of Appropriateness for Demolition has been granted. The building inspector shall not issue a permit for any such work unless a Certificate of Appropriateness or Certificate for Appropriateness for Demolition has been granted. If work begins prior to obtaining the necessary permits, a Stop Work Order may be issued by the

Building and Inspections Department.

(b) Certificate of Appropriateness.

(i) Prior to obtaining any building permit, an application for a Certificate of Appropriateness shall be filed with the Planning Department.

(ii) The Planning Department shall have available upon request applications for Certificates of Appropriateness and a handout, approved by the HPC, identifying the information and documentation needed in order to complete the application. Applications shall include drawings, photographs, plans or other complete documentation to fully illustrate the property and the proposed work. The HPC shall determine the application requirements.

(iii) Administrative Review of Minor Work. The Preservation Planner may issue a Certificate Of Appropriateness after review of a completed application if the project concerns minor work. Minor work includes the following and as further defined by the HPC in its handout: re-roofing with similar materials; repair or replacement of porches, windows, siding, trim and doors if new materials match existing; installation or removal of door and window openings in rear elevations; chimney reconstruction if completed with similar materials; exterior cleaning, refinishing and buckpointing; construction of retaining walls, fences and landscaping; screening of parking lots and dumpsters; other work as designated minor by the HPC.

(iv) HPC Review of Major Work. Upon the filing of any application for major work, the HPC shall consider said application within 45 days of receipt of the completed application by the Planning Department. Major work includes the following and as further defined by the HPC in its handout: construction of garages or carriage houses; roof alterations and skylights; alterations to the front or side elevations visible from the public street; additions; alterations to windows, siding, entries, and trim; masonry finishing; construction of chimneys; erection of signs; site design; new construction; and relocation.

(v) In making its decision about issuing a Certificate of Appropriateness involving new construction, renovation or rehabilitation, the HPC shall consider the design review standards set forth in this subsection. Alterations to building interiors and the choice of exterior paint colors are not subject to design review.

(vi) In making its decision about issuing a Certificate of Appropriateness for relocation, the HPC shall consider that the structure be of an age, architectural style and massing consistent with existing structures within the District.

(vii) The HPC shall issue a Certificate of Appropriateness or deny the application within forty-five (45) days of the filing of the application, unless the time period is otherwise extended by written agreement between the HPC and the applicant.

(viii) The issuance of a Certificate of Appropriateness shall not relieve the applicant from obtaining other permits or approvals required by applicable federal, state or local code.

(c) Certificate of Appropriateness for Demolition.

(i) An application for a Certificate of Appropriateness for Demolition shall be filed with the Planning Department. The Planning Department shall have available, upon request, applications for Certificates of Appropriateness for Demolition and a handout, approved by the HPC, identifying the information and documentation needed in order to complete the application.

(ii) The HPC shall issue a Certificate of Appropriateness for Demolition or deny the application within forty-five (45) days of the filing of the application, unless the time period is otherwise extended by written agreement between the HPC and the applicant.

(iii) In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of

historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.

2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

(d) Nothing contained in this subsection shall prohibit the demolition or alteration of any structure within the District pursuant to order of any governmental agency or Court, for the purpose of remedying emergency conditions determined to be dangerous to life, health or property. In such cases, no approval from the HPC shall be required.

(5) DESIGN REVIEW STANDARDS FOR RENOVATION AND REHABILITATION. These standards specify appropriate maintenance, renovation, and repair of elements on properties within the District.

(a) Masonry Walls and Foundations.

(i) Repair

1. When there is evidence of deterioration, masonry walls and other masonry features should be repaired by repointing of mortar joints.

2. Brick, stone and mortar should be replaced with the materials used in original construction or materials that closely resemble the original.

3. Repointing of mortar should match the original brick and mortar joint profile, including width and depth. Mortar should duplicate the original in color, texture and strength. Mortar mixtures should duplicate the original composition in lime, sand, and cement proportion.

4. Repair stucco by duplicating the original material in strength, composition, color and texture.

5. Artificial stone, brick veneer, or vinyl or aluminum products should not be applied over masonry surfaces.

6. "Color" in this section, refers to matching the existing or overall color, to the extent practicable.

(ii) Cleaning

1. Clean masonry walls only if necessary to halt deterioration or remove heavy soiling.

2. When cleaning is necessary, the gentlest cleaning method shall be used, as appropriate, such as low pressure water, mild detergents and soft brushes.

3. Surface cleaning tests must be conducted to determine the most appropriate cleaning method. Adequate time must be allowed to observe the results of the test to determine the gentlest cleaning method.

4. Sandblasting or abrasive cleaning is prohibited.

(iii) Painting

1. Masonry should not be painted (or stuccoed) if it has not been painted historically.

2. Paint should not be removed from historically painted masonry unless the removal is historically appropriate and the removal can be accomplished without damage to the masonry.

3. Remove damaged or deteriorated paint only to the next layer, using the gentlest method (such as handscraping) prior to repainting.

(b) Wood Siding and Shingles

(i) Repair

1. Wood siding should be maintained with paint or stain.
2. Deteriorated wood siding should be replaced with new material resembling the original in width, thickness, profile and texture.
3. Siding should match the original pattern (usually horizontal placement) except where vertical or diagonal siding was used.
4. Wood shingles or other material should not be used to replace horizontal wood siding.
5. If replacement of wood siding is not feasible for financial or other reasons, the HPC may approve an alternative material.

(ii) Exterior Trim

1. Exterior features such as corner boards, frieze boards, drip caps or other features should be included in repairs and/or new siding.
2. Decorative siding treatments, such as shingles in gable ends, should be retained in repairs and/or new siding. If replacement is necessary, new shingles should match the original in width, pattern, thickness, profile and texture.

(iii) Vinyl, Aluminum and Manufactured Siding

1. Vinyl, aluminum and other types of manufactured siding are not recommended for buildings in the District.
2. If the HPC determines that the original siding is not salvageable, it may consider the following options:
 - a. Replacement of original siding with a modern cementitious product (such as "Hardiplank") that duplicates the original in width, pattern, thickness, profile and texture;
 - b. Original exterior features such as corner boards, frieze boards, window surrounds or other trim should be retained as noted above; if replacement is necessary, features should be duplicated to match the original as closely as possible.
3. If the original siding is already covered with substitute siding and renovation is needed, it is preferable to remove the substitute siding and repair the original siding and exterior trim features.
4. If the original siding is already covered with substitute siding and only repairs are needed, retain the substitute siding and repair as necessary.

(iv) Paint. Original wood siding and replacement hardboard siding should be maintained with paint or stain.

(c) Roofs, Chimneys and Dormers

(i) Roofing Repair

1. When partial roofing repairs are necessary, replacement roofing should match the existing in composition, size, shape and texture.
2. If the HPC determines that retention of the original roof is not feasible, new asphalt or fiberglass shingles may be used.
3. (Metal roofs are typical in La Crosse and may be approved by the HPC for appropriate properties)
4. Rolled roofing should be used only on flat or slightly sloped roofs not visible from the street.

(ii) Alterations to Roof Shape

1. The original roof type, slope and overhangs should be preserved.
2. Alterations to the roof shape on the side and rear should be compatible with the architectural character of the building.
3. The shape of dormers should not be altered unless compatible with the original design.
4. Dormers or other features may be added to restore a building to its original appearance, based on evidence indicating such features.
5. New dormers, roof decks, balconies or other additions should not be added on the front or sides visible from the street. These additions may be acceptable on the rear or sides of the buildings not readily visible from the street.
6. Skylights should not be installed on the front roof plane or sides visible from the street. When used, they should be flat and as close to the roof plane as possible. "Bubble" skylights should not be used.

(iii) Chimneys

1. Chimneys should be retained and repaired whenever possible.
2. If chimneys require rebuilding, original details such as decorative panels and corbels should be replicated to match the original as closely as possible.
3. When rebuilding, effort should be made to use salvaged brick that matches the original in color and texture. Mortar should be matched to the original in strength, color and joint tooling.

(d) Entries and Doors

(i) Maintain and Conserve

1. Features of historic entries, including doors, door surrounds and hardware are the focal point of the façade and should be maintained.
2. Original features of the entry, such as hoods, columns, sidelights, fanlights and transoms should be retained.
3. If replacement is necessary, historic trim details should be retained.

(ii) Size and Shape

1. The original size of the door opening should not be enlarged, reduced, or shortened in height to fit a new door.

(iii) Doors

1. Historic doors should be repaired rather than replaced.
2. If replacement of historic doors is necessary, replace with salvaged doors, or with a replacement door that is compatible with the material, design and hardware of the older door.
3. Fiberglass doors and/or other alternatives that resemble wood doors, may be used if approved by the HPC.
4. Steel replacement doors are not acceptable at front entrances; they should be used only at rear or side entrances that are not visible from the street.
5. Historic door surrounds and trim should not be removed when replacement doors are installed.
6. Windows in doors should be glass, rather than Plexiglass.

(iv) New Entries

1. New doors should not be added at locations where they did not originally exist. If required to meet safety codes, doors should be added at the rear or side of buildings where they are not readily visible from the street.
2. Sliding glass doors or French doors should be added only at the rear or sides of buildings where they are not readily visible from the street.

(v) Storm and screen doors

1. Original storm and screen doors should be preserved and maintained when feasible.
2. New doors should be compatible with the interior door in size and shape.
3. New doors should preferably be constructed of wood; doors of aluminum with an anodized finish in colors complementary to the building may also be acceptable.

(e) Windows

(i) Maintain and Conserve

1. Existing window openings should be retained. Window openings should not be filled in with wood, brick, or any other materials.
2. Retain all decorative trim around windows, including lintels, pediments and hoods.
3. If replacement of trim is necessary, maintain the appearance of the original material.
4. New window openings should not be added on principal elevations.
5. If new windows are required, wood windows are preferred. (If metal is chosen, it should have a baked enamel or other appropriate factory finish)
6. Sash should be replaced with the same size and number of panes as the original sash. New sash, if required, should match the original. Replacement of double-hung windows with single panes of glass or crank-out windows is not appropriate.
7. The HPC may require samples/examples of replacement windows to determine whether an option is an appropriate replacement.

(ii) Decorative Glass

1. Decorative windows (stained, colored, or leaded glass) should be preserved in their original location, size and design with original materials and pattern.
2. Decorative windows should be repaired rather than replaced.
3. Decorative windows that are not original to a building should not be added to principal elevations.

(iii) Storm, Screen and Security Windows

1. Repair or replicate wood storm windows and screens when possible.
2. (If metal storm windows are required, they should have a baked enamel factory finish)
3. Storm windows and screens should be sized to fit the

window opening and should match the divisions of the historic sash (center divide at same location as sash).

4. Security bars should not be used in windows on principal facades; historic trim or features should not be removed for security bars or other security features.

(iv) Shutters

1. Shutters should not be installed on buildings where they were not originally used.

2. Where appropriate, shutters should appear to be operable and mounted to the window casing.

3. Shutters should be constructed of wood.

(f) Porches and Steps

(i) Repair and Replacement

1. Retain and conserve porches, steps and handrails that are original and/or appropriate to the dwelling.

2. If partial replacement or rebuilding is necessary, reconstruct the porch using historical research to determine an appropriate design.

3. Porches on the front of buildings should not be enclosed.

4. Reopening of previously enclosed front porches is encouraged when appropriate to the original dwelling.

(ii) Porch Elements

1. Posts, columns and railings should be preserved and maintained.

2. If partial replacement or rebuilding is necessary, use material to match the original in dimensions and detailing. Elaborate details on posts may be simplified, if necessary.

3. Railings and balusters should be replaced or rebuilt in the original space, section and profile as the original.

4. Replacement balusters on a porch railing should be appropriate for the dwelling's style and period.

5. Metal posts and metal railings should not be used to replace wooden porch materials.

6. Wood porch floors should be replaced with wood rather than concrete.

7. Open sections of the porch foundation may be filled in with materials such as lattice panels that are appropriate for the age and style of the dwelling. Research should be conducted to identify appropriate materials.

(iii) Steps and Stairs

1. Steps and stairs should be retained in their original location and configuration.

2. Wood and concrete steps should be repaired to match the original.

3. If new steps are necessary, wood and concrete steps should have treads, risers and handrails to match the original.

4. Concrete steps should not be used to replace wooden steps.

(g) Decorative Trim

(i) Repair and Replacement

1. New material used to repair or replace deteriorated trim should match the original as closely as possible.
2. Deteriorated trim or features should be photographed or documented before being removed for repair or replacement so that the feature can be used as a pattern in selecting replacement materials.
3. With HPC approval, elaborate trim may be replaced with simplified trim that matches the old in design and placement.
4. New trim should be added only when there is clear evidence that such trim was original to the dwelling, or when there is documentation that similar trim was used on other dwellings of that style and age.
5. Wood epoxy may be used to repair deteriorated or damaged trim if approved by the HPC.

(6) DESIGN REVIEW STANDARDS FOR NEW CONSTRUCTION. These guidelines apply to additions to existing houses, including additions of porches or decks; (accessory buildings), including carriage houses; and a complete new structure.

(a) General Design Considerations

- (i) New construction of primary buildings, such as dwellings, should reflect the historic and architectural character of the district in building scale, massing, proportions and materials. New construction should reflect its own era, however, and not attempt to be falsely "historic."
- (ii) Additions should reflect the building scale, massing, proportions and materials of the original building. Additions should be designed to blend with character of the original building.
- (iii) Accessory buildings should reflect the general style of the primary building but are not required to replicate the style in detail.

(b) Building Placement

- (i) Placement of new buildings and additions should reflect the placement of surrounding buildings on the block face.
- (ii) New construction shall meet the established front yard setback line, or fall within the range established for that block face.
- (iii) New construction shall conform to the established side yard setback pattern for that block face.

(c) Building Massing and Proportions

- (i) Height and Width. The proportions of new construction should respect the average height and width of the majority of buildings on the block face.

(d) Building Elements

(i) Windows and Doors.

1. Most windows within the District have a vertical orientation, with proportions of 2 or 3 to 1 (height to width). The proportion, size, rhythm and detailing of windows and doors in new construction should be compatible with that of adjacent buildings, but need not exactly replicate them.
2. Internal window divisions (mullions) should match the original building on walls facing the street. On non-street facades or rear walls, one-over-one wood sash may be substituted for more complex mullion patterns.
3. Window openings should be recessed, to create a pattern of light and shadow.

(See "Renovation" standards on window material)

- (ii) Roofs. Roofs of new buildings or additions should be compatible in pitch, shape and materials with the principal building or nearby

buildings. No vents, skylights, or other openings should be located on the front roof plane or sides visible from the street.

(iii) Decks. Unenclosed decks are incompatible with the character and historical period of the District. Decks shall be constructed only at the rear of buildings or where they are least conspicuous from the public way. Decks should not extend beyond the width of the building.

(iv) Entries. Entries should be located on the façade facing the public way. Entries to new principal buildings should be articulated with a porch or portico similar in character to nearby buildings.

(v) Exterior Details. Exterior details such as building trim or window and door hardware should be generally compatible with the style and materials of the original building, but need not replicate every detail of the original building.

(e) Building Materials. Building materials used in new construction should conform to those used on existing contributing buildings within the district: masonry, wood siding and wood shingles. However, if approved by the HPC, synthetic siding may be used on accessory buildings such as carriage houses to simulate horizontal lapsiding. Cementitious siding ("Hardiplank") is the most satisfactory in simulating wood siding.

(f) Additions. Exterior additions to existing buildings can radically alter their appearance. Additions that are visible from a public street or sidewalk should be designed with scale, shape and materials that are consistent with those of the existing building. However, the addition should not be "disguised" as original: the use of the same wall plane, roof line or cornice height as the original building is not recommended.

(i) Additions on sides of buildings are discouraged, while additions at the rear of a building should not extend beyond the width of the building.

(ii) The roof of an addition should be lower in height than the main roof of the existing building, but compatible in pitch, shape and materials.

(iii) The foundation of an addition should match the material or appearance of the original foundation, and should also match the foundation sill height of the existing structure to present an unbroken line around the building's ground-level perimeter.

(g) Accessory Buildings. Accessory buildings include carriage houses, garages and other small buildings.

(i) Carriage Houses. Carriage houses are among the character-defining features of the 10th and Cass Neighborhood Historic District. Originally designed as small barns, they now generally function as garages, although their height allows for other uses such as home offices. As a unique type of accessory building, carriage houses in the City's older neighborhoods are subject to special provisions in the Zoning Ordinance, allowing greater height and building coverage. The Zoning Ordinance provides general design guidance for carriage houses: "The architecture of the accessory structure shall be historically compatible with the architecture of the primary structure appropriate to the period. The architecture of the accessory structure is not required to match the architecture of the primary structure so long as the architecture is appropriate to the period." The following standards apply to carriage houses and other accessory buildings as well.

1. Placement on lot: Outbuildings shall be located in rear yards with vehicular access from the alley, in keeping with the established pattern.

2. Wooden garage doors are recommended but not required. Metal doors, where used, should be simple in shape and without ornamentation.

3. Windows should generally match the shape of windows on the principal building, but may be smaller in size, consistent with the scale of the building, and may employ simpler divisions (one-over-one wood sash, or windows with fixed, simulated muntins)

4. Materials similar to those of the principal building are preferred. However, if approved by the HPC, synthetic cementitious siding (such as "Hardiplank") or vinyl siding may be used to simulate wood siding, with a profile and lap exposure similar to that of the principal building.

(7) SITE DESIGN. Most houses within the District, with or without porches, are set back a relatively even distance from the street. Front yards are typical of many residential neighborhoods: many have lawns extending to the sidewalk, while others have low ornamental fences or stone walls at the edge of the sidewalk. Some lawns slope upwards slightly from the street level. Many houses have foundation plantings, and mature shrubs are found within most yards. Boulevards with evenly spaced canopy trees are located between the sidewalk and the street. All these elements give a pedestrian scale to the street and create a transition between public and private spaces. Driveways are typically concrete and single-lane in width. Most driveways take access from alleys to detached carriage houses or garages or parking areas at the rear of each lot. There is currently only one off-street surface parking lot within the District; providing parking for an adjacent medical office outside the District. The "alleyscape" differs from the streetscape. Alleys bisect every block within the District, and provide access to most garage and parking areas, with the exception of outbuildings on a few corner lots. Most rear yards are separated from the alley by a fence or wall, usually higher than those in the front yard and by the wall of the carriage house or garage. Improvements or changes in site design should be consistent with the pattern described above.

(a) Off-street parking shall be located to the rear of the principal building, in locations that are least visible from the street.

(b) Surface parking areas visible from the street shall be fenced with ornamental iron or painted wooden fences or low stone walls. Fencing within front yards shall be no higher than four feet.

(c) Wooden or ornamental iron fences are encouraged along rear lot lines abutting the alley.

(d) Front yards may remain open to the street or may be fenced, if desired, with ornamental iron or painted wooden fences or low stone walls. Fencing shall be no higher than four feet, in order to allow visibility into front yards.

(e) Air conditioners, heat pumps, and other outdoor equipment should be located where they are least visible from the street.

(f) In planting strips along the street, canopy trees should be added to "fill in" locations where they are lacking.

(8) APPEAL. Applicants may appeal any HPC decision to the Common Council. An appeal shall be in writing specifying the grounds upon which the appeal is based and shall be filed with the City Clerk within thirty (30) days of the date of the decision of the HPC that is being appealed.





LAWYERS AT WORK, LLC

Historic Old Towne North ♦ 1206 Caledonia Street ♦ La Crosse, Wisconsin 54603

Ronald J. Quillin

Dorothy J. Stroschein

Patrick J. Houlihan

Marvin H. Davis

Dennis A. Marcou

Phone: (608) 784-8100

Fax: (608) 784-1331

www.lawyersatwork.biz

RECEIVED

AUG 18 2010

DIV HIST PRES

August 5, 2010

Re: 23rd and 24th Street and Edgewood Place National Register of Historic Places Districts

Dear Property Owner/Neighbor:

Our firm represents Marjorie A. Reinhart in regards to the above. As a property owner in the proposed "23rd and 24th Street Historic District and Edgewood Place Register of Historic Places District" you recently should have received a notice of a meeting to be held on Monday, August 9, 2010 at 6 p.m. at La Crosse City Hall about a nomination to have our area of the City placed on the State and National Register of Historic Places. **Please attend this meeting and oppose this action in order to ensure that our properties will not be subject to future restriction. Without strong opposition, this designation may be thrust upon over 100 properties in our neighborhood.**

This issue is also scheduled to be heard by the State Historic Preservation Review Board on August 20. Unless we speak out now, state level designation will likely be approved on August 20 and the application for national designation will be sent on with state approval.

The City's Comprehensive Plan provides that the City's Historic Preservation Commission shall consider local designations of National Register of Historic Places District.

You may have received information indicating that as a private property owner you would not be restricted in what you can do with the property and that you would not be required to restore or preserve your property. While the listing of private property on the National or State Register may not, in and of itself, prohibit actions which may otherwise be taken by the property owner with respect to their property, this could well be the first step toward inviting extensive and unwanted governmental intrusion into our property rights.

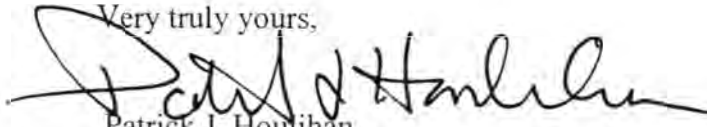
Here are a few things to keep in mind when considering whether this designation is good for our neighborhood or for us as individual property owners and taxpayers:

- The proposed designation may not automatically invoke creation of a local historic district; however, it sets the stage for imposition of a local historic district. This sequence of events has already occurred in the City of La Crosse.
- The Tenth and Cass Neighborhood District was named to the National Register of Historic Places in 2000. The City of La Crosse then designated that neighborhood as an historic district. That area is now subject to additional control and regulation by the City. OWNERS OF STRUCTURES IN THAT DISTRICT MAY NOT CONSTRUCT, RENOVATE, REHABILITATE, ALTER, MOVE OR DEMOLISH AN IMPROVEMENT WITHOUT FIRST OBTAINING A CERTIFICATE OF APPROPRIATENESS FOR SUCH DESIRED ACTION. This process takes time and could potentially end up costing the property owner extra money in connection with any project.

Enclosed is a copy of the City Historic Zoning Overlay District Ordinance. As you can see, the control and regulation can be very extensive.

We will attend the meeting on Monday, and we hope to see you there. We apologize for not contacting you sooner. Please contact me if you have any questions. Thank you.

Very truly yours,



Patrick J. Houlihan

Enclosure

cc: Mayor Mathias Harter
Timothy Acklin, Heritage Preservation Planner
Larry Kirch, City Planner
Heritage Preservation Commission
Council Member Bob Seaquist
Daina Penkiunas, Wisconsin Historical Society
Jim Draeger, Deputy State Historic Preservation Officer
Marjorie Reinhart



LAWYERS AT WORK, LLC

Historic Old Towne North ♦ 1206 Caledonia Street ♦ La Crosse, Wisconsin 54603

Ronald J. Quillin
Dorothy J. Stroschein
Marvin H. Davis
Dennis A. Marcou
Patrick J. Houlihan

Phone: (608) 784-8100

Fax: (608) 784-1331

www.lawyersatwork.biz

RECEIVED

AUG 13 2010

DIV HIST PRES

August 12, 2010

Re: 23rd and 24th Street Proposed National Register of Historic Places District Listing

Dear Property Owners:

As you may recall, I represent Marjorie A. Reinhart. I previously sent you a letter dated August 5, 2010, seeking your assistance to stop the placement of 115 homes on the National Register of Historic Districts under Federal Law in your neighborhood. Mrs. Reinhart simply believes the decisions regarding your properties should remain your decision without a county zoning ordinance overlay. The issue is not whether we should or should not preserve the City's historical architectural characteristics. The real issue here is the way this listing is being imposed on all properties and the effect it may have on your property.

The State of Wisconsin, in effect, can list any of your properties on the State or National Historic Places District Listing without your approval, or without you, the property owner, petitioning for that placement. Additionally, the City of La Crosse has broad power to zone the City and regulate how one uses property. The City has a Comprehensive Plan as to what the City should look like and what regulations should apply to your property in the future. That Comprehensive Plan provides, with respect to historic preservation, that the zoning overlay district mechanism could better protect historic resources and guide redevelopment activities, and that the City shall "proactively designate historic districts."

How does this have an effect on your properties or what does this mean? The State of Wisconsin has within the last few years changed the rules with respect to zoning. Now the State Statutes provide that when the Zoning Ordinances are amended, they "shall be consistent with that local government unit's Comprehensive Plan". "Consistent with" means 'further or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan'. What this means is that the City will first look at properties within the City that have "historic designations" as are being proposed with this Nomination.

Also, the City's Ordinance does not allow alteration, construction, demolition, or removal of any property or structure in an historical district, unless authorized by formal resolution of the City Council. Additionally, the ordinance states that if you do not allow the building inspector to physically enter your property for inspection purposes, a Warrant for Entry can be issued under Wisconsin law.

The many uncertainties and unanswered questions with respect to the proposed listing could create problems or complicate your use of your property in the future. How would this complicate things? For example, what do you tell someone when you wish to sell your property? Do you tell them "don't worry about this National Register Preservation Listing" when, in fact, the City's Comprehensive Plan clearly says otherwise?

It was stressed at the meeting held at City Hall on August 9th that this "Nomination" is simply to place these properties on the National Register, and the City and State will not interfere with your rights. That is true up to the point that either you apply for Federal or State tax credits for rehabilitative purposes on your property, or the City of La Crosse decides through its Common Council, to establish this District as a City of La Crosse Historic Overlay District under the City Ordinance located in Chapter 15.38 of the City Ordinances, (a copy of which I previously provided), and which must be consistent with its Comprehensive Plan.

A large part of the evening meeting at City Hall included the discussion of the advantage of tax credits to the homeowners. While tax credits certainly can be an advantage to homeowners, what the State failed to point out is the complicated process that is required to obtain these credits. I am enclosing for your information a copy of the Historic Homeowners Tax Credit Program Application Packet which is 7 pages long, and quite complicated, along with details of what needs to be disclosed. Additionally, once those credits are obtained, your property would be subject to State and Federal regulation. If the City imposed its overlay zoning, you would also be subject to City Regulations, all of which is over and above how you are currently regulated. Additionally, once tax credits are applied for, Federal Department of Interior "design" Standards must be followed. (See the bullet point attachment enclosed.)

Lastly, to seek this Nomination, Federal Law requires that the affected property owners be given at least 30 but no more than 75 days notice of this Nomination before the Review Board meeting on August 20, 2010 in Madison. Mrs. Reinhart did NOT receive the required notice until the reminder letter was sent last week, long after the required minimum 30 day period. This Notice is necessary so there is sufficient time to make reasonable inquiries, comments and any Objections to the State Review Board. These comments and Objections are required under Federal Law to be forwarded to the Federal level by the State Review Board. Mrs. Reinhart has not received adequate lawful Notice of this Nomination hearing and therefore, has been denied her rights. We would be very interested to hear who else has not received proper Notice. Legally, the last day to receive Notification of this Nomination was July 19, 2010.

Page Three
August 12, 2010

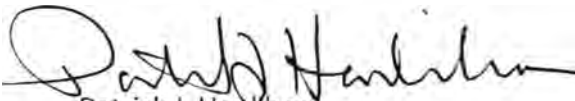
Again, the real issue in this matter is the lack of control and the possibility of the City imposing under its "Overlay Ordinance" the unnecessary restrictions that the multitudes of properties in this "nominated" District do not need.

What this letter is again requesting is that you help us STOP THIS NOMINATION BEFORE IT'S TOO LATE. **The only way to keep this nomination from taking effect is to IMMEDIATELY file the form entitled "Objection To Listing In The National Register of Historic Places – Owner in a Historic District", a copy of which is enclosed for your use. Also, we are enclosing a pre-addressed, stamped envelope to return the objection form to Madison. This Objection must be signed by the property owners, notarized, and mailed to Madison, as indicated on the form, prior to the August 20, 2010 hearing. If you do not send a negative response to Madison, you are assumed to be a "yes" vote. Under Federal Law to stop that Designation, the Review Board must receive an Objection from a majority of property owners in the proposed District.**

If you need assistance in notarizing your signature, please feel free to contact my office at 784-8100, or Mary Pretasky at Reinhart Companies, 782-4999, extension 309. If necessary, Mary would be able to come to your home to provide this notary service.

Very truly yours,

LAWYERS AT WORK, LLC



Patrick J. Houlahan
PJH/mag

Enclosures

cc Marjorie Reinhart
Mike Pritchard
Robert Seaquist
Honorable Mathias Harter, Mayor
Larry Kirch, City Planning
Timothy Acklin, City Planning

HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION PACKAGE

Attached are application forms for the Historic Homeowners Tax Credit program. To fill them out properly, you need to understand the rules of this program, including the types of work that qualify and the standards for that work. Applications that are incomplete or include work that does not meet program requirements will either be denied or returned without action. For this reason, if you have not already done so, you should retrieve from our website the following documents:

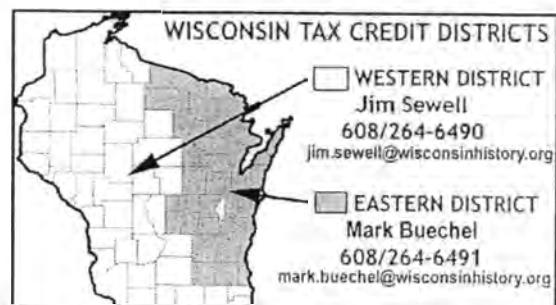
- Program Description
- Documentation Requirements and Guidelines
- Frequently Asked Questions

With respect to the homeowners credit, please note that:

1. You must apply in advance and your application must be approved before you can begin work for which you plan to claim the tax credit.
2. If your property is not listed in the state register or located in a state register historic district, you may still obtain the tax credit if you complete the Part 1 application and your property is determined to be *eligible* for the state register. If you need help in completing the Part 1 application, you should contact Joe DeRose, staff historian, at 608/264-6512.
3. You may also claim the tax credits for work on a historically significant outbuilding, such as a carriage house or an original garage. Please be sure to include the outbuilding in the name of the project (for example, John Smith House and Garage). In order to qualify it for the tax credit, we need to determine that it contributes to the historical significance of your property, so be sure to give its date of construction and please make sure that you include clear photographs showing its appearance.
4. You may also claim that portion of architectural fees that you incur for eligible work.

Oftentimes, we receive applications to carry out wholesale window replacement in houses where the original windows are in good condition. Although these projects are designed to save energy, it is very unlikely that the replacement units will ever pay for themselves in energy savings because of their high costs. It is the policy of this program that original windows contribute to the historic character of a house and that they should be repaired, weather-stripped, and made energy efficient, if possible. Generally, this can be done at a fraction of their replacement costs. Wholesale window replacement will be allowed only if an applicant demonstrates that original windows are severely deteriorated and cannot be repaired.

We look forward to receiving your tax credit application. If you have any questions about the tax credits, or your project, please contact us. Depending on where you live, contact Jim Sewell or Mark Buechel at the telephone numbers or e-mail addresses indicated at right.



WISCONSIN HISTORICAL SOCIETY – DIVISION OF HISTORIC PRESERVATION

HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 – EVALUATION OF SIGNIFICANCE

1. NAME OF PROPERTY: _____

ADDRESS: Street _____

City _____ County _____ ZIP _____

() Listed individually in the State Register or National Register. COMPLETE ONLY THIS SIDE OF THIS FORM

() Located in a State Register or National Register Historic District. COMPLETE ONLY THIS SIDE OF THIS FORM

NAME OF HISTORIC DISTRICT: _____

() Preliminary certification. Not listed in State Register or National Register or located in a State or National Register historic district - COMPLETE BOTH SIDES OF THIS FORM

2. OWNER'S NAME: _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____ / ____

Social Security or Taxpayer Identification Number: _____

e-mail address (For notifications and program updates.): _____

3. PROJECT CONTACT (If different from owner): _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____ / ____

4. **PHOTOGRAPHS.** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be at least 3" x 5" (no "instant" photos) and should show clearly all sides of the building. If you are completing items 6, 7, and 8, please include photographs of the building's interior, site, and important features, as described in section 9 on the reverse side of this form.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

() Yes () No - I have previously applied for the homeowners tax credit.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

The Wisconsin Historical Society, Division of Historic Preservation has reviewed the Historic Preservation Certification Application - Part 1 for this property and has determined that:

___ the property is listed in the State Register of Historic Places and is historic property for purposes of the Historic Homeowner's tax credit program.

___ the property contributes to the above-named State Register historic district and is historic property for purposes of the Historic Homeowner's tax credit program.

___ the property appears to meet the State Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's tax credit program.

___ NON-CERTIFICATION: the property is not listed in the State Register of Historic Places, is not a contributing element to a State Register Historic District, and does not appear to meet the State Register Criteria for Evaluation; therefore, the property is not historic property for purposes of the Historic Homeowner's tax credit program.

DATE _____

for MICHAEL STEVENS, State Historic Preservation Officer

WISCONSIN HISTORICAL SOCIETY – DIVISION OF HISTORIC PRESERVATION
HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

1. **NAME OF PROPERTY:** _____
ADDRESS: Street _____
City _____ County _____ ZIP _____

2. **OWNER'S NAME:** _____
Street: _____
City: _____ State: _____ ZIP: _____ Telephone (days): ____/____
Social Security or Taxpayer Identification Number: _____
e-mail address (For notifications and program updates.): _____

3. **PROJECT CONTACT** (If different from owner): _____
Street: _____
City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit state form "HPD:WTC003: Request for Certification of Completed Work" within 90 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER: _____ **DATE:** _____
WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

The Wisconsin Historical Society, Division of Historic Preservation has reviewed the "Historic Preservation Certification Application" for the above name property and has determined that:

- _____ the property is historic property and the described rehabilitation meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.
- _____ the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

_____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

NON-CERTIFICATION

- _____ **THE OWNER MAY NOT CLAIM THE TAX CREDIT.** The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.
- _____ **THE OWNER MAY NOT CLAIM THE TAX CREDIT.** The property has not been determined to be historic property for purposes of this program.

_____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name _____

Property Address _____

6. PHOTOGRAPHS AND DRAWINGS. Please enclose clear photographs of the pre-project conditions indicated in items 5a. and 5b., and photographs showing the overall appearance of your house from all sides. Applications that do not include both overall and detail photos will be returned without action. (Note: Photographs that you have sent with your Part 1 application also apply to this application. There is no need to send duplicate sets.)

7. DESCRIPTION OF WORK TO BE PERFORMED. In order to approve your project, staff at the Division of Historic Preservation must be able to determine that the work will not harm your building's materials or diminish it's historical significance. For this reason, you must describe your project and the methods and materials that you will use. This application package contains a publication titled, "Documentation Requirements for Wisconsin's Historic Homeowner's tax credit Program" which lists the types of information that we need in order to complete our review. Note that for certain types of work, you will need to send drawings, manufacturers literature, or samples. Use additional sheets if necessary, but if you send contractors' bids or proposals, you may need to send additional information to meet the documentation requirements.

**HISTORIC HOMEOWNER'S INCOME TAX CREDIT
REQUEST FOR FIVE-YEAR PROJECT PHASING**

INSTRUCTIONS: If you wish to claim rehabilitation expenses beyond the standard two-year period, you must complete this form and submit it along with the Part 2 application. Please break down the work that you have listed in the Part 2 application into annual phases. Do not include any work on this form that is not listed on the Part 2 application.

1. NAME OF PROPERTY: _____

ADDRESS: Street _____

City _____

County _____

ZIP _____

2. OWNER'S NAME: _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

Social Security or Taxpayer Identification Number: _____

PHASING PLAN

YEAR 1: _____ **Work to be performed in this phase:** _____

Calendar Year _____

YEAR 2: _____ **Work to be performed in this phase:** _____

Calendar Year _____

YEAR 3: _____ **Work to be performed in this phase:** _____

Calendar Year _____

YEAR 4: _____ **Work to be performed in this phase:** _____

Calendar Year _____

YEAR 5: _____ **Work to be performed in this phase:** _____

Calendar Year _____

OWNER'S CERTIFICATION:

I hereby apply for five-year phasing for the above-stated project.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

I hereby approve the phasing plan for this project:

DATE _____

for MICHAEL STEVENS, State Historic Preservation Officer

HISTORIC HOMEOWNERS TAX CREDIT

- Property must be historic
- Must be owner-occupied residence and non-income-producing
- Minimum investment
- Eligible work is limited
 - Work on house's exterior
 - Electrical systems
 - Plumbing systems
 - Mechanical systems (heating, a/c, etc.)
 - Interior structural repairs
- Must comply with Secretary of the Interior's Standards
- Must submit formal application
- 5-year recapture
- Pre-approval is required

RECEIVED
RECEIVED
AUG 18 2010
AUG 18 2010
DIV HIST PRES
DIV HIST PRES

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES
OWNER IN A HISTORIC DISTRICT**

Historic District Name: 23rd & 24th Streets Historic District

Address of Property in District: 2401 Main Street

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Marjorie A. Reinhart Date: 8/17/10
Marjorie A. Reinhart, Trustee

Print or Type Name: Marjorie A. Reinhart Revocable Trust

Mailing Address: Post Office Box 2228

City: La Crosse State: WI Zip: 54602-2228

NOTARY

State of Wisconsin, County of La Crosse

The above statement was subscribed and sworn before me this 17 day of

August, 2010

Mary T. Pretasky
Notary Public Signature Mary T. Pretasky

My commission Expires: 2/13/11

Reason for objection:

**I was not given proper Notice of the Nomination
into this District as required under Federal Law. Also, see
letters dated August 5, 2010 and August 12, 2010.**

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 16 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Street + ~~Reginald Place National Register~~ mAddress of Property in District: 2405 State StreetCity: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Mary H. Wadium Date: Aug. 9, 2010Print or Type Name: MARY H. WADIUMMailing Address: 2405 STATE STREETCity: LACROSSE State: WISCONSIN Zip: 54601-3954

NOTARY

State of Wisconsin, County of LA CROSSEThe above statement was subscribed and sworn before me this 9th day ofAugust, 2010

Notary Public Signature

My Commission Expires 11-18 2012

My commission Expires: _____



RECEIVED

AUG 19 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Proposed District
Address of Property in District: 2405 State Street
City: LA CROSSE County: LA CROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Mary H Wadium Date: Aug 17, 2010

Print or Type Name: MARY H WADIUM

Mailing Address: 2405 STATE STREET

City: LA CROSSE State: WISCONSIN Zip: 54601

NOTARY

State of Wisconsin, County of LACROSSE

The above statement was subscribed and sworn before me this 17th day of

August, 20 10

Mary T. Prutsky
Notary Public Signature

My commission Expires: 2/13/11

Reason for objection:

I WANT CONTROL OVER MY PROPERTY!
NOT GOVERNMENT TELLING ME WHAT I CAN AND CANNOT DO.

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 12 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23 + 24th Street, La CrosseAddress of Property in District: 210 North 24th StCity: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: August 9, 2010Print or Type Name: SYLVIA FIRARYMailing Address: 210 N. 24th StCity: La Crosse State: WI Zip: 54601**NOTARY**State of Wisconsin, County of La CrosseThe above statement was subscribed and sworn before me this 9th day ofAugust, 20 10
[Signature]
Notary Public SignatureMy commission Expires: 2/26/2012

RECEIVED

AUG 13 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street

Address of Property in District: 548 N. 24th St

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: B. Jeffrey George Date: 8-10-10

Print or Type Name: G. JEFFREY GEORGE

Mailing Address: 548 N. 24th St

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LaCrosse

The above statement was subscribed and sworn before me this 10th day of

August, 2010

Elizabeth C. Swift
Notary Public Signature

My commission Expires: July 14, 2013



LAWYERS AT WORK, LLC

Historic Old Towne North ♦ 1206 Caledonia Street ♦ La Crosse, Wisconsin 54603

Ronald J. Quillin
Dorothy J. Stroschein
Marvin H. Davis
Dennis A. Marcou
Patrick J. Houlihan

Phone: (608) 784-8100

Fax: (608) 784-1331

www.lawyersatwork.biz

August 12, 2010

Re: 23rd and 24th Street Proposed National Register of Historic Places District Listing

Dear Property Owners:

As you may recall, I represent Marjorie A. Reinhart. I previously sent you a letter dated August 5, 2010, seeking your assistance to stop the placement of 115 homes on the National Register of Historic Districts under Federal Law in your neighborhood. Mrs. Reinhart simply believes the decisions regarding your properties should remain your decision without a county zoning ordinance overlay. The issue is not whether we should or should not preserve the City's historical architectural characteristics. The real issue here is the way this listing is being imposed on all properties and the effect it may have on your property.

The State of Wisconsin, in effect, can list any of your properties on the State or National Historic Places District Listing without your approval, or without you, the property owner, petitioning for that placement. Additionally, the City of La Crosse has broad power to zone the City and regulate how one uses property. The City has a Comprehensive Plan as to what the City should look like and what regulations should apply to your property in the future. That Comprehensive Plan provides, with respect to historic preservation, that the zoning overlay district mechanism could better protect historic resources and guide redevelopment activities, and that the City shall "proactively designate historic districts."

How does this have an effect on your properties or what does this mean? The State of Wisconsin has within the last few years changed the rules with respect to zoning. Now the State Statutes provide that when the Zoning Ordinances are amended, they "shall be consistent with that local government unit's Comprehensive Plan". "Consistent with" means 'furthers or does not contradict the objectives, goals, and policies contained in the Comprehensive Plan'. What this means is that the City will first look at properties within the City that have "historic designations" as are being proposed with this Nomination.

Also, the City's Ordinance does not allow alteration, construction, demolition, or removal of any property or structure in an historical district, unless authorized by formal resolution of the City Council. Additionally, the ordinance states that if you do not allow the building inspector to physically enter your property for inspection purposes, a Warrant for Entry can be issued under Wisconsin law.

The many uncertainties and unanswered questions with respect to the proposed listing could create problems or complicate your use of your property in the future. How would this complicate things? For example, what do you tell someone when you wish to sell your property? Do you tell them "don't worry about this National Register Preservation Listing" when, in fact, the City's Comprehensive Plan clearly says otherwise?

It was stressed at the meeting held at City Hall on August 9th that this "Nomination" is simply to place these properties on the National Register, and the City and State will not interfere with your rights. That is true up to the point that either you apply for Federal or State tax credits for rehabilitative purposes on your property, or the City of La Crosse decides through its Common Council, to establish this District as a City of La Crosse Historic Overlay District under the City Ordinance located in Chapter 15.38 of the City Ordinances, (a copy of which I previously provided), and which must be consistent with its Comprehensive Plan.

A large part of the evening meeting at City Hall included the discussion of the advantage of tax credits to the homeowners. While tax credits certainly can be an advantage to homeowners, what the State failed to point out is the complicated process that is required to obtain these credits. I am enclosing for your information a copy of the Historic Homeowners Tax Credit Program Application Packet which is 7 pages long, and quite complicated, along with details of what needs to be disclosed. Additionally, once those credits are obtained, your property would be subject to State and Federal regulation. If the City imposed its overlay zoning, you would also be subject to City Regulations, all of which is over and above how you are currently regulated. Additionally, once tax credits are applied for, Federal Department of Interior "design" Standards must be followed. (See the bullet point attachment enclosed.)

Lastly, to seek this Nomination, Federal Law requires that the affected property owners be given at least 30 but no more than 75 days notice of this Nomination before the Review Board meeting on August 20, 2010 in Madison. Mrs. Reinhart did NOT receive the required notice until the reminder letter was sent last week, long after the required minimum 30 day period. This Notice is necessary so there is sufficient time to make reasonable inquiries, comments and any Objections to the State Review Board. These comments and Objections are required under Federal Law to be forwarded to the Federal level by the State Review Board. Mrs. Reinhart has not received adequate lawful Notice of this Nomination hearing and therefore, has been denied her rights. We would be very interested to hear who else has not received proper Notice. Legally, the last day to receive Notification of this Nomination was July 19, 2010.

Page Three
August 12, 2010

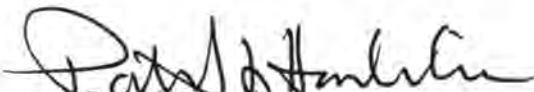
Again, the real issue in this matter is the lack of control and the possibility of the City imposing under its "Overlay Ordinance" the unnecessary restrictions that the multitudes of properties in this "nominated" District do not need.

What this letter is again requesting is that you help us STOP THIS NOMINATION BEFORE IT'S TOO LATE. **The only way to keep this nomination from taking effect is to IMMEDIATELY file the form entitled "Objection To Listing In The National Register of Historic Places – Owner in a Historic District", a copy of which is enclosed for your use. Also, we are enclosing a pre-addressed, stamped envelope to return the objection form to Madison. This Objection must be signed by the property owners, notarized, and mailed to Madison, as indicated on the form, prior to the August 20, 2010 hearing.** If you do not send a negative response to Madison, you are assumed to be a "yes" vote. **Under Federal Law to stop that Designation, the Review Board must receive an Objection from a majority of property owners in the proposed District.**

If you need assistance in notarizing your signature, please feel free to contact my office at 784-8100, or Mary Pretasky at Reinhart Companies, 782-4999, extension 309. If necessary, Mary would be able to come to your home to provide this notary service.

Very truly yours,

LAWYERS AT WORK, LLC



Patrick J. Houlinan
PJH/mag

Enclosures

cc Marjorie Reinhart
Mike Pritchard
Robert Seaquist
Honorable Mathias Harter, Mayor
Larry Kirch, City Planning
Timothy Acklin, City Planning

HISTORIC HOMEOWNERS TAX CREDIT PROGRAM APPLICATION PACKAGE

Attached are application forms for the Historic Homeowners Tax Credit program. To fill them out properly, you need to understand the rules of this program, including the types of work that qualify and the standards for that work. Applications that are incomplete or include work that does not meet program requirements will either be denied or returned without action. For this reason, if you have not already done so, you should retrieve from our website the following documents:

- Program Description
- Documentation Requirements and Guidelines
- Frequently Asked Questions

With respect to the homeowners credit, please note that:

1. You must apply in advance and your application must be approved before you can begin work for which you plan to claim the tax credit.
2. If your property is not listed in the state register or located in a state register historic district, you may still obtain the tax credit if you complete the Part 1 application and your property is determined to be *eligible* for the state register. If you need help in completing the Part 1 application, you should contact Joe DeRose, staff historian, at 608/264-6512.
3. You may also claim the tax credits for work on a historically significant outbuilding, such as a carriage house or an original garage. Please be sure to include the outbuilding in the name of the project (for example, John Smith House and Garage). In order to qualify it for the tax credit, we need to determine that it contributes to the historical significance of your property, so be sure to give its date of construction and please make sure that you include clear photographs showing its appearance.
4. You may also claim that portion of architectural fees that you incur for eligible work.

Oftentimes, we receive applications to carry out wholesale window replacement in houses where the original windows are in good condition. Although these projects are designed to save energy, it is very unlikely that the replacement units will ever pay for themselves in energy savings because of their high costs. It is the policy of this program that original windows contribute to the historic character of a house and that they should be repaired, weather-stripped, and made energy efficient, if possible. Generally, this can be done at a fraction of their replacement costs. Wholesale window replacement will be allowed only if an applicant demonstrates that original windows are severely deteriorated and cannot be repaired.

We look forward to receiving your tax credit application. If you have any questions about the tax credits, or your project, please contact us. Depending on where you live, contact Jim Sewell or Mark Buechel at the telephone numbers or e-mail addresses indicated at right.



WISCONSIN HISTORICAL SOCIETY -- DIVISION OF HISTORIC PRESERVATION

HISTORIC HOMEOWNER'S INCOME TAX CREDIT

**HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 1 -- EVALUATION OF SIGNIFICANCE**

1. **NAME OF PROPERTY:** _____

ADDRESS: Street _____

City _____ County _____ ZIP _____

() Listed individually in the State Register or National Register. COMPLETE ONLY THIS SIDE OF THIS FORM

() Located in a State Register or National Register Historic District. COMPLETE ONLY THIS SIDE OF THIS FORM

NAME OF HISTORIC DISTRICT: _____

() Preliminary certification. Not listed in State Register or National Register or located in a State or National Register historic district - **COMPLETE BOTH SIDES OF THIS FORM**

2. **OWNER'S NAME:** _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

Social Security or Taxpayer Identification Number: _____

e-mail address (For notifications and program updates.): _____

3. **PROJECT CONTACT** (If different from owner): _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

4. **PHOTOGRAPHS.** Please enclose photographs of the exterior of the building to be rehabilitated. Photos should be at least 3" x 5" (no "instant" photos) and should show clearly all sides of the building. If you are completing items 6, 7, and 8, please include photographs of the building's interior, site, and important features, as described in section 9 on the reverse side of this form.

5. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions.

() Yes () No - I have previously applied for the homeowners tax credit.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

The Wisconsin Historical Society, Division of Historic Preservation has reviewed the Historic Preservation Certification Application - Part 1 for this property and has determined that:

_____ the property is listed in the State Register of Historic Places and is historic property for purposes of the Historic Homeowner's tax credit program.

_____ the property contributes to the above-named State Register historic district and is historic property for purposes of the Historic Homeowner's tax credit program.

_____ the property appears to meet the State Register Criteria for Evaluation and, therefore is determined to be historic property for purposes of the Historic Homeowner's tax credit program.

_____ **NON-CERTIFICATION:** the property is not listed in the State Register of Historic Places, is not a contributing element to a State Register Historic District, and does not appear to meet the State Register Criteria for Evaluation; therefore, the property is not historic property for purposes of the Historic Homeowner's tax credit program.

_____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 1

Property Name _____

Property Address _____

INSTRUCTIONS: Complete this side of the form ONLY if you are applying for PRELIMINARY CERTIFICATION (see item 1, opposite side). Use continuation sheets if necessary.

6. BUILDING DATA. Date of construction: _____ Source of date: _____

Dates (or approximate dates) of alterations: _____

Has the building been moved? ()Yes ()No If yes, when? _____

7. DESCRIPTION OF PHYSICAL APPEARANCE:

8. STATEMENT OF SIGNIFICANCE:

9. ADDITIONAL PHOTOGRAPHS. Please enclose photographs of the building's exterior and interior, as well as the site and any outbuildings that contribute to the significance of the property. The photographs should be adequate to illustrate the appearance of the property and its significant features.

WISCONSIN HISTORICAL SOCIETY – DIVISION OF HISTORIC PRESERVATION

HISTORIC HOMEOWNER'S INCOME TAX CREDIT

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

1. **NAME OF PROPERTY:** _____

ADDRESS: Street _____
City _____ County _____ ZIP _____

2. **OWNER'S NAME:** _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

Social Security or Taxpayer Identification Number: _____

e-mail address (For notifications and program updates.): _____

3. **PROJECT CONTACT** (If different from owner): _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____/____

4. **OWNER'S CERTIFICATION** I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that the falsification of factual representations in the application may be subject to criminal sanctions. I further agree to submit state form "HPD:WTC003: Request for Certification of Completed Work" within 90 days of the date of completion of work or face forfeiture of any tax credit claimed for this project.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

WHS PROJECT NO. _____

STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

The Wisconsin Historical Society, Division of Historic Preservation has reviewed the "Historic Preservation Certification Application" for the above name property and has determined that:

____ the property is historic property and the described rehabilitation meets the "Secretary of the Interior's Standards for Rehabilitation." This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

____ the property is historic property and the rehabilitation will meet the "Secretary of the Interior's Standards for Rehabilitation" if the attached conditions are met. This is a preliminary determination only. Final certification can be issued only after work has been completed and a Request for Certification of Completed Work has been approved.

____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

NON-CERTIFICATION

____ **THE OWNER MAY NOT CLAIM THE TAX CREDIT.** The rehabilitation is not consistent with the historic character of the property and that the project does not meet the "Secretary of the Interior's Standards for Rehabilitation" for reasons given in the attached materials.

____ **THE OWNER MAY NOT CLAIM THE TAX CREDIT.** The property has not been determined to be historic property for purposes of this program.

____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name _____

Property Address _____

5a. TAX CREDIT-ELIGIBLE WORK. List the work for which you plan to claim the 25% tax credit.

- Eligible work is limited to: 1) exterior work; 2) structural repair; 3) work on heating and ventilating systems; 4) work on electrical and plumbing systems; and 5) interior work on windows, if you repair or replace existing windows.
- Be specific about the work that you are proposing. Applications with statements like, "possible porch replacement" or "will either paint house or install vinyl siding" will be returned for clarification. If your plans change, you can usually amend the project. (See the program instructions for information about amendments.)
- For each work item, give an estimated cost and dates. Do not give ranges of costs, such as "\$2,000 - \$6,000."
- Please give the Total Cost of Eligible Work and remember that, in order to qualify for the credit, it must be at least \$10,000.
- You have only 2 years to carry out eligible work. If the latest completion date is more than 2 years after the earliest start date, you should consider submitting a Request for Five-Year Project Phasing. [Note: this must be included with your application. If your project is approved without a 5-year phasing plan, it cannot be extended past the 2 years. See program instructions.]
- Use additional sheets if necessary, but be sure to give estimated costs and dates for each item.
- **Please do not forget items 6 and 7 on the following page. If you do not photograph or describe the work, your application will be returned without action.**

ELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
TOTAL COST OF ELIGIBLE WORK	\$		

5b. INELIGIBLE WORK. List additional work that you plan to carry out, or that you have carried out within the last year.

INELIGIBLE WORK ITEM	Estimated cost	Est. start date	Est. completion date
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
	\$		
TOTAL COST OF INELIGIBLE WORK	\$		

HISTORIC HOMEOWNER'S INCOME TAX CREDIT
HISTORIC PRESERVATION CERTIFICATION APPLICATION - PART 2

Property Name _____

Property Address _____

-
- 6. PHOTOGRAPHS AND DRAWINGS.** Please enclose clear photographs of the pre-project conditions indicated in items 5a. and 5b., and photographs showing the overall appearance of your house from all sides. Applications that do not include both overall and detail photos will be returned without action. (Note: Photographs that you have sent with your Part 1 application also apply to this application. There is no need to send duplicate sets.)

-
- 7. DESCRIPTION OF WORK TO BE PERFORMED.** In order to approve your project, staff at the Division of Historic Preservation must be able to determine that the work will not harm your building's materials or diminish it's historical significance. For this reason, you must describe your project and the methods and materials that you will use. This application package contains a publication titled, "Documentation Requirements for Wisconsin's Historic Homeowner's tax credit Program" which lists the types of information that we need in order to complete our review. Note that for certain types of work, you will need to send drawings, manufacturers literature, or samples. Use additional sheets if necessary, but if you send contractors' bids or proposals, you may need to send additional information to meet the documentation requirements.

**HISTORIC HOMEOWNER'S INCOME TAX CREDIT
REQUEST FOR FIVE-YEAR PROJECT PHASING**

INSTRUCTIONS: If you wish to claim rehabilitation expenses beyond the standard two-year period, you must complete this form and submit it along with the Part 2 application. Please break down the work that you have listed in the Part 2 application into annual phases. Do not include any work on this form that is not listed on the Part 2 application.

1. NAME OF PROPERTY: _____

ADDRESS: Street _____

City _____

County _____

ZIP _____

2. OWNER'S NAME: _____

Street: _____

City: _____ State: _____ ZIP: _____ Telephone (days): ____ / ____

Social Security or Taxpayer Identification Number: _____

PHASING PLAN

YEAR 1: _____ **Work to be performed in this phase:** _____
Calendar Year _____

YEAR 2: _____ **Work to be performed in this phase:** _____
Calendar Year _____

YEAR 3: _____ **Work to be performed in this phase:** _____
Calendar Year _____

YEAR 4: _____ **Work to be performed in this phase:** _____
Calendar Year _____

YEAR 5: _____ **Work to be performed in this phase:** _____
Calendar Year _____

OWNER'S CERTIFICATION:

I hereby apply for five-year phasing for the above-stated project.

SIGNATURE OF OWNER: _____

DATE: _____

WISCONSIN STATE HISTORIC PRESERVATION OFFICE USE ONLY

I hereby approve the phasing plan for this project:

WHS PROJECT NO. _____

_____ **DATE** _____
for MICHAEL STEVENS, State Historic Preservation Officer

(Trust)

Actually → 23rd & 24th Streets object.

RECEIVED

AUG 16 2010

WIS HIST PRES

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: Edgewood Place Historic District

Address of Property in District: 537 N. Losey Blvd

City: La Crosse

County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Fred H. Ross Date: 8-13-10

Print or Type Name: Fred H. Ross

Mailing Address: 537 N. Losey Blvd

City: La Crosse

State: WI

Zip: 54601

NOTARY

State of Wisconsin; County of La Crosse

The above statement was subscribed and sworn before me this 13th day of

August, 20 10

[Signature]
Notary Public Signature

My commission Expires: January 16, 2011



RECEIVED

AUG 16 2010

DIV HIST PRES

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: La Crosse 23rd & 24th St.

Address of Property in District: 330 24th St. N

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Brian M. Harris Date: 8-13-10

Print or Type Name: Brian M. Harris

Mailing Address: 330 24th St. N.

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of La Crosse

The above statement was subscribed and sworn before me this 13 day of

August, 20 10

Donna M. Sniff
Notary Public Signature

My commission Expires: June 9, 2014



**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Street and Edgewood Place

Address of Property in District: 117 Losey Blvd N.

City: La Crosse WI County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Leah M. Mathy Date: 8/14/2010

Print or Type Name: Leah M. MATHY

Mailing Address: 117 Losey Blvd N.

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of La Crosse

The above statement was subscribed and sworn before me this 14 day of

August, 2010

Joanne T. Courtade
Notary Public Signature

My commission Expires: 1-22-2012

Reason for objection:



RECEIVED

AUG 19 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th Street Proposed NRHPD
 Address of Property in District: 325 23rd St. N.
 City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Rose A. Raska Date: 8-16-2010

Print or Type Name: Rose A. Raska

Mailing Address: 325 23rd St. N.

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 2010

Jessie A. Erickson
Notary Public Signature

My commission Expires: March 11, 2012

Reason for objection:



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 18 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23RD & 24th Streets Historic DistrictAddress of Property in District: 333 23RD ST. N.City: LACROSSE County: LACROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the ~~sole~~ part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 08/16/2010Print or Type Name: PAUL S. SHULTZMailing Address: 333 23RD ST N.City: LACROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSEThe above statement was subscribed and sworn before me this 16 day ofAugust, 2010
[Signature]
Notary Public SignatureMy commission Expires: 2/13/11

RECEIVED

AUG 18 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23RD + 24th Streets Historic DistrictAddress of Property in District: 333 No 23RDCity: LA Crosse County: LA Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the ~~sole~~ part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Cynthia B Hart Date: 8/16/10Print or Type Name: CYNTHIA B. HARTMailing Address: 333 23rd St NCity: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CrosseThe above statement was subscribed and sworn before me this 16 day ofAugust, 20 10
Mary T. Pritasby
Notary Public SignatureMy commission Expires: 2/13/11

RECEIVED

AUG 18 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23RD AND 24TH ST. HISTORIC DISTRICT
Address of Property in District: 525 LOSEY BLVD NO.
City: LA CROSSE County: LA CROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole ~~part~~ (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: NANCIE J. WILLENBERG Date: 8-16-10

Print or Type Name: NANCIE J. WILLENBERG

Mailing Address: 525 LOSEY BLVD NO

City: LA CROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSE

The above statement was subscribed and sworn before me this 16th day of

August, 2010

Mary T. Rutashy
Notary Public Signature

My commission Expires: 2/13/11

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 18 2010

OBJECTION TO LISTING IN THE NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd - 24th Street District

Address of Property in District: 427 N. 23rd Street

City: LaCrosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Karen Poehling Date: 8/16/10

Print or Type Name: Karen Poehling (*name change from Parke to Poehling)

Mailing Address: 427 N. 23rd Street

City: LaCrosse State: WI Zip: _____

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 16th day of

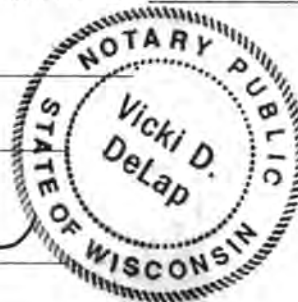
August, 2010

Vicki D. Delap

Notary Public Signature

My commission Expires: 1-22-2012

Reason for objection:



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 18 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th Historic District LaCrosse, WIAddress of Property in District: 532 N 24th STCity: LaCrosse WICounty: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Gary D. ReuterDate: 8/16/10Print or Type Name: Gary D. ReuterMailing Address: 532 N 24th STCity: LaCrosseState: WIZip: 54601

NOTARY

State of Wisconsin; County of LaCrosseThe above statement was subscribed and sworn before me this 18th day ofAugust, 2010Marcie A. Gaspers

Notary Public Signature

My commission Expires: 5/11/2014

Reason for objection:

Less government control

MARCIE A. GASPERS
Notary Public
State of Wisconsin

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 17 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: Proposed 23rd + 24th Nat'l Register
Address of Property in District: 2410 State St. of Historic
City: LaCrosse County: LaCrosse Places District

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 8/16/10

Print or Type Name: Patrick J. Couner

Mailing Address: P.O. Box 318

City: Mauston State: Wi. Zip: 53948

NOTARY

State of Wisconsin; County of Juneau

The above statement was subscribed and sworn before me this 16th day of

August, 20 10

Kelly A. Olson
Notary Public Signature Kelly A. OLSON

My commission Expires: 01-12-2012

Reason for objection:

RECEIVED

AUG 19 2010

DIV HIST PRES

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th Street DistrictAddress of Property in District: 433 23rd St NorthCity: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Sarah B. Frey Date: 8/17/10Print or Type Name: Sarah B. FreyMailing Address: 433 23rd St NorthCity: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of La CrosseThe above statement was subscribed and sworn before me this 17th day ofAugust, 2010Marcie A. Gaspers

Notary Public Signature

MARCIE A. GASPERS
Notary Public
State of Wisconsin

My commission Expires: 5/11/2014

Reason for objection:

Less government control of personal
property

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES
OWNER IN A HISTORIC DISTRICT**

RECEIVED

AUG 19 2010

DIV HIST PRES

Historic District Name: 23rd and 24th Sts. LaCrosse, WI.

Address of Property in District: 433 23rd St North

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Leslie F. Scheld Date: 8-17-2010

Print or Type Name: Leslie Scheld

Mailing Address: 433 23rd St North

City: LaCrosse, WI State: WI Zip: 54601

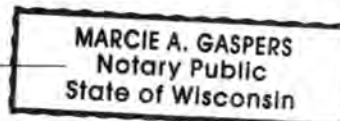
NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 2010

Marcie A. Gaspers
Notary Public Signature



My commission Expires: 5-11-2014

Reason for objection:

We want less government involved in our personal life.

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

RECEIVED

AUG 19 2010

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: North 23rd & 24th Sts. & Edgewood Dr.

Address of Property in District: 309 NORTH 23rd St.

City: La Crosse, WI County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Dorothy V. Bigley Date: 8/17/10

Print or Type Name: DOROTHY V. Bigley

Mailing Address: 309 NORTH 23rd St.

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 20 10

[Signature]
Notary Public Signature

My commission Expires: 8/21/2011

Reason for objection:

Distrust local, state and federal government.



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 20 2010

DIV HIST PRES

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th St.

Address of Property in District: 533 Losey Blvd. N.

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Margaret Thompson Date: 8/17/10

Print or Type Name: MARGARET THOMPSON

Mailing Address: 533 Losey Blvd. N.

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 20 10

Barbara Clogner
Notary Public Signature

My commission Expires: 6/12/2011

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 19 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Streets

Address of Property in District: 423 No. 24th St.

City: LaCrosse, WI County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Nancy B. Wilson Date: 8-17-2010

Print or Type Name: NANCY WILSON

Mailing Address: 423 No. 24th

City: LaCROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 20 10

Notary Public Signature: Julie K.S. Schippers

My commission Expires: April 17, 2011

Reason for objection:

Restrictions



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

RECEIVED

Historic District Name: 23rd and 24th Streets

AUG 19 2010

Address of Property in District: 423 No. 24th

DIV HIST PRES

City: LaCrosse, WI

County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature]

Date: 8/17/10

Print or Type Name: PHILIP K. WILSON

Mailing Address: 423 No. 24th

City: LaCROSSE

State: WI

Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 17th day of

August, 20 10

Notary Public Signature [Signature]

My commission Expires: April 17, 2011

Reason for objection:

Too many restrictions



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

LAUREN ROBINSON TIFFANY
429 24th St. N. La Crosse, WI 54601

RECEIVED

AUG 19 2010

DIV HIST PRES

August 17, 2010

Michael Stevens, State Historic Preservation Officer
Wisconsin Historical Society
816 State St.
Madison, WI 53706

Dear Mr. Stevens:

We appreciated the informative presentation by Daina Penkiunas on Monday, Aug. 9th, in La Crosse about the 23rd - 24th Street District.

My husband and I live in the neighborhood at 429 24th St N.; and we are very much in favor of the neighborhood's National Register designation. We hope it will be approved by the review board on Friday.

Sadly, a local attorney has been sending anti-designation mailings to the households in our district, spreading confusion and fear through innuendo and misstatements about the National Register process.

We hope his letters do not succeed in their purpose.

Best regards,


-Lauren & Joe Tiffany

August 18, 2010

Members of the Wisconsin Preservation Review Board;

As residents of 308 24th Street North in La Crosse, we are very excited about the proposed designation of the 23rd and 24th Street neighborhood as a historic district by both the State and National Register of Historic Places. We're unable to attend the meeting on August 20, but wish to indicate our enthusiastic support for this nomination with the Review Board. We've lived here for the past 21 years and have made numerous improvements on our home. Many of our neighbors have done likewise to their properties. Like these improvements, a designation as part of a historic district can only add value to our home. It's rewarding to have our neighborhood recognized for the care and dedication that we all have put into making our homes aesthetically enhanced while maintaining the architectural integrity of the pre-World War II construction.

The addition of our neighborhood to the Register of Historic Places will also benefit the City and County of La Crosse. Unfortunately there is a small, but vocal minority opposed to this nomination. This minority is heavily funded by a wealthy homeowner who has used "scare tactics" to try to convince our neighbors to register against the nomination. It would be sad indeed if this individual is able to effectively purchase public opposition to the nomination by the promulgation of lies among our neighbors. Please decide in favor of our neighborhood, and the City and County of La Crosse, and designate the 23rd and 24th Street homes as a historic district.

Respectfully submitted,

Mary Ellen and John West

308 24th St. North

La Crosse, WI 54601

RECEIVED

AUG 19 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Street Edgewood Place National RegisterAddress of Property in District: 444 North 24th StreetCity: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: William P. Noelke Date: Aug 18, 2010Print or Type Name: William P. NoelkeMailing Address: 444 North 24th StreetCity: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LacrosseThe above statement was subscribed and sworn before me this 17 day ofAugust, 20 10Notary Public Signature Gina KonopMy commission Expires: May 5, 2013

Reason for objection:



Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

AUG 20 2010

DIV HIST PRES

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd - 24th St.Address of Property in District: 419 24th St N.City: LACROSSE County: LACROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Gwen Mesoloras - Christ Mesoloras Date: 8-18-2010Print or Type Name: CHRIST & GWEN MESOLORAS (2)Mailing Address: 419 24th St. N.City: LACROSSE State: WI. Zip: 54601

NOTARY

State of Wisconsin; County of La CrosseThe above statement was subscribed and sworn before me this 18 day ofAugust, 20 10Notary Public Signature Wendy L. PertzschMy commission Expires: June 16, 2013

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23 & 24 Streets AUG 23 2010

Address of Property in District: 531 N. 24 St

City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Connie Dahman Connie Dahman Date: 8/19/10
8/15/10

Print or Type Name: Constance L. Dahman Constance L. Dahman

Mailing Address: 531 N. 24 St

City: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of Lacrosse

The above statement was subscribed and sworn before me this 19 day of

August, 20 10

Janet M. Kusliger
Notary Public Signature

My commission Expires: 1/19/2014

Reason for objection:

Excess City / government control over home/neighborhood

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

Michael Stevens, State Historic Preservation Officer
Jim Draeger, Deputy State Historic Preservation Officer; Architectural Historian
Daina Penkiunas, National Register Coordinator; Wisconsin Historical Society
Members of the Wisconsin Historic Preservation Review Board

Thursday, 19 August 2010

We are pleased that our property at 2407 Vine St. in La Crosse, Wisconsin is part of the proposed N. 23rd and 24th Streets neighborhood area nominated for consideration to the State and National Registers of Historic Places. We support this nomination.

We are aware of the benefits that this honorary designation would bestow on this area of the city of La Crosse. It honors Mr. Crowley's and Mr. Spangler's imaginative design ideas and solid workmanship in homes from the pre-World War II era and beyond.

In 1991 when we came from Tuscaloosa, Alabama to La Crosse for the first time, we looked at numerous properties in many sections of the city. In our search for a home, we kept returning to this area, walking the sidewalks many afternoons and admiring the area as a whole. For us at that time, it was not any one particular house that became our focus, but this neighborhood as an entire unit. The Spangler house we bought had been a rental house from the year it was built until we bought it from Mr. Spangler's daughter in the fall of 1991. We overlooked the fact that the house was in poor repair at that time. We quickly saw that it had very good bones, and potential for maintaining its stature as an outstanding example of its type of architecture. Over the years we have made many improvements, both aesthetic and practical. We feel we have maintained the integrity of the house, and are proud that our home is part of the neighborhood as a whole.

During the past several weeks, it has been shocking to witness the contentious opposition to approving this designation before the Review Board. This opposition has been principally fostered by a "hired" voice through several letters to all the property owners. These letters contain obfuscated statements about the State and National Historic Register of Places, often confusing the guidelines of these levels with local city laws and statutes. The intention was to encourage a "no" vote by trumping what we already understood by reading the letter dated 14 July 2010 from the Wisconsin Historical Society, as well as Ms. Penkiunas's presentation here in La Crosse on 9 August.

Thank you for your consideration. We trust the work by your staff and that of the City of La Crosse will be successful.

We remain sincerely,

Jerry and Caroline Benser
2407 Vine St. La Crosse, Wisconsin 54601

August 19, 2010

Members of the Wisconsin Historic Preservation Review Board:

As residents of 2404 Vine Street in La Crosse, we are thrilled with the proposed designation of the 23rd and 24th Street neighborhood as a historic district by both the State and National Register of Historic Places. Although we are unable to attend the meeting on August 20th, we wanted to let you know of our enthusiastic support for this proposal.

I work at the University of Wisconsin- La Crosse, which is located only a few blocks from our home. This neighborhood is well known among the university community as a beautiful family neighborhood, and is a sought after location for faculty and staff alike. We chose to live in this neighborhood precisely due to its unique character and history...exactly the reasons that it is now being proposed as a historic district. We truly feel that we don't just live in a house, but we live in a *neighborhood*. We are proud of the work that our neighbors have done to improve their properties and we have tried to do the same with our own. This proposed designation is a testament to the significance of this area, a fact that those of us who live here have always known.

I have been shocked by some of the tactics being used by the small but vocal opponents to this nomination. While the Historical Society has countered these scare tactics quite well, there are some who will still continue to believe what they will. They do not speak for us or the majority of our neighbors. We appreciate the work that has already been done on this nomination and sincerely hope that you decide in favor of our neighborhood, and the City and County of La Crosse, by designating the 23rd and 24th Street homes as a historic district.

Thank you for your consideration.

Sincerely,

Drs. Michael and Rebecca LeDocq
2404 Vine Street
La Crosse, WI

Penkiunas, Daina J - WHS

From: Mary Lou Ryan [mlryan1119@centurytel.net]

Sent: Thursday, August 19, 2010 11:40 PM

To: Penkiunas, Daina J - WHS

Subject: Historic Neighborhood designation

We own a home in the north 23rd, 24th St. area that is being proposed as a national (&/or state) designated Historic Neighborhood. We have lived here for 41 years. We have serious reservations about and at this point are opposed to this designation. Although there have been references to advantages to having this designation, these advantages and benefits are not clear cut. It has been indicated that some tax advantages with respect to purchasing certain home improvements might be obtained. However no clear documentation of these advantages has been provided. And almost always where there are such tax benefits there are also special conditions or obligations. None of this has been made very clear. However what seems to be clear is that were such a designation be made, it could be followed up by a further classification which could be accompanied by a variety of restrictions and conditions for home modification and renovation, etc.

Without a clearer specification of the advantages of this historic designation and commitments thereto, we are opposed to such a designation at this time.

Jim & Mary Lou Ryan
410 23rd St. No.
La Crosse, Wi 54601

8/20/2010

Penkiunas, Daina J - WHS

From: Carrie Olson [carriejaneolson@gmail.com]
Sent: Friday, August 20, 2010 10:46 AM
To: Penkiunas, Daina J - WHS
Subject: 23rd/24th street La Crosse, National Register

Follow Up Flag: Follow up
Flag Status: Completed

To: Daina Penkiunas, Wisconsin's National Register Coordinator Wisconsin State Historical Society

I am writing in support of the designation of my 23rd and 24th street North, La Crosse neighborhood to National Register status.

The elevation of our neighborhood to National Register status would be an honor and would benefit the community.

Thank you for your time,
Carrie Olson
312 24th Street North
La Crosse, WI 54601

Penkiunas, Daina J - WHS

From: Orin Wiseman [owiseman@charter.net]
Sent: Tuesday, August 24, 2010 8:37 PM
To: Penkiunas, Daina J - WHS
Subject: 23rd and 24th Streets Historic District - La Crosse
Follow Up Flag: Follow up
Flag Status: Completed

Hi Daina:

In September my wife and I will be closing on a beautiful colonial revival home on 24th Street which is part of the proposed Historic District. I also attended your informational meeting at La Crosse City Hall on August 9th. I enjoyed your comments and those of the guest speaker who described the neighborhood's history. I am writing to see how the nomination went on August 20th before the Preservation Review Board in Madison. I haven't heard any formal word on the nomination here locally, only energized discussions on the local radio station. How did it go?

Thanks,

Orin Wiseman

Orin Wiseman
801 Main St Apt 311
La Crosse, WI 54601
(608) 519-1680-Home
(608) 498-9943-Cell
owiseman@charter.net

Soon to be: 415 24th St N / La Crosse WI



September 1, 2010

Carol Shull
Keeper, National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

We are pleased to submit the nomination for the 23rd and 24th Streets Historic District in La Crosse, Wisconsin. The 23rd and 24th Streets Historic District was one of three potential historic districts identified in the 1995 intensive survey update of the city of La Crosse.

Attached is the property owner list the city of La Crosse generated from its tax rolls for the district. I have ticked each owner name with highlighter and have highlighted the entire name of Trusts holding property. By our count, we have 199 owners. Together with the nomination, we are submitting 28 objections. (Objections are marked on the property owner list with a pencil check mark. Two objections were submitted by holders of Trusts, one by a person named as a life estate.) These do not constitute a majority of owners. However, Marjorie Reinhart, one of the property owners, has retained an attorney who is obtaining objections from neighborhood residents. The attorney, Patrick Houlihan, or his firm, Lawyers at Work, may be sending objections to you directly.

If you have any questions about the review or processing of this nomination, please feel free to contact me at 608-264-6501 or daina.penkiunas@wisconsinhistory.org.

Sincerely,

Daina Penkiunas
National Register Coordinator
Wisconsin Historical Society

RECEIVED

SEP 07 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Street Proposed Natl. Reg. ListingAddress of Property in District: 525 24th Street NCity: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole (part) (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Rita Schuett Date: 9-2-2010Print or Type Name: Rita SchuettMailing Address: 525 24th St NCity: LaCrosse State: WI Zip: 54601-3848**NOTARY**State of Wisconsin; County of LaCrosseThe above statement was subscribed and sworn before me this 2 day ofSeptember, 20 10Diane [Signature]
Notary Public SignatureMy commission Expires: 8/24/14

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

RECEIVED

SEP 07 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd and 24th Street Historic District National RegisterAddress of Property in District: 525 24th St NCity: La CrosseCounty: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Leslie L. SchuettpelzDate: 9-2-2010Print or Type Name: Leslie L. SchuettpelzMailing Address: 525 24th St NCity: La CrosseState: WIZip: 54601

NOTARY

State of Wisconsin; County of LaCrosseThe above statement was subscribed and sworn before me this 2 day ofSeptember, 20 10Daine [Signature]
Notary Public SignatureMy commission Expires: 8/24/14



WISCONSIN
HISTORICAL
SOCIETY



September 7, 2010

Carol Shull
Keeper, National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington DC 20005

Dear Ms. Shull:

Enclosed, please find two additional objections for the 23rd and 24th Streets Historic District in La Crosse, Wisconsin. We will continue to send you objections as we receive them. Also, if property owners send objections directly to the National Park Service, would it be possible to receive notification of those additional objections?

If you have any questions about the review or processing of this nomination, please feel free to contact me at 608-264-6501 or daina.penkiunas@wisconsinhistory.org.

Sincerely,

Daina Penkiunas
National Register Coordinator
Wisconsin Historical Society

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Losey Bluff
Address of Property in District: 223 Losey Blvd North
City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: M. Schreder Date: 9/21/10
Print or Type Name: Michelle Schreder

Mailing Address: 223 Losey Blvd North
City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: is renewed

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Losey Blvd.

Address of Property in District: 215 N Losey Blvd.

City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jayne Shillings Date: 9-22-10

Print or Type Name: Jayne Shillings

Mailing Address: 215 N Losey Blvd

City: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: 12/31/2011

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

COPY

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23RD AND 24TH ST. AND EDGEWOOD PLACE

Address of Property in District: 430 24TH ST. N.

City: LA CROSSE County: LA CROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Brad Nelson Date: 8/22/10 9-22-10

Print or Type Name: BRAD NELSON

Mailing Address: 430 24TH ST. N

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 20 10

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th Streets District - La Crosse

Address of Property in District: 2325 State St

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Carl Wiggert Date: ~~8-19-10~~ 9-22-10

Print or Type Name: Carl Wiggert

Mailing Address: 2325 State St

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: _____

Reason for objection: _____

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th st. Distret. La Crosse

Address of Property in District: 211 North 24th st

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: SWiggert Date: 8-18-10 9-22-10

Print or Type Name: Sandra Wiggert

Mailing Address: 211 North 24th st

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of _____

The above statement was subscribed and sworn before me this 22 day of

September, 20 10

[Signature]
Notary Public Signature

My commission Expires: is permanent

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Losey Blvd.

Address of Property in District: 561 Losey Blvd North

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Kristin Hoeth Date: 9-22-10

Print or Type Name: Kristin Hoeth

Mailing Address: 561 Losey Blvd North

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24 Street + Losey Blvd
Address of Property in District: 444 North 24th Street
City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Charlene W. Noelke Date: 9-22-2010

Print or Type Name: Charlene W. Noelke

Mailing Address: 444 24th St. N.

City: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LACROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 20 10

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Losey Blvd.

Address of Property in District: 515 Losey Blvd N.

City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Michelle Shirel Date: 9/22/10

Print or Type Name: Michelle K. Shirel

Mailing Address: 515 Losey Blvd N.

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: 10/31/2011

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Lacey Blvd.

Address of Property in District: 430 North 24th Street

City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Sarah L. Nelson Date: 9/22/2010

Print or Type Name: Sarah L. Nelson

Mailing Address: 430 N. 24th St.

City: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LACROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 20 10

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th + Lacey Blvd

Address of Property in District: 210 24th St N

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Kurt Firary Date: 9-22-2010

Print or Type Name: KURT FIRARY

Mailing Address: 210 24th St N

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 20 10

[Signature]
Notary Public Signature

My commission Expires: is renewed

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Streets + Long Blvd
Address of Property in District: 119 North 24th St
City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: John A. Withers Date: 9-22-10
Print or Type Name: John A. Withers
Mailing Address: 119 N. 24th St.
City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

Notary Public Signature [Signature]

My commission Expires: permanently

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street + Moser Bldg.

Address of Property in District: 120 24th St. North

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Holley K. Holmberg Date: 9/22/2010

Print or Type Name: Holley Holmberg

Mailing Address: 120 24th St. N.

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 22 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: no renewal

RECEIVED

AUG 26 2010

OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23RD & 24TH ST. HIST. DIST. NAT. REGISTER

Address of Property in District: 205 LOSEY BLVD. N.

City: LA CROSSE County: LA CROSSE

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Victor J. Kampa Date: 8-25-10

Print or Type Name: VICTOR J. KAMPA

Mailing Address: 205 LOSEY BLVD. N.

City: LA CROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of La Crosse

The above statement was subscribed and sworn before me this 24TH day of

August, 2010

Pamela A. Mueller
Notary Public Signature

My commission Expires: 2-3-2013



**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street Hist. Dist.

Address of Property in District: 2324 Vine Street

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jessee Oganauskas Date: 9/28/10

Print or Type Name: J. Lessee Oganauskas

Mailing Address: 2324 Vine St

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of La Crosse

The above statement was subscribed and sworn before me this 28 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th St. Hist. Dist.

Address of Property in District: 511 N. 24th St.

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Patty Christenson Date: 9-28-10

Print or Type Name: Patty Christenson

Mailing Address: 511 N. 24th St

City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LaCrosse

The above statement was subscribed and sworn before me this 28 day of

September, 2010

Notary Public Signature

My commission Expires: _____

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th N. Hist. Dist

Address of Property in District: 527 24th N.

City: LA CROSSE County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Kurt Oettel Date: 9/28/10

Print or Type Name: KURT OETTEL

Mailing Address: 527 24th

City: LA CROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 2010

Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th St Hist. Dist

Address of Property in District: 428 23rd St. North

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 9-28-10

Print or Type Name: _____

Mailing Address: 428 23rd St North

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 28 day of

Sept, 20 10

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th Hist. Dist

Address of Property in District: 512 23rd Street N.

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Gregory D. Prichett Date: 9-28-10

Print or Type Name: Gregory D. Prichett

Mailing Address: 512 23rd St N

City: LaX State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSE

The above statement was subscribed and sworn before me this 28 day of

Sept, 20 10

Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Hist. Dist.

Address of Property in District: 540 N. 24th Street

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Donald Kube Date: 9/28/10

Print or Type Name: Donald Kube

Mailing Address: 540 N. 24th Street

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LAX

The above statement was subscribed and sworn before me this 28 day of

September, 20 10

[Signature]
Notary Public Signature

My commission expires: 12/31/2011

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

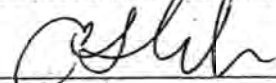
OWNER IN A HISTORIC DISTRICT

Historic District Name: 23 + 24 St Historic

Address of Property in District: 424 23rd St N

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed:  Date: 9/28/2010

Print or Type Name: Ann L. Endres

Mailing Address: 424 23rd St N

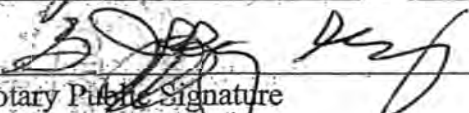
City: LaCrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of _____

The above statement was subscribed and sworn before me this 28 day of

September, 20 10


Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 74th & 73rd St District

Address of Property in District: 424 73rd St.

City: La Crosse WI County: St La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 9-28-10

Print or Type Name: Detroh A. Simon

Mailing Address: 424 73rd St N

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: as per renewal

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Hist. District

Address of Property in District: 505 N 24th St

City: La Crosse WI 54601 County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Mark Dickson Date: 9/20/10

Print or Type Name: MARK DICKSON

Mailing Address: 505 N 24th Street

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street Historic Dist

Address of Property in District: 428 23rd St North

City: LaCrosse County: LaCrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Diane Carek Date: 9/28/10

Print or Type Name: DIANE CAREK

Mailing Address: 428 23rd ST. NORTH

City: LACROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LACROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 20 10

Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th Street

Address of Property in District: 418 North 23rd St

City: Lacrosse County: Lacrosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Theresa Smillie Date: 9-28-10

Print or Type Name: Theresa Smillie

Mailing Address: 418 N. 23rd St

City: Lacrosse State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LACROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 20 10

Notary Public Signature

My commission Expires: is permanent

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd + 24th streets

Address of Property in District: 508 N 23rd St

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: [Signature] Date: 8/17/10 9-28-10

Print or Type Name: Scott Flatter

Mailing Address: 508 N 23rd St

City: La Crosse State: WI Zip: 54601

NOTARY

State of Wisconsin, County of LA CROSSE

The above statement was subscribed and sworn before me this 28 day of

September, 2010

[Signature]
Notary Public Signature

My commission Expires: is permanent

Reason for objection:

Mail objection to: Historic Preservation Review Board, c/o Division of Historic Preservation, Wisconsin Historical Society, 816 State Street, Madison, WI 53706

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

OWNER IN A HISTORIC DISTRICT

Historic District Name: 24th & 23rd Historic Dist

Address of Property in District: 548 N. 24th St

City: La Crosse County: La Crosse

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Elaine George Date: 9/29/10

Print or Type Name: ELAINE GEORGE

Mailing Address: 548 N. 24th St

City: LA CROSSE State: WI Zip: 54601

NOTARY

State of Wisconsin; County of LA CROSSE

The above statement was subscribed and sworn before me this 29 day of

September, 2010

Notary Public Signature

My commission Expires: is permanent



LAWYERS AT WORK, LLC

Historic Old Towne North ♦ 1206 Caledonia Street ♦ La Crosse, Wisconsin 54603

Ronald J. Quillin
Dorothy J. Stroschein
Marvin H. Davis
Dennis A. Marcou
Patrick J. Houlihan



Phone: (608) 784-8100
Fax: (608) 784-1331
www.lawyersatwork.biz

September 30, 2010

via US Express Mail

Carol Shull
Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005

Re: Proposed Nomination to the National Register of Historic Places
23rd and 24th Street District, La Crosse, Wisconsin

Keeper Shull:

Please be advised that I represent the Marjorie Reinhart Revocable Trust who is the owner of two (2) properties in the above referenced proposed district.

Enclosed you will find a Petition for Review pursuant to Title 36, Part 60.6(t) of the Code of Federal Regulations, along with attachments as indicated in the Petition.

Pursuant to the CFR please "substantially review" this nomination. The Petition further asks that in the alternative, if the District is placed in the National Register, that the two properties owned by our client be removed because of lack of Proper Notice. In addition, because of the significant number of notarized objections received thus far, we also ask that the designation be rejected or delayed until a compromise resolution may be obtained. This Historic designation will alienate many property owners and further divide the neighborhood. One can see that the numerous objections are throughout the proposed District on all sides and in the middle. Our client's properties are in the southern edge of the District on Main Street and her and some of her neighbors are especially in opposition to this designation. I am attaching copies of the notarized objections that have been received by our office since the State Historical Society meeting on August 20, 2010, which we are also forwarding to the Wisconsin Historical Society. The total number of objections per our tally to date is 54 objectors and approximately 40% of the properties.

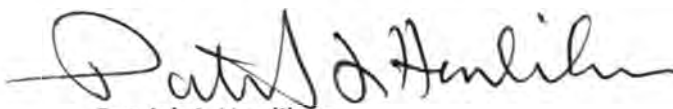
dorothy@lawyersatwork.biz

Page Two
Ms. Carol Shull
September 30, 2010

We would appreciate the opportunity to discuss this matter with you before the National Park Services' October 17, 2010 deadline under Federal law. Thank you for your consideration.

Very truly yours,

LAWYERS AT WORK, LLC

A handwritten signature in black ink, appearing to read "Patrick J. Houlihan", written in a cursive style.

Patrick J. Houlihan

Enclosures

cc w/Enclosure (except large map) to:

1. Marjorie Reinhart, Trustee
2. Michael E. Stevens, Wi. State Historic Preservation Officer -Wi. Historical Society
3. The Honorable Mathias Harter, Mayor City of La Crosse

Also enclosing to Keeper and Wi. Hist. Society – copies of newly received signed, notarized Objections.



"Dorothy Stroschein"
<dorothy@lawyersatwork.biz
>

10/07/2010 12:46 PM

To <Edson_Beall@nps.gov>

cc <houlihan@lawyersatwork.biz>

bcc

Subject Comments - Objection to Listing of 23 and 24th Street
Historic District, City of La Crosse, Wisconsin #10000839

Dear Mr. Beal,

Pursuant to Federal law, attached you will find a copy of a Petition to Reject that we have previously filed with the Keeper of the Federal Register which OBJECTS to the listing in the Federal Register of Historic Places the above referenced nominated Historic District in the City of La Crosse.

Please REJECT this nomination for the reasons set forth in the Petition.

Thank you.

Attorney Dorothy J. Stroschein
For Attorney Patrick J. Houlihan



PETITION TO REJECT.docx



PETITION TO REJECT
TO THE KEEPER OF THE NATIONAL REGISTER OF HISTORIC PLACES

Re: Nomination to National Register of Historic Places
Historic District Name: 23rd and 24th Street La Crosse, La Crosse County, WI

TO:

Carol Shull
Keeper of the National Register of Historic Places
National Park Service
National Register of Historic Places
1201 Eye Street, NW (2280)
Washington, DC 20005 via Express Mail

Petitioner: Marjorie A. Reinhart Revocable Trust
Marjorie A. Reinhart, Trustee

The Petitioner, through her attorney, Patrick J. Houlihan, pursuant to Title 36, Part 60.6(t) of the Code of Federal Regulation, hereby Petitions Carol Shull, the Keeper of the National Register of Historic Places under the National Park Service within the Department of Interior, to reject the nomination of the 23rd and 24th Street La Crosse, Wisconsin properties from being listed in the National Register. Furthermore, Petitioner respectfully requests pursuant to Title 36, Part 60.6(t) of the CFR that the Keeper "substantially review" the nomination. The grounds for this Petition are as follows:

1. Insufficient Notice: Pursuant to Title 36, Part 60.6(d) of the Code of Federal Regulations for a nomination having more than 50 properties, the State may notify the property owners by publication. However, if publication is not used, then the State should individually notify owners by first class mail. This Notice under Part 60.6(c) must be in writing at least 30 days but not more than 75 days in advance of the State Review Board meeting. The State Review Board Meeting on this nomination was held in Madison, Wisconsin on August 20, 2010. The required notice should have arrived at each owner's respective address on or before July 19, 2010, at the very latest, not counting the 3 days

required by State Law for mailing. The Petitioner did not receive the letters dated July 13, 2010 giving notice (which was the Notice of the State of Wisconsin Preservation Review Board meeting) as required. By not receiving proper Notice the Petitioner was deprived of her right to adequately review this matter, as there was not sufficient time before the August 20, 2010 Review Board meeting. Petitioner is entitled to file this Petition as the Trustee of the Trust titled "Marjorie A. Reinhart Revocable Trust" which owns 2401 and 2425 Main Street, La Crosse, Wisconsin, which properties are of significant value, as shown by the attached 2010 Real Estate Tax Assessments and located at the very southern boundary of the proposed District, attached as Exhibit "A".

Please also see copies of Affidavits signed by Sheryl Christianson and Michael Pritchard (Exhibits "B" and "C") both employees of The Marjorie Reinhart Revocable Trust indicating that the letters dated July 14, 2010 from the Wisconsin Historical Society regarding the Notice of this Nomination were never received via Mail, which was the general service of notice chosen by the State; the State did not Publish. Therefore, the Petitioner was deprived of proper Notice, under Federal Law.

2. Objections: Thus far, 54 persons have executed notarized objections who own approximately 40% of the private property within the proposed District. Please find attached a colored, scale aerial map depicting the area in the proposed District for designation and the residences of those who have objected. The District boundaries are outlined in Red with the Residences or effected properties that have objected highlighted in yellow. (Exhibit "D"). In addition, I am attaching a smaller map depicting the proposed District with yellow shaded areas indicating the homes objecting to this District being listed in the National Register, along with a typed list of said persons. (Exhibits "E" and "F"). It is clear in fact that the property owners included in the proposed District are not in any sense in favor of this Designation. In fact 4 of the 6 homes referred to in the Nomination Package as "historically significant" have executed Notarized Objections that they do not want to be included in this District and have asked that this Nomination be Rejected.

3. Property must be "Significant": Under the criteria set forth in Title 36, Part 60.4 of the Code of Federal Regulations, not all the properties in the proposed District are properties that are "significant in American history and architecture" to a degree that the properties "possess integrity of location, design, setting, materials, workmanship, feeling and association" as required under Federal Law. The District is not "important" for historical values. Pursuant to the nomination form, there are 120 properties in the proposed district, 115 of which are "contributing." However, only 6 have been labeled in the Nomination as "Significant Properties." While these 6 properties may have some significance in that they are beautiful, older homes, they are not necessarily historically "significant" and therefore, fail to meet the required criteria under Federal Law. Even if those 6 homes labeled under the nomination are found to be historically "significant", it is not documented that the other 109 homes are of historic significance to La Crosse's History.
4. Lacking proof of "Significance": The nomination fails to prove that the 6 "significant properties" are in fact historically significant to the History of La Crosse, Wisconsin. For example, the property located at 2425 Main Street, known as the William Vincent Kidder House, which is owned by the Petitioner, is listed in the nomination as significant because it was "designed by noted local architect Percy Bentley." However, a footnote in the nomination, Page 7, Section 13 #16 – discloses "although no actual documentation exist, the design of the Kidder House has long been reported to be the work of noted avant garde, local architect Percy Bentley." Therefore there is no actual proof of the local historical significance. If one of the six properties is not proven to be historically significant, how can we rely on the Nominator's statements that the whole district is historically significant?
5. Integrity: The District as a whole must possess integrity. Again, while some of the homes in the nominated District have individual integrity, the District as a whole does not. The District contains too many homes that have been remodeled over the years and therefore, the properties have lost their historical value, if it had any in the first place. Other

than some documentation with respect to 6 of the 120 properties, there has been no substantiation of why, where, and when the other properties contain the requisite significance or importance, as well as the interrelation between all of the properties included within the proposed 23rd and 24th Street Historic District. In fact, the residences or homes proposed to be located within the proposed district in this case are a HODGEPODGE dissimilar to the Ordeman-Shaw Historic District, Montgomery, Montgomery County, Alabama. The area proposed for National Listing is not a definable geographic area that can be distinguished from surrounding properties including those that may be located outside the proposed District.

6. Masters: In order to be eligible, a District must express a particular phase in the development of a "master's career, an aspect of his/her work, or a particular idea or theme in his/her craft." A District is not eligible simply because it may be believed that some of the properties were designed by a local architect. Works of a "master" are those of a figure generally recognized for greatness in a field, a known craftsmen of consummate skill, or an anonymous craftsman whose work is distinguished from others by its characteristic style and quality.

Although some of the homes may have been designed by the same architect or builder, there has been no showing that these builders and/or designers are generally recognized for greatness in their field. A good example of a "master" is Frank Lloyd Wright. Although, there are some homes in the City of La Crosse that were designed by Frank Lloyd Wright, none of the homes in this proposed District were designed by Frank Lloyd Wright.

7. Association: In analyzing a Nomination of a District, "integrity" is an important component. The "association" of a property is an element of its integrity. Association is defined as "the direct link between an important historic event and person and a historic property." There is no proof that these properties in this proposed District will retain its association between an important historic event and person and a historic property to the casual observer in the future. Without some form of identification of the historical significance of the property as a

whole, no casual observer will be able to determine the historic significance of the district as a whole. That is because the proposed district as a whole is not historically significant.

8. Boundaries: The boundaries for a proposed District must be based upon a shared relationship among the properties constituting the District. The District must be a definable geographic area that can be distinguished from surrounding properties in regards to density, type, style and age.

This proposed District as previously stated is a hodgepodge with no pattern or context that distinguishes this area of La Crosse from other areas of La Crosse. This area of the City of La Crosse certainly does not contain the importance or historic significance.

Because the proposed District is not uniform and contains the type, style and architectural characteristics of non-related characteristics, then the proper approach would be to reconfigure this area, if it's determined that portions of the District or certain properties within the proposed District may qualify so as not to lessen or water down the significance of those properties that may qualify.

Including the Petitioner's home with others certainly lessens her ability, as well as other property owners within the District, to exercise their rights as individual property owners to object as well as their freedom to be without regulation.

9. Wisconsin Historic District Regulations: The State of Wisconsin requires that if cities, such as the City of La Crosse, Wisconsin, have a Comprehensive Plan, that the City under its zoning powers, shall regulate all property within each Historic District to preserve the historic landmarks and property within the District and the character of the District. Section 62.23(7)(em), Wis. Stats. Implementation of that Plan requires specific actions in a sequence. Section 66.0.1001(2)(i), Wis. Stats. The next step is a very, very extensive local control or local preservation ordinance to provide for the required regulation in accordance with Section 62.23(7)(2)(em) of the Wisconsin Statutes.

We were told by the State Historical Preservation Review Board, and as can be seen by the nomination itself, that the nomination was initiated by the City of La Crosse. The proper due process for Petitioner's property, as well as other properties that were included within this nomination, would be for the City of La Crosse's Comprehensive Plan to be amended so as to alleviate the threat or cloud of a local control ordinance over Petitioner's property as well as the other properties. Because of the lack of adequate review and time to permit any such amendment on the local level if this nomination is not rejected or delayed, the requisite individual property protection rights will not be had in light of the procedure provided under the National Historic Preservation Act of 1966, as amended. The National Historic Preservation Act of 1966, as amended, fails to recognize the rights of individuals, such as the Petitioner, and puts such property owners in this case at a disadvantage. Wisconsin's zoning laws provide that if 20% of the lands protest against a proposed land use change, then a $\frac{3}{4}$ vote of the governing body is required. The City of La Crosse requires a $\frac{3}{4}$ vote of the entire council membership in case of protest by the owners of 20% or more of the area of the land. The requirement of a super majority may be lost unless the nomination is rejected or delayed.

SUMMARY

In summary, the proposed District does not have the significant architectural uniformity required and such properties' are not an integral part that derive interrelated identifiable resources. It is not a definable geographic area that can be distinguished and is not based upon a shared relationship among the properties that constitute the proposed District.

By putting 120 properties into one District, it lessens the deliberative process and due process required by the U. S. Constitution as well as Wisconsin's zoning laws. This designation is very divisive of those property owners that happen to own property within the boundaries proposed. This designation is being pushed by the City of La Crosse,

and under the laws of the City as well as the State of Wisconsin, is merely a first step towards more strict regulatory control.

Therefore, we respectfully request that:

- a. The Nomination of these Properties to the National Register of Historic Places be REJECTED; and
- b. This Nomination should be "substantially reviewed" by the Keeper.
- c. That in the alternative, Petitioner's properties be removed, as well as other properties that have objected to the nomination and that this nomination be reconsidered or delayed until adequate review, consideration and input can be provided.

Dated this 30th day of September, 2010.

Respectfully submitted,

Attorney Patrick J. Houlihan
WI State Bar #1014519
1206 Caledonia Street
La Crosse, WI 54603
(608)784-8100




Edson Beall/WASO/NPS

10/08/2010 10:57 AM

To "Dorothy Stroschein" <dorothy@lawyersatwork.biz>

cc houlihan@lawyersatwork.biz

bcc Roger Reed/WASO/NPS@NPS

Subject Re: Comments - Objection to Listing of 23 and 24th Street
Historic District, City of La Crosse, Wisconsin #10000839


Dear Dorothy Stroschein,

Thank you for your comments. Your attached petition has been printed on archival paper and placed in the nomination file for review.

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall
Historian
National Register of Historic Places
Washington, D.C.
Phone: 202-354-2255
Fax: 202-371-2229
Web: <http://www.nps.gov/history/nr/>
E-mail: Edson_Beall@nps.gov

EXPERIENCE YOUR AMERICA

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

"Dorothy Stroschein" <dorothy@lawyersatwork.biz>



"Dorothy Stroschein"
<dorothy@lawyersatwork.biz>
>

10/07/2010 12:46 PM

To <Edson_Beall@nps.gov>

cc <houlihan@lawyersatwork.biz>

Subject Comments - Objection to Listing of 23 and 24th Street
Historic District, City of La Crosse, Wisconsin #10000839

Dear Mr. Beal,

Pursuant to Federal law, attached you will find a copy of a Petition to Reject that we have previously filed with the Keeper of the Federal Register which OBJECTS to the listing in the Federal Register of Historic Places the above referenced nominated Historic District in the City of La Crosse.

Please REJECT this nomination for the reasons set forth in the Petition.

Thank you.

Attorney Dorothy J. Stroschein

Roger Reed/WASO/NPS
10/14/2010 01:11 PM

To dorothea@lawyersatwork.biz
cc BELA Interpretation@NPS
bcc
Subject 23rd and 24th Street Historic District nomination

Dear Ms. Stroschein,

We are receipt of your petition for substantive review by the Keeper of the National Register regarding the proposed 23rd and 24th Street Historic District nomination in La Crosse, Wisconsin. Pursuant to 36 CFR Part 60.6(t) and 60.12(a), the substantive review period will be extended by 30 days "beyond the date of the petition to allow the petitioner to provide additional documentation for review."

Please respond by October 17, 2010 (the end of the 45 day review period under 60.6(r)), to clarify if you intended that there be an extension of the review process to November 4, 2010, which is 30 days from the receipt of your petition by this office

Roger G. Reed
Historian
National Register of Historic Places
1201 Eye Street
Eighth Floor
Washington, DC 20005
202-354-2278



Edson Beall/WASO/NPS

10/14/2010 08:01 AM

To "Penkiunas, Daina J - WHS"

<Daina.Penkiunas@wisconsinhistory.org>

cc Barbara_Wyatt@nps.gov, Roger_Reed@nps.gov

bcc

Subject Re: 23rd and 24th Streets HD, La Crosse, WI

Hi Daina,

Yes, we did receive the petition. Due to workload issues, Roger Reed, 202.354.2278, is reviewing the nomination.

Thanks, Edson

Thank you for your interest in the preservation programs of the National Park Service.

Sincerely,

Edson H. Beall

Historian

National Register of Historic Places

Washington, D.C.

Phone: 202-354-2255

Fax: 202-371-2229

Web: <http://www.nps.gov/history/nr/>

E-mail: Edson_Beall@nps.gov

EXPERIENCE YOUR AMERICA

The National Park Service cares for special places saved by the American people so that all may experience our heritage.

"Penkiunas, Daina J - WHS" <Daina.Penkiunas@wisconsinhistory.org>



"Penkiunas, Daina J - WHS"

<Daina.Penkiunas@wisconsinhistory.org>

10/13/2010 05:43 PM

To "Edson_Beall@nps.gov" <Edson_Beall@nps.gov>,

"Barbara_Wyatt@nps.gov" <Barbara_Wyatt@nps.gov>

cc

Subject 23rd and 24th Streets HD, La Crosse, WI

Edson and Barbara: Because we are getting down to the wire for the 45 days, I am checking to see if you (Carol Schull) received a packet from attorney Patrick Houlihan of Lawyers at Work of La Crosse, WI. It contained a letter, a petition to reject the nomination, and a number of objections. One of Mr. Houlihan's primary complaints is that his client Marjorie Reinhart did not receive sufficient notice. Her name appeared on our mailing list and all of the letters were sent out to property owners on the same day. She was aware of the nomination before the State Review Board meeting date of August 20, as Mr. Houlihan came to our informational meeting held in La Crosse on August 9.

If you have any questions, I will be in the office tomorrow until about 3 PM. At that time I will be leaving for our annual conference and will not be back until Monday.

Daina Penkiunas

National Register Coordinator

Wisconsin Historical Society
816 State St
Madison WI 53706
608-264-6501
608-264-6504 (fax)
daina.penkiunas@wisconsinhistory.org
www.wisconsinhistory.org

Collecting, Preserving and Sharing Stories Since 1846



"Dorothy Stroschein"
<dorothy@lawyersatwork.biz
>

10/15/2010 10:23 AM

To <Roger_Reed@nps.gov>

cc

bcc

Subject RE: 23rd and 24th Street Historic District nomination

Dear Mr. Reed,

Thank you for the acknowledgment of the Petition To Reject and Review the 23rd and 24th Street Historic District nomination in La Crosse, Wisconsin.

Please accept this response as clarification of our request for an extension of 30 days until November 4, 2010 for the Keeper to make a "Substantial Review" of the nomination and process. We will submit any additionally obtained documentation by that deadline.

Thank you for your prompt response and consideration.

Atty. Dorothy J. Stroschein

-----Original Message-----

From: Roger_Reed@nps.gov [mailto:Roger_Reed@nps.gov]
Sent: Thursday, October 14, 2010 12:12 PM
To: dorothy@lawyersatwork.biz
Cc: bela_interpretation@nps.gov
Subject: 23rd and 24th Street Historic District nomination

Dear Ms. Stroschein,

We are receipt of your petition for substantive review by the Keeper of the National Register regarding the proposed 23rd and 24th Street Historic District nomination in La Crosse, Wisconsin. Pursuant to 36 CFR Part 60.6 (t) and 60.12(a), the substantive review period will be extended by 30 days "beyond the date of the petition to allow the petitioner to provide additional documentation for review."

Please respond by October 17, 2010 (the end of the 45 day review period under 60.6(r)), to clarify if you intended that there be an extension of the review process to November 4, 2010, which is 30 days from the receipt of your petition by this office

Roger G. Reed
Historian
National Register of Historic Places
1201 Eye Street
Eighth Floor
Washington, DC 20005
202-354-2278

AUG 18 2010

**OBJECTION TO LISTING IN
THE
NATIONAL REGISTER OF HISTORIC PLACES**

DIV HIST PRES

OWNER IN A HISTORIC DISTRICT

Historic District Name: 23rd & 24th St. District

Address of Property in District: 541 Losey Blvd No.

City: La Crosse County: La Crosse W

In accordance with Section 101 of the National Historic Preservation Act, as amended, and Title 36, Part 60.6, of the Code of Federal Regulations, I hereby certify that I am the sole/part (circle one) owner of the property listed above and do hereby object to its listing in the National Register of Historic Places. In accordance with said law and regulations, I understand that this historic district will not be listed in the National Register if a majority of persons owning property in the district sign and have notarized these statements, and that they submit them to the Wisconsin State Historic Preservation Officer prior to the meeting of the State Historic Preservation Review Board during which the nomination of the district will be considered.

Signed: Jane R. Cammiller Date: 10/15/10

Print or Type Name: Jane R. Heller

Mailing Address: 100 N 6th St.

City: La Crosse State: Wis



NOTARY

State of Wisconsin; County of La Crosse

The above statement was subscribed and sworn before me this 18th day of

August, 20 10
Patricia Nimocks
Notary Public Signature

My commission Expires: 11/6/2011

Reason for objection:

23rd and 24th Streets Historic District, La Crosse, La Crosse County - mailing la
CJ 201

✓ ALGER A, DORIS E SHILLINGS
215 LOSEY BLVD N
LA CROSSE WI 54601-3972

copye
shillings?

ANDREW J, NANCY V MATCHETT
327 24TH ST N
LA CROSSE WI 54601-3850

✓ ANDRIS, LUISE CAROLINE ZIEMELIS
445 LOSEY BLVD N
LA CROSSE WI 54601-3971

✓ ANN L ENDRES DEBORAH A SIMON
424 23RD ST N
LA CROSSE WI 54601-3823

ANN M JAHIMIAK
404 24TH ST N
LA CROSSE WI 54601-3808

ANNA SANDERS-BONELLI
✓ CHRISTOPHER J BONELLI
419 23RD ST N
LA CROSSE WI 54601-3855

ANNE MARIE SHORTER
310 23RD ST N
LA CROSSE WI 54601

AVIS E HONG-JOHNSON DAVID R
JOHNSON
226 24TH ST N
LA CROSSE WI 54601-3806

BERNARD J, DOROTHY S MANSHEIM
127 LOSEY BLVD N
LA CROSSE WI 54601-3973

✓ BRAD A, SARAH L NELSON
430 24TH ST N
LA CROSSE WI 54601-3808

BRADLEY R, GAIL E QUARBERG
505 LOSEY BLVD N
LA CROSSE WI 54601-3970

✓ X BRIAN M, DAWN M HARRIS
330 24TH ST N
LA CROSSE WI 54601

BURLEIGH A, MARY JANE RANDOLPH
555 LOSEY BLVD N
LA CROSSE WI 54601-3970

✓ X C/O G JEFFREY GEORGE
548 24TH ST N
LA CROSSE WI 54601-3827

✓ X CARL D, SANDRA B WIGGERT
211 24TH ST N
LA CROSSE WI 54601-3851

CATHY, MICHAEL J JURAN
413 23RD ST N
LA CROSSE WI 54601

✓ CHARLES C III, MICHELLE M
SCHREADER
223 LOSEY BLVD N
LA CROSSE WI 54601

✓ X CHRIST, GWEN MESOLORAS
419 24TH ST N
LA CROSSE WI 54601-3849

CHRISTOPHER J, JENNIFER A BUCHEIT
408 23RD ST N
LA CROSSE WI 54601-3823

CRAIG D, MARY L THOMPSON
2306 CROWLEY PL
LA CROSSE WI 54601

DANIEL J & RUTH C DEVITT REVOCABLE
TRUST
410 24TH ST N
LA CROSSE WI 54601-3808

DAVID ROTERING
PO BOX 1224
COSTA MESA CA 92628

DAVID W, MARSHA M PIEHL
323 24TH ST N
LA CROSSE WI 54601-3850

DEAN R, LINDA J NELSON
509 24TH ST N
LA CROSSE WI 54601-3848

DENNIS, BARBARA ROSS
621 23RD ST N
LA CROSSE WI 54601-3853

DIANE M HOFFMEISTER
518 24TH ST N
LA CROSSE WI 54601

DIANE VAALER LINDAHL
119 24TH ST N
LA CROSSE WI 54601-3947

Wither?

✓ DONALD A, MARY B KUBE
540 24TH ST N
LA CROSSE WI 54601

DORINA R LUKINS
434 23RD ST N
LA CROSSE WI 54601

✓ X DOROTHY V BIGLEY REVOCABLE TRUST
309 23RD ST N
LA CROSSE WI 54601-3856

18 ✓

16 ✓

17 ✓

199 total

EDNA F ATHNOS TRUST

X 451 23RD ST N
LA CROSSE WI 54601

EDWARD S III WOOD
324 24TH ST N
LA CROSSE WI 54601-3807

ERIC L, HANORAH G GARLAND
307 24TH ST N
LA CROSSE WI 54601-3850

EUNICE A JOHNSON CARLOS A
INTERONE
2411 STATE ST
LA CROSSE WI 54601

FERGUSON JOINT REV TRUST
439 24TH ST N
LA CROSSE WI 54601-3849

X FRED H, HEDY R ROSS JOINT TRUST
537 LOSEY BLVD N
LA CROSSE WI 54601-3970

✓ GARY J, KARMIN R VANDOMELEN
416 24TH ST N
LA CROSSE WI 54601-3808

GARY J, PENNY A REEDY
216 24TH ST N
LA CROSSE WI 54601-3806

GARY L, MARY K BEHRENS
303 23RD ST N
LA CROSSE WI 54601-3856

✓ GARY, RENEE REUTER
532 24TH ST N
LA CROSSE WI 54601-3827

HANS P & MARGARET K ANDERSON
TRUST
510 24TH ST N
LA CROSSE WI 54601

✓ HEATHER M HOLMBERG TRUST C/O
TRUST POINT INC
PO BOX 489
LA CROSSE WI 54602-0489 *Holmy Holmberg?*

JACQUELINE KAZAKS TRUST
409 24TH ST N
LA CROSSE WI 54601

JAMES A QUILLMAN
2328 STATE ST
LA CROSSE WI 54601

JAMES J III, MARY LOUI RYAN
410 23RD ST N
LA CROSSE WI 54601-3823

JAMES L, CAROL L BALLAS
437 LOSEY BLVD N
LA CROSSE WI 54601-3971

JAMES R, DARLENE J PARKER
2303 PINE ST
LA CROSSE WI 54601-3867

X JANE R HELLER (LE) JANE R CAMERON
C/O N J WILLENBERG *life estate*
541 LOSEY BLVD N
LA CROSSE WI 54601-3970 *no vote*

JANET D WOLLAM DANA L FISHER
521 LOSEY BLVD N
LA CROSSE WI 54601-3970

JANICE L BUECHEL
2406 STATE ST
LA CROSSE WI 54601-3928

JASON D, RACHAEL N MAHAIRAS
547 LOSEY BLVD N
LA CROSSE WI 54601

JASON S, AMY R SOBOLIK
2323 PINE ST
LA CROSSE WI 54601

JEANNIE K STEINGART
319 24TH ST N
LA CROSSE WI 54601

JERRY R, CAROLINE CEPIN BENSER
2407 VINE ST
LA CROSSE WI 54601-3864

✓ JOAN LESLIE OGANOWSKI
2324 VINE ST
LA CROSSE WI 54601

JOHN EDWARD, MARY ELLEN WEST
308 24TH ST N
LA CROSSE WI 54601-3807

JON D, TRACY A RIEK
2325 MAIN ST
LA CROSSE WI 54601-3964

JOSEPH L, MARY K FARMER
2225 PINE ST
LA CROSSE WI 54601-3813

✓ JOSEPH W, KRISTIN HOETH
561 LOSEY BLVD N
LA CROSSE WI 54601-3970

X KAREN M PARKE
427 23RD ST N
LA CROSSE WI 54601-3855

17 ✓

14 ✓

16 ✓

KAREN S, DANIEL E DUNN
316 24TH ST N
LA CROSSE WI 54601-3807

KEITH J, PATRICIA CHRISTENSON
511 24TH ST N
LA CROSSE WI 54601

KEVIN B, PATRICIA K COOK
437 23RD ST N
LA CROSSE WI 54601-3855

KEVIN M MILLER
312 24TH ST N
LA CROSSE WI 54601-3807

KEVIN M, MICHELLE K SHIREL
515 LOSEY BLVD N
LA CROSSE WI 54601

X KURT K, SYLVIA A FIRARY
210 24TH ST N
LA CROSSE WI 54601

X KURT R, BARBARA J OETTEL
527 24TH ST N
LA CROSSE WI 54601-3848

KURTIS B, DONNA F BORRE
447 24TH ST N
LA CROSSE WI 54601

✓ LAUREN E ROBINSON JOSEPH A
TIFFANY
429 24TH ST N
LA CROSSE WI 54601-3849

X LEAH M MATHY
117 LOSEY BLVD N
LA CROSSE WI 54601-3988

LESLEE C TIMM
447 23RD ST N
LA CROSSE WI 54601-3855

✓ LESLIE E SCHELD SARAH B FREY
433 23RD ST N
LA CROSSE WI 54601

✓ LESLIE L, RITA M SCHUETTEL
525 24TH ST N
LA CROSSE WI 54601-3848

X MARJORIE A REINHART REVOCABLE
TRUST
PO BOX 2228
LA CROSSE WI 54602-2228

✓ MARK G SR, DIANE F CARRK
428 23RD ST N
LA CROSSE WI 54601-3823

MARY L TRONICK
449 23RD ST N
LA CROSSE WI 54601-3855

X MARY WADIUM
2405 STATE ST
LA CROSSE WI 54601-3954

MICHAEL H, SHERYL TUTTLE ROSS
517 24TH ST N
LA CROSSE WI 54601-3848

MICHAEL J & REBECCA L LEDOCQ
TRUST
2404 VINE ST
LA CROSSE WI 54601-3819

MICHAEL J, THERESA COULOMBE
409 23RD ST N
LA CROSSE WI 54601-3855

MICHAEL R, BERNADETTE C TAYLOR-
WINFREY
331 24TH ST N
LA CROSSE WI 54601-3850

✓ P STEPHEN SHULTZ CYNTHIA B HART
333 23RD ST N
LA CROSSE WI 54601

PATRICIA NELSON KARL KATTCHIEE
330 23RD ST N
LA CROSSE WI 54601

X PATRICK J CONNORS
PO BOX 318
MAUSTON WI 53948

PATRICK T, CATHERINE A BONADURER
440 23RD ST N
LA CROSSE WI 54601-3823

PAUL G ROWLEY
220 24TH ST N
LA CROSSE WI 54601-3806

PAUL M, CINDY L PATROS
544 24TH ST N
LA CROSSE WI 54601

PETER F, DEBORAH L BEMIS
516 23RD ST N
LA CROSSE WI 54601-3824

✓ PHILIP K, NANCY B WILSON
423 24TH ST N
LA CROSSE WI 54601-3849

RAYMOND D, DAWN M MARTINEZ
320 24TH ST N
LA CROSSE WI 54601-3807

16

16

19

REBECCA L, GREGORY D PRICHETT
512 23RD ST N
LA CROSSE WI 54601-3824

RICHARD A, ALMA J GUNN
311 23RD ST N
LA CROSSE WI 54601-3856

X RICKY C, NANCY J WILLENBERG
525 LOSEY BLVD N
LA CROSSE WI 54601-3970

ROBERT J, CATHLEEN A COOPER
435 24TH ST N
LA CROSSE WI 54601-3849

ROBERT M, GRETCHEN L BURNS
324 23RD ST N
LA CROSSE WI 54601-3805

X ROLAND A, JOAN M NIEBUHR
W5700 STONE HILL RD N
LA CROSSE WI 54601-2706

ROLLO G, KAY E TAYLOR
502 24TH ST N
LA CROSSE WI 54601

X ROSE A RASKA
325 23RD ST N
LA CROSSE WI 54601-3856

RYAN B, SARA R GREGG
215 24TH ST N
LA CROSSE WI 54601-3851

X SAMMY J, CONSTANCE L DAHMAN
531 24TH ST N
LA CROSSE WI 54601-3848

SCOTT A, CAROLINE J FLATTEN
508 23RD ST N
LA CROSSE WI 54601

SCOTT W, THERESA A SMILLIE
418 23RD ST N
LA CROSSE WI 54601

SHERROL A RILEY
221 24TH ST N
LA CROSSE WI 54601-3851

STANTON Y, ADRIENNE P LOH
315 24TH ST N
LA CROSSE WI 54601

STEPHANIE J MASHAK MARK T
DICKSON
505 24TH ST N
LA CROSSE WI 54601-3848

SUZANNE VOS
322 23RD ST N
LA CROSSE WI 54601-3805

X TEDDY L, MARGARET THOMPSON
533 LOSEY BLVD N
LA CROSSE WI 54601-3970

THOMAS J, KATHLEEN M HENCH
502 23RD ST N
LA CROSSE WI 54601

THOMAS S, JAN B TAGGART
303 24TH ST N
LA CROSSE WI 54601-3850

THOMAS, PHILOMENA DORAN TRUST
424 24TH ST N
LA CROSSE WI 54601

TODD S, EVA M RESTEL
227 LOSEY BLVD N
LA CROSSE WI 54601

VICKI L MCHUGH JOHN M SAKE
514 24TH ST N
LA CROSSE WI 54601-3827

X VICTOR J, BARBARA G KAMPA
205 LOSEY BLVD N
LA CROSSE WI 54601-3972

WADE R, JILL M MILLER
420 24TH ST N
LA CROSSE WI 54601-3808

WILLIAM O, MARY JO OTTO JOINT
TRUST
1 RIVERPLACE DR APT 210
LA CROSSE WI 54601-8528

X WILLIAM P, CHARLENE W NOELKE
444 24TH ST N
LA CROSSE WI 54601-3808

WILLIAM Z, KIM S, JONATHAN L
HASKELL
4104 OVERLOOK CT
DUNKIRK MD 20754

15 ✓

16 ✓

19 ✓